

1 HORSELL GRANGE, KETTLEWELL HILL, WOKING GU21 4JA**HERITAGE STATEMENT – DECEMBER 2023****Revision: A****1. INTRODUCTION**

This Heritage Statement has been prepared to support a Listed Building Application for minor alterations to an existing Grade II listed building.

The statement should be read in conjunction with existing and proposed plans and elevations and the Design and Access Statement.

2. SITE AND CONTEXT**A. LOCATION**

The house is located on Kettlewell Hill to the north of Woking town centre.

B. EXISTING HOUSE

The existing house is now one of three, originally a single house believed to date from the early part of the 18th century. Number 1 is located in the south-east corner and is served by a private drive off Kettlewell Hill.

It appears Horsell Grange was first constructed as a five bay house in the early C18, with additions in C19. The property was Grade II listed in 1976.

The English Heritage entry describes the property:

‘ House now extended and divided. Early C18 with C19 additions. Original part brown brick with red brick dressings, whitewashed brick to right; hipped plain tile roof with ridge stack to left of centre. Two storeys with string course to parapet, and end pilaster piers; sash windows under gauged head for three bays to left, hoods over two windows to right. Central single storey passage projecting forward to gable and containing recessed 6 panel door with traceried fanlight and C20 open segmental porch hood and scroll console brackets. Late C19 additions to right hand return front with 2 tile hung angle bays; cottage attached to left hand return front.’

3. DESIGN**A. BRIEF**

The design brief is to replace a defective flat roof and rooflight over the existing Utility Room. The roof is located to the rear of the property along the boundary between No.1 and No.3 Horsell Grange.

B. PROPOSAL

The flat roof is to be removed and the adjacent pitched roof over the kitchen extended over the utility room. The new roof will be hipped to reduce the mass of the structure and the visual impact on No.3 Horsell Grange. A ridge mounted roof light is to be installed and new rainwater goods and valley gutters installed or refurbished.

C. IMPACT

The proposed works are confined to a new roof over the Utility room, one of the later additions to the original house, and therefore has no historical significance in itself.

The new roof will primarily be an extension to the existing roof over the kitchen and be clad in plain tiles to match existing. The new roof is to the rear of the property and set well back from the main façade as it sits behind the metal roofed car port. This will reduce the visual impact of the proposed work and provide a separation between the new and old resulting in having no impact on the historic nature of the listed building.

END

Rev A – January 2024