

# Heritage Statement



## Extensions and alterations

Walcombe Cottage  
Helen Grant

1768 Rev. A

## 1.0 Historic and Special Importance of the Buildings

The Listing is as follows:

11/132 Cottage to east of Walcombe House

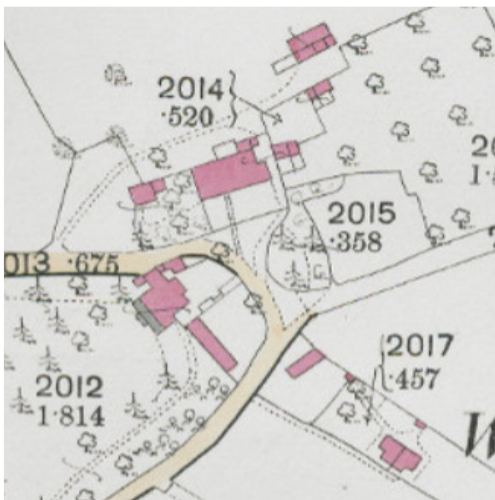
GV II

Cottage. Late C18-early C19. Rubble, pantiles, coped verges, brick stacks. Two storeys, 3 bays, 2-light iron casements with glazing bars. Door opening to right, panelled door. Included primarily for group value.

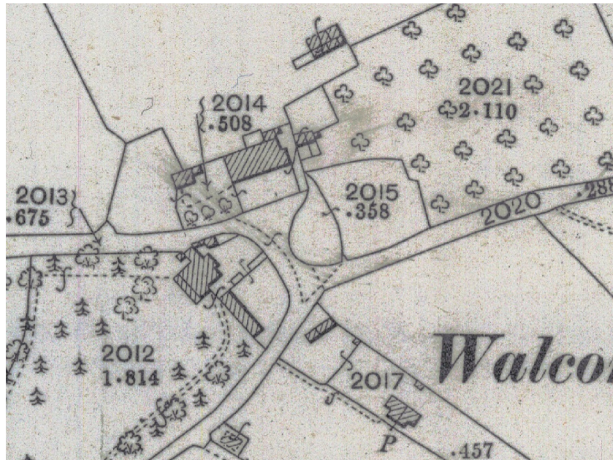
### Historic mapping



Tithe map



1888



1904

## 2.0 Justification of the Listing.

As the Listing states, the house is listed primarily for its group value. It forms one of a number of estate buildings in the Hamlet of Walcombe.

## 3.0 The Buildings' Setting

The building occupies a very rural setting within the cluster of buildings in the hamlet of Walcombe.

## 4.0 Justification for the proposed works

The current proposal follows an earlier application for a similar proposal. On reflection, the building owner wishes to amend this proposal in the following ways and as such is re-submitting the application:

- The walling materials for the rear and side extensions are now proposed to be a soft red brick.
- The size of the side extension has been enlarged slightly to the west in order to build up to the boundary.
- The rear extension has been enlarged slightly towards the garden, although there is no enlargement in height. This is to make the internal space more usable.
- A larger window is shown on the west elevation of the side extension. The windows in the rear extension will be timber.
- Internally, the shower room in the ground floor hall has been removed to make a space for coats and boots, and a smaller shower room is shown on the first floor landing. The en-suite in the master bedroom has been removed.
- The rooflight specification has changed to show a rooflight model that will sit closer to the zinc roof covering.
- The kitchen and living room are swapped, and the Aga will be moved from its current position in the existing kitchen into the new kitchen location. The flue is shown on the north elevation of the house

- The glazed roofing on the rear extension has been omitted and replaced with a rooflight for reasons of construction detailing and improved thermal insulation.

#### 4.1 Internal Alterations

**4.1.1** Drawn evidence from earlier alterations to the building (attached) show that the staircase has been moved to its present position. It is proposed to reinstate it into its earlier position as this represents a much more efficient use of space and allows the living room to be unfettered with circulation from the first floor.

~~4.1.2 It is proposed at the same time to reinstate the shower room into the same position as the earlier bathroom.~~

**4.1.3** Using this part of the house for these more functional uses makes good sense since it is quite a small area, leaving the layout of the remainder of the house less cluttered whilst still allowing for circulation from the front door.

