

HERITAGE STATEMENT

The special architectural/historic interest of the building

The Grade 2 listing states:

"Early C19. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north east. Casement windows."

The building is a pair of farm workers cottages dating from early 19th century, listed grade 2, and its main distinguishing features are: flint-faced walls with red brick quoins and hipped, thatched roof with pentice. The window details are not recorded on the listing, except to note that they are casement windows, which implies that the window details are of lower importance compared with the roof, the walls and with the overall appearance of the building. In fact they have almost certainly been changed within the last fifty years, as there are several different styles and the windows are representative of typical mid-20th century low-quality housing.

The main house had a single storey extension added on the south side, which has a tiled roof. This was probably a pair of 'outhouses' intended for the use of the inhabitants of the two cottages. This extension seems to be fairly early, and was probably built not long after the original cottage was built. There is no mention of it in the 1840 census, where it is there described as a 'pair of tenements' belonging to a Mr Peachey, so it was probably added later in the 19th or early in the 20th century.

There is also a tiled porch on the west side, which is probably a relatively recent addition, as it does not match the rest of the building. The walls are built from a different type of flint and the mortar is quite different. The roof tiles appear not to be hand-made clay tiles. When this was added, the window of 'living room 2' was removed and replaced with a French window which is non-opening, and is not in keeping with the other windows.

This proposed change to the windows is intended to preserve and enhance the special historic and architectural importance of the building. Many of the current windows are in a poor state (see picture below) which detracts from the building's appearance and also contributes to accelerated decay of the building's structure. The extremely poor insulation of the current windows also creates draughts, dust and dampness inside the building, which causes further deterioration and also results in high energy costs, in addition to contributing to climate change. The proposal to fit new double-glazed windows will help to ensure that the special appearance of the building is preserved for future generations.

The building's setting

The house is end-on to the road, and there is only one window in the end wall, high up, under the eaves. In other words, all the windows are virtually invisible to passers-by, but can be seen by some neighbours and visitors. The surrounding houses are mostly modern and all have the benefit of good insulation, including double-glazing. This minor change to the detail of the glazing will not be seen by anyone, unless they are very close and are particularly observant, but it will ensure that the building is able to continue to maintain a genuine connection with its origins, and will continue to be an asset to the community well into the future.



Detail of one of the windows. The window is badly-fitting and has been installed with no damp-proof barrier, so there is moisture transfer from window to wall and vice versa. This makes it impossible to stop the window from rotting, however often it is painted, and also impossible to stop the walls from deteriorating.

The other windows are of similar construction and condition.



View of the front of the house from the garden, showing the windows in question.

