

**DESIGN AND ACCESS STATEMENT****PAUNTON COTTAGE, PAUNTON, BISHOP'S FROME WR6 5BJ****Heritage Statement**

Paunton Cottage is listed Grade 2 as part of a group of buildings comprising an extensive range of farm buildings associated with Paunton Court. The listing describes it as:-

*C18 stone cottage. Two storeys, three windows, casements. Two modern doors. Slate roof. Adjoining barn at Paunton Court. Included for group value. Paunton Court and its farm buildings with Paunton and the Mill and Mill House with their outbuildings form a good group.*

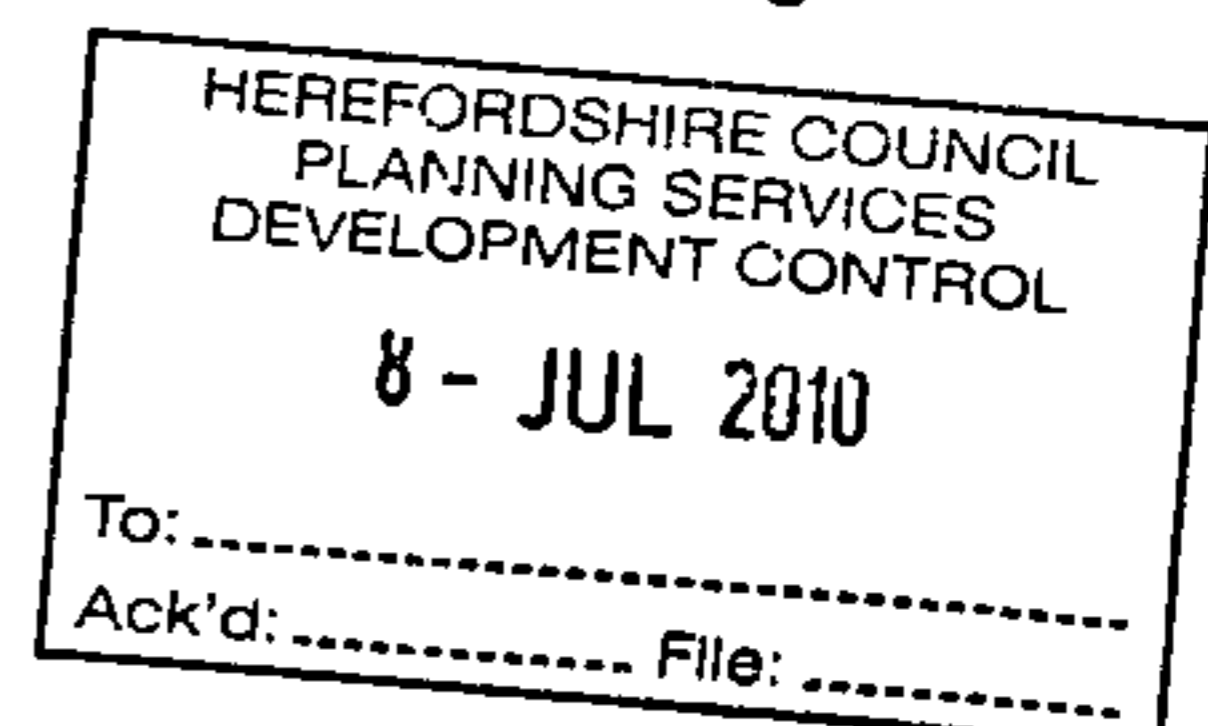
The cottage itself is of simple stone rubble construction and there is clear evidence that it was formed from two smaller cottages attached to a barn of Paunton Court, probably as farm labourers accommodation. In itself it is unremarkable but it has obviously been listed along with surrounding buildings that were once part of the extensive farmstead of Paunton Court, since although all have now been converted to residential accommodation unconnected with the Court, the visual impression of a prosperous working farm remains intact. The grouping can best be illustrated by referring to Google Earth and Google Street .

**The Proposal**

Paunton Cottage consists of a cottage attached to a barn at Paunton Court and a former hay barn and workshop. It is proposed to replace the cottage door on the north elevation to the public highway with a more suitable design in keeping with the cottage and also to install a woodburning stove in the barn conversion, which will require a new flue pipe on the rear pitch of the barn roof.

**The Door**

The listing description refers to a modern door to the cottage. The existing door is inappropriate and detracts from the character of the building, which is a simple former farm labourers cottage. The door is a stock 'Carolina' design more suited to a suburban situation. It is proposed to replace it with a simple oak boarded cottage door with black ironmongery. The accompanying illustrations show the existing door and the proposed replacement and Plan DJP/02 shows the position of the door on the north elevation and drawings of the existing door and its proposed replacement.



### **The Woodburning Stove**

The property relies at the moment on an oil fired central heating system and it is proposed to supplement this with a woodburning stove in the principal living area which will be fuelled from renewable resources. A hearth and chimney flue already exist but it remains to install a flue liner to penetrate the roof. The position of the flue in relation to the property is illustrated on Plan DJP/01. Building regulations require for the flue pipe to protrude 600 mm above the roof level. The flue pipe will be a Schiedel ICS stainless steel system with a flue pipe of 200mm diameter but will be spray painted matt black to reduce its visual impact. The pipe will be on the rear roof elevation away from the public highway and its impact will therefore be as reduced as possible.

DJP 06.07.10