

Heritage Asset Statement

Mr and Mrs Evans.
Willow Cottage.
Yapton,
Arundel.
BN18 0EW



Replacement of garage door with window and internal alterations

Background

Willow Cottage is a Grade II Listed property with List Entry Number 1274486 and listed in September 1984.

The Listing Description of the property is as follows:

L-shaped cottage. C18 or earlier. Two storeys. Two windows. Red brick, south front stuccoed. Steeply pitched tiles roof. Casement windows.

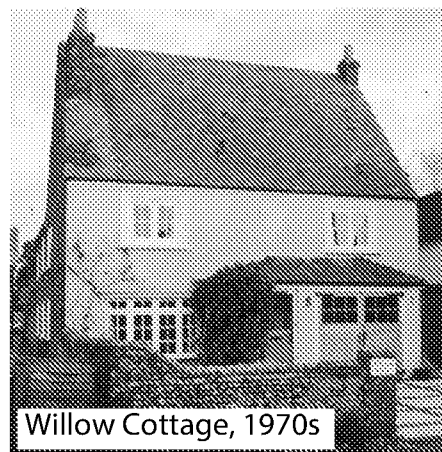
Research carried out on Willow Cottage describes the following:

Willow Cottage is said to date back to 1690, probably very small, with a much lower thatched roof. It was made into three cottages in the mid 1800s, then converted back to a single dwelling in 1954.





Willow Cottage, 1950s



Willow Cottage, 1970s

A single storey lean-to was added in the 1960s, abutting the front elevation of the building and comprises a porch and additional floor area to allow for a garage.

Research into the Planning history of the house shows the following:

- May 1954 (Y/2/54): Permitted Development / Conversion of 1 & 2 into one dwelling.
- January 1961 (Y/2/54/B): Garage.
- December 1963 (Y/2/54/C/B): Permitted Development / Alterations. (Works unclear).
- November 1967 (Y/53/67): Adaption of existing building to form studio/workshop/playroom. (Referring to the single storey building to the rear of Willow Cottage).
- June 1972 (Y/31/72): Permitted Development / Dwelling. (Works unclear).
- May 1972 (Y/31/72B): Permitted Development / Dwelling. (Works unclear).
- February 1973 (Y/1/73): Permitted Development / Alterations. (Works unclear).
- August 1994 (Y/35/94/L): Removal of Tyrolean decorative finish and earlier rendering. Re-render as prior to 1973 with new render having struck lines to front elevation only.

Proposal

The proposed works fall into two stages:

Replacement of the existing garage doors with timber windows:

As described in the Proposed Plans and Elevations, the replacement window would match the existing windows in terms of detailing and profiles, being painted timber.

In December 2018, Conservation Officer Martyn White agreed to the principle of this aspect of the work:

Dear Mr. Evans,

I have reviewed the property information, and consider that the concept of replacing the doors with a window would be acceptable from a conservation perspective. I have to stress that this is based on the general concept and not on receipt of any detailed drawings. As the property is listed, you would need to apply for Listed Building Consent.

I hope that this is of assistance to you

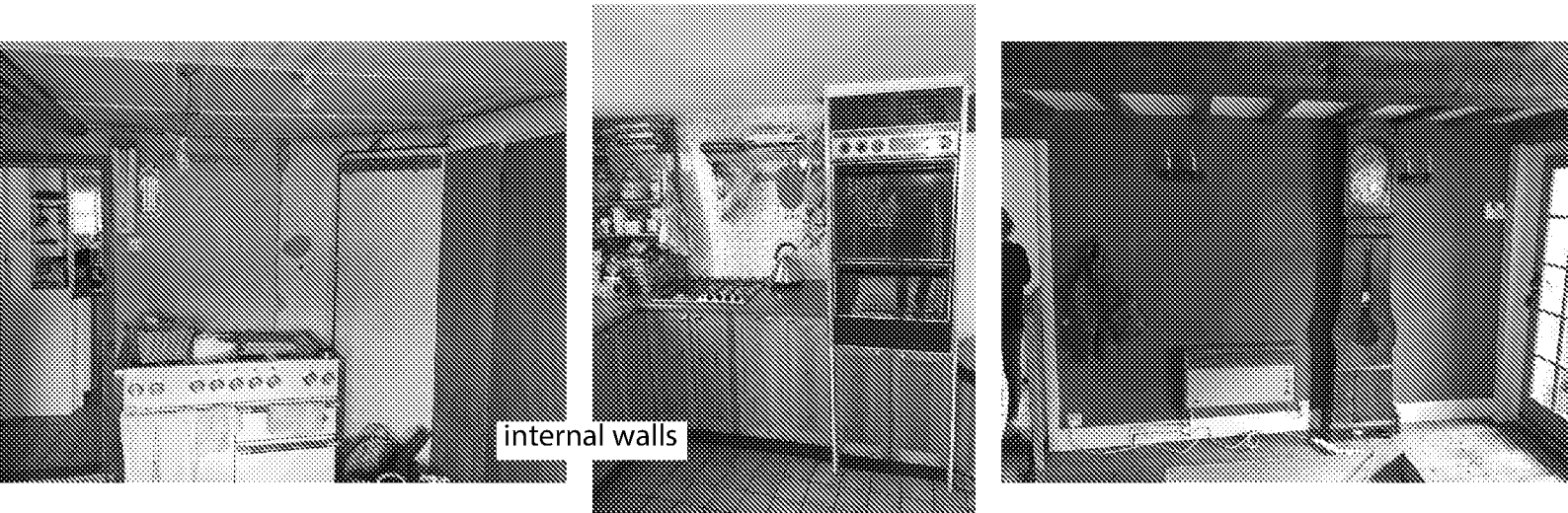
Kind Regards

Martyn

We therefore consider the proposal for this part of the work would not have a detrimental impact on the historic fabric of the property.

Removal of two internal walls:

To allow for an open-plan layout on the ground floor, the applicants are keen to remove two internal walls. In turn, this new combined area would include kitchen, dining and living room areas.



As part of the works carried out in the 1960s, it appears that alterations were made to the house's internal walls at that time, with modern internal doors and a new ceiling added in the garage.

The proposed work would re-expose lost ceiling joists and expose a hidden fireplace on the east side of the ground floor.

We therefore consider the proposal for this part of the work would have a minimal impact on the historic fabric of the property and, instead, would reintroduce many of the historic characteristics which were lost with the 1960s garage works.

Sam Evans (agent)

July 2019.