

Rookery Cottage

Design, Access and Heritage Statement



Introduction

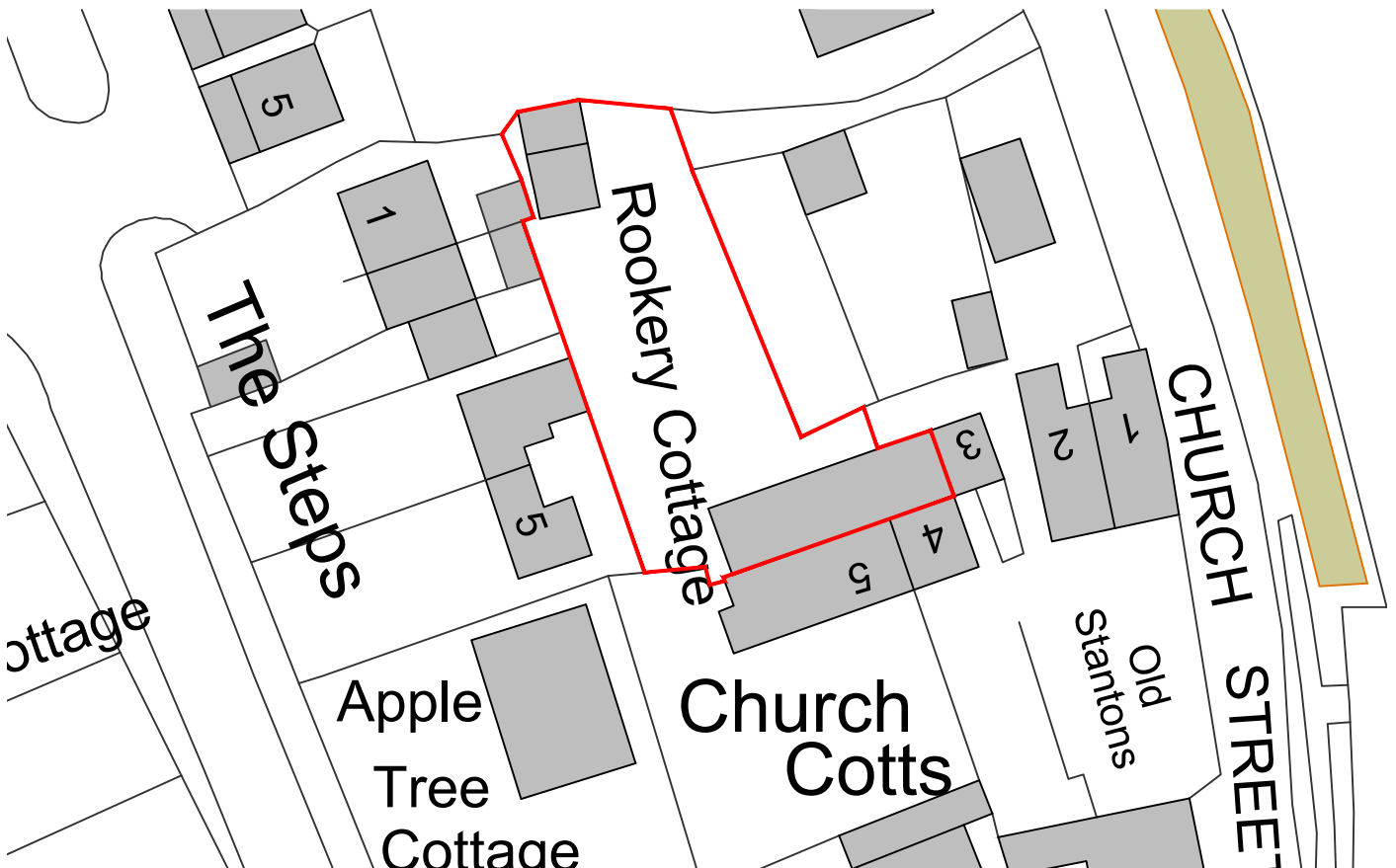
Rookery Cottage, is a grade II listed cottage located in Effingham, Surrey. The cottage is part of an extended medieval hall house and listed as part of a group of cottages. The cottage is also located within the Effingham conservation area.

Rookery Cottage, is 1 of 4 cottages which has been sub-divided from RUFFINSHAW, a medieval hall house. Ruffinshaw was sub-divided in a creative way and Rookery Cottage has a flying freehold over both ends. The ground floor of Rookery Cottage is believed to be the original open plan hall. Rookery cottage has been extended twice at the west end, providing a modern kitchen and bathroom space within the cottage. The later of these extensions is believed to have been carried out in 1989 and the earlier section is likely earlier 20th century.

The brief for this project is to add an additional single storey rear/ side extension to Rookery Cottage, to provide an orangery space and additional storage. The aim is to provide a light and airy extension to Rookery Cottage, as the current historic building although full of character is dark with limited connection to the garden. The design aims to be modern in design, with simple lines. It is proposed that the rear section of the extension extends the existing ridge of the extension and then the front section is a flat roof, sitting just below the eaves of the existing building. The extension is proposed to be oak frame, with a dwarf section of brick wall and the sides are proposed to be clad in oak. It is also proposed to add an en-suite bathroom at first floor. It should be noted the stairs are relatively steep and so this addition would enable facilities to be provided closer to the bedrooms.

This report aims to explain to the reader the outline history of Rookery Cottage, provide a statement of significance for the building, explain the design of the alterations and analysis the impact this has on the listed building and context of the area. .

Location Plan



Site Analysis and History

Rookery Cottage is a grade II listed cottage and is listed as part of a group of cottages. The Listing description notes:

TQ 15SW EFFINGHAM C.P. CHURCH STREET

6/81 Nos. 3, 4, 5 and 6 (Church Cottages, including Rookery Cottage)

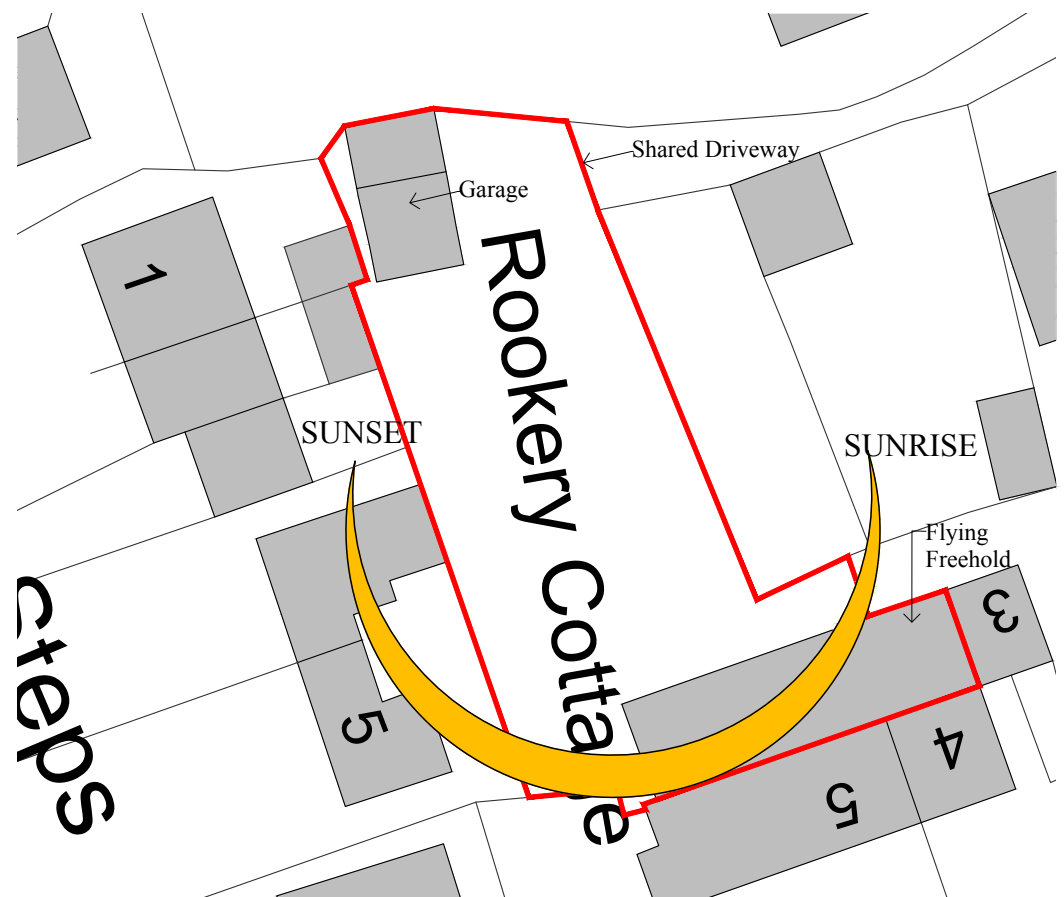
GV II

Possible Hall house, now extended and divided. Early C16, extended to left and rear in C18, C19 and C20. Timber framed on rendered plinth to ground floor left, tile hung above with brick clad cross wing and extensions to rear. Plain tiled roofs. T shaped plan with cross wing to left, at right angles to street. 2 storeys with ridge stacks to centre and stacks to rear. 2 windows to first floor, leaded, and 3 windows to ground floor right. Further window in pentice extension to right end. Gabled bay to left with brick dentils on gables. Irregular casement fenestration with one window on each floor and one window between floors. C20 door to right (No. 6) 2 part glazed doors, 1 stable style to left. Double gabled wings to rear, with one first floor casement window to each gable. Brick porch on left (No. 5) trellis porch to right (No. 4). Part glazed door to end of cross wing in open gabled porch (No. 3).

