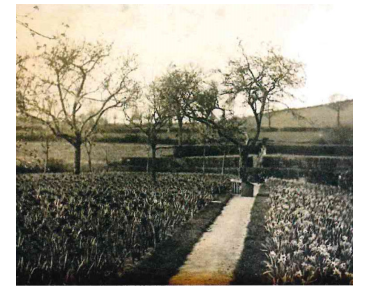


Heritage Statement for The Gardens, High Street, Newton Poppleford



GJR Conservation
Job : 171C

January 2024

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1. Listing of Marigold and Rose Cottages
2. List of historic documents held by client

It should be noted that the report has been prepared under the express instructions and solely for the use of Mr & Mrs S Smith and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

All the work carried out in this report is based upon the professional knowledge and understanding of GJR Conservation Architects on current (January 2024) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. GJR Conservation Architects do not accept responsibility for advising the clients or associated parties of the facts or implications of any such changes in the future.

This report has been prepared utilising factual information obtained from third party sources. GJR Conservation Architects take no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing mitigation strategy, should this be required. It does not propose mitigation of impacts in itself.

No intrusive investigation of the historic fabric was undertaken by GJR Conservation Architects to produce this report.



1.0 EXECUTIVE SUMMARY

The application seeks to obtain:

1. Retrospective listed building approval for minor internal alterations to this Grade II listed building.
2. Change of roof materials to two existing lean-to's at the rear of the property.
3. A rebuild of the existing shed in the curtilage.
4. Installation of two electric car chargers (see plan).
5. Resurface the tarmac / concrete yard with small element pavements (see plan) to improve drainage.

The Gardens obtained listed building approval (Ref: 14/1235/LBC) for the external conservation works carried out in 2014, ie lime rendering and re-thatching. Since that approval, the owners have carefully removed the internal failing lime render and replaced with a new lime render. Removed carpets and laid stone flooring, opened up the modern living room fireplace to reveal the original large inglenook and hearth and replaced timber window boards with oak.

The owners wish to replace the existing corrugated sheet metal on two rear lean-to areas with single ply membrane due to the pitch. The shed within the curtilage is degrading and requires re-building. The scheme proposes this to be constructed in block with lime render with a single ply membrane.

This report concludes that the proposals result in a level of less than substantial harm to the heritage asset. The works already completed were carried out sympathetically following cob conservation techniques and new proposals do not harm the heritage asset or its setting and allows the future proofing of this Grade II heritage asset, repairing the damage caused by the devastating flood of 23rd May 2023.



Fig 1: Fireplace opened up and revealed



Fig 2: New floor



Fig 3: Land behind property

2.0 INTRODUCTION

This Heritage Statement has been prepared for Mr & Mrs S Smith to support their listed building application. The application seeks retrospective approval and approval to some minor alterations.

2.1 THE PURPOSE OF THE REPORT

The report has been written to aid the Local Authority in determining the listed building application. The report complies with the requirements set out in the NPPF Section 16 (paragraph 189).¹

2.2 UNDERPINNING LEGISLATION

Ancient Monuments and Archaeological Act 1979. Planning and Listed Buildings and Conservation Areas Act 1990 paras 66 & 72.

2.3 AUTHOR

The observation, research and report have been facilitated by GJR Conservation Architects who are fully qualified and experienced in architectural conservation with over 30 years experience. For more information, please visit www.gjrarchitects.co.uk. The conservation aspect of the scheme has been led by Sarah John, Conservation Architect who is accredited by the RIBA (Royal Institute of British Architects) with an MA (Distinction) Architectural Conservation.

2.4 THE WORKS

1. Retrospective listed building approval for minor internal alterations to this Grade II listed building.
2. Change of roof materials to two existing lean-to's at the rear of the property.
3. A rebuild of the existing shed in the curtilage.
4. Installation of two electric car chargers (see plan).
5. Resurface the tarmac / concrete yard with small element pavements (see plan) to improve drainage.

¹ P55 National Planning Policy Framework Feb 2019

² historicengland.org.uk listing

2.5 STATUTORY DESIGNATIONS

The Gardens is Grade II listed².

