

Heritage Asset Statement

Willow Cottage. Yapton, Arundel. BN18 0EW



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.



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.
- July 2019: (Y/59/19/L): Removal of garage door and replace with window. Removal of interior walls (planning permission and Listed Building Consent granted).



Proposal

The proposed works replace the front door. The existing front door is a stable type, black painted timber door, with the top half glazed. Being of relative lightweight construction, this door was presumably introduced to the house as part of the 1960s front lean-to, matching the garage doors as shown in the 2019 photograph.

The proposed/replacement door is a half glazed solid door and, we believe, more in keeping with the style of the main house.

Conclusion

With its style and type, we believe the proposed front door would better suit Willow Cottage and would not have a detrimental effect on the property.

Prepared by SE Architecture.
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