One of the key reasons this building is listed is due to its overall appearance and relationship with the rest of the group of cottages forming the Medieval Hall House. Therefore it is essential when altering this property that consideration is given to the impact on the neighbouring properties, as well as the surrounding area.

A search on the Heritage Gateway returned no further information on Rookery Cottage or its neighbouring properties.

In 1975, Surrey Domestic Buildings Research Group reviewed the building and wrote up a short summary of the Medieval hall House, originally known as RUFFINSHAW, before being converted into 4 individual dwellings. This report is shown in the Appendix.



Site Analysis and History

A search on the local authorities planning portal, looking at Rookery Cottage, has revealed the following applications, the relevant applications are highlighted in yellow:

Planning Applications (16)

- **Remove overhanging branches back to suitable growth points 2m from boundary line and reduce top o...**
Ref. No: 09/T/00096 | Status: Decided
- **DEMOLITION OF EXISTING TIMBER GARAGE AND ERECTION OF NEW GARAGE (AS AMPLIFIED BY PLANS RECEIVED...**
Ref. No: 85/P/01223 | Status: Decided
- **SINGLE STOREY EXTENSION TO KITCHEN (AS AMENDED 08/03/89)**
Ref. No: 89/P/00019 | Status: Decided
- **APPLICATION FOR LISTED BUILDING CONSENT FOR SINGLE STOREY EXTENSION TO KITCHEN (AS AMENDED 08/03...**
Ref. No: 89/P/00056 | Status: Decided
- **APPLICATION FOR PERMISSION TO FELL TWO CONIFERS**
Ref. No: 90/T/00002 | Status: Decided
- **APPLICATION FOR PERMISSION TO REDUCE IN SIZE ONE WILLOW, ONE BEECH AND TWO SYCAMORES**
Ref. No: 92/T/00006 | Status: Decided
- **Permission to fell one Apple tree.**
Ref. No: 93/T/00078 | Status: Decided
- **Application to fell 10 Conifers and reduce Willow and Plum tree by 50%**
Ref. No: 95/T/00072 | Status: Decided
- **Application to prune back Beech tree to boundary.**
Ref. No: 98/T/00118 | Status: Decided
- **Application to reduce by 20% and crown thin by 25% a Beech tree.**
Ref. No: 98/T/00181 | Status: Decided
- **Application to fell a Willow tree in the centre of the garden.**
Ref. No: 99/T/00056 | Status: Decided
- **Application to reduce the size of two Sycamore trees to 50% of present size.**
Ref. No: 99/T/00068 | Status: Decided
- **Erection of a brick built garage. (As amended by plans received 07/01/98).**
Ref. No: 97/P/01347 | Status: Withdrawn
- **Listed Building Consent for erection of a brick built garage to replace the existing timber gara...**
Ref. No: 97/P/01348 | Status: Withdrawn
- **Fell two Sycamore trees (Effingham Conservation Area).**
Ref. No: 13/T/00033 | Status: Decided
- **Beech tree – crown thin by 20% and reduce height by 2m (Effingham Conservation Area).**
Ref. No: 21/T/00250 | Status: Decided

No further information on the above application is given, however based on the description it is assumed this is the east extension to Rookery Cottage which now houses the kitchen.

Relevant Policy

Effingham Neighbourhood Plan

ENP-G2: Landscape, Heritage, Character, and Design

To conserve the essential landscape, heritage and rural character of the Plan Area whilst promoting sustainable development within the village area in accordance with ENP-G1, all development proposals must:

1. Respect the rural and landscape character and the setting of Effingham identified within the Guildford Borough Council Landscape Character Assessment; in particular by conserving the open countryside in and around the village area and the key strategic views and vistas described in schedule (A). Development proposals should have regard to key views and vistas and should be designed to minimise the effect on the existing landscape character and long distance views across the Plan Area, or on attractive outlooks from within the built area.
2. Reflect the layout and character of the historic village settlement hierarchy, which is based on the original Saxon settlement with St Lawrence Church as the focal point, and also the nationally and locally listed (and proposed) heritage assets and their settings, identified in schedule (B), both within Effingham Conservation Area and in the wider Plan Area. Developments must not harm the significance of or the settings of these assets, nor be of a scale or proximity that harms the historic balance of features within the Conservation Area.
3. Maintain the character of the built environment by ensuring that the scale and height of new buildings are proportionate to their surroundings, and that attractive features and boundary walls, fences, trees, hedges, and parkland are retained to ensure that new developments blend in with the landscape. Native species should be used for hedges and tree planting.
4. Utilise materials and finishes in new buildings, walls and hard landscaping, which are consistent with or otherwise respect the traditional built form and character of the locality, for example flint, brick, clay tile, render and stone.

ENP-G3: Archaeology and the Historic Environment

All development proposals shall have regard to the potential impact on the historic environment and the Effingham Conservation Area and should conserve heritage assets (designated and non-designated and including non-designated archaeological remains) in a manner appropriate to their significance, including any contribution made by their setting. Proposals that could have an impact on a heritage asset are required to demonstrate the asset's importance and potential impact on its significance and how any harm has been avoided or minimised. As a minimum the relevant historic environment record should be consulted. Proposals are required to demonstrate that they avoid or minimise harm through impacts on non-designated archaeological remains recorded either in Surrey County Council's Historic Environment Record and or in records concerning the Area of High Archaeological Potential set out in the Guildford Local Plan.

Guildford Borough Local Plan 2015-2034

POLICY S1: Presumption in favour of sustainable development

- (1) When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work pro-actively with applicants jointly to find solutions that mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- (2) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in adopted neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- (3) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - (a) The application of policies in that Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (b) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

POLICY D2: Climate Change, sustainable design, construction and energy

Sustainable design and construction

- (1) Proposals for zero carbon development are strongly supported. Applications for development, including refurbishment, conversion and extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated including (where applicable):
 - (a) the efficient use of mineral resources and the incorporation of a proportion of recycled and/or secondary aggregates
 - (b) waste minimisation and reusing material derived from excavation and demolition
 - (c) the use of landform, layout, building orientation, massing and landscaping to reduce energy consumption
 - (d) water efficiency that meets the highest national standard and
 - (e) measures that enable sustainable lifestyles for the occupants of the buildings, including electric car charging points
- (2) When meeting these requirements, the energy and waste hierarchies should be followed except where it can be demonstrated that greater sustainability can be achieved by utilising measures further down the hierarchy.
- (3) Major development should include a sustainability statement setting out how the matters in this policy have been addressed. Smaller developments should include information proportionate to the size of the development in the planning application.
- (4) All developments should be fit for purpose and remain so into the future. Proposals for major development are required to set out in a sustainability statement how they have incorporated adaptations for a changing climate and changing weather patterns in order to avoid increased vulnerability and offer high levels of resilience to the full range of expected impacts. Climate change mitigation, decentralised, renewable and low carbon energy
- (5) The development of low and zero carbon and decentralised energy, including (C)CHP* distribution networks, is strongly supported and encouraged.
- (6) Where (C)CHP distribution networks already exist, new developments are required to connect to them or be connection-ready unless it can be clearly demonstrated that utilizing a different energy supply would be more sustainable or connection is not feasible.
- (7) Proposals for development within Heat Priority Areas as shown on the Policies Map and all sufficiently large or intensive developments must demonstrate that (C)CHP has been given adequate consideration as the primary source of energy.
- (8) All (C)CHP* systems are required to be scaled and operated in order to maximise the potential for carbon reduction.

POLICY D3: Historic environment

- (1) The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported.
- (2) The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPE.

Historic Maps

1873



1897



Historic Maps

1914



1935



Existing Images

EXTERNALS



Existing Images

INTERNALS



Existing Images



Assessment of Significance

Rookery Cottage, is grade II listed, as part of a group of cottages. The cottages were originally all 1 large medieval hall house, before being sub-divided. Since being divided the cottages have been extended in multiple directions to provide each cottage with suitable space. Rookery Cottage itself has been extended twice to the West. This assessment reviews the property in outline, describing the externals and internals of the cottage, before understanding the significance of the listed building.