Listing Details

Grade: II

List Entry Number: 1141411

List Entry Name: The Gardens, including outbuildings adjoining to north

Date first listed: 26 May 1987

Details

The Gardens, including - outbuildings adjoining to north

House and outbuildings, once 2 cottages. Early C17, possibly earlier in places, enlarged and rearranged in the late C17 or C18, C19 linhay. Plastered cob on stone rubble footings; stone or cob stacks, one with an ashlar chimney shaft, the others topped with C19 and C20 brick; thatch roof. L-shaped building. The main block faces south and its plan comprises 2 rooms with an entrance lobby and stair at the right (east) end and another between the rooms. The right room and entrance lobby was once a separate cottage but now has been united (probably reunited) with the main house. The right room has a large projecting rear lateral stack and the left room has an end stack. A long rear block with lower roofline projects at right angles behind the left (western) room. Next to the main block are 2 domestic rooms with an outer lateral stack. Behind them is a barn (possibly part of the early C17 house) and behind that the C19 linhay facing onto the rear courtyard. 2 storeys. Main front has an irregular 3-window front of late C19 and C20 replacement casements with glazing bars. The first floor windows have thatch eyebrows over. The main doorway is left of centre and contains a late C19-early C20 part-glazed 4-panel door and there is a plainer version at the right end. The former has a C20 porch with hipped thatch roof on rustic posts. The roof is hipped to right and gable-ended to left. The left end stack has an ashlar chimney shaft and weathered offsets. Around the angle of the 2 blocks are some C20 brick outshots but the rear block shows a C17 oak 3-light window frame, its moulded mullions cut back a little to accommodate C19 casements. Further back the barn has full height C19 plank doors and over the top the eaves are carried down as a small hood. The opposite barn door is much smaller and a stable-type. It appears much older. The linhay is open-fronted with full height posts (Alcock's Type T1). The roof is hipped at the end. Interior is largely the result of apparently superficial C19 and C20 modernisations which hide most of the earlier fabric and make definitive interpretation of the building presently impossible. However the earliest part appears to be the rear block including the left room of the main block. In the barn an early C17 side-pegged jointed cruck roof truss with a pegged and shaped lap-jointed collar is exposed. Others are plastered over in the rooms towards the front. Otherwise the beams are boxed in except for one which is square in section and probably secondary. The fireplaces throughout are blocked with C19 and C20 grates. In the front block the first floor level was raised circa 1930 and the timbers apparently replaced. The roof here is inaccessible and the trusses, maybe A-frames, are boxed into the partitions. The early plaster is laid on water reeds rather than wooden lathes. The Gardens is an attractive house where modernisation work may uncover interesting early features. Its name derives from its use for many years as a market garden. It was here the famous King Alfred daffodil was developed in the early C20 and an old photograph shows a thatch roofed glasshouse in the grounds.

3.0 LOCATION

3.1 SITE LOCATION

Newton Poppleford as the name implies, is located by the Otter River and means “new town by a peppy ford”.¹ There may have been a settlement there in Roman times as the Roman road from Exeter to the Port of Axmouth crosses the river not far from the present day bridge. The village is located in the Otter Valley, 10 miles south east of Exeter and 3 miles south of Ottery St Mary. Newton Poppleford was in the parish of Aylesbeare in East Budleigh Hundred in the Archdeaconry and Diocese of Exeter, but became a separate parish in 1896.

3.2 THE SITE

The site is located on the north side of the A3052 which runs from Exeter to Sidmouth and eastwards along the Jurassic coast. According to OVA.org.uk, Newton Poppleford – Historical Sketch is the location for the oldest known house “as there is known to have been a Saxon dwelling house there over 1000 years ago”.² To the north lies Back Brook with a bridge over to access the rear of the burgage plot. To the east are some outhouses and the boundary wall with the Grade II listed Marigold Cottage. The “Gardens” is slightly set back by a small front garden from the High Street (A3052) to the south and more modern properties have subsequently been built on the opposite side of the High Street.³ To the west, former owners of the Gardens have constructed “Garden View” and utilised some land from the former nursery.

