



HERITAGE AND  
DESIGN AND ACCESS STATEMENT  
FOR

INSTALLATION OF NEW FRONT DOOR AND SASH WINDOW REPAIRS

AT

MARRON COTTAGE  
4 CHAINS ROAD  
SAMPFORD PEVERELL  
TIVERTON  
EX16 7BL



Croft Surveyors  
Bede's House  
Park Street  
Taunton  
Somerset  
TA1 4DG

## 1.0 INTRODUCTION

- 1.1 This Heritage/Design and Access Statement is provided to support the application for listed building consent for the installation of a new front door and repairs to sash windows at Marron Cottage, 4 Chains Road, Sampford Peverell, Tiverton, EX16 7BL.
- 1.2 Marron Cottage has been a grade II listed building since 1988 and is situated in Sampford Peverell on Chains Road in a conservation area. The building is thought to date back to the mid-19<sup>th</sup> century.
- 1.3 The property consists of a two storey end of terrace building, with a double pitched and slated roof, brick chimney, render faced masonry or cob walls with timber framed sash windows.

## 2.0 LISTING

- 2.1 The building is grade II listed, first being registered on 17-Mar-1988. The entry number is 1106430.

- 2.2 The listing description is as follows:

*“SAMPFORD PEVERELL CHAINS ROAD, Sampford Peverell ST 01 SW 8/142 - No. 4 including front boundary railings - II*

*House. Mid C19, using shell of earlier building. Plastered cob on stone rubble footings raised with stone rubble; stone rubble stacks topped with C19 brick; slate roof. Plan: the house faces north-west onto the street. It has a 3-room plan with gable-end stacks and a central entrance hall containing the main staircase left of centre. 2 storeys. Exterior: regular but not symmetrical 4-window front of 16-pane sashes. The front doorway is left of centre. It contains a part-glazed 4-panel door with a gabled and simply ornamented timber porch. The plaster front is lightly incised as ashlar. Roof is gable-ended. Interior: is now in a dilapidated state and has lost some of its original joinery detail. A narrow strip of ground along the front is fenced by C19 cast iron railings with ornate twisted stems and fleur-de-lys finials. The standards and gate posts are spear-headed.”*

- 2.3 The front door is mentioned in the listing and described as a four-panel door, which is what this application attempts to replicate.

### **3.0 CONSERVATION AREA**

- 3.1 Sampford Peverell conservation area appraisal reads as follows in reference to architectural features of interest in the village:

*“Many buildings stand at the back edge of the pavement and there are few gaps between the groups of buildings.*

*A few properties have small front gardens or a tiny space enclosed by the railings. Most residential buildings are vernacular two storey gabled cottages, often terraced but some are detached or semi-detached. These are punctuated by more substantial polite, formal houses.”*

This describes Marron Cottage and in fact a photograph of it is included in the appraisal.

### **4.0 PROPOSALS**

- 4.1 The proposals are minor in nature involving replacing the front door with a new solid, painted timber door with mortice and tenon joints, four raised and fielded panels, brass letter plate and ironmongery.
- 4.2 Various maintenance works are also proposed to sash windows where necessary, including filling, splicing in new section of timber where/if necessary and decoration.

### **5.0 IMPACT ON HISTORIC SIGNIFICANCE**

- 5.1 These proposals will have a positive impact on the property, refreshing the external appearance and restoring a door back to its original format. The descriptions found in the listing and conservation area appraisal as important characteristics, will either be enhanced or unaffected.

## **DESIGN AND ACCESS STATEMENT**

### **6.0 ASSESSMENT OF THE SITE CONTEXT**

This Design And Access Statement follows government guidance on the considerations that should be heeded during the design process.

- 6.1 **Physical** – Marron Cottage is in the “Lower Town” part of Sampford Peverell, on Chains Road, set on low ground near the bridge over the Canal.
- 6.2 **Social** – The building is terraced with residential neighbours to one side and across the road. To the rear there are residential buildings. The front elevation faces the main pedestrian thoroughfare.

## 7.0 DESIGN OF THE SCHEME

- 7.1 **Use** – The use class of the building is C3 and will be unaffected.
- 7.2 **Amount** – The door will be a like for like size replacement.
- 7.3 **Layout** – The layout will remain unaltered, the door being installed into an existing aperture.
- 7.4 **Scale** – The scale will be the same as existing.
- 7.5 **Appearance** – We have proposed a four panel door to replicate the listing description, in painted timber for a traditional appearance. We have proposed brass ironmongery, again a traditional and appropriate material for a building of this age.
- 7.6 **Access** – The door width will remain the same so these proposals do not change the accessibility of the property.

## 8.0 CONCLUSION

- 8.1 The proposed work is minor in nature, consistent with the setting and building, will either enhance or not affect aspects that are described as important in the listing or the conservation area appraisal, and will be to the benefit of the building itself.

9.0 PHOTOGRAPHS



P1 –EXISTING DOOR



**P2 – DAMAGE TO WINDOWS**



**P3 – NEIGHBOURING BUILDINGS**



P4 –FRONT ELEVATION