EXTERNALS

NORTH ELEVATION (FRONT)

The north elevation is now the main entrance to Rookery Cottage, no. 4 and no. 3 Church Cottages. The north elevation is therefore shared between multiple properties. The west section of the elevation is a later extension. However externally the older section of the elevation is a 2 storey timber frame with a clay tile roof over. At ground floor the timber frame is still visible with brick infill between. The timber work has all been painted black. At the base is a black painted plinth, likely stone. The brick infill panels are painted white. The 3 west bays have timber casement windows, each with leaded lights and timber cills. The 4th bay has a timber door and small staircase window. The mid-rail is then visible, again painted black. The first floor is hung with clay tiles, this is likely a later addition on top of the timber frame. Timber casement windows are then seen in the tile hanging at first floor. This elevation has uPVC guttering and downpipes.

The main roof is steeply pitched and gabled at the west end. Clay tiles are visible on the north elevation.

The north elevation has 2 later extensions at the west end. The earlier of these extensions, likely mid 20th century is a lean to extension connecting at the apex to the historic building with a lead flashing detail. This mono-pitched roof is clay tiled. The north elevation is brickwork, painted white, with a timber casement leaded light. The base has a black painted plinth.

The later of these extensions, was built in 1980/ 90's and has a twin gabled roof. The ridge has decorative clay ridge tiles. From the north elevation the roof slope is visible with the clay tiles and decorative clay ridges. The north elevation wall is brick, painted white, with a black painted plinth. The rainwater goods are uPVC.

WEST ELEVATION (SIDE)

Visible in the west elevation is primarily the single storey 1980/90's later extension. This single storey extension has a twin gabled roof with a lead valley gutter between the roofs. The roofs have decorative clay ridges and plain timber barge boards. The west elevation, on the south side connects to the neighbouring property with a valley gutter. The west elevation walls are brick, painted white with a black painted plinth. The north gable has a timber casement window in and the south gable has a timber entrance door.

A small section of the brick earlier 20th century wall is still visible with a mono pitched clay tile roof over.

Behind the later extension the gable of the medieval hall house is visible, although this appears to have been re-faced. The gable section has tile hanging, with the centre having a diamond decorative detail within the tile hanging. This area of tile hanging has a long thin timber casement window. The area below the tile hanging is brickwork and centrally located within this elevation is a timber casement window. It should be noted that both of these windows are for no. 5 Church Cottages, not Rookery Cottage.

SOUTH ELEVATION: All Party Wall, not visible.

EAST ELEVATION: All Party Wall, not visible.

INTERNALS

GROUND FLOOR: LIVING ROOM

The living room is split into 2 open plan spaces. The east end is believed to be where the open hall was located. The fireplace is a later addition, when the floor was added above this area, and is believed to back onto the original cross-passage. The staircase, which wraps around the fireplace would have been added at this stage also. The ceiling has exposed joists, with plaster between the joists. There is an interesting jetty detail in the ceiling. The floor is quarry tiles. The walls have exposed timber frames, painted black with plaster infill panels, painted white. The inglenook fireplace is brick with an open fire in the centre and a hood over the fire.

The partition wall between the east and west space has timber stud work with plaster infill panels and a stone plinth. It is believed that this space would have originally been part of the open hall and then converted into a solar above. The ceiling in this space has exposed timber joists with plaster infill between the joists. The floor is quarry tiled. The walls are painted plaster. The north elevation has 2 timber casement leaded windows. The west elevation would have originally been an external wall. This elevation has 2 doors. The south door provides access to the W/C and the north door provides access to the kitchen.

Assessment of Significance

GROUND FLOOR: KITCHEN

The kitchen is located in the later extension. The kitchen is 'L' shaped, as the bathroom takes a square out on the south east corner. The kitchen has a tiled floor and painted plaster walls, with areas of tiled splash back. To the east side of the kitchen the ceiling has exposed rafters with plaster between joists. To the west side is a painted plaster ceiling. The West elevation has an entrance door to the south and a timber casement window to the north. The north elevation has 2 timber casement windows. The kitchen has modern kitchen units.

GROUND FLOOR: BATHROOM

The bathroom is located in the later extension. The room has a timber boarded floor with modern tiled walls and a modern plastered ceiling. The bathroom has modern sanitary ware.

STAIRCASE/ LANDING

The timber staircase wraps around the fireplace. The staircase has stairs on an angle towards the base, turning the staircase 90 degrees. The staircase then heads straight up. The landing has additional steps into each bedroom. The west bedroom is slightly higher than the east. The walls have exposed timber frames with plaster infill between. The north elevation has a small leaded light allowing natural lighting into the space.

FIRST FLOOR: WEST BEDROOM

The west bedroom is over part of the living room and it is believed that this space would have historically have been part of the open hall below. This space has exposed timbers, which have been painted black. The ceiling has sloped sections to both the north and south. The main section of ceiling is flat, however it is likely this is a later insertion of plaster ceiling. The north walls have exposed timbers and white painted brickwork infill with 1 timber casement window. The east and west wall is painted plaster between exposed timbers. The south wall is obstructed by timber fitted cupboards, with a timber cill over, therefore the wall is not visible. The floor is carpet, likely over timber floorboards.

FIRST FLOOR: EAST BEDROOM

The east bedroom has exposed timbers, painted black with white painted plaster infill panels. There is a double timber casement window in the north wall and a single timber leaded light in the south elevation. The ceiling is partially sloped to the north and south and the central section is a flat painted plaster ceiling. The floor is carpet, likely over timber floorboards.

Assessment of Significance

After reviewing the cottage both internally and externally, the following significance is given to key items:

Items of the HIGHEST SIGNIFICANCE:

The element of the highest significance is that this building was once part of a medieval hall house and Rookery Cottage is based around the central part of this hall house, what was believed to have been the open hall. Therefore the living area, which is believed to have been the open hall is the element of highest significance.

Other elements of significance are the inglenook fireplace, which although is not original to the open hall house, speaks a lot about the development of house and fireplaces generally and is still of significant age.

Items of LESS SIGNIFICANCE and therefore are open to change:

The element which detracts most from the significance of this building is its sub-division. This is not possible to address or review, however should be understood as a factor which detracts from the buildings significance.

The rear extensions, which provide the kitchen and W/C spaces were built in the 1980's/ 90's and although do not distract from the significance of Rookery Cottage, do not contribute to the buildings significance and are not of high quality design.

Based on Historic England's Conservation Principals and Assessment (2008), the building has had its significance assessed and is described below:

EVIDENTIAL VALUE

The building has a Medium level of evidential significance. The building has had considerable work internally, and been sub-divided which makes it difficult to yield all the evidence of how people may have lived in the Medieval Hall House. However this is a timber frame structure, and the main medieval areas are still relatively readable, therefore this building is of Medium Level of significance.

HISTORICAL VALUE

The building has Medium historical value, it is a private house and has been in private ownership since it was bought. It is a timber framed building and the way in which it was originally constructed can still be read and understood as well as the changes which have occurred to the building over time.

AESTHETIC VALUE

This building has a Medium level of aesthetic value. The building has been reorientated by its conversion into multiple dwellings and has been extended in a number of directions. However the primary materials of the building are still vernacular and in-keeping with the surrounding area and neighbouring properties. The aesthetic value has been significantly reduced by the buildings sub-division and later extensions.

COMMUNAL VALUE

This property has Low communal value, as it is a private building and is set back from the road so barely visible to the community and therefore only offers minimal contribution to the area and street-scape.

Furthermore in-line with Historic England's guidance on Heritage Statements the significance of the following has been assessed:

ARCHAEOLOGICAL INTEREST

It is thought that Rookery Cottage has MEDIUM Archaeological interest. The cottage is part of a timber framed building, which is believed to have been a medieval hall house. The timber frame is likely to yield some evidence of how the building has been used historically.

ARCHITECTURAL AND ARTISTIC INTEREST

Rookery Cottage has MEDIUM Architectural interest. This is because the craftsmanship and timber details of the historic element of the cottage are interesting and aesthetically pleasing. The later additions to the east side of the cottage are basic in design and not aesthetically pleasing or architecturally interesting.

HISTORIC INTEREST

It is believed that Rookery Cottage has a HIGH historic interest significance, the building is believed to have been a medieval hall house and has then been used and adapted in a number of ways since then, providing accommodation which meets the needs of people at that particular time.

Summary of Proposal

The proposal for Rookery Cottage is to carry out a rear/ side extension to provide a light orangery space connected directly to the garden and additional storage.

Internally it is proposed to add an en-suite at first floor. This is proposed to be located where the current built in wardrobes are currently located in the most western bedroom. The en-suite will be small but functional providing a shower, w/c and basin. An extractor fan will be located in the sloped section of the ceiling and will vent through the roof to the externals. The extractor will be vented through an in-line clay vent in the roof. The drainage

The extension is proposed to be in 2 parts.

The rear section proposes to build along the boundary, using the existing walls of the shed to provide the corner. The existing rear gable is proposed to be extended over the new extension. This aims to provide a space with the same internal heights as the existing kitchen. This will be the part of the extension which has the greatest height, but is still considerably lower than the historic element of the building, reading as subservient.

