



Proposed Re-Construction of Extensions

to

**Weavers Cottage, Weavers Hill, Angmering,
West Sussex • BN16 4BP**

Heritage Statement

February 2020

Introduction

Weavers Cottage is a Grade II Listed Building located at the bottom of Weavers Hill, in the village of Angmering, West Sussex. The property is a detached two-storey cottage bordered on the North side by Water Lane. Although it falls outside of the conservation area-it is recognized as having a significant role in the history of weaving within the village.

The present owner Mrs Susan Holland is keen to enhance the appearance of the cottage through the re-modelling of the more recent extensions to the East and to improve the ground floor accommodation in a manner more conducive to current day living.

The proposals include the careful reconstruction of the extension to the North between the two storey building and the rear wall fronting Water Lane as well as the garage wing to the East. Currently these two extensions are roofed in Perspex sheeting and asphalt respectively and the intention is to provide more sympathetic roof coverings in traditional wood cored lead rolls and handmade clay tiles. The brick walls are to be reconstructed in flintwork with natural lime mortar and handmade brick quoins to match the original local materials.

The new accommodation will provide a kitchen /dining room and new utility room. The existing ground floor shower-room will be relocated on the North side of the ground floor; the existing kitchen will be refurbished as a study and a new link formed through the existing window opening in the East external wall where the current shower room is located.

Externally the front paved courtyard area and concrete hardstanding in front of the garage will be repaved in brick paviours and tile slips and the existing pedestrian gateway opening relocated for ease of access nearer to the public highway.

1.00 An Assessment of the Heritage Significance

1.01 A brief background to the Village of Angmering

Angmering is located approximately 2 miles from the coast and the civil parish extends for 7 miles North to South and 2 miles East to West. It lies on the southern edge of the South Downs National Park and two-thirds of the parish largely to the North falls within the Park.

The population has progressively expanded with a building surge in the 1930s and a more recent building programme has brought the population up to approximately 8000 in total.

It has been inhabited since the Bronze Age and there are the remains of a Roman Villa and bath house dated between AD65-75. The name Angmering was probably derived from a Saxon farming settlement of about 600AD. It is thought that the original name was Angenmaering meaning Angenmaer's people.

Angmering was relatively prosperous in the 14th and 15th centuries. The quality of its soil provided excellent conditions for agriculture and sheep farming also was considered one of the principal industries. Despite the expansion and changes a number of historic buildings remain to this day and are protected by the Conservation Area designation.

1.02 Weavers Cottage-Historical Context within the Village

Weaving was recognized as a significant industry within Angmering, which lasted for over two hundred years from the early 17th century up until the early 19th century. In 1630 John Pannett left his son a loom used for making both linen and woollen cloth. His inventory describes one of his lower rooms as a shop or

workshop containing looms. In 1635 his brother Robert Pannett died leaving thirty yards of cloth, an unusually large quantity.

It is most likely that the weaving industry was concentrated in Ecclesden and the Water Lane end of Weavers Hill. Where was a ready supply of water.

According to the local historian writing in 1914, the last weaver in the village was Cortis Monk who was recorded as living at Weavers Cottage and working as a weaver up until 1841 when he was described in the census as a baker. His father Thomas Monk according to his will of 1832 was also a weaver.

The tithe map of 1839 shows Weavers Cottage as located on Plot No 261 on the piece of land at the junction of Weavers Hill and Water Lane and a further slightly smaller building is shown at the apex of the junction. A photograph dated 1895 shows a group of thatched cottages at the North end of Weavers Hill of which Weavers Cottage is the only one remaining today.

Interestingly Angmering is one of the few parishes where a special “Burial in Wool” register was implemented. The government, in order to boost the wool and weaving trade in the county, passed the Burials in Wool Acts of 1667 and 1678. The register recorded in 1678 eight parishoners who had been buried in wool.

Furthermore in less than two hundred years it is recorded that 153 probate inventories of deceased parishoners goods indicate that at least 1 in 5 owned spinning wheels.

This undoubtedly provided an indication of the scale of the loss of income owing to the final collapse of the spinning and weaving trades once the industrial revolution in the North gained momentum.

1.03 Weavers Cottage ,Weavers Hill-Listing Status

Listing Date: 20th September 1984
Source ID: 1276764
English Heritage Legacy ID:297753

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Weaver Cottage

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Dated 1724. Two storeys. Two windows. Faced with red brick dressings and quoins, all painted. The hipped roof was probably thatched originally but is now tiled with two “eyebrows”. Casement windows. Stone with the date 1724 and the initials “W.M”. Later wing to north west.

1.04 The Historical Development of the Dwelling

The Weavers Cottage plan form is indicative of the layout of a typical post -medieval house of two storeys with a two-room ground plan. In this instance the entrance leads directly into a lobby against the side of the chimney.

A 20th century two storey extension to the North provides accommodation for a first floor bathroom and later extensions have enclosed the space against the rear boundary wall to provide storage and a utility room. A single storey garage has also been built which forms the East wall of the utility room.

1.05 Architectural Assets-External Features

As can be seen from an early photograph dated 1895 Weavers Cottage formed one of a group of thatched cottages located at the bottom of Weavers Hill. Although now the only one remaining and roofed in clay tiles -the original thatch would have led to the appearance of the distinctive “eyebrow” dormers on the First Floor. Although much of the brick and flint facings have been both repointed and/or replaced there is evidence on the South West corner of quoins the original 2” handmade orange clay bricks. The date stone can now be seen above the front door within the porch and historically these were used to mark the changes made by the owner .It is even possible that W.M. was a member of the Monk family of which Cortis Monk -the last of the weavers -was a member.

