

# A Heritage and Design & Access Statement for repair works at Chestnut Cottage, Vale of Heath

**27.09.17**

## **Address**

Chestnut Cottage  
Vale of heath  
London  
NW3 1AZ



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## **Design & Access Statement**

Chestnut Cottage, Vale of Heath, London, NW3 1AZ

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**Date:**

Rev A 27/09/17

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### **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:

- Replacement of a window to the south-east elevation.
- Restoration and replacement of a parapet to the north-west elevation.

### **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 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 14<sup>th</sup> 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.*

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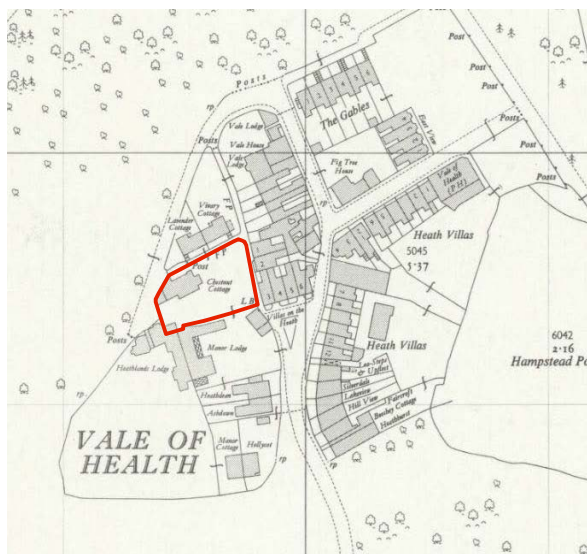
The text describes the central building as the original 1812 cottage with its 2 windows to the south, and later additions to north and west. Analysis of historic maps indicates that in the 1800's the property was two separate plots with the listed Chestnut Cottage on the west plot and the north eastern 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*



*Image 3 – Historical map showing Chestnut Cottage plot, 1956*

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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.

In September 2016 planning approval (2016/1880/P) and listed building consent (2016/2747/L) was granted for a single storey side extension, two replacement canopies, insertion of a ground floor window, replacement slimline glazing, enlarged garage doors, like for like window replacement, lowering of a window cill, replacement of a rooflight creation of an internal doorway and other minor internal changes.

### **Statement of Significance**

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 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.

### **1.5 DESIGN**

As construction works have been carried out in line with the most recently approved planning and listed building consent it has become apparent that additional repair and replacement works will be required to two existing areas of the external fabric. Proposed works are as follows:

#### **Sash window replacement**

A timber framed sash window on the south-east elevation is suffering from wet rot and needs to be replaced. The proposed window will be a timber framed sash window to match the proportions and design of the existing window (See drawing CCH\_THA\_PR\_AL\_300\_P4 and CCH\_THA\_PR\_AL\_822\_P1).

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*Image 4: The existing window internal view.*



*Image 5: The existing window detail view.*



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### **Parapet repair**

The parapet on the north-east façade of the existing single storey section of the cottage is in poor repair and is leaking. This will be repaired with a tile overhang and replacement damp proof course and a new rowlock brickwork course to match the existing brickwork (See drawing CCH\_THA\_PR\_AL\_300\_P4 and CCH\_THA\_PR\_AL\_823\_P1).

*Image 6: An external image of the parapet*



### **1.6 PLANNING DISCUSSION**

Tate Harmer contacted Raymond Yeung from Camden Council planning department by email and phone on 13/9/17 to check if the proposed works required Listed Building Consent. Mr Yeung checked with Sarah Freeman, Conservation Officer who confirmed by email that the works required Listed Building Consent and that they could not support starting the works until consent was obtained.

### **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 area of the house will not be changed in this application.

### **1.8 LAYOUT**

There will be no proposed changes to the current layout. The current layout was approved under Application number 2016/1880/P on 14<sup>th</sup> September 2016.

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### **1.9 SCALE**

There will be no proposed changes to the scale of the property. The current layout was approved under Application number 2016/1880/P on 14<sup>th</sup> September 2016.

### **1.10 ACCESS**

Vehicular Access – There are no proposed changes to vehicular access on site and will be maintained as existing.

Pedestrian and Inclusive Access – There are no proposed changes or impact to the pedestrian or inclusive access on site and these will be maintained as existing.