The front section of the extension is proposed to be built of an oak frame. The north and east elevation are proposed to be glazed with oak detailing, built on a dwarf brick wall. The west and south elevation is proposed to have a dwarf brick wall with oak cladding over. The front section of the extension is proposed to have a flat roof with a roof lantern. A log burner is also proposed to be located in the front section of the extension, with its flue projecting through the roof.

It should be noted the reason for the extension is to provide a space which the current historic building does not provide. The historic building is full of character and charm but has relatively low ceilings and small windows, making the space feel fairly dark and disconnected from the garden, so this extension aims to 'add' to the historic building, retaining all the historic fabric, in order to provide a space which is light and connects directly to the garden.

This proposal has considered the neighbours of Rookery Cottage and this proposal will have minimal impact on the neighbouring properties as it is proposed to be located as far away from the neighbours possible. The extension will not overlook any neighbours or block any light to neighbours.

Sustainability has been considered throughout the design process. It is proposed to use materials which are natural, local and sustainable sourced where possible. Oak is the primary material, alongside bricks and clay tiles.



Summary of Proposal

CONSIDERATION OF POLICY

The policy which is highlighted in the 'Relevant Policy' section has been used to guide the design for the extension to Rookery Cottage. The key items to note are:

- In line with ENP-G2, the proposal does not block any key vistas or views of Effingham and is only visible from Rookery Cottage. The extension aims to be read as modern but utilise materials which are in-keeping with the vernacular of the area. The scale of the extension has been considered and aims to read as subservient to the historic buildings, easily readable as a later addition. It is not intended to remove any trees as part of this proposal.

- In-line with ENP-G3, the significance of Rookery Cottage has been assessed and the building fully understood before any proposals were developed. On the following page the impact on the historic building is assessed.

- Policy S1, of the Guildford Borough local plan is in favour of sustainable development, this application relates to extending and improving an existing building, ensuring its long-term future. This is the most sustainable development.

- Policy D2 of the Guildford Borough Local Plan, promotes sustainable development. This proposal aims to use natural, local, sustainably sourced materials where possible.

- Policy D3 of the Guildford Borough Local Plan, promotes the conservation of historic buildings, ensuring that any work proposed is suitable for a historic building and appropriate for its significance. This extension aims to provide an additional space in the historic building which is light and has a good connection to the garden, with minimal impact on the historic fabric. The extension aims to read as a later addition and be proportionate in scale as to not detract from the historic building.

- In-line with the requirements of the NPPF for heritage assets, research has been undertaken, the listed building understood and significance assessed to understand the impact of changes to listed building.

Heritage Impact Assessment

Following the description of Rookery Cottage, understanding its significance and commentary on the proposal for Rookery Cottage, the impact on the listed building and its significance is understood below.

- At first floor it is proposed to remove the existing built in cupboards, which have no significance and replace these with an en-suite bathroom. The en-suite aims to improve the safety of the cottage, providing facilities at first floor, reducing the amount of times the client has to use the steep stairs. In order to ensure the historic fabric is not affected by the en-suite, it is essential that the en-suite has an extractor fan. It is proposed to add an extractor fan through the sloping ceiling and out through the roof. The external vent will be an in-line clay tile vent- this is not visible from any angle but is in-keeping with the vernacular. The drainage is then proposed to be above the existing floor, to ensure no historic fabric is removed as part of these works. It is proposed to run along the west wall of the bedroom, in a boxing in, then dropping down through the jetty and connecting into the existing drainage. A durgo will be provided within the en-suite space. The aim of this proposal is to have minimal impact on the historic fabric but provide the additional facilities.

- It is proposed to add a side/ rear extension to Rookery Cottage. This will join onto the 1980's/ 90s extension, which is of the lowest significance and will mean that the extension does not connect directly with the historic fabric.

- However it is understood that the extension can still impact the historic building, so careful design and detailing aims to make the extension read as a later addition, subservient to the main building. The aim is that the extension is of a high quality design, constructed from natural high quality materials, making it suitable to be within the curtilage of a listed building.

- The primary source of significance comes from the building being a hall house, and the additions and changes which highlight the development of the building in-line with styles, fashions and technology advancements. This can be seen primarily in the open plan lounge area, so no works are being proposed to this area. However this extension should be seen as the next stage of this development and wanting to create a space in the building which connects to the garden, without harming or removing historic fabric.

Therefore, based on the above, it can be understood that the changes to Rookery Cottage are designed to minimise the impact on the significance of Rookery Cottage and make the building more suitable and safe to be lived in by residents today and in future years.

Landscaping and Ecology

LANDSCAPING

No trees, or substantial roots will be disturbed by the proposed works. It is envisioned foundations for the extension will be minimal, to reduce the impact on the footings of the existing buildings foundations.

ECOLOGY

It is not envisioned that there will be any impact on ecology with this proposal. The extension will be built on built up ground, which has been paved or is currently maintained grass. Therefore this will have minimal impact on ecology within the area. The footprint of the extension is also very small relative to the area of the property. There is no disturbance proposed to the roof of the historic property, the original property roof will remain untouched.

Parking/Access/Highways

PARKING

At present the property has a garage and parking to the north. This is not being altered by the proposal and no additional bedrooms are being proposed, so there is no impact on parking from this proposal.

ACCESS

The property has vehicular access from the north side, where there is a garage and parking area, this is not being altered by the proposal.

HIGHWAYS

There is no change to the vehicular or main pedestrian access to this property, therefore this proposal does not affect highways.

APPENDIX A



R E P O R T. No. 478.

EFFINGHAM - Nos. 3 - 6 Church Cottages - formerly RUFFINSHAW.
No. 6 is called Rookery Cottage.

By kind permission of Mrs. Dupont, Mrs. Pollard, Mrs. Rosner and
Mrs. Seymour.

RUFFINSHAW is a mediaeval open hall house of three bays with an internal jetty protruding into the central hall bay. The roof is clasped purlin with nearly straight wind braces. There are two joined brick wings added at different times which back on the South side. An 18th Century brick wing with dentils has been added to the East end of the house. This complex of buildings is occupied by four separate families who each have rooms, either up or down, in the old house.

The mediaeval hall house will be considered as one building. Plans are attached, showing the tenancies.

Ruffinshaw was built with service/solar end facing the Church across the present Church Road. The entrance to the house is within this service end, and opposed doors remain and the cross passage. The house faces North or South, it is difficult to say which. This suggests that Church Road was, in mediaeval times, less important than an East/West way to the Church.

The three bay hall house retains its timber main posts to the ground on the North side. Brick nogging fills the spaces. The first floor is tile hung. The West end of the old house has a sun room added, and the South and East faces are entirely hidden by wings.

The roof is gabled and tiled. The added chimney rises through the roof to one side of the ridge. The original entrance into the cross passage, in the East end bay, is behind the chimney. A modern doorway leads directly into the central bay, formerly the open hall and which is now the hearth room.

Inside, the East service end, with low ceilings and covered joists, retains its original two small rooms side by side, and a very narrow cross passage. This arrangement suggests that the original solar was over the service and cross passage, and that the other two bays would have been used as an open hall. This possibility cannot be ruled out, although the rafters over the central bay and the wattle and daub partitions to the apex on either side of this bay are heavily sooted.

However, the rafters over the South end bay are clean. This third South bay is ceiled over at first floor level, with re-used joists resting over a partition on a cill which is of light timber. The joists have rounded ends which protrude 20 inches into the hall. These joists have each been raised on a block of wood to give greater headroom at this end of the house. The Truss (C) above the protruding joists has arch braces as though it had been an open truss. An internal jetty is an unusual feature in a Surrey house. The flooring over of one end of an open hall by resting joists on an inserted partition wall has been found only in Brook Farm, Westcott, but so far has not been recognised elsewhere in Surrey. This type of construction adds two feet to the room above, which usually becomes the best bedroom - away from the service rooms and the cross passage.

The central bay was floored later. The main chamfered and stopped spine beam rests on the partition wall and in the chimney stack which was built backing on the cross passage. The inserted floor over the hall is nine inches above the height of the room over the service floor.

The later stair winds up beside the chimney stack.

The position of the long hall window with its diamond shaped sockets for wooden mullions was found when the upstairs window was enlarged. The old cill for the upstairs window had the mortices UNDER the pegged in cross beam. The upstairs window had been placed above the top of the open hall window. The present owner has kept this beam.

The roof structure is clasped purlin with straight wind braces. The rafters are 5" x 3½" and 18" apart. Each rafter is pegged to the purlin with a peg which retains its long point.

There is no indication of a gablet in the end East truss; nor any evidence for a louvre above the central bay. The egress for smoke from the early open hearth may have been over the modern hearth and this would have been destroyed when the chimney was inserted.

