



31 St Peter Street, Tiverton,
Devon, EX16 6NW

Heritage Statement

For John and Julian May
By Thomas Custom Architectural Services Ltd

5th February 2024

Introduction.

This heritage statement pertains to the application to a parking space and driveway at 31 St Peter Street, Tiverton and the addition of some double glazing to specific windows.

Pre-Application information.

It is thought the pre-application advice is also relevant in the Heritage statement. Pre-application advice was sought on this matter reference 19/01373/PREAPP.

The pre-application response does require the request for a parking space to be supported by reasoned justifications for allowing its approval. These are described below.

Heritage Statement.

This planning application requests approval for a parking space accessed from St Peter Street in Tiverton. The road is a one-way street.

Number 31 St Peter Street is a listed building and the applicant has lived in this house for many years and wants to retain and enhance its period features. Please refer to Appendix A for the listing. This is provided for your convenience.

Number 31 St Peter Street is the only house that provides some relief from the dominant walls that currently border most of the pavements either side and opposite number 31.

Existing Heritage Assets.

There are no heritage assets in the immediate area where the parking space is proposed. However, the proposed position of the parking space is within the curtilage of a listed asset.

There are some railings currently across the front of the property and these will be re-used. It is proposed these railings are reused down the side of the path to separate the parking space from the path.

Proposed Improvement of the Heritage Asset.

The heritage asset is the grade II listed house. A porch is being added which will enhance the appearance of the asset. This has been approved in a previous planning application and there is a condition awaiting drawings. This has been actioned and there is a discharge of condition currently active.

The holly tree has been specifically mentioned in the pre-application response. The applicant will retain this tree and have more trees and shrubs planted. This will retain the ecological aspects of the site. It will also enhance the listed asset being the house.

The area required for the parking space is some way from the house. The proposed parking space lies between the road and the house. It is proposed to increase the "green" feel and landscaping by

the addition of a hedge and further planting once the driveway has been constructed. As 31 St Peter Street is the only house which offers a break from the continuous walls along the road it is thought that increasing the planting of trees and shrubs will enhance this “gap” in the walls.

The house is listed but the houses either side of the proposed driveway entrance are not listed.

The requirement to be able to easily charge an electric vehicle and have easy access from the car to the house in one’s old age are both important material considerations to the applicant.

To further improve the “green” feel to the proposed parking space the ground will not be concrete or tarmac but it will be green and porous. For example, a company called Sustainable Parking Surfaces provide recycled pavers or crazy paving as shown which allow the planting of grass seed both in pavers or between stones.



OR



Once the grass has grown it will increase level of green.

Proposed Work.

The work will encompass clearing a minimum area so a parking space can be constructed. This is to have a porous base so that there is no surface water entering the highway.

The parking space itself is to have grass planted in a sustainable paver product.

The kerb is proposed to be dropped. Please refer to site plan on PSP101 A1 for its position.

None of the existing walls will be changed in any way. The proposal is to make the area greener than it currently is with further planting of shrubs in all possible locations either side of the parking space.

For your convenience the listed excerpt is included in Appendix A.

Conclusion.

The items mentioned in the pre-application enquiry response have been addressed. The following are the salient points.

No negative safety access impact having the driveway in the proposed position.

Practical use of the space to allow charging of an electric vehicle.

Improvement of the "green" visual aspect of the property. All the materials proposed are to be soft in their appearance. No concrete surfaces and no tarmac. Driveway to be grass surrounded by shrubs and trees.

Appendix A.

Listing Excerpt.

SS9512 ST PETER STREET, Tiverton 848-1/6/290 (East side) 14/12/72 No.31

GV II

House. c1830s or earlier. Mass wall construction, stuccoed and blocked out; slate roof gabled at ends; end stacks with rendered shafts and old pots, some crested. Set back from St Peter Street behind a garden. Double-depth plan, 2 rooms wide with central through-passage containing the stair. Rooms heated from end stacks. EXTERIOR: 2 storeys. Symmetrical 3-bay front with central doorway with a pilastered doorcase with sunk panels and fluted capitals and a cornice. 4-panel door with overlight with margin panes. Glazed porch has lean-to roof and 2-leaf outer doors. Outer ground-floor windows 12-pane C19 hornless sashes, similar first floor centre window; outer first-floor windows are 16-pane C19 hornless sashes. INTERIOR: C19 stick baluster stair with ramped mahogany handrail; one 2-panel door. The entrance passage has an unusual round-headed 3-light Gothick doorway with stained glass half way down its length.

