

HERITAGE STATEMENT

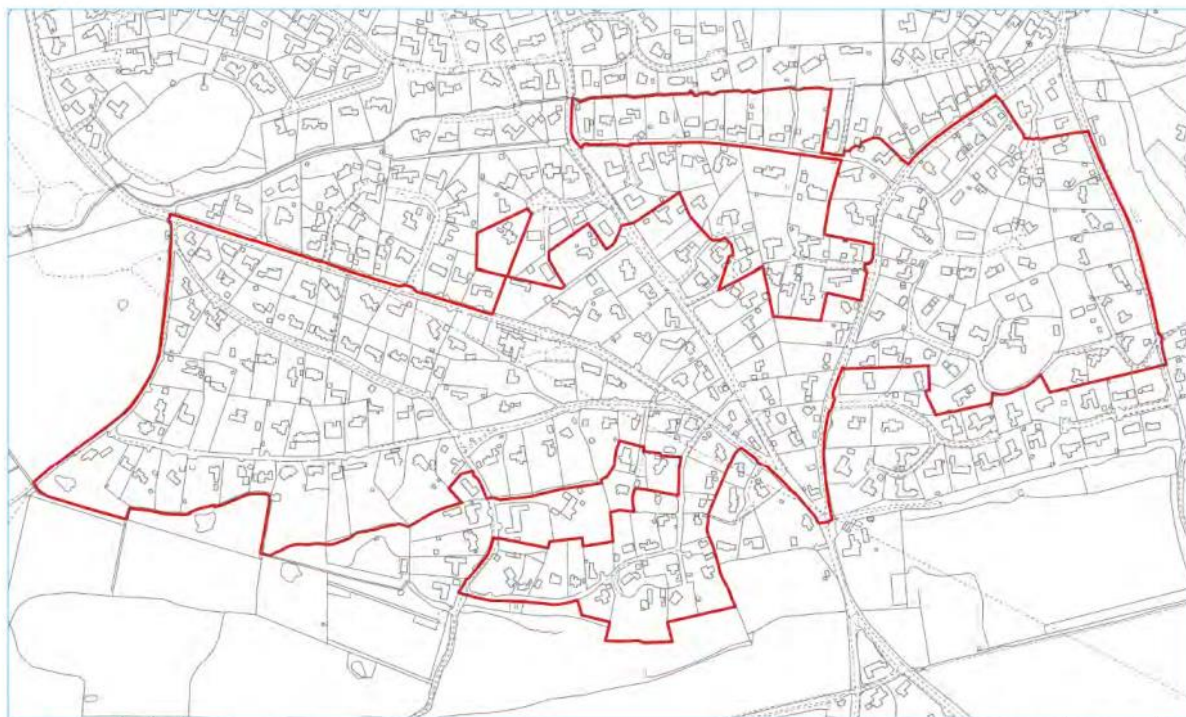
address: **FARTHINGS, SPINNEY LANE, WEST CHILTINGTON**

job description: **PROPOSED SIDE EXTENSION, ROOF ALTERATIONS
TO THE REAR AND DETACHED GARAGE**

Conservation Area

Farthings is a small 2-bedroom detached dwelling located in Spinney Lane, West Chiltington, within the Wells Cottage Conservation Area. Farthings Cottage is a 'Wells Cottage' and was designed by Reginald Fairfax Wells in the 1930's. The map below shows the extent of the conservation area.

Map of proposed conservation area.



Each Wells Cottage is considered to be a non-designated heritage asset. Farthings Cottage is a good example of one of the five standard models Wells initially conceived.

Various alterations have been carried out on many, if not all the cottages. Despite this they all remain recognisable as Wells Cottages and are considered to be of local historic and architectural interest.

Farthings Cottage



Walls

Brickwork is the principal wall construction material painted white (originally Sussex dinging white wash) above an unpainted plinth. A decorative dental course is used to add texture to the front elevation.

Roof

The roof may have originally been thatched as per many examples of Wells Cottages, however the roof is now covered with clay roof tiles. At the rear there is a dormer window with a pitched roof above and clad with black waney edge timber cladding. This dormer provides the headroom for an en-suite bathroom in one of the first-floor bedrooms.

It is unclear if this is original or has been added at a later time. It is understood that there were 5 basic designs of Wells Cottages but occasionally they were altered to suit the original buyers' requirements.



Windows

The original metal windows have been replaced with black double glazed UPVC but still include a brick cill with an arch above. The main roof has been arched over the first-floor bedroom window similar to an eyebrow detail.

Garage

The detached garage at the side is not thought to be original. This has been constructed with garden blocks painted white and has been poorly built. There are no piers giving the garage stability and therefore the pitched roof has started to spread leaving a dangerous structure.

The garage was originally timber framed but the garden block external walls may have been constructed at a later time under the original roof. The photo below shows the detached garage to the side of the main property.



Existing extensions / alterations

A detached garage has been built to the side of the property, which doesn't appear to be original as mentioned above.

The property has been extended to the rear and includes a very shallow pitched roof and a poorly installed bonnet hip. The original property has a steep pitch of approximately 45 degrees. Plain tiles should only be laid on a roof that has a minimum pitch of 35 degrees. The pitch at the rear is approximately 20 degrees and there are signs that rainwater has penetrated this section of roof.

The photo below shows the side elevation of the rear extension:-



Proposals

The client would like to propose the following alterations / extensions to the existing cottage:-

Side extension

The single storey side extension will replace the existing detached garage that requires demolition. This will provide an additional ground floor bedroom for the owner with an en-suite shower room.

The existing garage is built on the boundary line of the property. It is proposed to move the extension over to allow for external access to the side.

The ground floor walls will be set back from the main house and will closely match the existing with white painted brickwork and a facing brickwork plinth. The extension will include a crown roof (pitched at the side with a flat roof above) in order to avoid the first-floor window above. The roof will include clay tiles with bonnet hips. All windows are to match the existing designs.

Roof alterations at the rear

The client would like to remove the very shallow pitched roof above the kitchen and continue the 45 degree pitch around the dwelling. This will result in another crown pitched roof at the rear. The crown pitched roof will include a glazed atrium to provide natural light to the kitchen.

The roof alterations will also include a first-floor dormer window to match the existing. This will allow for another en-suite to be accessed via bedroom 1. The dormer will be finished with black waney edge boarding to match.

Detached garage

A new detached garage has been proposed with a new entrance on the other side of the garden. The garage will be timber framed with black stained timber cladding and plain tiles. This will match other examples of detached garages within Spinney Lane and the surrounding area.

The photo below shows an existing garage opposite the current entrance to Farthings Cottage.



Conclusion

The existing garage to the side and the infill extension to the rear have been poorly constructed and in need of urgent repair.

The majority of the roof alterations are located at the rear of the property and will be mostly unseen from Spinney Lane due to the large mature trees and hedges. These alterations will improve an existing roof which is currently not fit for purpose. The new pitched roof will match the existing 45-degree pitch of the original cottage. We feel that this would enhance the property at the rear and provide more natural lighting for the dark kitchen.

The side extension will be subservient to the host dwelling to ensure that the cottage is the main feature of the original Wells design. This will be achieved by setting the extension back from the front wall and providing a crown roof. All the detailing of the extension will closely match the original design. We feel that

this would enhance the front elevation as currently the garage has been rebuilt in garden blocks and is in a very poor condition.

The new detached garage will match the design of several other garages within the area. The garage will be timber framed on a brickwork plinth and finished with black stained timber boarding and clay plain tiles to the roof. Unlike other examples, the garage will be set back from the road, away from the large mature trees on the boundary. A new access will be provided from Spinney Lane.