This mediaeval house is an interesting and unusual building which may yet reveal other details of its original construction. Permission to record was kindly given by Mrs. Dupont.

Recorded by Barbara Goldup and Joan Harding.
Report by Joan Harding, March 1975.

RG No. 459

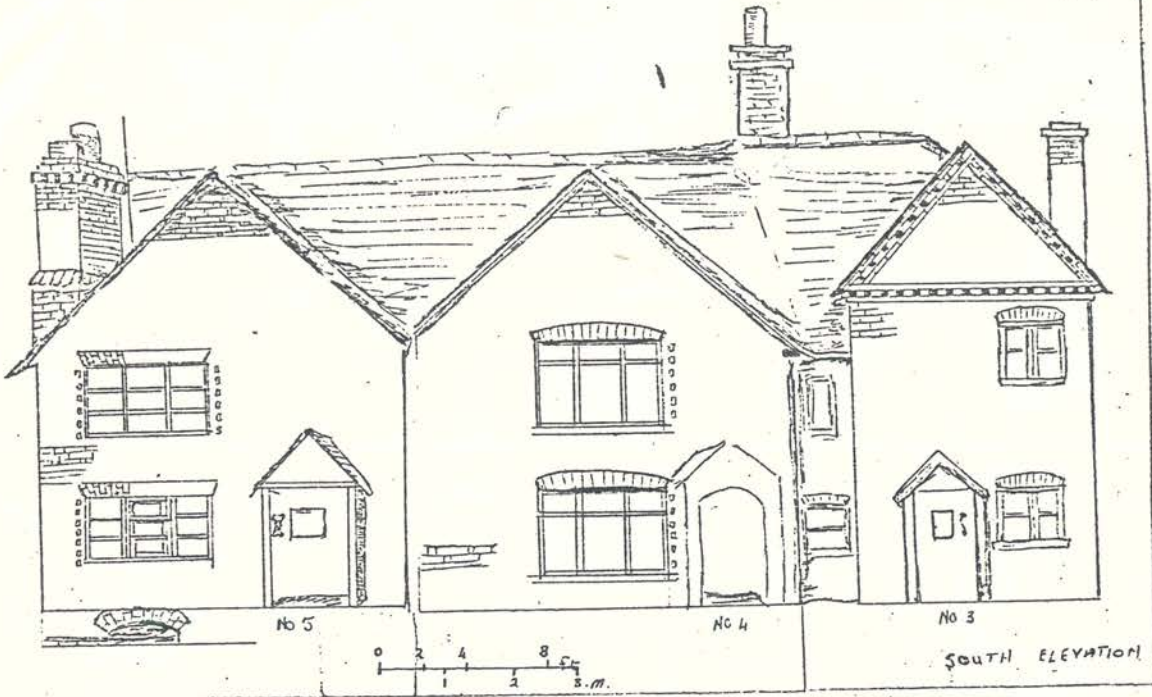
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Introduction by Mr. & Mrs. Leslie Sidwell.

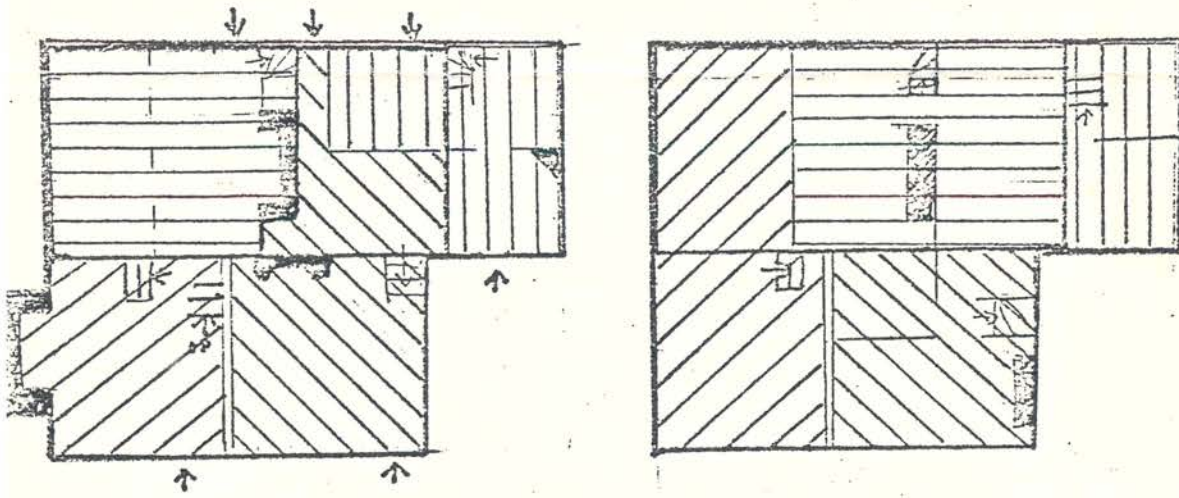
EFFINCHAM

RUFFINSHAW. Nos. 3, 4, 5, 6 CHURCH COTTAGES

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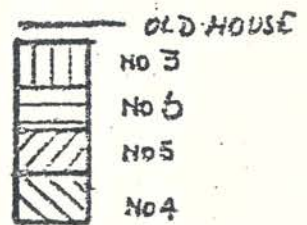
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GROUND FLOOR

FIRST FLOOR

HOW RUFFINSHAW IS NOW DIVIDED

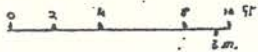
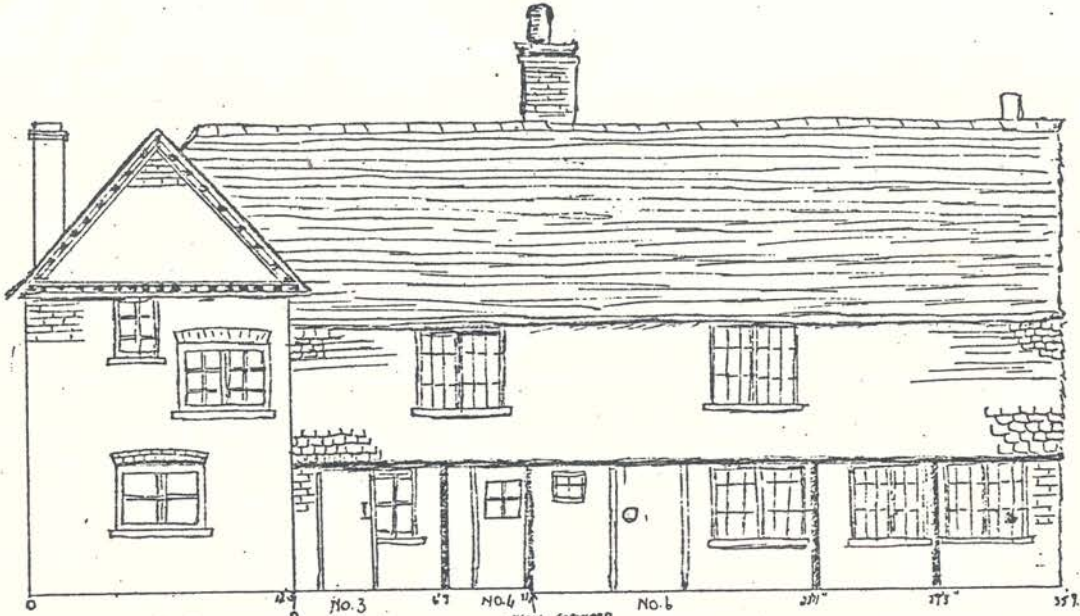


