

Historical Reference of works conducted to Westend Cottage since 1971

The following is an approximate timeline of works conducted to Westend Cottage since its listing date in 1971. These works were conducted without LBC.

1980's:

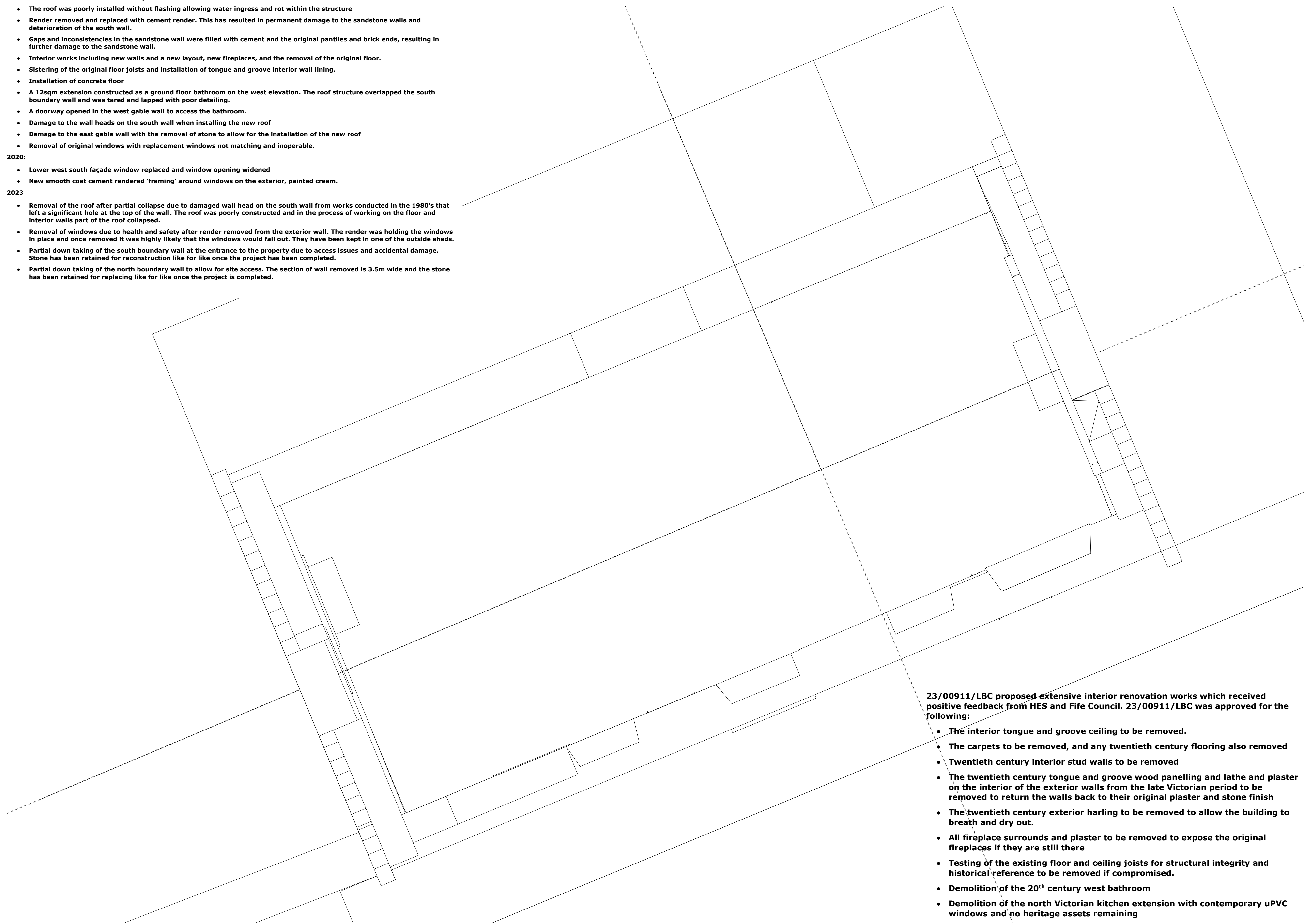
- Roof removed and replaced with engineered trusses and pantiles not in keeping with the original building. The lower four courses of slates were removed and not replaced
- The roof was poorly installed without flashing allowing water ingress and rot within the structure
- Render removed and replaced with cement render. This has resulted in permanent damage to the sandstone walls and deterioration of the south wall.
- Gaps and inconsistencies in the sandstone wall were filled with cement and the original pantiles and brick ends, resulting in further damage to the sandstone wall.
- Interior works including new walls and a new layout, new fireplaces, and the removal of the original floor.
- Sistering of the original floor joists and installation of tongue and groove interior wall lining.
- Installation of concrete floor
- A 12sqm extension constructed as a ground floor bathroom on the west elevation. The roof structure overlapped the south boundary wall and was tared and lapped with poor detailing.
- A doorway opened in the west gable wall to access the bathroom.
- Damage to the wall heads on the south wall when installing the new roof
- Damage to the east gable wall with the removal of stone to allow for the installation of the new roof
- Removal of original windows with replacement windows not matching and inoperable.

2020:

- Lower west south façade window replaced and window opening widened
- New smooth coat cement rendered 'framing' around windows on the exterior, painted cream.

2023

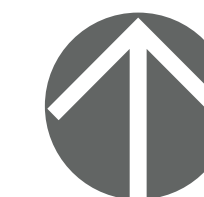
- Removal of the roof after partial collapse due to damaged wall head on the south wall from works conducted in the 1980's that left a significant hole at the top of the wall. The roof was poorly constructed and in the process of working on the floor and interior walls part of the roof collapsed.
- Removal of windows due to health and safety after render removed from the exterior wall. The render was holding the windows in place and once removed it was highly likely that the windows would fall out. They have been kept in one of the outside sheds.
- Partial down taking of the south boundary wall at the entrance to the property due to access issues and accidental damage. Stone has been retained for reconstruction like for like once the project has been completed.
- Partial down taking of the north boundary wall to allow for site access. The section of wall removed is 3.5m wide and the stone has been retained for replacing like for like once the project is completed.



23/00911/LBC proposed extensive interior renovation works which received positive feedback from HES and Fife Council. 23/00911/LBC was approved for the following:

- The interior tongue and groove ceiling to be removed.
- The carpets to be removed, and any twentieth century flooring also removed
- Twentieth century interior stud walls to be removed
- The twentieth century tongue and groove wood panelling and lathe and plaster on the interior of the exterior walls from the late Victorian period to be removed to return the walls back to their original plaster and stone finish
- The twentieth century exterior harling to be removed to allow the building to breath and dry out.
- All fireplace surrounds and plaster to be removed to expose the original fireplaces if they are still there
- Testing of the existing floor and ceiling joists for structural integrity and historical reference to be removed if compromised.
- Demolition of the 20th century west bathroom
- Demolition of the north Victorian kitchen extension with contemporary uPVC windows and no heritage assets remaining

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A2.6

Roof Plan LBC
1:25 @ A1



**FEATHERSTONE PROJECT
WESTEND COTTAGE**

Document Date:
October 02, 2023

Document Phase:
Planning Permission

rev. date remark

Existing Floor
Plans

A2.6