

Heritage Statement

Thomas Cottage Wepham - Planning Application

Historic England List Entry Details

List Entry No: 1353853 (Legacy UID record: 297803)

TQ 0408 BURPHAM WEPHAM 29/231 27.10.76 No 104

Grade II

“C17 or earlier timber-framed cottage with cemented infilling. Hipped thatched roof. Casement windows. Doorway with C19 gabled hood. Two storeys. Two windows. Ground floor portion to north.”

Listing grid reference: TQ0420808479

Post code: BN18 9BU

Location and Context

Thomas Cottage is a Grade II Listed, thatched roof, timber framed building with brick and flint elevations within the Conservation Area of Burpham and Wepham. It is located within the hamlet of Wepham, approximately 1.7 miles north east of Arundel on the road between Burpham and Warningcamp.

The cottage is situated off a hill known as Splash Lane, which links Wepham to Splash Farm, further down the hill to the west and which provides an alternative route to the Parish of Burpham. The orientation of the property is perpendicular to the road and it is raised slightly on a bank in line with the front flint boundary wall.

It has several small ancillary buildings, sheds and out houses to the south and to the east, including an open timber framed double car-port to the rear of the dwelling.

The thatched timber framed cottage (Photos A, B and C) is believed to be from 17th century, or earlier, with brick and flint typical of the older properties in Wepham and Burpham. The latter properties have a varied mix of architectural styles from different periods with no particular one necessarily characterising the area.

It started life as a humble farm workers home, owned by the Duke of Norfolk estate. The stable and garden store were attached to the house (to the front and north) but did not form part of the dwelling.

Its previous name was Pages Cottage, which was derived from the Pages family who lived there for around 100 years. More recently in 2002, necessary renovation including

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interior remodelling, was undertaken by way of opening up the sitting room which gave access to the stable and piggery.

At the same time an opening was formed to provide access to the rear garden store which became a small bedroom downstairs.

During completion of the renovation work the previous owners changed the name of the property to Thomas Cottage in memory of their late father who did not get to see the finished work.

Recent Fire and Restoration

The last owners purchased the house in October 2007.

Following a fire (27 02 2013) in the original cottage, the property was very nearly razed to the ground. Fire and water destroyed much of the building including the roof structure, floors, windows, bedrooms, bathrooms, kitchens and living rooms together with some internal walls and internal finishes, plus electrics and plumbing were also destroyed.

A structural survey had been undertaken to ascertain which elements required attention and which could be saved, which were also incorporated into the evaluation of the property for insurance purposes and the subsequent planning application package.

The majority of the remaining timber frame in the external walls was saved along with some of the brick and flint infill panels, though it was noted that a later, rebuilt low height wall on the southern end of the existing ground floor bedroom was not as significant and of less quality and could be rebuilt.

Agreement, as part of the wider discussions and advice sought at the time from the then Conservation and Historic Buildings Officer David Boyson, was reached to remove the wall and extend it out by 1.5metres.

It was completely restored following planning/listed building consents in 2014 (SDNP/13.05734/HOUSE), which included some amendments and the 1.5m deep extension across the full width (*Photo D*) at the rear of the property, which has been carried out sympathetically in relation to the original structure.

Within the 2014 applications consent was sought to reinstate the property including the rear 1.5m extension to the bedroom; moving the kitchen location to the front of the property within the existing single storey element; plus a small additional en-suite accommodated at first floor within the rebuilt cat slide roof with a small thatched dormer window affording natural daylight into the rest of the property.

The design and application process was completed at the time, through deliberate continual development and appraisal with the Historic Buildings Adviser, who kindly offered guidance to the then clients, providing a sensible approach to the conservation of the listed building, whilst providing also a home appropriate for 21st century living.

Current Application

The existing owners, Mr and Mrs Marsh, have sought advise from the same Historic Buildings Adviser, as part of a Pre Application process. He has confirmed in principle, agreement to removal of part of the recently added new external wall at the rear of the cottage, to allow the provision of the New Link. In addition he has confirmed acceptance of the need to trim the depth of the overhanging thatched eaves, to enable the introduction of a seamed metal roof, over the Link, formed in Terne Coated stainless steel, as an acceptable alternative to a lead roof.

The additional external changes to the Car Port, as an ancillary building within the boundary of the Listed Building, including the new dormer roof, have also been discussed and accepted with the Historic Buildings Adviser, along with the necessary changes to both the interior of the existing shower room and internal conversion of the car port.

john wheatley architecture - 10 08 2017

The text includes extracts from earlier (2013) Design & Access and Heritage Statements (SDNP/13/05734/HOUS & SDNP/13/05739/LIS)