

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

30.03.16

Address

Chestnut Cottage
Vale of Heath
London
NW3 1AZ



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Date:

Rev A 29/03/16

1.1 PURPOSE OF THE DOCUMENT

This Design and Access Statement has been prepared to support a Listed Building Application to Camden Council for the following works:

- Two small single storey extensions, one to provide a new winter garden room, and the second to provide a new log store and bike store 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.
- Internal alterations to the cottage, which was remodeled in 1993/4, to reconfigure the kitchen, utility, study and WC's. Our proposal primarily focuses the north eastern part of the site to create a more efficient layout and use of space with new a internal door opening and by removing the redundant second staircase. The proposal also creates a guest annex in the existing garage/utility with a kitchenette, shower room and sleeping mezzanine.
- External alterations to the cottage are minimal, with one new window in the south elevation and a lowered cill to an existing window in the east elevation. Other external alterations include the removal of the non-original entrance canopy on the north elevation fronting the public footpath. Garage modifications to non-original fabric that was built in 1993/4, which involves widening the garage door by 300mm and subsequently fitting new garage doors to match existing and widening the main vehicle gate by 220mm and fitting a new single hinged folding gate to match existing.

1.2 SITE LOCATION

The site address is:

Chestnut Cottage
Vale of Heath
London
NW3 1AZ

1.3 SITE DESCRIPTION

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 the 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 the house which was added more recently in 1994. Access to

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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, Manor Lodge and Fleet House, on its south and west sides. 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.

1.4 HERITAGE STATEMENT

Analysis of the Historic Context

The Cottage is Grade II listed and located in the Hampstead Conservation Area. The Cottage was listed May 14th 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 north eastern part of the Cottage did not exist at all. 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 existing floor plans. See images 1,2 and 3 for details.



Image 1 – Historical map showing Chestnut Cottage plot, 1841



Image 2 – Historical map showing Chestnut Cottage plot, 1893

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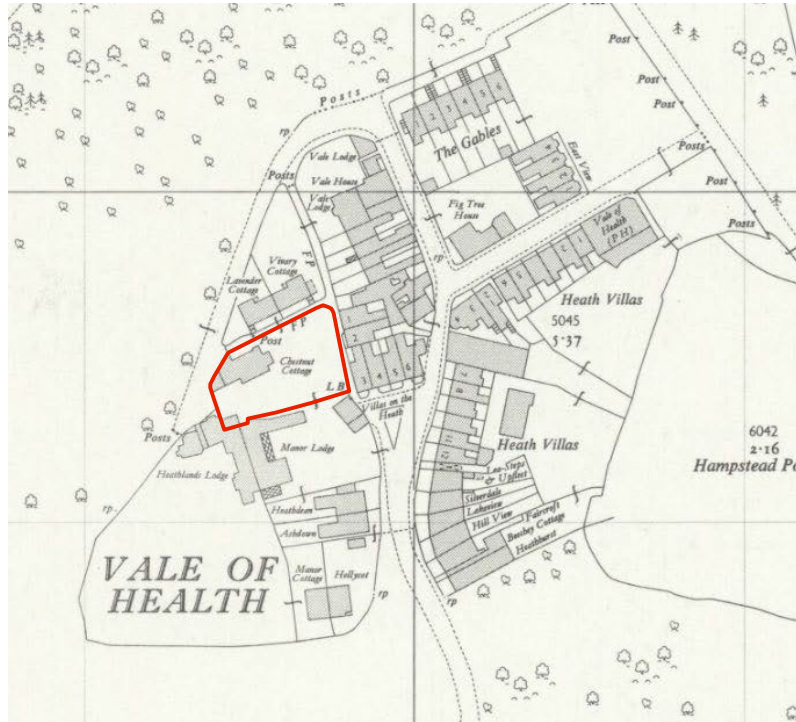


Image 3 – Historical map showing Chestnut Cottage plot, 1956

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 eastern part where all original fabric was removed.

Statement of Significance

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 proposal intends to retain. The chimney breast with replacement fireplace surround and replacement cupboard fittings in style of the original as well as internal walls that trace the original layout, including those that are of non-original material but replaced the original on the same footprint.

External features: The external cladding materials to the walls and the 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

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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.

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. The only new external alterations proposed to the original cottage is one new window in the south elevation and a lowered cill to an existing window in the east elevation both which will help provide good natural daylight, a new winter garden space on the eastern elevation requires removal of one window.

The new log store and bike store extension is subservient and of small scale compared to the garage/utility building, it will use the same materials and will not be visible from the street. The new winter garden room follows the same scale and massing of the existing cottage and will use similar materials and glazing to maximize natural light and views to the garden and also will not be visible from the street.

