



Figure 1 – Partial view of front

Existing site and location

A single residential dwelling, as a detached cottage, centrally located within its garden on the Eastern side of Ecchinswell Road, the main North South road through the village of Ecchinswell.

National Heritage List for England Listing NGR: SU 50307 60552:

Official list entry - Heritage Category: Listed Building Grade II

List Entry Number: 1092514

Date first listed: 18-May-1984

Date of most recent amendment: 18-Feb-2011

List Entry Name: WOODPECKER COTTAGE (AKA Kewell Cottage)

Parish: Ecchinswell, Sydmonton and Bishops Green

Details-18-MAY-1984 - Cottage, C17 and C19, with C20 and C21 extensions and alterations.

MATERIALS: Timber-frame, tile roof.

PLAN: The historic cottage is rectangular in plan oriented N-S with a W entrance elevation and E garden elevation. Ground floor: N entrance hall, central living room and S dining room. Modern additional rooms to the east. First floor: three W bedrooms, N bathroom, corridor running along E side of house. SE master-bedroom an addition of 2009. Attached



NE modern garage block not of special interest.

EXTERIOR: West elevation: box-frame of at least two phases: more substantial timbers to the C17 ground floor (particularly the posts, upbraces and what is now the girding beam); thin scantling of first floor is C19. Panels to both floors infilled with painted brick nogging. Off-centre porch with tiled lean-to canopy supported on reused timbers, central dormer and half-hipped tiled roof of late C20 date with off-centre chimney stack. All windows are modern metal casements. No visible timber-frame at ground floor level of S elevation. E elevation has been extended although the frame of the former rear (E) external wall survives at ground floor level, now an internal wall. Upper storey to E elevation all C20 stretcher bond brick.

INTERIOR: Hall and living room share a chimney stack with much modified fireplace: the bressumer is not original. Living room with axial beam and carpenter's marks identifying the correct positions of the joists. Living and dining room open into each other; their timber-framed E wall was formerly external. Blocked timber-mullion window visible in office W wall. office. All rooms beyond to the E are modern additions. Stairs used to rise from the hall but a modern flight now rises from the dining room. Hall ceiling has pine beams suggesting a late date. First floor: largely devoid of historic features apart from plank doors with iron latches of late C19 or early C20 date. Visible dividing wall between the two former cottages indicates the former N cottage had a single room to the ground floor with a fireplace in its S wall and opposing W and E doors. E wall to former S cottage is a consistent run of framing over two bays with a blocked rear (E) door to the centre. However, its W wall suggests that the end (S) bay is an addition as the scantling is less substantial and there are no exposed timbers to the S elevation at ground floor level. Internal division between the living and dining areas consists of re-used ex-situ timbers.

A-frame C19 and later trusses to roof with one rustic pole supporting the ridge pole although inspection restricted.

HISTORY: Woodpecker Cottage was formerly known as Kewell Cottage. It originated in the late C17 when the building consisted of a single-storey cottage or cottages, one room wide. In the C19 the roof was raised to accommodate a full first floor. The building is shown on the first edition Ordnance Survey map of 1873 as two cottages. The N cottage was L-shaped with a small extension, a presumed out-house, at its NE corner. The location of the access path as shown on the map indicates the front door is in the original position. The S cottage was also L-shaped with a presumed small out-house extension at its SE corner. By 1895, the NW corner of the N cottage had been infilled to form a rectangular, but still bi-partite, property. A well is marked to the E of the S cottage. By 1911 the rear (E) extension of the S cottage was remodelled as a narrow N-S extension. The cottages were unified sometime after this.

The house has also been modified in the C20. In 1974 a garden room was added to the NE. Circa 1980 the thatched roof was replaced by the present tiled roof. In 2009 a kitchen was added to the SE with a master bedroom above. An office was created on the ground



floor in the space between this new extension and the sun room. All late C20 and early C21 alterations and extensions are not of special interest.

*REASON FOR DESIGNATION: Woodpecker Cottage, Ecchinswell, a timber-framed cottage of C17 origin, is designated at Grade II for the following principal reasons: * Date: a cottage built in two phases, in the C17 and C19, and thus a relatively early survival nationally * Fabric: a modest vernacular cottage which retains evidence of its two-phase timber-frame.*

Appraising Context

The building has been subject to a series of modern modifications. These include the removal of the thatch and original windows.

Principle of Design

The windows identified in this application are identified within the listing as ‘*All windows are modern metal casements.*’ The proposal is to replace the identified modern, single glazed windows with discrete double glazed, timber windows.



Figure 2–Modern metal casements

Design Proposal

The proposed windows would be of a style more in keeping with the original cottage. Side hung opening casements with glazing bar arrangement to achieve portrait orientated glazing. The minimal impact of the glazing bars to be achieved in conjunction with black spacer slim-profile double glazed units.

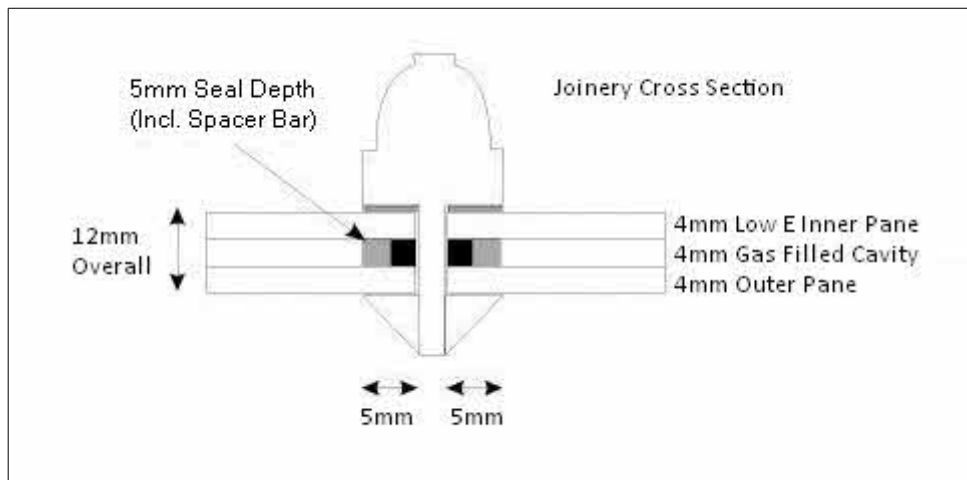


Figure 3 – Cross section of window bar

Vehicular and Pedestrian Access

Pedestrian and vehicle access onto the site will remain unaltered.

Flood Risk Statement

The proposals are for works to the windows and as such will not affect the topography of the site. Due to the small nature of the development, this flood risk statement aims to address the salient points without providing a full Flood Risk Assessment.

There is to be no increase in impermeable areas. The conclusion of this statement is that there would be no increase in the risk of flooding.

Conclusion

The proposal forming this Listed Building application has been carefully considered and assessed, taking into account all relevant factors. The proposal is in keeping with the locality and the current trends for development.