

Heritage Statement

Site name

Tipton Barton Cottage

**Address of site
(including postcode)**

Tipton Barton Cottage
Hayne Hill
Tipton St John
Sidmouth, Devon
EX10 0AL

Grid Reference

N 91690, E 309200
National Grid ref: SY0922791673

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Proposed conversion of an existing workshop/garage to an annexe.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

New first floor space to be constructed with independent access via an external timber stair on the rear, north elevation.

2. Pre Application Advice

Have you consulted the East Devon District Historic Environment Record?

Yes No

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input checked="" type="checkbox"/>
3. Conservation Area (CA)	<input type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

List Entry Number: 1288943

SY 09 SE 5/74

Date first listed 27.04.1952

II C17 and earlier with alterations. Believed to date from 1559. Two storey, part cob and thatch. Projecting two-storey gabled porch of stone, in centre, with four-centred moulded stone architrave and Tudor dripstone. Three-light leaded casement above has stone mullions and dripstone. Stone coping to gable. Modern rear wing (Tipton Barton Cottage is the Modern rear Wing).

Interior: timber-framed crosswall, hewn roof members, door with fielded panels. Porch 1st floor room with arch braced roof principals, massive ovolo moulding to window mullions.

Little Barton and Barton House form a group.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input type="checkbox"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

5. What is important about the affected heritage asset(s) ('the significance')?

Please see extract from the listing entry shown above.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

The proposed conversion of the workshop/garage has been designed and detailed to align with the existing finishes applied to the building. A rendered masonry section, mirroring the rendered finish to the main houses, TBH & TBC, and the timber cladding indicating it as the external ancillary building to the asset, as it currently is. The existing ground floor slab will be retained and built up with insulation and a timber floor finish. The small rear extension forming the access stair to the space in the roof, it to be formed in timber frame therefore lighter weight than masonry and can be sat on the existing concrete slab that forms a section to the rear of the workshop. Roof finishes have been chosen to match the existing and to tie in with the surroundings.