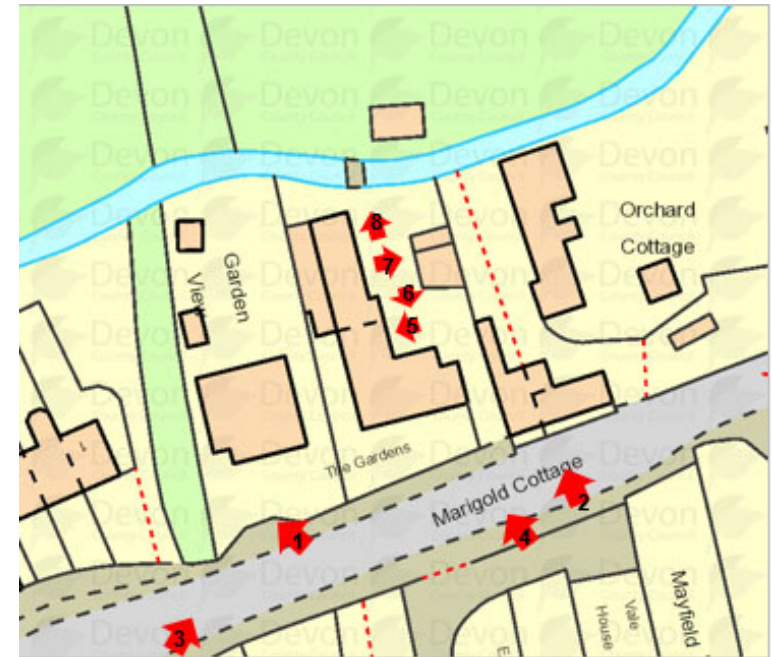


Fig 4: Site Plan indicating views – pictures shown on next page

¹ 1850 White's Devonshire Directory

² Otter Valley Association – Author Amanda Prowse. But unfortunately there is no reference provided for this statement in the document

³ In a field once owned by The Gardens



View 1: Garden View



View 2: Marigold Cottage



Views 3 and 4 x: View from the Road



Views 5, 6 and 7: Land behind



View 8: Back Brook / Garden

4.0 METHODOLOGY

4.1 STRUCTURE OF THE APPRAISAL AND ASSESSMENT

The methodology is based on guidance from ICOMOS, Historic England and Worthing / Bond ¹. 5 No visits to the site were carried out from July 2023 to January 2024 where site photographs and sketches were undertaken.

The heritage significance of The Gardens has been evaluated using desk based research through the Devon County HER (Historic Environment Record) mapping and databases, historic map regression and on site inspections by an accredited Conservation Professional.

Section 5 of this report defines the heritage baseline. Then Section 6 describes the heritage significance of the asset that will be affected by the development. The next section in the assessment considers the impact of the proposed development on the heritage significance of the heritage asset and whether it is beneficial or harmful and any mitigation the designers should use.

Guidelines produced by Historic England have been consulted including:

- *Statements of Heritage Significance: Analysing Significance in Heritage Assets (Oct 2019).*
- *Conservation Principles, Policies and Guidance (2008).*
- *Managing Significance in Decision Taking in the Historic Environment Good Practice Advice in Planning: 2 (2015).*
- *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2017).*

This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979.
- Planning (Listed Buildings and Conservation Areas) Act, 1990.
- The National Planning Policy Framework, 2019.

The Devon Historic Environment Record is a primary source of information. In addition, this information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or Greater HER;
- Pastscape and other research resources, including Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England.
- Devon Record Office
- Devon Transactions – DRO
- Historic documents from the client.

4.2 HOW TO ASSESS SETTING

As the scheme will affect the setting of heritage assets, ie The Gardens and Marigold Cottage, the impact of the proposed changes should be evaluated based on a staged approach to proportionate decision-taking should be followed ²

- Identify the Heritage Assets affected.
- Assess the contribution of setting to the significance of the asset.
- Assess the impact of change on the significance of the asset.
- Minimise and justify harm to the asset.

¹ Worthing & Bond – Managing Built Heritage

² HE The Setting of Heritage Assets

4.3 PLANNING HISTORY

Re-Thatch, Main Coat In Water Reed & Wheat Reed For Flush Ridge

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 03/P2365 | Validated: Wed 24 Sep 2003 | Status: Approved

Conversion Of Existing Barn/garage Area To Kitchen/bedroom

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 97/P0868 | Validated: Fri 23 May 1997 | Status: Approved

Conversion Of Existing Barn/garage Area To Kitchen/bedroom

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 97/P0869 | Validated: Fri 23 May 1997 | Status: Approved