1.5 DESIGN

New extension to cottage

This is a small single storey extension with pitched roof, measuring 2x1.9m i.e 3.8m². The external north elevation wall is to be white painted brick of the same size, form and material of the kitchen north wall, shown in image 4. It will have a window of a similar location to the existing kitchen window. There will be new glazed double doors opening out onto the garden and obscured glazing panels on the roof. Internal finishes are dark painted timber and painted plaster. Image 5 shows an external perspective view of the new extension and image 6 shows an internal perspective view of the new extension.



Image 4 - Existing kitchen north elevation white painted brick and painted timber with existing window to be echoed in new winter garden room north elevation wall.

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Image 5 – External perspective view of the new winter garden room extension, new brick wall to match existing, glazed double doors, obscured glazing rooflights and timber floor finish.

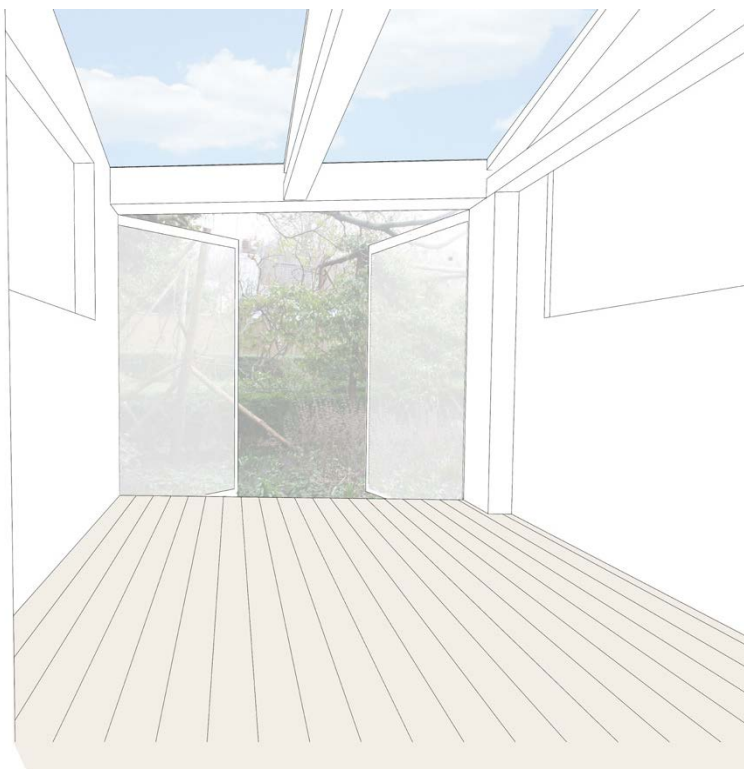


Image 6 – Internal perspective view of the new winter garden room extension, new brick wall to match existing, glazed double doors, obscured glazing rooflights and timber floor finish.

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New extension to separate garage/utility building

This is a small single storey extension with pitched roof, measuring 1.1x4.2m i.e 4.62m². External walls are to be painted brick to match existing and slate roof to match existing as illustrated in image 7. 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.



Image 7 - Existing store to be removed and replaced with new log and bike store to match existing.

New external windows to cottage

A summary of proposed alterations to the external windows would be as follows:

- One new window in new ground floor study south elevation.
- One lowered cill and new window frame to existing window on the east elevation.
- One new window in first floor bedroom 1 to south elevation.
- New 'Slimlite' double glazing to window in first floor bedroom 1 north elevation.
- One new rooflight to replace existing rooflight in first floor landing.
- Garage/Annex sliding doors and window on north elevation to be replaced to match existing.

One new window in new ground floor study on south elevation, painted timber to match existing, location as shown in image 8. One lowered cill and new window frame to the existing window on the east elevation which will be painted timber to match existing as shown in image 9. One new window in first floor bedroom 1 south elevation, painted timber to match existing as shown in image 10 and new 'Slimlite' double glazing panels to window in north elevation, as shown in image 11. One new central pivot rooflight in first floor landing, as shown in image 12, to replace existing fixed rooflight to enable regular cleaning and maintenance. New sliding entrance doors and new window on north elevation to match existing, as shown in image 13.

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Image 8 - New window opening proposed east of glazed door



Image 9 – New ground floor study east elevation existing window cill to be lowered



Image 10 - Bedroom 1 south elevation window to be replaced to match existing

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Image 11 - Bedroom 1 north elevation glazing to be replaced with 'Slimlite' double glazed panels



Image 12 - Fixed rooflight in first floor landing to be replaced with central pivot rooflight to match existing.



Image 13 - Garage/Annex sliding entrance doors and window to be replaced to match existing.

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Internal alterations

A summary of proposed internal alterations would be as follows:

- Relocate kitchen to north dining room.
- Include new door between kitchen and entrance hallway.
- Boiler to be relocated to utility room.
- Ground floor WC 2 to be converted to shower room.
- Connecting door between dining room and entrance hallway to be raised.
- Fireplace mantelpiece to be raised.
- Redundant staircase to be removed and replaced with storage.
- First floor WC to be reconfigured.
- Garage/Annex to be reconfigured as guest space with kitchenette, shower room and mezzanine sleeping level.