~~4.1.4 On the first floor it is proposed to fit an en-suite shower room to the main bedroom, and a shower room on what is currently the landing to serve the other two bedrooms.~~

**4.1.5** On the first floor, it is proposed to fit a shower room on to the landing.

#### 4.2 Side Extension

**4.2.1** Space on the ground floor is very tight indeed. The current kitchen only really functions because the vintage kitchen furniture is petite – modern units would not fit in this space, making it very difficult to use on a day to day basis.

**4.2.2** The living room currently offers a good deal of space but the dining table is not very close to the kitchen, making it somewhat impractical.

**4.2.3** It is proposed therefore to create a kitchen dining space in a ~~side extension~~ what is currently the living room, freeing up pressure on the rest of the house and allowing for fitting a modern kitchen. This extension will be hidden behind a high rubblestone wall so as to avoid distracting from the very contained frontage of the cottage.

#### 4.3 Rear Extension

**4.3.1** The owners of the building are about to take responsibility for the care of a sick relative. They are also likely to care for a further relative later. For this reason, they would like to extend to the rear of the house, to offer a small contained bedroom and en-suite for their relative.

**4.3.2** The design of this extension purposely does not cross the whole of the rear of the cottage, and in keeping the floor level similar to the house, it means that the extension will feel sunk into the side of the garden slope, limiting its impact.

### 5. Specification

#### 5.1. Internal alterations

- 5.1.1. Take down the existing modern staircase and associated balustrade and make good the floor/ceiling below.
- 5.1.2. Clear all existing kitchen units, pantry and Aga along with first floor bathroom fittings.

- 5.1.3. Fit new staircase as shown on the drawings.
- ~~5.1.4. Build up new timber stud partitions on the ground floor to create the new shower room.~~
- 5.1.5. Adjust the partitions on the first floor to accommodate the new staircase and create new shower room.
- 5.1.6. Supply and fit the new shower room furniture.
- 5.1.7. Fit new soil stack and associated drain to serve the first floor w.c. closet and en-suite.
- ~~5.1.8. Build up new timber stud partitions on the first floor to form the w.c. closet and en-suite shower room.~~
- ~~5.1.9. Fit out the w.c. closet and en-suite~~

## 5.2. Side Extension

- 5.2.1. Build up the rubblestone wall as shown on the drawings. The stonework is to match that of the existing house in type, colour and laying pattern. The top of the wall is to be capped with Doulling stone capping stones. The door to be fitted in this wall is to be a plain framed ledged and boarded door, painted with satin finish paint. It is important that the style of this door is plain so that it does not detract from the front door of the house which much continue to read as the front entrance to the building.
- 5.2.2. Excavate for and lay the foundations of the extension, all in accordance with the structural engineer's calculations and instructions. The ceiling of the existing garage below may need some adjustment as a result.
- 5.2.3. Build up the walls of the extension in ~~block~~ cavity walling, ~~finished with Douglas Fir cladding.~~ With the external skin being a soft red brick.
- 5.2.4. Build up the carpentry for the roof of the extension, supply and fit the insulation and fit a zinc roof. Supply and fit 2 no NFO 05 Neo Advance rooflights from The Rooflight Company.
- 5.2.5. Supply and fit aluminium double glazed windows and bifold door to the extension. Finish of the frames to be powder coated sage green.
- 5.2.6. ~~Build up internal timber stud partitions and fit out.~~ Where the end gable of the existing house becomes internal, this is to be plastered with lime plaster and finished with a breathable paint.

## 5.3. Rear Extension

- 5.3.1. Excavate ground to the rear of the cottage and lay new foundations and slab in accordance with the structural engineer's instructions and drawings. Lay new drainage.
- 5.3.2. Build up the walls of the rear extension in a soft red brick with bath stone quoins. Windows to be timber finished the same colour as the windows on the side extension.
- 5.3.3. The roof of the rear extension is to be ~~part glazed, part~~ zinc as shown on the drawings.
- 5.3.4. Build up shower room timber stud partition and fit out shower room.

February 2020, revised January 2021

**Note: this is an outline specification and not suitable for use on site.**