

**A Heritage and Design & Access Statement  
for new extensions and internal alterations  
at Chestnut Cottage, Vale of Heath**



East elevation of separate garage/utility building



East elevation of cottage

**Address:**

Chestnut Cottage  
Vale of Heath  
London  
NW3 1AZ

**Architect:**

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## 1.0 Introduction

### 1.1 Site and Surroundings

- The site is located in the London Borough of Camden
- The Cottage is Grade II listed and located in the Hampstead conservation area.
- The property comprises a 2 and 1 storey dwelling with an integrated garage and a separate garage/utility building. It is located in an approx. 0.1 hectare plot.
- The north facing frontage of house and integrated garage form the boundary edge with the Vale of Heath road and public footpath. Access to the house is through a front door off the road and further down the footpath there is a separate side gate in the boundary fence leading to a second door in to house which was added more recently in 1994. Access to the integrated garage is directly off the Vale of Heath road.
- The separate single storey garage/utility building is located in the south west corner of the garden and backs on to adjoining properties on its south and west sides, Manor Lodge and Fleet House. Access to the garage is via a paved forecourt within the property which has double gates in the west boundary wall opening on to the road.
- The directly adjoining properties are larger 2-3 storey houses in similarly sized plots. These are not listed.

### 1.2 Proposals

Our proposal comprises the following:

1) Two small single storey extensions, one to provide a new side entrance to the cottage with space for coats, boots and dog, and the second to provide a larger store area for unsightly bins and garden equipment, off the separate garage/utility building where a smaller extension currently exists. Both extensions are located within the plot away from the street, with one on the eastern side of the cottage and the other on the eastern side of the separate garage/utility building.

2) Internal alterations to the cottage which focus on the new northeastern part which was remodeled in 1993/4 to have new stair, windows and internal partition walls. Our proposal is to replace the non-original 1993/4 stair and re-configure the layout of this part of the cottage to provide better use of space and a new side entrance.

3) External alterations to the cottage are minimal with no changes to the existing windows, doors and materials except for one new window in the south/garden facing elevation and a lowered cill to an existing window in the east elevation. Other external alterations include the relocation of the non-original boundary side gate and removal of the non-original entrance door and canopy on the north elevation fronting the public footpath.

4) New garage pergola and modifications to the non-original fabric of the two garage buildings. We propose a new timber pergola spanning between the two garages to

provide an attractive screen/canopy over the paved forecourt. The pergola will be constructed from a high quality hardwood and be designed around the chestnut tree. The modifications to non-original fabric that was built in 1993/4, involves widening both garage door widths by 300mm and subsequently fitting new garage doors to suit and match existing.

### **1.3 Planning Background**

- In September 1993 a planning application and Listed Building consent was granted for the rebuild of the integrated garage, renewal of roofing and external wall finishes and windows of all the buildings at the property, ref: HB/9370155.
- Also in September 1993 a separate planning application and Listed Building consent was granted for the internal and external alterations of the listed cottage, including a new internal stair, new first floor bathroom, new ground floor WC & entrance hall, new kitchen and new entrance door with glazed canopy, ref: HB/9370154.

## 2.0 Heritage statement

### 2.1 Analysis of the Historic Context

The Cottage is Grade II listed and located in the Hampstead Conservation Area.

The Cottage was listed 14 May 1974 and the listing text is as follows:

*Detached cottage. c1812 with later additions on north and west sides. Weatherboarded. Hipped pantiled and slated roofs with dormers. 1 and 2 storeys and attics. 2 windows to south elevation. Timber and slate porch; entrance with half glazed door. Casement windows. INTERIOR: not inspected.*

The text describes the central building as the original 1812 cottage with its 2 windows to the south, and later additions to north and west. Analysis of historic maps indicates that in the 1800's the property was two separate plots with the listed Chestnut Cottage on the west plot and the northeastern part of the Cottage did not exist at all. See Historic Maps drawing 005. The more recent 1956 map shows the two plots as one and the north east building is now showing with a footprint similar to the pre-1993/94 floor plans shown on the Historic Progression drawing 006.

In 1993 planning approval and listed building consent was given to entirely rebuild the attached garage to west of the cottage and this was implemented in 1993/1994 meaning this part of the property has no original building fabric. The 1993/94 works also included extensive alterations and new windows and doors to the separate garage/utility which is not mentioned in the listing.

Also in 1993 a second planning approval and listed building consent was granted for the internal and external alterations including a new internal stair, new first floor bathroom, new ground floor WC & entrance hall, new kitchen and new entrance door with glazed canopy, These works were implemented and involved alterations and refurbishment to all parts of the cottage which largely focussed on the later north east part where all original fabric was removed. This area included the construction of a new internal stair, a new 1<sup>st</sup> floor bathroom, new internal partitions, new windows and a new entrance door with an external glazed canopy and new side gate.

