

DESIGN AND ACCESS STATEMENT

2 KITS LANE WALLINGTON

SG7 6SP

DESCRIPTION

No. 2 Kit's Lane. Also known as Monks Fitchett, is a detached grade 2 listed dwelling.



It is of traditional construction as per the listing document below;

House, late C17 altered and extended. Timber frame, pargetted plaster.

Wood bark tiles on steeply pitched roof, originally thatched. Yellow brick stacks. Two cell cottage with central entrance, extended by one bay to left. 2 storeys, 3 windows. 2 right hand first floor windows are

3 light lattice casements. Timber door. Cross axial ridge stack to left where original cottage ended. Stack in right end wall on rear pitch. Wall plate visible in right return wall. Small extension to rear left. Interior not inspected. George Orwell lived and served as the village grocer here between 1936 and 1940, owning the house until 1947. From Wallington must come 'Willingdon', the setting for Animal Farm. Listing NGR: TL2924133840

For the purposes of this document, the front elevation is deemed to face due south and all other directions are taken accordingly.

Right hand side and left hand side are taken as facing the element in question.

Since original construction a rear two storey extension has been built with a matching render finish to the external cavity walling and a lower ridge height to a plain clay tiled roof to provide a contrast with the original thatched roof.

A previous owner has installed oak leaded light windows.

PROPOSAL

The current owner/applicant has had a Raeburn stove for both central heating and cooking purposes.

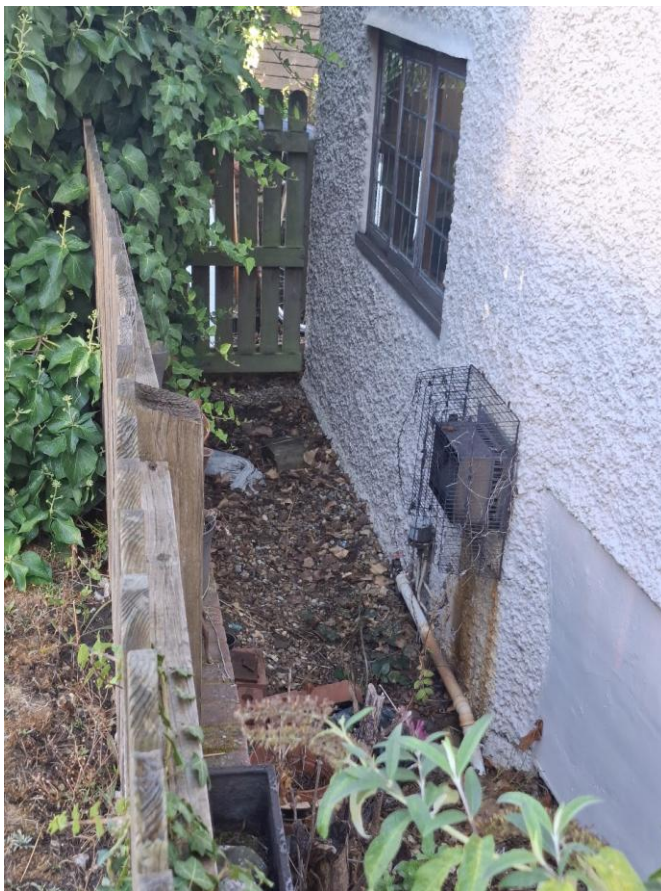
It is now broken and the cost of repair is disproportionate. It is also of low energy inefficiency.

They proposal is to install an external Grant Vortex Pro External 15-26 26kW Oil Heat Only Boiler to replace the boiler and install a separate LPG/ electric cooker or oven.



SCOPE OF WORKS

The boiler will be fitted externally in the west side passage and will replace the current external discharge pipework and mesh form the Raeburn stoive.



The works will involve drilling holes for the pipework through the extension cavity wall and will not involve any alterations to the original building fabric.

VISUAL EFFECT

The location is currently below street level and will be masked by an existing holly bush.



To the west there is a 1m high retaining wall, which is taller than the boiler, with a 900mm high timber paling fence above. This will prevent vision from the west and in particular from the occupant of no. 4 Kit's Lane.



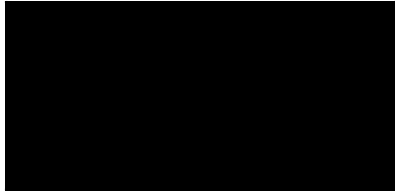
MEDICAL ISSUE

The owner/applicant has recently been diagnosed with Stage Four Cancer and has a limited life expectancy. She is currently undergoing chemo therapy and feels the cold. She has been advised to implement a functioning heating system to aid her treatment as a matter of urgency.

SUMMARY

- The works are of a minor nature with no effect on the original building fabric which is the principal heritage asset.

- The visual appearance will be minimised by the retaining wall and vegetation screening.
- The need for the new boiler on medical grounds is vital.



P.W. Morris MRICS

Agent

31 August 2026