

ROWFANT MILL COTTAGE

HERITAGE NOTE

**RTPI**

Chartered Town Planner

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1. Introduction

Purpose

- 1.1 This Heritage Note has been produced as a feasibility assessment of a proposed extension and alterations at Rowfant Mill Cottage. Rowfant Mill Cottage is a Grade II listed building located nearby to Rowfant Mill (Grade II listed).

2. Heritage Designations

Listed Buildings



Figure 1: Front elevation of Rowfant Mill Cottage

- 2.1 Rowfant Mill Cottage was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 10th May 1983. The list description reads as follows:

C18. Two storeys. Three windows. Ground floor red brick, above faced with Weatherboarding. Tiled roof. Casement windows.

- 2.2 Rowfant Mill lies to the south-west of Rowfant Mill Cottage and is also of 19th century date and Grade II listed.

Extent of curtilage

- 2.3 The barn to the south-west of Rowfant Mill Cottage appears to have been built in the late 19th century to replace an earlier building in this general location. The barn appears to be historically associated with the function of the mill rather than forming part of the domestic

curtilage of Rowfant Mill Cottage. It is, however, likely that the LPA will regard the barn to be curtilage listed.

- 2.4 The small outbuildings to the rear of Rowfant Mill Cottage appear to have been built in the 2nd or 3rd decades of the 20th century and the outdoor loo, or privy, built post-1933. As these are pre-1948 structures they are likely to be regarded as curtilage listed buildings.



Figure 2: Front elevation of the barn to the south-west of Rowfant Mill Cottage



Figure 3: c. 1920s outbuilding to the rear of Rowfant Mill Cottage



Figure 4: Post-1933 outdoor loo

3. HISTORIC DEVELOPMENT AND SIGNIFICANCE OF ROWFANT MILL COTTAGE

Description of Rowfant Mill Cottage

- 3.1 The original cottage has a double-pile plan with principal rooms to the front, originally including a living/kitchen room with an open fireplace and a smaller parlour. The rooms to the rear probably had a service use such as storage and includes a staircase.
- 3.2 The original cottage was extended on the north-east side with a single storey lean-to with a corner fireplace.



Figure 5: 19th century lean-to extension

- 3.3 20th century changes include the extension of the kitchen on the north-east side, the addition of a rear porch and a conservatory.



Figure 6: Mid-late 20th century kitchen extension



Figure 7: 20th century kitchen extension, brick porch and conservatory to the rear of Rowfant Mill Cottage

Assessment of heritage significance

- 3.4 The original 18th century part of Rowfant Mill Cottage retains a legible historic floor plan and includes fixtures and fittings which demonstrate the historic character of the building as well as room functions. The external elevations remain legible and include a historic pattern of door and window openings and historic leaded light windows. The roof form with a catslide style pitch to the rear is an important part of the historic character of the listed building.
- 3.5 The north-east lean-to extension was built in the 19th century (pre-1875) and is also of heritage merit.

- 3.6 The extension on the north-east side of the kitchen, the rear porch and conservatory are of no heritage value and removal or sympathetic alterations to these elements would represent an enhancement.
- 3.7 The barn is of late 19th century date and of some interest in terms of the historic use of the site as a flour mill, i.e. a storage related use. The front elevation has been altered by the insertion of garage doors. The upper gable window suggests that the barn was originally built with an upper floor on the south-eastern side. The interior includes a brick floor and a relatively recent mezzanine (assumed to have replaced an earlier floor). The roof structure is of machine-made timbers.
- 3.8 The outbuildings in the rear garden of Rowfant Mill Cottage include a c. 1920s brick-built structure in a ruinous condition and a later outdoor loo of post 1933 date. These structures replaced earlier outbuilding in this location and are considered to be of relatively low heritage value.

4. CAPACITY FOR CHANGE

Rowfant Mill Cottage

- 4.1 It is currently unknown when the conservatory and rear porch were built. The character of the Fletton brick plinth of the conservatory suggests a 1970s to early 1980s date. This and the porch sit below the eaves level of the catslide roof of the original house to the rear. As the rear catslide roof form is an important component of the historic design of the original listed building, it should be considered how a replacement extension could be designed to avoid blurring the definition and form of the catslide. Options could be to design a flat roofed replacement extension of appropriate design and use of materials that reference the character of the host building. Another option could be to include a narrow glazed link that sits below the rear eaves level and which would provide an opportunity for a pitched roof single storey replacement extension that would better reflect the historic forms of structures at Rowfant Mill. The existing access from the back hall should ideally be utilised and the rear elevation of the original elevation retained unfinished, as is currently the case, to preserve the legibility of the brickwork and brick arch.



Figure 8: Expressed brickwork of the rear elevation of the original part of the cottage viewed through the modern conservatory

- 4.2 The remodelling of the kitchen in a manner that would impact on the modern extension and carried out in an appropriate manner scale, form and materials wise should be acceptable and wouldn't impact on historic fabric.

Barn to the south-west

- 4.3 There is scope for alterations to the barn to provide ancillary accommodation. There is scope to restore this elevation back to its original appearance or at least back to a historical ratio of openings to void. A new door opening in the side or rear wall would require the loss of a small area of brick walling that should be acceptable. Alterations to the interior could include a mezzanine (there is already a mezzanine) and an appropriately designed stair. Finishes and insulation would need to consider breathable products such as wood fibre boards etc. It will be important to retain a sense of openness and retain the roof as a vaulted feature rather than insert a ceiling.

Brick outbuildings

- 4.4 The brick outbuildings to the rear of Rowfant Mill Cottage are of 20th century date and of relatively low heritage value. As they are likely to be regarded as curtilage listed, LBC will be required and, as such, justification for their demolition will be required. Justification will primarily lie with their condition and whether they are beyond repair. They could be repaired and retained as garden buildings.