

Method Statement, ref PP-10515878

Internal works 1-2 Kent's Dairy Cottages, Brookpit Lane, Climping

According to the listing (see below) the heritage significance of this Grade 2 listed building relates to its external design and character, specifically the windows, flint/rubble and brick elevations. The internal works proposed will have no impact on any of these features.

The Historic England description of this Grade 2 listed property in the Arun District of West Sussex is:

TQ 00 SW 16/340 CLIMPING BROOKPITS LANE Nos 1 and 2 Kents Dairy Cottages (Formerly listed as Nos 1 and 2 Brookpits Manor Cottages).

One building. C18. Two storeys. Four windows. Faced with square knapped flints with red brick dressings and quoins. Thatched roof. Casement windows. Arms of Christ's Hospital over the doorway. Listing NGR: TQ0080401739

Research into history of the property revealed a mention in the online resource British History Online, <https://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp126-147> as follows:

Kent's Dairy Cottages nearby was originally a timber-framed building, the rear wall of which survives within the present house. Much of the timber framing was later replaced by rubble with brick dressings, and the house was extended southwards in the 17th century.

No operations are proposed that will harm the fabric of the building. The heritage rear wall currently hidden by more recently constructed partition walls will be re-exposed and form the wall of proposed kitchen and utility and be a feature.

No beams or wall timber will be touched by the proposed works.

The only alterations proposed which will affect any of the internal walls and ceilings are the removal of inbuilt cupboards and shelving (circa 1970s) and relocation of one door.

The inbuilt furniture was designed to fit in the given space on the ground floor, i.e. adapted to fit around features such as the timbers of the walls and ceilings. The shelving and study furniture (desk and drawers) have been fixed to the building using wall mounted wooden battens or brackets and then secured to the wall by screws. This will allow its easy removal as only a screwdriver will be required. When the furniture is removed the only evidence of its presence will be the screw holes and possibly wall plugs. Any remaining wall plugs will be removed and all screw holes will be repaired using a breathable lime based plaster.

The partition walls are free-standing, no structural support is needed for their removal. The additional floor exposed due to removal of these walls will be minimal and will be retiled with quarry tiles to match the existing floor surface. Ceilings will be made good with lime plaster to match existing finish. Any tiles lifted to provide underfloor electrical/plumbing services will be carefully removed and replaced.