Reconfigure layout in north eastern part of cottage, relocate kitchen to north dining room and include new internal door between new kitchen and entrance hallway, new door to be painted softwood to match existing non original doors. New partition walls in new utility room to contain relocated boiler, walls to be painted plaster to match existing. Ground floor WC 2 to be converted into shower room. Entrance hallway east elevation window, as shown in image 14, to be removed for opening into new winter garden room. Connecting door between dining room and entrance hallway, as shown in image 15, to be raised and fireplace mantelpiece in dining room to be raised by 50mm. Redundant staircase in southern part of the site to be removed and replaced with storage at ground floor, as shown in images 16 and 17, and the first floor. First floor bathroom sink and WC to be moved to north bathroom wall.

Non original garage/annex to be reconfigured as guest space and to include kitchenette, shower room and mezzanine sleeping level, window to east elevation to be removed for new bike store and insulation to roof. Internal finishes to be new timber sprung floor, painted brick and stained plywood.



Image 14 - Ground floor entrance hallway east elevation window to be removed for opening into winter garden room.

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Image 15 - Connecting door between dining room and entrance hallway to be raised.



Image 16 - Ground floor redundant staircase to be removed and replaced with storage.



Image 17 - Ground floor redundant staircase to be removed and replaced with storage

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Garage and external alterations

A summary of proposed garage and external alterations would be as follows:

- Garage door to be widened and new door painted black T&G to match.
- Main vehicle gate to be widened and new gate painted black timber to match, gate to be single hinged, 3 part folding gate.
- Side entrance canopy to be replaced with new canopy to match existing rear canopy.
- New canopy to main entrance to match existing rear canopy.
- New boot wash sink and dog wash area at side entrance.
- Brick paving around Chestnut Tree to be relaid.
- New 2m x 3m garden shed.
- Glazing in summer house to be replaced.

The garage is to have a new replacement door to widened openings which will be painted black T&G to match existing non-original doors. The main vehicle gate on the western boundary of the site, shown in image 18, is to be widened by 220mm and the gate replaced to the new opening. The new gate is to be painted black timber to match existing and be manually operated, single hinged, 3 part folding gate.

Non original side entrance canopy on north elevation, shown in image 19, is to be replaced with a new canopy to match existing rear canopy, as shown in image 20, and new canopy to main entrance to match existing rear entrance canopy as shown in image 20. New small boot wash sink and dog wash area are to be located nearby the side entrance on the north elevation. Brick paving around garage and chestnut tree, as shown in image 21, is to be relaid. Additional external storage is to be provided by a 2m x 3m shed located in the south eastern part of the site and the glazing in the non-original summer house as shown in image 22, is to be replaced.



Image 18 - Main vehicle gate to be widened by 220mm and gate replaced with new black painted T&G gate to match existing. Gate to be single hinged 3 part folding gate.

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Image 19 - Non original side entrance canopy to be removed and replaced with canopy to match existing rear entrance canopy



Image 20 - Existing rear canopy



Image 21 - Brick paving around garage and chestnut tree to be relaid.

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Image 22 - Glazing in non original summer house to be replaced

1.6 PLANNING DISCUSSION

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.

In December 2015 a planning application and listed building consent was granted for the erection of a single storey side extension, single storey garage extension, erection of a timber pergola, creation of a new rear window opening, relocation of boundary gate and internal works to the stairs and walls, ref: 2015/5441/L

Our scheme is very similar in scope and scale to the most recent planning application and listed building consent granted in December 2015. Many of the proposed exterior and interior alterations proposed in our scheme were present in the previous application, i.e. the 2 small single storey extensions, an additional window in the south elevation, lowering of a window cill in the east elevation, and widening of the garage doors and main vehicle entrance. It does not include a timber pergola or relocation of a boundary gate.

1.7 DESIGN USE AND AMOUNT

The Grade II Listed Chestnut Cottage currently serves as domestic residential use (Category C3) and this application proposes no changes to this. The total gross area of the house, including the existing external summer garden is 222.2m². The additional extensions and new external shed will increase the total area by 17.6m² to 239.8m², of which 6m² is the new external shed.

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1.8 LAYOUT

External alterations item as per items 1.5 Design above.

1.9 SCALE

The only alterations in the scale of the building are the new small single storey winter garden room extension, which will be of a similar form and massing as the existing cottage, and the small single storey log store and bike store, which will also be of a similar scale to the existing store.

1.10 ACCESS

Vehicular Access – The garage doors and main vehicle gates are to be widened to provide easier access into the site.

Pedestrian and Inclusive Access – There will be no changes or impact to the pedestrian or inclusive access.