1.06 Architectural Assets-Internal Features

a) Inglenook Fireplace

Located in the West ground floor room is an enclosed hearth and brick chimney stack to funnel the smoke. Original 2” bricks enclose the inglenook and a bressumer beam can be seen supporting the opening.

b) Internal Doors

Although most of the doors are modern with opaque glazed panels two of the ground floor doors would appear to be original with vertical v-jointed boarding and original strap hinges. The intention is to retain; refurbish and rehang these doors.

c) Timber Framing

A number of the original timbers are visible internally together with two cross beams. These have been extensively supplemented however with modern decorative timbers . There is no intention to touch either the original or more recent timbers.

2.00 Assessment of Impact

2.01 Statement of Impact of the Proposed Works

The proposed works are intended to enhance the external appearance of the property through the re-construction of the modern extensions in a more sympathetic manner. Minimal intervention is intended within the existing building other than a programme of sympathetic redecoration.

The following items of work are considered proposed in order to achieve the above criteria:

- a) Internally the opaque glass door to the Living Room is to be replaced with the original vertical boarded door complete with original ironmongery which opens into the current shower room/WC. The vertical boarded door to the broom cupboard is to be rehung within the opening into the new shower room/WC. The decorative 1970s kitchen tiles are to be carefully removed from the existing kitchen along with the kitchen units and the original fireplace and chimney reinstated in what will become the study. All sanitaryware is to be replaced and the house sympathetically redecorated with Heritage style paint throughout.
- b) The Perspex roof to the existing rear extension is to be removed and the outside face of the brick wall facing Water Lane is if possible to be restored to the original finish. An additional course of coping bricks will be added to the top of the wall in order for the new wood cored lead roof to be properly weathered with a course of leadwork within the brickwork. A horizontal glass roof light is to be let into the lead roof in order to provide natural light to the new bathroom. The existing external wall is to be tanked and insulated.
- c) The original flat roofed, single garage is to be reconstructed on the footprint of the original building and extended in order to infill the small external courtyard to the South. The frontage will remain set back from the line of the original cottage. The cill level of the existing window to the shower room/WC will be dropped in order to form a door opening and to provide access to the new accommodation. The existing flat roof will be replaced with a traditional hipped roof with a smaller link roof. The rebuilt walls will be constructed with facing bricks to match the original 2" bricks; flintwork and natural lime mortar and the truncated chimney stack on the East side will be reconstructed. All new joinery will be hardwood with a painted finish and formed with profiles to match the existing casements.
- d) Currently the garage is used for storage and parking takes place on the hardstanding to the front. The intention therefore is to hack up the concrete hardstanding surface and to replace it with permeable brick paviors. The proposal is to relocate the garden gate for easier access and also to replace the current "crazy paving" on the front terrace, arrangement with brick paviors and tile slips to create a more sympathetic finish.

2.02 Proposed Mitigation Strategy

As previously stated- with the objective in mind of enhancing the original heritage asset the intention is to re-construct the extensions as sympathetically as possible. The owner has much experience of historic building works and is keen not only to maintain the fabric of the original heritage asset but also to create a more sympathetic street façade both to Weavers Hill and Water Lane. This is to be achieved through the following measures:

- a) Re-instatement of the truncated chimney on the East side of the cottage.
- b) Replacement of the modern utility and flat roof extensions with more sympathetic building forms.
- c) The use of more appropriate materials for the reconstruction work.
- d) The upgrade of the external hard landscaping surfaces in more appropriate materials.
- e) The removal of unsympathetic internal surface treatments.
- f) Removal of TV aerial and visible vent pipes.

3.00 Justification and Heritage Benefits

3.01 Observations and Records

As described at the beginning of this statement the historical significance of Weavers Cottages relates not only to the features deemed worthy of listing but also its role as a socially and economically significant part of the weaving industry in Sussex .

An extensive measured survey of the property has been carried out in order to provide an accurate record of the building and its garden.

Local accounts relating to the history of Angmering have been consulted as well as an essay by R.W. Standing published by Angmering Village Life entitled “Pulling the Wool Over Their Eyes!” An Article on the Angmering Wool Acts of 1667 and 1678.

The proposals have also been drawn up with a view of enhancing the streetscape within this part of the village as well as to reinforce the historical significance of an area shortly to be extensively altered by new housing.

4.00 Appendices

4.01 Schedule of Specified Material

a)Walling-External

To be coursed knapped flintwork set within bands of 2” orange hand made clay bricks and laid in natural hydraulic lime mortar.

Where possible the Water Lane elevation will be stripped of paint and restored to its original finish. If proven to be unsuitable the wall will be repaired and coated with traditional limewash.

b) Wall Finishes-Internal

To be traditional breathable paint i.e. Farrow and Ball or similar applied to plastered finishes.

c)Roofing

To be hand made clay tiles with traditional bonnet hips and hogs back ridge tiles to pitched gable roofs. Wood cored lead work to flat roof element.

d)Windows and Doors

To be hardwood painted timber casements and French windows with vertical boarded cart shed style doors.

Heritage style roof lanterns and roof lights and in laid horizontal roof light to flat lead roof.

Victoria Holland RIBA

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