

PENNYTHATCH, NORTHMOSTOWN, SIDMOUTH EX10 0NL

Heritage Statement Including Statement of Significance and Justification Statement

Proposal

To replace 7no single glazed, soft wood windows with Heritage hard wood double glazed windows

- Window 1 – Bedroom 3 – rear elevation
- Window 2 – Bedroom 1 - front elevation
- Window 3 - Bedroom 2 – front elevation
- Window 4 – Bathroom window – side elevation
- Window 5 – Lounge window – front elevation
- Window 6 – Snug window – front elevation
- Window 7 – Snug window – side elevation

Listing

Historic England listing description: 15.06.1987

OTTERTON OTTERY ROAD SY 08 NE 3/192 The Cottage, Northmostown Court - - II Cottage. Probably late C17-early C18, modernised 1986. Plastered cob on stone rubble footings; stone rubble or cob stacks topped with C20 brick; thatch roof. L-shaped building. The main block faces south : the left (western) room is the larger and has a rear lateral stack and the right room has an end stack (maybe an insertion). Service room in lower rear block set at right angles behind the right (eastern) end. 2 storeys. Irregular 2-window front of 1986 casements without glazing bars, those on the first floor with flat thatch eyebrows over. The doorway is near the left end and contains a part-glazed door from the 1986 modernisation. All the other windows around the house are contemporary. The main roof is half-hipped each end and the rear block roof also has a half-hipped end. Interior now shows mainly the result of the 1986 modernisation although this appears superficial since the original layout is preserved. The main (left) front room and the rear service room both have late C17-early C18 crossbeams with neat soffit chamfers without stops. The main room fireplace is also probably original; it is plastered but the oak lintel is soffit-chamfered. Roof of A-frame trusses. The roofspace was not inspected but the builders report pegged lap-jointed collars there. Listing NGR: SY0932389463

Significance of Heritage Asset

Pennythatch is a Grade 11 listed thatched cottage c1636, located in a small hamlet of 12 other properties in a rural and secluded setting. The road continues onto Otterton with mainly farm developments along the route. The property is a thatched cottage mainly constructed of cob and rendered. The building and the barn conversions surrounding it was renovated in 1987. Most of the 'character' was removed in this refurbishment. The windows were replaced with soft wood casement windows.

Details of proposal

Describe works to be undertaken:

It is proposed that 7no single glazed soft wood window be replaced with Heritage hard wood double glazed windows. Please see details from The Green Window Company (Technical Details and Project summary)

Assessment of Impact and Statement of Need

All the windows are in a poor state. Due in part to being soft wood, and lack of correct maintenance over many years prior to us purchasing the property. Since moving into the property 10 years ago every effort (and expense) has been taken to repair, preserve and maintain the windows. The frames are full of wood filler, but unfortunately continue to deteriorate. They are almost 40 years old. The life expectancy of soft wood windows is around 20-40 years, therefore they are at the maximum of their life span. Secondary glazing was installed in 2017 which has alleviated some of the draughts but not the condensation problems as the windows are ill fitting and have warped due to the rot and age. This may future impact on the cob structure itself due to water ingress and the windows are not suitable for further repairs.

Statement of Impact

Describe any impact to the fabric of the building or its character or special features from the work proposed:

The replacement windows will be slim fitted heritage double glazed casement windows in the style of the existing windows including openings and fittings so should not impact on the character of the building or its fabric. The use of hardwood for the window frames will give a much longer life span and preserve the building aesthetic and fabric for many years to come.

Access

There will be no changes to the access.

Statement of Significance for Pennythatch, Northmostown, Sidmouth EX10 0NL

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