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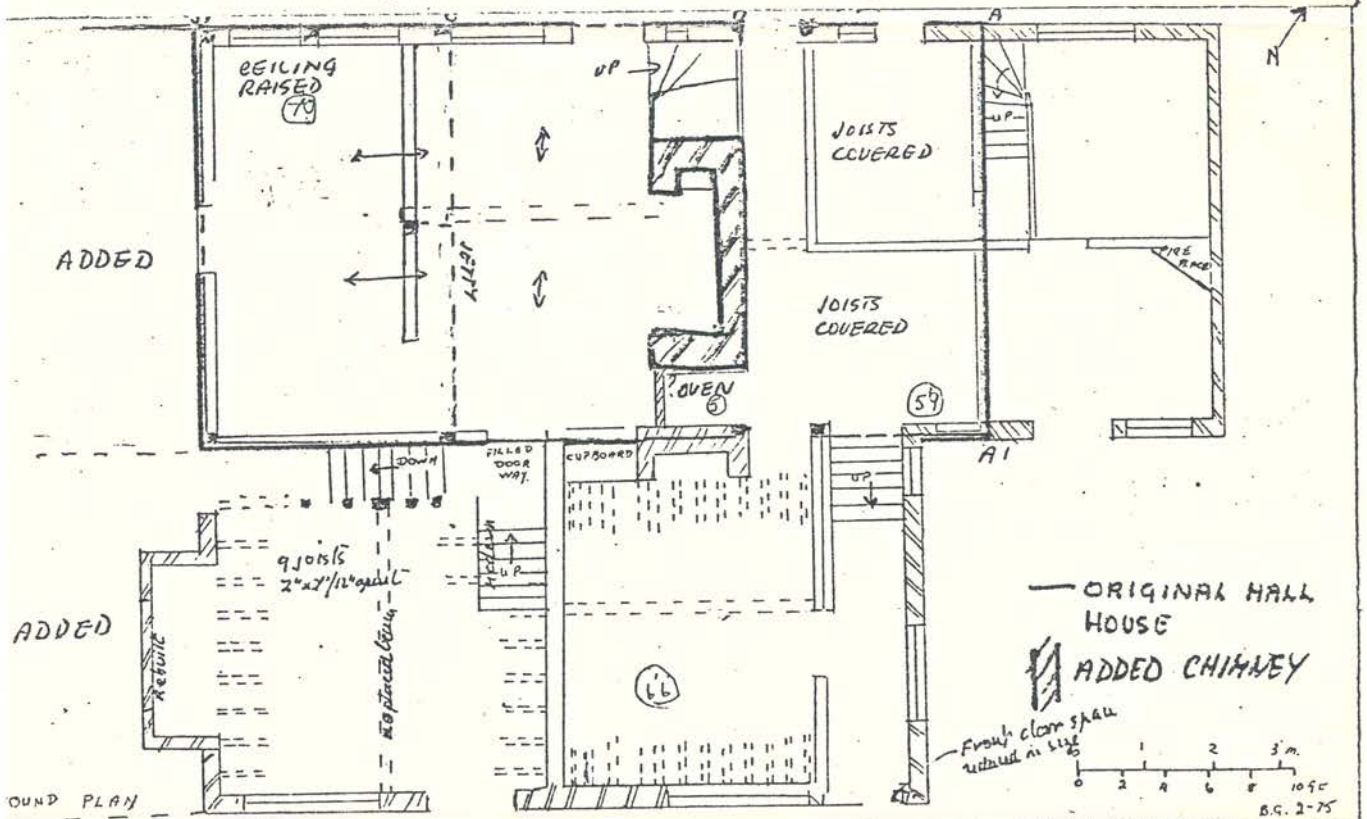
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EFFINGHAM RUFFINSHAW. Nos. 3, 5, 6. CHURCH COTTAGES

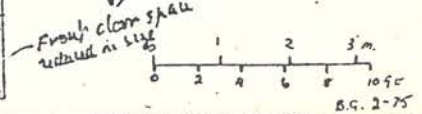


NORTH ELEVATION.

B. J. P. 275



GROUND PLAN



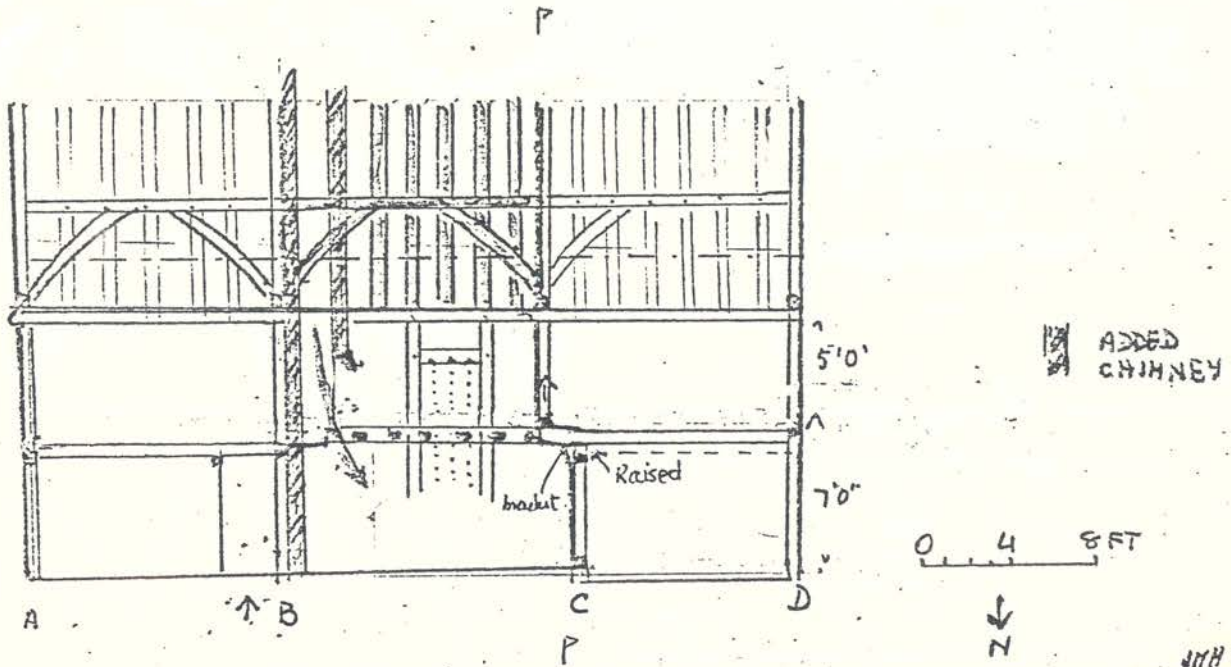
EFFINGHAM

ROOKERY COTTAGE TQ118538 478

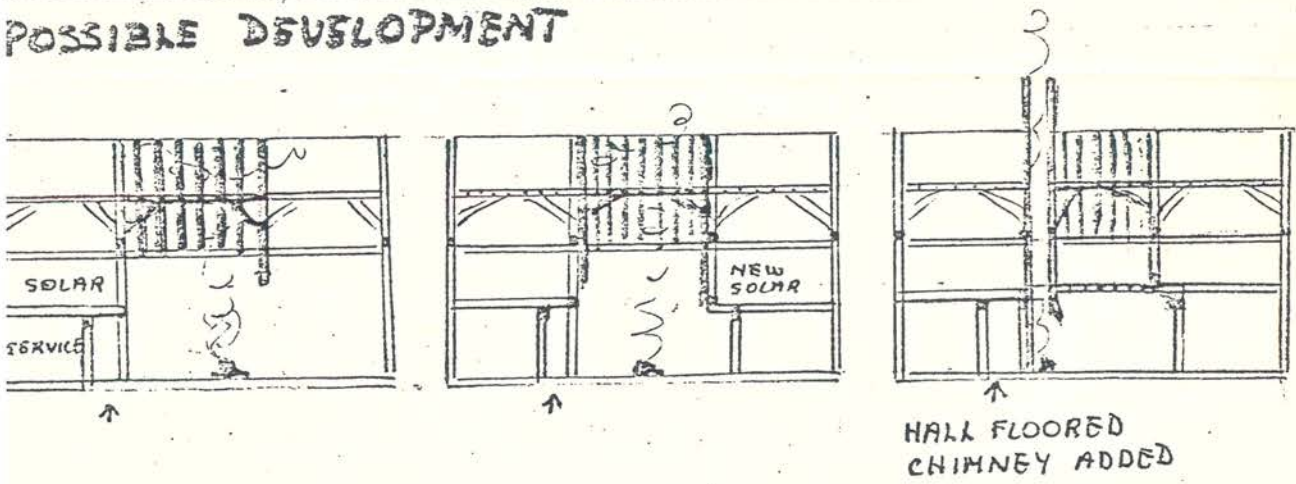
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6 CHURCH COTTAGES, CHURCH STREET

