

The Cottage at Fitz House Teffont Magna

Design & Access Statement
Heritage Statement
Statement of Impact

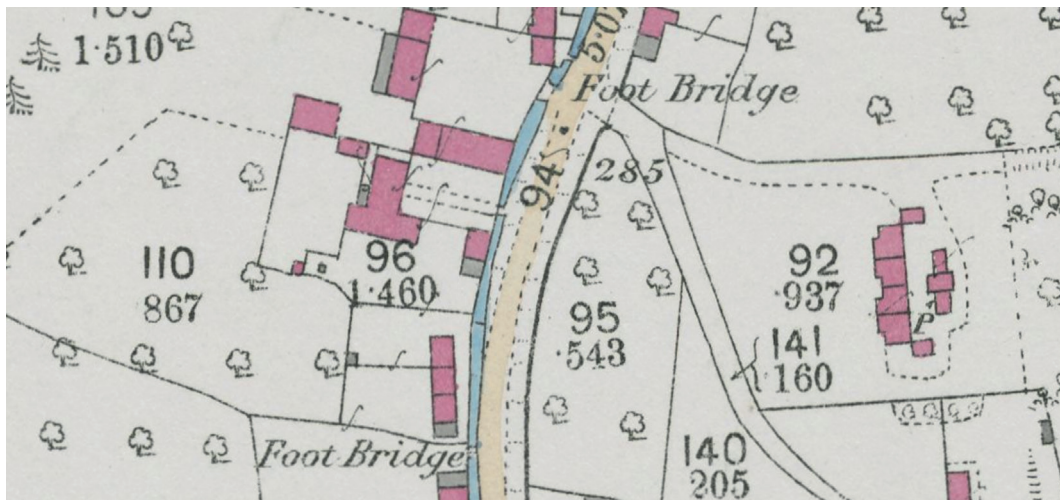


Fitz Cottage as it stands today

Introduction

Fitz Cottage is a small Grade II C17th rubble stone structure which sits in the south west corner of the grounds of Fitz House. It is not known whether at some stage it was independent of the main house, but given its location between the house's south wing and the road, the association between the two is strong. It was added to the listings in 1966 and in use as a tea room at the time of listing.

To the south of the cottage is a C20th timber garage built against a section of (heavily rebuilt) rubble stone wall. The earliest map of 1886 (shown later in this report) shows the garage footprint, but this must be from an earlier structure as what is found today is undeniably modern. Within the garage range, a kitchen of unknown date (built from concrete blockwork) was added with no external light. It is proposed to rebuild the internal layout of this area to provide a better kitchen and adjacent study and loo.



1886 (Printed 1887) OS Map

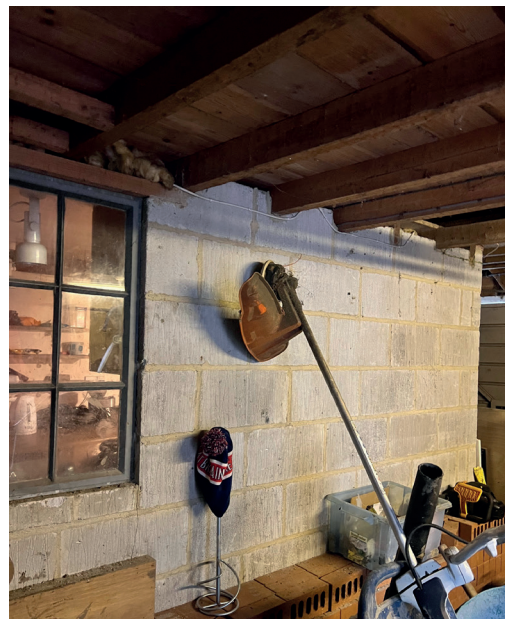
Proposed Works

As part of the works the C20th floor slab will be replaced. Due to the proximity of the watercourse, it is sadly not possible to use a breathable limecrete solution as it cannot be guaranteed in these ground conditions. A traditional concrete slab will be used and details are shown as part of the enclosed drawings. No works will be undertaken that disturb or further undermine the existing walls and no historic fabric should be damaged as part of these proposals.

The garage space will then be formally incorporated into the cottage. The modern south and west walls can be rebuilt and insulated whilst the existing rubble stone east wall will be left as existing and dry lined on its inner face. New arrangements of windows are proposed in the new timber clad walls, and a small casement is proposed in the stone wall to light the kitchen.



The garage is of C20th construction



The kitchen as viewed from the garage

COUNTRY LIFE

On Sale Friday
AUGUST 17, 1945

ONE SHILLING & SIXPENCE



ENGLISH SUMMER : TEFFONT MAGNA, WILTSHIRE

Eric Guy

Fitz Cottage (seen in the background) was illustrated on the front cover of Country Life in its first edition after the Second World War

Impact & Conclusion

The proposed works result in no loss of historic fabric, with the exception of the proposed window to the kitchen which results in a de minimis loss of stone in a heavily rebuilt section of wall. The other works are all neutral or bring positive and consequential benefit to this attractive Grade listed cottage, sympathetically restoring the structure for its next chapter.

