

HERITAGE STATEMENT
RETROSPECTIVE LISTED BUILDING CONSENT APPLICATION
FOR THE INSTALLATION OF BRICK FACE TO CHIMNEY, AIR BRICK AND
TWO STOVES WITH FLUE LINERS

Weavers Cot

Cot Lane

Biddenden

Kent

TN27 8JB

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1. ASSET AND SETTING

Weavers Cot is a Grade II* Listed detached timber framed house. The Listing describes the property as:-

“II* L-shaped timber-framed and close-studded building with plaster infilling. The main or east-west wing is early C16, circa 1535, the south wing probably a later addition. Two storeys. The first floor of the north front mostly oversails on a moulded bressumer and brackets but the west corner of the ground floor is faced with red brick and the first floor above it never was jettied. The whole of the west front, of which the first floor once was jettied, has been similarly underbuilt. Hipped tiled roof. Casement windows with small square leaded panes. On the first floor are four oriel windows of five lights with plaster coves beneath them and carved brackets at the side of them. On each side of these and of the ground floor windows were smaller windows now blocked. The south front is tile hung. The interior has no crown post to the roof but a C16 staircase and early C18 panelling. Moulded fireplaces upstairs..”

The property was Listed in 1979.

The house consists of a long front elevation facing approximately north onto the road with exposed timber framing and rendered panels. There is a later south west wing constructed with brick and tile hanging. The property is set within extensive grounds with outbuildings.



Fig. 1 - East elevation



Fig. 2- The rear/ south elevation

The house is accessed via a gravel driveway in front of the property and there is a large front garden laid to lawn with flower bedding.



Fig. 3- The west elevation with rear wing



Fig. 4- The driveway and outbuildings

Weavers Cot is an historic house of national importance. The important features include the timber frame and internal historic joinery.



Fig. 5 –Aerial view from Google Maps

2. ASSESSMENT OF SIGNIFICANCE

The significant asset is the historic timber framed building of Weavers Cot with historic building materials and methods which has been protected by Listing.

Whilst there would have been significant changes to the building's layout over the years, the layout, especially of the older part of the ground floor should be retained.

Any proposed alteration to the building would require Listed Building Consent.

3. PROPOSAL AND DESIGN CONCEPT

The proposal is for a retrospective application for works which have already been undertaken to the property.

A) **Installation of a brick skin to the kitchen chimney opening.**

Relatively modern tiles, which can still be seen in other parts of the kitchen, were removed from the kitchen chimney opening, around the Aga.

Once tiles were removed, the owner found the brickwork behind to be in very poor condition with soft and crumbling bricks.

An additional half brick skin of reclaimed 'Tudor Red' bricks were installed around the perimeter of the chimney opening to produce a suitable finish and protect the older bricks.

B) **Installation of a ceramic airbrick in the utility room lower south wall**

An airbrick was installed at low level within the utility room to provide much needed natural ventilation to a humid room through the external wall.

A ceramic airbrick has been used and installed at low level instead of using a high level mechanical extractor with modern vents.

C) **Installation of a new stove and metal liner to the living room.**

The fireplace was used with a fireback and grate but was not producing enough heat for the large rooms and slender external walls.

A Clearview 750 stove has been installed with a new register plate and metal flue up through the existing brick flue.

The older fireback has been retained in the fireplace.

D) **Replacing existing stove and installation of a register plate and new metal liner to the sitting room.**

The fireplace was used with a stove in the existing fireplace opening.

A Clearview 750 stove has been installed with a new register plate and metal flue up through the existing brick flue.



Fig. 3- The west elevation with rear wing



Fig. 4- The driveway and outbuildings



Fig. 5- Airbrick shown in south elevation of rear wing



Fig. 6-Living room stove



Fig. 7- Sitting room stove



Fig. 8- Sitting room register plate

4. IMPACT OF THE PROPOSED DEVELOPMENT

The works which have already been undertaken to the property are relatively minor and do not significantly affect the building's character.

The kitchen chimney brick face and air brick in the utility wall are to the latest part of the property and have not changed the layout of the property or removed large amounts of original material. They have a minimal visual impact to the property.

The installation of stoves, register plates and liners to the living room and dining room do not materially affect the building and are fully reversible.

5. CONCLUSION

The works which have already taken place at the property are all relatively minor alterations to the property and do not materially affect the layout or character of the building and are reversible if needs change for future owners of the property.

A site visit is welcomed from the Local Authority to inspect the works in-situ.