Re-rendering of east, south and west elevations using lime render

The Gardens High Street Newton Poppleford Sidmouth EX10 ODU

Ref. No: 14/1235/LBC | Validated: Wed 04 Jun 2014 | Status: Approved

Replace greenhouse with timber framed garage

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 07/1052/FUL | Validated: Tue 10 Apr 2007 | Status: Refused

Demolition Of Conservatory & Construction Of Utility And Bedroom

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 04/P0399 | Validated: Fri 13 Feb 2004 | Status: Approved

Demolition Of Conservatory & Erection Of Utility And Bedroom

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 04/P0398 | Validated: Fri 13 Feb 2004 | Status: Approved

Re-Thatch, Main Coat In Water Reed & Wheat Reed For Flush Ridge

The Gardens High Street Newton Poppleford Sidmouth Devon EX10 ODU

Ref. No: 03/P2365 | Validated: Wed 24 Sep 2003 | Status: Approved

5.0 HISTORICAL BASELINE

5.1 HISTORICAL MAP REGRESSION

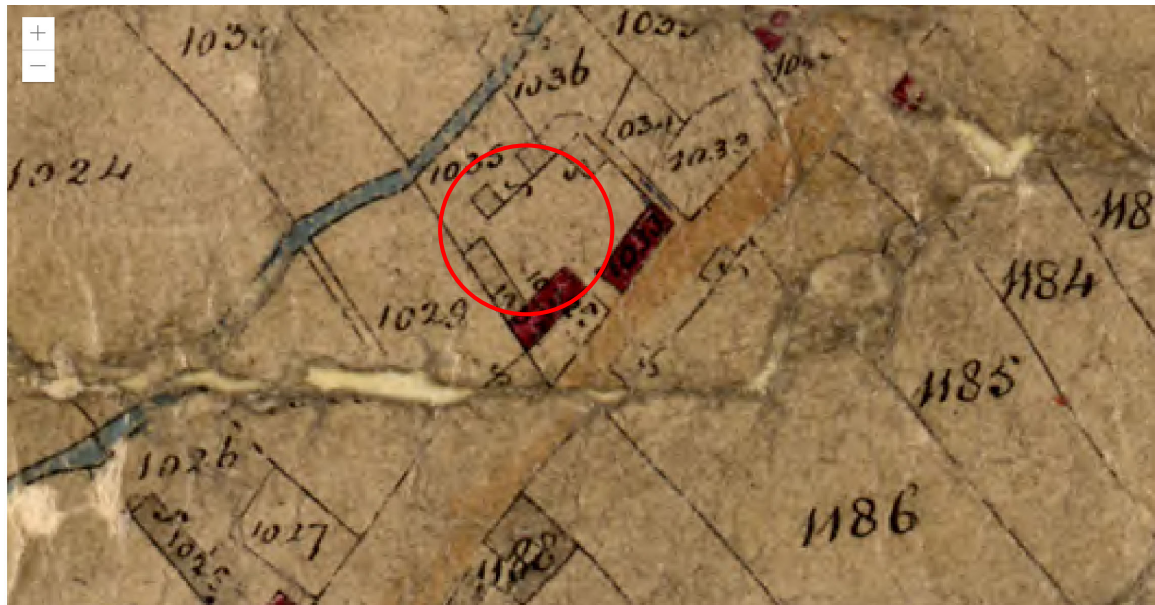


Fig 5: Aylesbeare Tithe Map 1842

Plot No	Landowner	Occupier	Plot Name
1030	John Daw	Ann Ebdon	Field
1029	John Daw	Ann Ebdon	Garden Orchard
1032	Ann Ebdon	Ann Ebdon	House & Garden
1031	Ann Ebdon	Ann Ebdon	Orchard
1035	Ann Ebdon	Ann Ebdon	Buildings & Curtilage
1033	Lord Rolle	Philip Wheaton	House & Garden
1034	WSL	William Senior Lavis	Garden
1032	William Senior Lavis	William Senior Lavis	House & Garden

Fig 6: Apportionment. This shows that Ann Ebdon owned both cottages (The Gardens and Sunnyside), all the buildings in the yard and the field beyond Back Brook. Ann also rented the adjacent field to the east from Mr Daw.