ORIGINAL HALL HOUSE



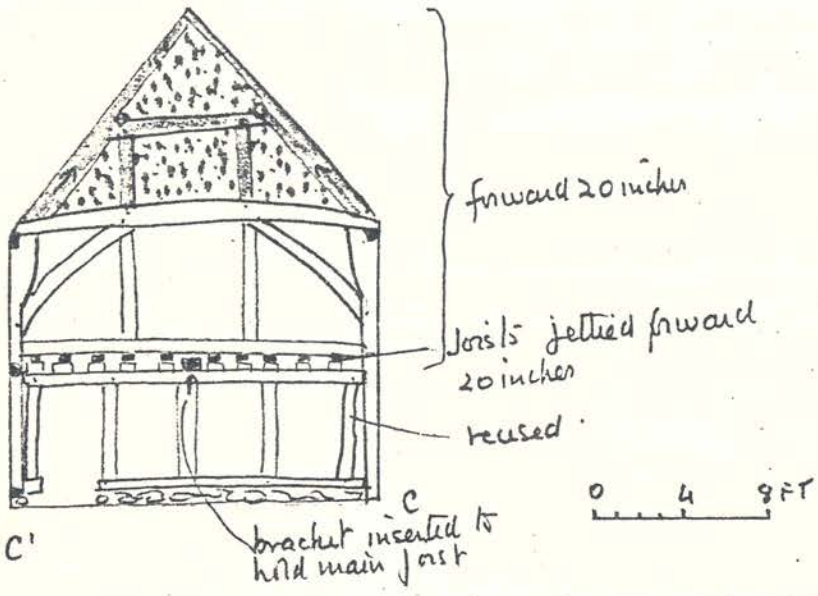
POSSIBLE DEVELOPMENT



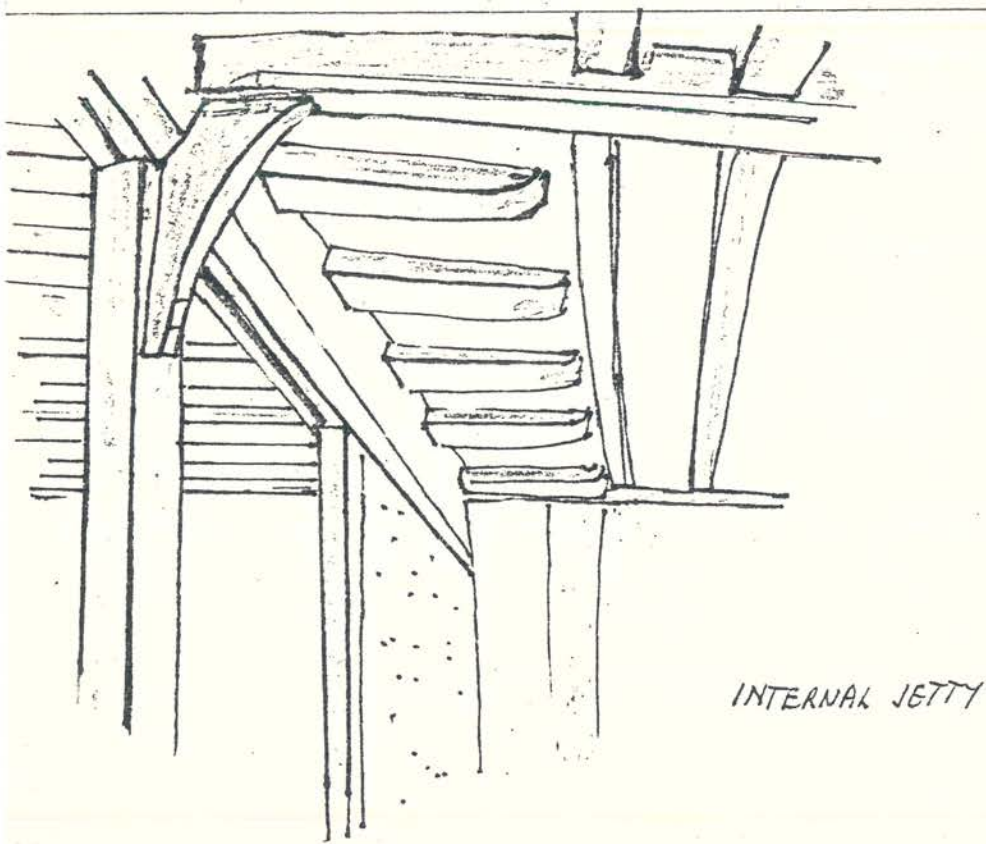
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EFFINGHAM - ROOKERY COTTAGE

478



JMH 73



JMH 1274



RUFFINSHAW (3)

(Nos. 3 - 6 Church Cottages
incl. Rookery Cottage).

R E P O R T No. 786.

EFFINGHAM - No. 5 CHURCH COTTAGES. (Part of Ruffinshaw).

By kind permission of Mrs. Rogers.

This is the earlier of the two South wings and is the one built to the West. It has a large exterior chimney on the West side and an inglenook hearth. It was timber framed and later bricked over. So although it was the earlier wing, externally it appears later. It is one room up and one down with a cellar under. This was possibly inserted when the house was used as an inn. There is a connecting door with the old house, behind the modern stair. This is now blocked.

The roof is clasped purlin and windbrace, with two raking queen struts and one upright in the centre.

The floorboards upstairs are old and 12 inches wide.

This house has an added room to the West. Entrance to this room was made by pushing a doorway through the back of the inglenook hearth, the remaining portion of the hearth being taken up by a succession of inserted fireplaces, one behind the other. These have now been completely removed and the doorway to the added room carefully blocked to reveal once more the original shape of the inglenook hearth.

No. 5 takes over the upstairs West room of the old house and has ladder access to the roofspace above.

The front door is old and of heavy boards with five battens across and massive iron hinges. A square has recently been cut out of the middle to give light inside. Some of the old hinges from the house have been saved by the present owners, and these have the blacksmith's initials branded into the hinge.

The upstairs West room of the old house has fine exposed arch braces in the walls, and at the West end there are some 4" wide diamond wooden sockets to take the wooden mullions for windows.

In the garden several clay pipes have been found. One very simple bowl 1660/1800 is a typical Surrey 'heel' pipe with milling. The other three are post 1840 (i) a large bowl with heavy claw design in deep relief, probably late 19th Century - a common Victorian design, (ii) finer decoration with part of eagle's claw. A common Victorian design and (iii) typical Victorian pipe with 'leaf' decoration. The initials, if any, are illegible. (Research: David Higgins of Brockham).

Recorded by Barbara Goldup and Joan Harding.
Report by: Joan Harding, March 1975.

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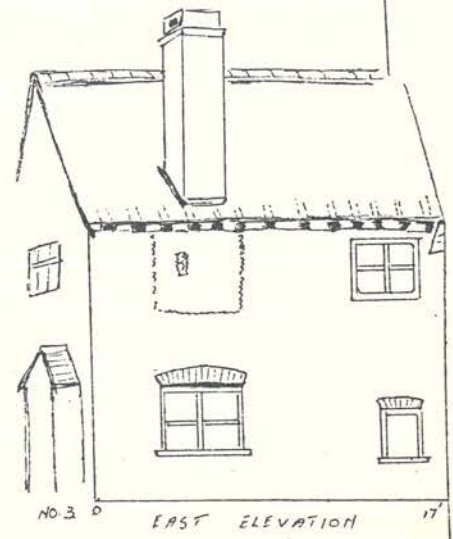
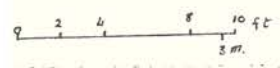
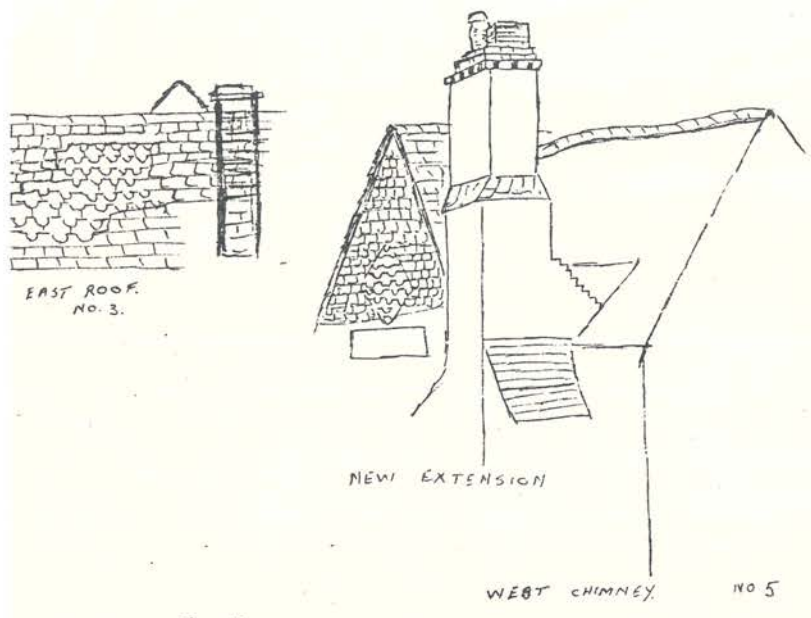
EFFINGHAM RUFFINSHAW

NOs 3, 4, 5, 6

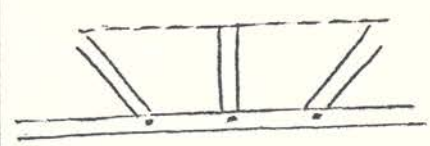
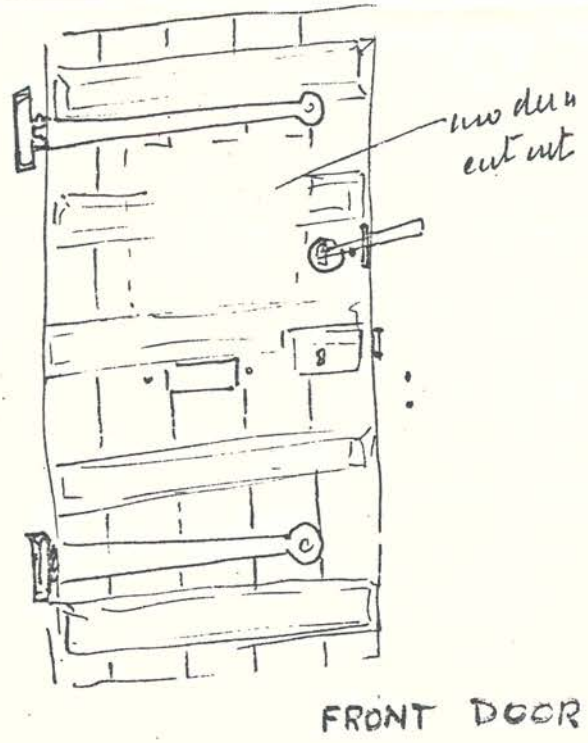
CHURCH COTTAGES

