

DESIGN & ACCESS STATEMENT GARDEN WALL – Shoplands Newbuildings Sandford Crediton EX17 4PW

DESIGN - Due regard has been given to the listed building status of the property and the design proposals include the use of materials which will match the original materials of the wall. Repairs will be carried out with due care and attention to the sympathetic treatment of historic materials, works will be carried out carefully with minimal disruption.

ACCESS - Due to the nature of the proposed works, there are no issues regarding access.

Heritage Statement

The property is not known to be of archaeological interest.

History and Character

The building Shoplands, and former outbuilding, now Shoplands Barn, are set out around a courtyard to the listed building. The principal entrance to these is off the courtyard and common with the main building.

The works require Listed Building Approval as the building is within the curtilage of a listed building all as listed below:-

Description: Shoplands

Grade: II

Date Listed: 20 May 1985

English Heritage Building ID: 446668

OS Grid Reference: SS7961603437

OS Grid Coordinates: 279616, 103437

Latitude/Longitude: 50.8179, -3.7103

Location: Sandford, Devon EX17 4PW

SS 70 SE SANDFORD NEWBUILDINGS

2/247 Shoplands

GV II

Cottage. C17 core, substantially altered in late C19. Plastered brick; brick stacks; thatched roof. L-shaped 3-room building with main block facing south-west continuous with Staddle stones (q.v.) to left (north-west). Rear block behind right end. Axial stacks to each block. Regular 4-window front of late C19 2-light timber casements with 8 panes per casement; those on ground floor with segmental brick arches over. Front 6-panel door and over light with simple glazing bars right of centre. Roof hipped to rear. House occupies part of hall and inner room of C17 house which was largely rebuilt in late C19. *Source: English Heritage*
Note the rear out-buildings (former parlour and shippen) are not included on the listing.

Design Brief

To reconstruct a boundary wall at Shoplands, which is in imminent danger of collapse onto a gas pipe and LPG gas tank.

Documents –

Design, Access and Heritage statement

Builder report and works

Drawing 1

Drawing 2

Wall pic 1

Wall pic 2

Wall pic 3

Location map