5.1 HISTORICAL MAP REGRESSION

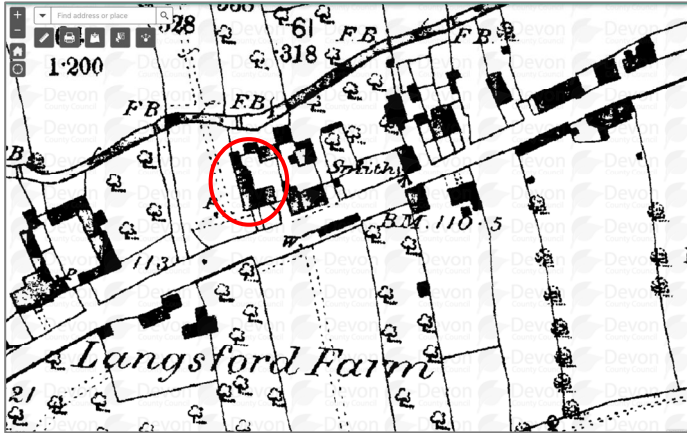


Fig 7: 1st Edition 1880 shows a wall in place between Marigold Cottage and The Gardens

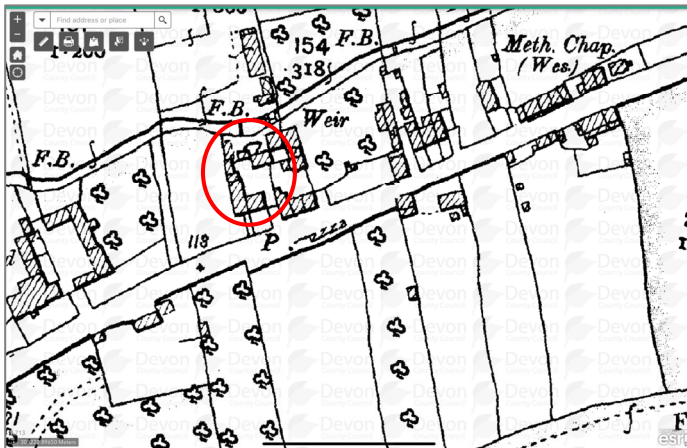


Fig 8: 2nd Edition 1904 shows the yard enclosed by more buildings and a new building constructed beyond the brook.



Fig 9: RAF Aerial view 1945. Note – Garden View has not been constructed.



Fig 10: 1999 – 2000 Aerial view



Fig 11: Aerial view 2015 onwards

5.2 HISTORY OF “THE GARDENS”

No references has come to light to provide a Saxon house once stood on this site, but documents currently held by the owners allows an insight into The Gardens history back to 1731. Where we know that a Robert Hibbs was in possession of this “message”. In 1734 the lease and release¹ and conveyance documents show the property passed to Mr Edward Hare who died in 1751. The property passed down within the Hare family and in 1817 the lease describes the land and house as follows:

“as the western part of Orchard garden and one acre of ground in Newton Poppleford consisting of the western part of the dwelling house containing two low rooms and the entry and one chamber over the hall”.

In 1817 The Gardens was conveyed to Mr John Ebdon

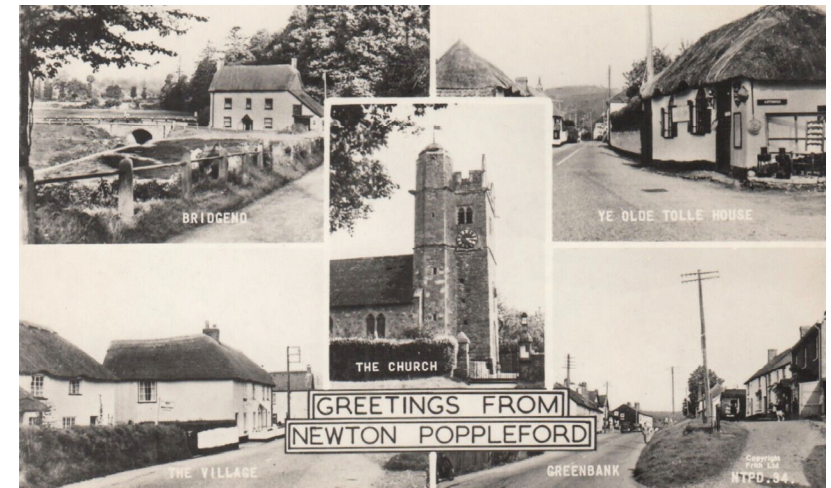


Fig 12: Old Postcard of Newton Poppleford dated ???