TQ 118538

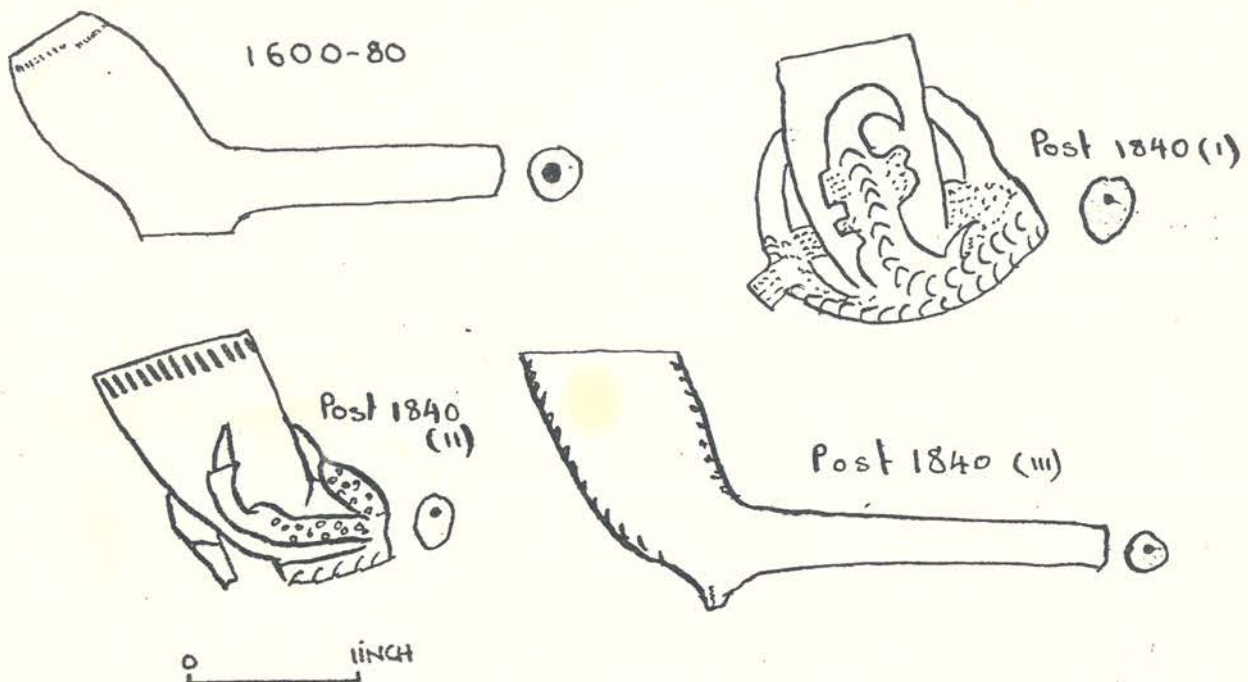
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8.9.2 75



TRUSS INSIDE SOUTH PEAK



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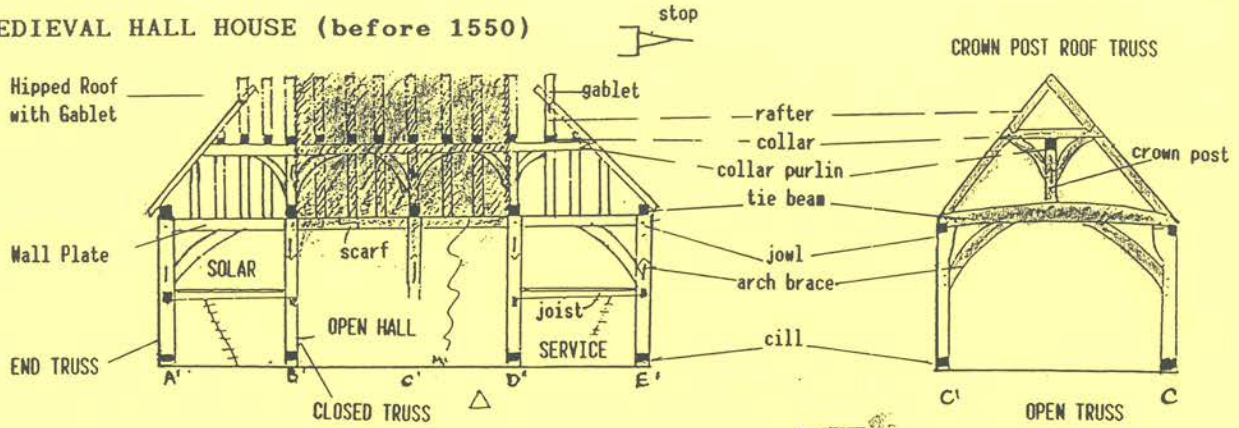
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(Surrey Buildings Research Group (Surrey)).

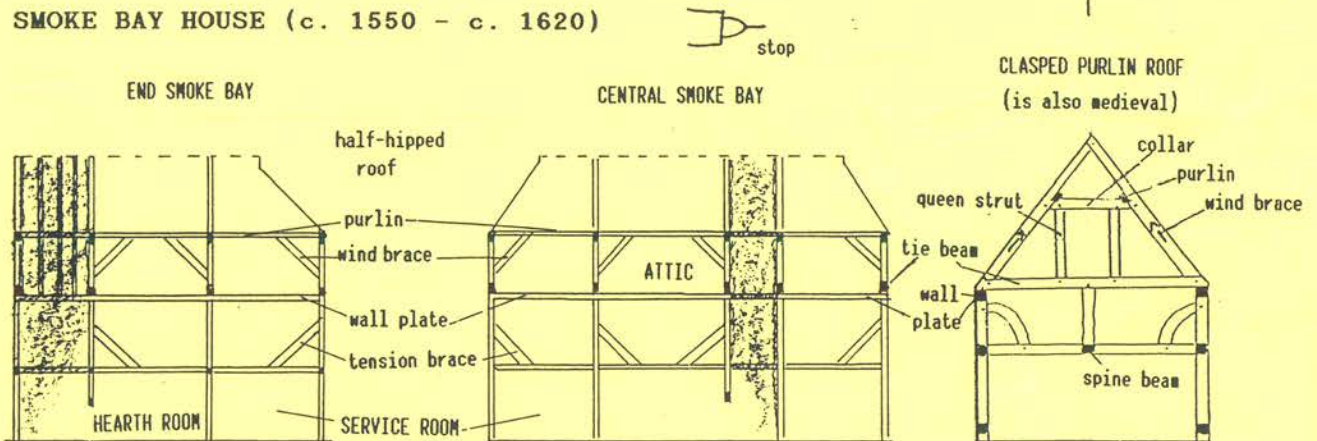
A GLOSSARY OF TERMS

MEDIEVAL HALL HOUSE (before 1550)

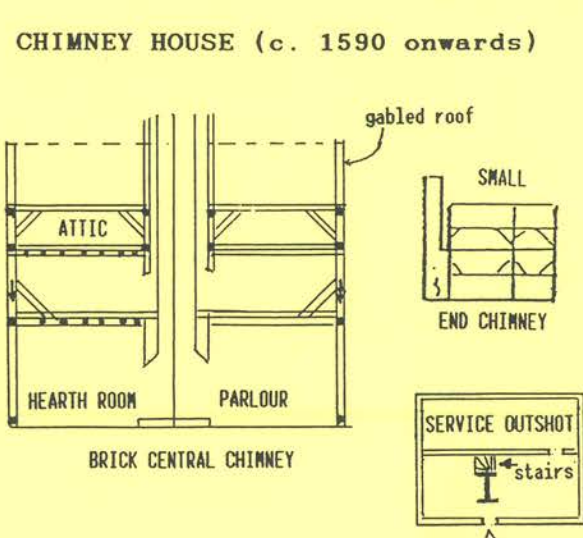


Small hall houses had only one floored end.

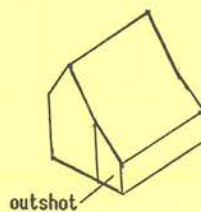
SMOKE BAY HOUSE (c. 1550 - c. 1620)



CHIMNEY HOUSE (c. 1590 onwards)



Houses with a central brick chimney were framed like smoke bay houses. Small houses had an external chimney at one end. Service rooms were either at the end, as in the central smoke bay house shown above, or in a rear outshot.



J. HARDING

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