

HERITAGE STATEMENT (INCORPORATING DESIGN AND ACCESS STATEMENT) IN RELATION TO ROOF REPLACEMENT AND ASSOICATED WORKS AT 1 - 5 RALEIGH HOUSE, MILL STREET, OTTERY ST MARY, DEVON, EX11 1AF.

INTRODUCTION

This heritage statement has been prepared in support of an application for permission for the roof replacement and associated works at 1-5 Raleigh House, Mill Street, Ottery St Mary, Devon, EX11 1AF.

Following an independent site visit due to reports of water ingress because of the poor existing condition of the low-level roof covering.

The works include the removal of the existing defective roof covering to the mono pitch roof only, before reinstating with a breathable membrane, new Spanish slate and associated leadwork detailing to service penetrations. The proposed works also include repointing to the gable elevation.

Repointing will be completed using a Lime based mortar 1:1:6 (cement : lime(hydrated) : sand). Generally the following mortar mix is acceptable: 1part OPC (Ordinary Portland Cement: 1 part fresh Hydrated Lime : 6 parts aggregate made up of 3 parts coarse and 3 parts fine sand – all aggregate must be washed (do not use ordinary unwashed soft builders sand)The colour of mortar should only be achieved by the colour of sand and not by artificial colouring agents.

This is illustrated on the proposed drawings submitted with this planning application.

THE PROPERTY BACKGROUND

The proposed property is Grade 2 listed and is located in central Ottery St Mary on a junction from Mill Street and Mill Stream Court. Raleigh House is located 17.1 miles East of Exeter St Davids train station and 6.1 miles North East of Honiton Train Station.

Guidance for the heritage statement emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

The site is located:-

- Within a Conservation area
- A few surrounding properties are listed buildings

Amount

The scheme currently accommodates social housing self-contained apartments with the freehold being owned by LiveWest Homes Ltd – The amount of apartments will remain the same.

Access

Access will remain as existing.

Layout

Not applicable – No changes will be made to the layout of the property.

Appearance

The general appearance of the property will not change and the proposals have no impact on neighbouring properties or the surrounding area.

HERITAGE

Historical Context. A Conservation Area is an area of special architectural or historic interest with a character or appearance that is desirable to preserve or enhance.

Aesthetic Context. The majority of properties in Ottery St Mary are consistent with the character of the Conservation area.

The works do not have any impact on surrounding Listed Buildings with the mono pitch roof not being visibly noticeable from the roadside.

CAPTURE – THE SUBJECT BUILDING





CAPTURE – THE SITE AREA



CAPTURE – LISTED BUILDINGS