¹ Lease and release was the most popular and widespread way to record simple sales of property from the 17th century up to 1845. It is the lease of a non-tenanted property by its owner followed by a release of the landlord's interest in the property effective the transfer of the full title

5.4 HISTORICAL PHOTOGRAPHS



Fig 13: From 1900 – view of western end of The Gardens



Fig 14: From 1900 – thatched nursery building



Fig 15: From 1900 – walking through the beds of King Alfred daffodils



Fig 16: Date unknown – the nursery is developing



Fig 17: 1979 shows further development of the nursery



Fig 18: Date unknown – garden view can be see to the west of the photograph

5.4 HISTORICAL PHOTOGRAPHS

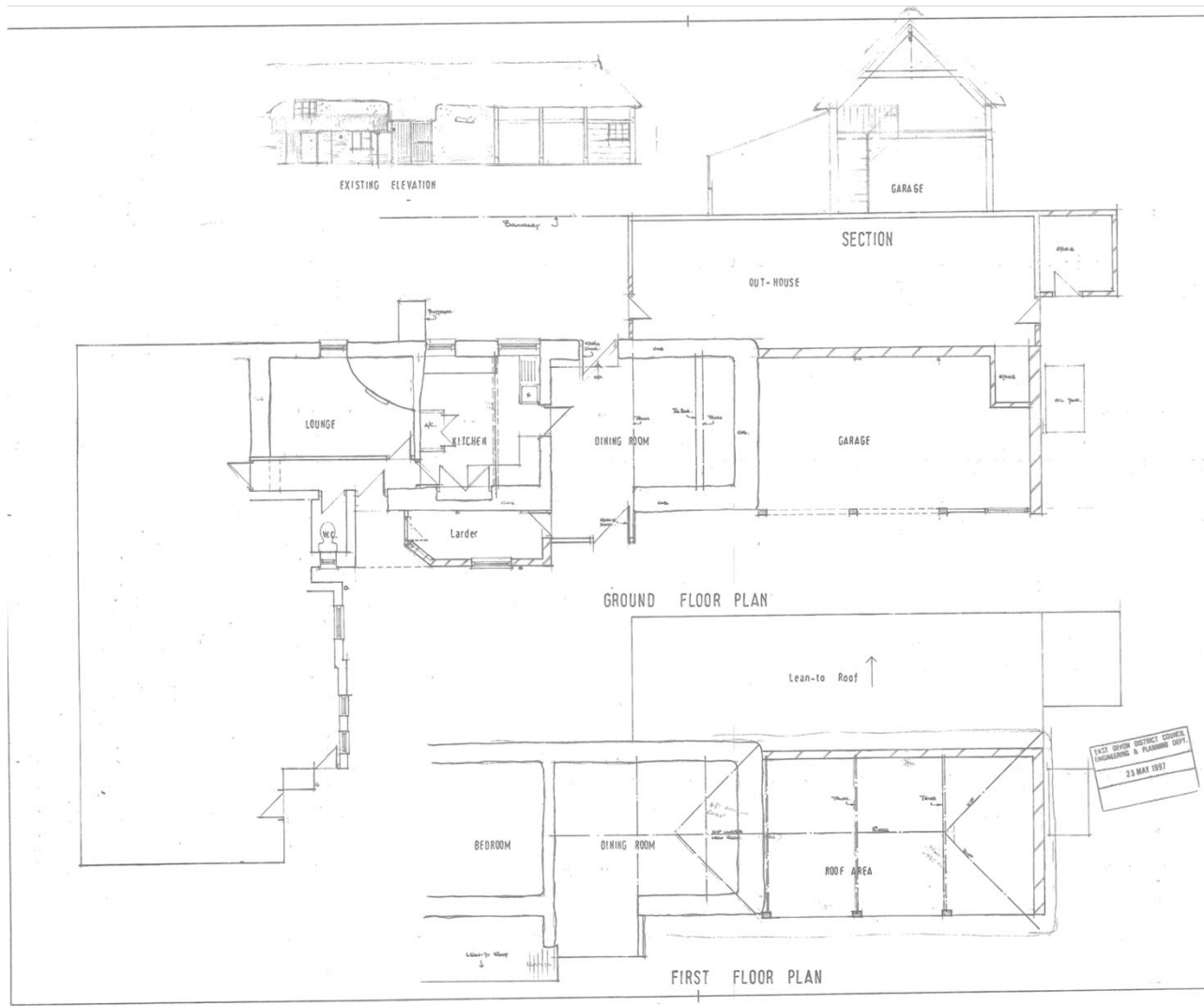


Fig xx: Existing plans and elevations – from Planning Application 1997

6.0 STATEMENT OF SIGNIFICANCE

The cultural significance will be assessed and determined by an analysis of both the physical and the documentary evidence (including community values) gathered about the site. The analysis will then be used to interpret and articulate the meaning and significance from the evidence.