See Historic Progression drawing 006 which compares the pre 1993/94 floor plans to the altered floor plans post 1993/94.

### 2.2 Statement of significance

#### 2.2.1 Internal features:

The listing text does not describe any internal features and perhaps this is why such widespread removal of original fabric has been allowed to occur. There are however the following original features still partially intact and which the new proposals intend to retain; see also photos of internal features on drawing 009.

- Chimney breast with replacement fireplace surround and replacement cupboard fittings in style of the original.
- Part of original staircase winding around chimney breast with replacement doors in style of original.

- Internal walls that trace the original layout, including those that are of non-original material but replaced the original on same footprint.

#### 2.2.2 External features:

The external cladding materials to walls and roof of the listed cottage are non-original and have all been replaced in the style and material that matches the original. Whilst original window and door openings appear to be largely intact, they have all been replaced with new frames, door panels and fenestration in the style of the original.

The original chimney stack adjacent to the kitchen extension has also been removed.

### 2.3 Heritage Impact Assessment of the proposals

Due to the extensive refurbishment and alteration works carried out in the 1990's, there is little original fabric remaining, and as such it is considered that the new proposals will have minimal impact on the listed building fabric.

The new proposals are sympathetic to the original pre-1990's layout, and concentrate the proposed internal alterations only where more recent adaptations have taken place in the northeastern part. We reinstate some of the original internal walls to follow the original layout and we intend to retain all the remaining original features within the Grade II listed cottage.

The only new external alterations proposed to the original cottage is one new window in the south/garden facing elevation and a lowered cill to an existing window in east elevation both which will help provide good natural daylight to the newly located kitchen.

There are also three new windows and one glazed door proposed in the non-original north and east facing elevations replacing the non-original 1990's windows and doors in these walls.

The new single storey extensions are subservient and of small scale compared to the main cottage and garage buildings. They use the same materials and are not visible from the street.

### **3.0 Proposals & Schedule of works**

#### **3.1 Design Intent**

- The reasons for making these changes are to improve relationship and quality of spaces within the property and to ensure good natural light benefits the principle living spaces.
- The two new single storey extensions provide much needed ancillary space and are modest in scale and invisible to the street.
- As demonstrated in the Heritage Statement we have adopted a sympathetic approach to the listed building and its setting.

#### **3.2 Schedule of Works**

##### 3.2.1 New extension to cottage

- This is a small single storey extension with pitched roof, measuring 2x1.8m ie 3.6sqm. External walls are to be painted brick to match existing and slate roof to match existing, The new window and door are painted timber to match existing. Internal finishes are stone tile floor, painted plaster and brick walls and painted plaster ceiling.

##### 3.2.2 New extension to separate garage/utility building

- This is a small single storey extension with pitched roof, measuring 2x4.4m ie 8.8sqm. External walls are to be painted brick to match existing and slate roof to match existing, Doors are to be painted T&G timber to match existing. Internal finishes are stone tile floor, painted plaster and brick walls and painted plaster ceiling.

##### 3.2.3 New external doors and windows to cottage:

- 3 new windows and 1 new door to ground floor bedroom 3 and ensuite. All are in non-original walls and will be painted timber to match existing.
- 1 new window to the ground floor south elevation which will be painted timber to match existing.
- 1 lowered cill and new window frame to the existing ground floor window in east elevation which will be painted timber to match existing.

##### 3.2.4 Internal alterations:

- Reconfigure layout in north-eastern part of cottage to include new internal partition walls, doors and new stair. New doors will be painted softwood to match existing non-original doors. New walls and ceilings to be painted plaster to match existing non-original finishes. New floor finish to be timber boards and will replace non-original carpet, terracotta tiles and timber boards. The new stair will be softwood construction with carpet floor finish and painted softwood handrail and skirting.

##### 3.2.5 Garage alterations:

- Both garages are to have new replacement doors to widened openings which will be painted black T&G to match existing non-original doors.
- The new timber hardwood pergola is an open framed structure to be made from a good quality hardwood. Its approx. height from the ground is 2.3m to align with the eaves of the integrated garage.

3.2.6 Other external alterations:

- Remove and close off existing side gate in northeastern boundary timber fence with timber fencing panel to match existing. Relocate and re-use existing side gate further east in same fence.

### **3.3 Amenity impact on adjoining neighbours**

The proposed single extensions are modest in footprint and height and we do not think they will have any detrimental impact to neighbours' amenity.

### **3.4 Arboricultural assessment**

The proposed works have minimal impact on adjacent trees. An arboriculturalist has assessed the impact and his tree survey and arboricultural statement will follow shortly to accompany this application.