

Heritage Statement

Wistaria Cottage The Street

Building History

'Wistaria Cottage' was first listed on 20 September 1984 as grade II. It is described as follows:

"C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Thatched roof. Casement windows. Ground floor portion of window-bay at north end."

It is thought there was a croft or small farm where 'Wistaria cottage' is sited from an earlier date. Whether this is 'Wistaria cottage' or a smaller part of the existing cottage which was there in 1559 is very difficult to verify. It was recorded that the property was bequeathed in that year "a cove and to ewes and a wether sheepe and my shoppe". The shoppe was the trade which was thought to be tailoring and not a retail business. Only in circa 1840 does the present cottage appears on a tithe map. This ties in with the listing description.

The cottage does show a definite enlargement from the what looks possibly a small single storey cottage which is the southern half. It looks to of been enlarged by adding the first floor and extending to the north. The rear two storey section and north single storey sections are much later than the rest of the cottage. The cottage is built of beach or pebble flint with red brick corner quoins and red brick quoins as window and door surrounds. The flint on the ground floor on the main part of the cottage to the front and rear up to the back door are of a higher quality and workmanship. There is also a definite line in the quoin brickwork to the north side of the front door and south side of the back door. This could suggest that the south end of the cottage is the oldest. The south side end elevation has sand cement render which had been done to protect the cottage from the weather and prevailing winds.

A small early 20th century single story lean to of white painted brick with a low pitch roof is to the rear of the single storey north end. This was possibly a store room for a green grocery shop in the single storey north end. The shop front could have been on the 'The Street' side of the single storey north end. The low flint wall in front has a large infill section. The conservatory was added in 2000 as per application EP/62/99/L and re-thatching in 2006 as per application Ep/33/06/L.

The schedule of works are as follows:

Temporary boarding to the opening between the existing conservatory and kitchen to be weather sealed and secure the property before the removal of the aluminium and glass conservatory structure. The brick dwarf walls are to remain as existing after the aluminium and glass structure is taken down and removed from the site. The new proposed orangery to be built and fixed without change or damage to the rear wall for the kitchen. The SVP which is exposed inside the conservatory will be covered in plasterboard box work. The flint wall above the flat roof will be made good and cleaned up where the conservatory was joined to the cottage.

Quantrill Design June 2019 AA/0519/HS