The Burra Charter (Australia ICOMOS 1999) categorises values under the following headings: Aesthetic, Historic, Scientific and Social. In 2007 English Heritage also defined a “family” of values under the following headings: Evidential, Historical, Aesthetic and Communal. The English Heritage document reinforces the point that these are “not intended as a definitive checklist of heritage values, but to prompt comprehensive thought about the values of a place”.¹

In addition, the significance has also been assessed based on Historic England’s publication ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)’ and the NPPF.

Comparative significance is best expressed by using a hierarchy of ascending or descending levels of value. Therefore, based on Kerr (2004) each category has been reviewed based on: Exceptional, considerable some, limited, unknown, no and negative significance.²

In the table opposite the significance of The Gardens has been assessed as a full understanding of the significance of the asset is required in order to evaluate the proposed impact of the proposed changes.

¹ English Heritage 2007

² Worthing and Bond – P62

6.1 Heritage Asset Identification and Assessment.

The Gardens	Significance	Level
Architectural and artistic interest	Main range faces south (originally two cottages) An attractive cob and thatch traditional Devon cottage, well maintained and conserved with barn showing minimal interventions to the rear.	High
Historic interest	The site could date back to a Saxon dwelling ? Potential remains of 17 th century house to rear.	High
Archaeological interest	Potential remains of Saxon dwelling house.	Unknown
Communal interest	The Gardens is famous for developing it King Alfred daffodil. It was a market garden.	High

Therefore, The Gardens exemplifies its Grade II Listing.

6.1.1 Identification of Heritage Assets affected

In compliance with Step 1 of Historic England GPA3 (refer section 4.2), two heritage assets have been identified through site research and via the Devon HER with reference to Historic England’s database, a list of following entries have been identified:

Asset	HE/HER ID	Grade	Description
The Gardens	1141411	II	House and outbuildings
Marigold Cottages	1203642	II	2 cottages – Rose and Marigold

7.0 PROPOSAL

7.1 Internally

The proposal has been clearly explained through drawings and the Design and Access Statement.

The key changes are:

1. Failing lime has been replaced by lime render
2. Rotten timber window boards have been replaced by oak.
3. Carpet were removed and new stone flooring laid on the existing concrete.

7.2 Externally

The owners wish to:

1. Change of roof materials to two existing lean-tos at the rear of the property.
2. Rebuild the existing shed in the curtilage.
3. Installation of two electric car chargers (see plan).
4. Resurface the tarmac / concrete yard with small element pavements (see plan) to improve drainage.



Fig xx: Drawings

8.0 HERITAGE IMPACT ASSESSMENT – PARA 190 NPPF

8.1 Identification of Heritage Assets affected

In compliance with Step 1 of Historic England GPA3 (refer section 4.2), two heritage assets have been identified through site research and via the Devon HER with reference to Historic England's database, a list of following entries have been identified:

Asset	HE/HER ID	Grade	Description
The Gardens	1141411	II	House and outbuildings
Marigold Cottages	1203642	II	2 cottages – Rose and Marigold

8.2 IMPACT ON THE SIGNIFICANCE

The proposed scheme does not detrimentally affect the historic fabric of The Gardens or Marigold Cottage. The corrugated metal currently on the lean-to's is degrading and requires replacement. Due to the pitch and the location of first floor windows, slates are not feasible so the designer should choose a material to sit comfortably with the adjacent slate maintaining the existing pitch. The external existing shed is collapsing and requires replacing. This should be carried out to not detrimentally affect the setting of both assets. The footprint should be retained, but the designer should look to enhance its profile. The removal of the hard drive and courtyard surface will improve drainage and hopefully prevent future waters decimating this heritage asset.

8.3 THE HERITAGE ASSET, THE GARDENS

The significance of The Gardens was assessed in Section 6. The internal alterations that have been carried out utilise traditional methods and have been carried out to a high level of craftsmanship. The Gardens has been conserved for ??

8.4 THE SETTING OF THE GARDENS AND MARIGOLD COTTAGE

As Section 4.2 states, a staged assessment should be followed. In compliance with Step 2 ¹, following the identification of potential assets affected, we must then determine the characteristics of each asset, including their relevance within the wider setting.

¹ Historic England – Historic England Guidance note GPA3

9.0 CONCLUSION

The application seeks to obtain:

1. Retrospective listed building approval for minor internal alterations to this Grade II listed building.
2. Change of roof materials to two existing lean-to's at the rear of the property.
3. A rebuild of the existing shed in the curtilage.
4. Installation of two electric car chargers (see plan).
5. Resurface the tarmac / concrete yard with small paviments (see plan) to allow water to dissipate.

The Gardens obtained listed building approval (Ref: 14/1235/LBC) for the external conservation works carried out in 2014, ie lime rendering and re-thatching. Since that approval, the owners have carefully removed the internal failing lime render and replaced with new lime. Removed carpets and laid stone flooring, opened up a modern living room fireplace to reveal the original large inglenook and hearth and replaced timber window boards with oak.

The owners wish to replace the existing corrugated sheet metal on two rear lean-to areas with single ply membrane due to the pitch. The shed within the curtilage is degrading and required re-building. The scheme proposes the construction in block with lime render with a single ply membrane.

This report concludes that the scheme results in a level of less than substantial harm to the heritage asset. The works already completed were carried out sympathetically following cob conservation techniques and the new proposals do not harm the heritage asset or its setting and which allows the future proofing of this Grade II heritage asset, repairing the damage caused by the devastating flood of 23rd May 2023.

APPENDIX 1

Official list entry – Marigold and Rose Cottages

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1203642

Date first listed:

26-May-1987

List Entry Name:

MARIGOLD COTTAGE

ROSE COTTAGE

Details

SY 08 NE NEWTON POPPLEFORD HIGH STREET, AND HARPFORD
Newton Poppleford 5/71 Rose Cottage and Marigold Cottage -

GV II

2 cottages. Probably late C18. Plastered cob on stone rubble footings; stone rubble or brick stacks all topped with C19 brick; thatch roof. L-shaped building containing 2 adjoining 2-room plan cottages. The main block faces south and contains 3 rooms and there is 1 room projecting to rear of the left (western) end. Rose Cottage on the left end comprises the end room and the room behind. The rear room has a projecting lateral stack on the inner side. Another axial stack in the party wall serves fireplaces in the front room of Rose Cottage and the adjoining room of Marigold Cottage. The right room of Marigold Cottage has an end stack. 2 storeys. Regular but not symmetrical 4-window front overall, 1 to Rose Cottage at the left end comprising C19 casements with glazing bars, and the 3 to Marigold Cottage are similar but C20 replacements and those on the ground floor have C20 shutters. Both doors are C20 and that to Marigold Cottage has an open porch with hipped thatch roof. Roof is hipped each end and rear block is gable-ended. Interiors: neither was available for inspection at the time of survey.

Listing NGR: SY0822489650

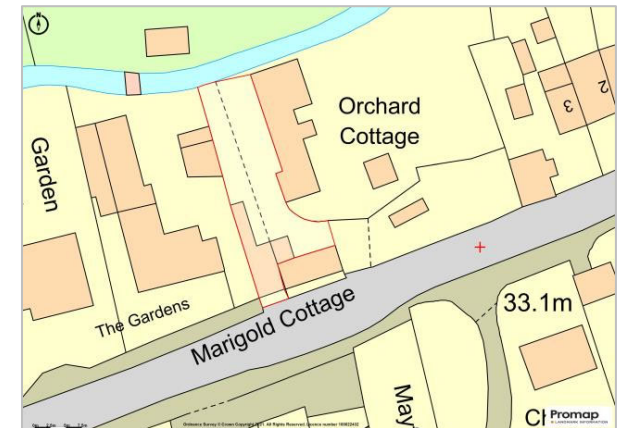


Fig xx: Location Plan



Fig xx: Marigold and Rose Cottages

APPENDIX 2

List of Historic Documents from the Client

Schedule of Deeds

Fig xx: