

PLANNING SUMMARY/STATEMENT

24 Heath Drive is a Grade 2 listed dwelling designed by Architect Charles Quennell in an Arts and Crafts style, built in 1907 and listed on 11th January 1999. This listed building application is for the proposed minor amendments outlined below in a numbered list and descriptions on a room by room basis as to the specific changes, their merits in relation to the historic fabric and enhancement of the overall dwelling.

Previous applications:

Section 73
Planning 2019/1705/P
Listed Building Consent 2019/1696/L

Rear Extension
Planning 2019/0319/P
Listed Building Consent 2019/0374/L

Original Consent
Planning 2018/0914/P
Listed Building Consent 2018/0981/L

The current owners of the dwelling have purchased the property with intentions of it being a long-term family home and very much appreciate the listed dwelling and the importance of sympathetically refurbishing it. The proposals are to make minor amendments and enhancements to the consented scheme to key areas in the dwelling. These are to improve the connectivity of Kitchen and Living room areas, provide more functionality to the overall accommodation and to focus a Master Suite with peripheral bedroom arrangements in order to be more sympathetic to the hierarchy of the dwelling whilst being in keeping with the buildings style and heritage.

Quennell wrote of the importance of keeping the building simple and articulating it with a few well considered and well-crafted ideas. In his 1906 publication ‘Modern Suburban Houses’ he emphasised the importance of good internal planning and on providing a practical and comfortable home with good natural lighting being key to his design. The proposals endeavour to follow this ethos and to improve upon the internal planning arrangement to enhance it.

The Kitchen (Items 1.00 -1.05) as currently consented is restricted by the openings formed in the external wall between the original dwelling and the side extension. This has been a restriction in terms of the use and space in the Kitchen. The main Kitchen space is considered disproportionate for the size of the house in the context of modern living. The proposals are to increase the opening in the original wall, creating a larger Kitchen space allowing for an improved layout whilst maintaining a careful balance of the spaces. This essentially combines the replacement of the former “Maid’s Sitting Room” with the original kitchen, to form a combined working area more suitable for modern

living. The insertion of a down stand beam between the original Kitchen and extension delineates the original plan form ensuring this is maintained and easily read. Within the space a small dining space is proposed. The, re-insertion of a larder in its original position is a new positive contribution to the Kitchen, with original cooling vents returning to their original functional form. The proposals omit the previously consented door to the patio which retains original fabric and looks to implement a simple cornice to the space to be appropriate to the second-tier hierarchy of the room. The door to the side passage has shifted position to complement the improved layout and is more closely aligned to the route to the original servicing courtyard. One further celebrated addition to the Kitchen is the retained original coal chute cover which is to be preserved in its original position as a historic reminder to its former use.

Improvements to the Living Room (2.00 – 2.05) connectivity is sought through a pair of double doors as noted in item 1.05, with only minor changes to the aperture. The room is to be enhanced in terms of symmetry of wall panelling and improved details of cornice, panelling and mouldings to the grander status of the front reception rooms. This improves upon the inferior non-original décor that is currently implemented. Whilst not original, these proposals will seek to follow original principles; new insertions such as the newly discovered brick arch noted in item 2.02 will form part of a modern contrasting metal and glass door set and arch to differentiate between heritage features and modern additions and provide additional natural light into the dark hallway. Items 3.00 – 6.00 below note the further minor amendments to the Ground Floor.

On the First Floor the main layout change is to locate the Master suite (7.00 – 7.09) to the front elevation, back to its historical location, over the three rooms working with the original plan form, proportions and door positions which suit the more modern requirements of a Master suite. Within the Master bedroom and Dressing room the proposals seek to implement a new cornice, panelling and mouldings to the grander status, proportions and scale of the original design as the current décor in the Bedroom is a later addition circa 1950. Wardrobes and main furniture in the Master dressing room are to be free standing in appearance to preserve the hierarchy and original features, with sympathetic fitted joinery elements around recessed areas to the chimney of the bedroom. The Master bathroom replaces the two consented en-suite bathrooms and the consented new connections between the front two bedrooms and bathrooms are no longer required.

Bedroom 1 (8.00 – 8.02) proposals seek to introduce an en-suite and dressing room fixing shut the original door position to the central room, utilising consented opening for the dressing and forming a new opening to the en-suite which is consented as an en-suite bathroom. Bedroom

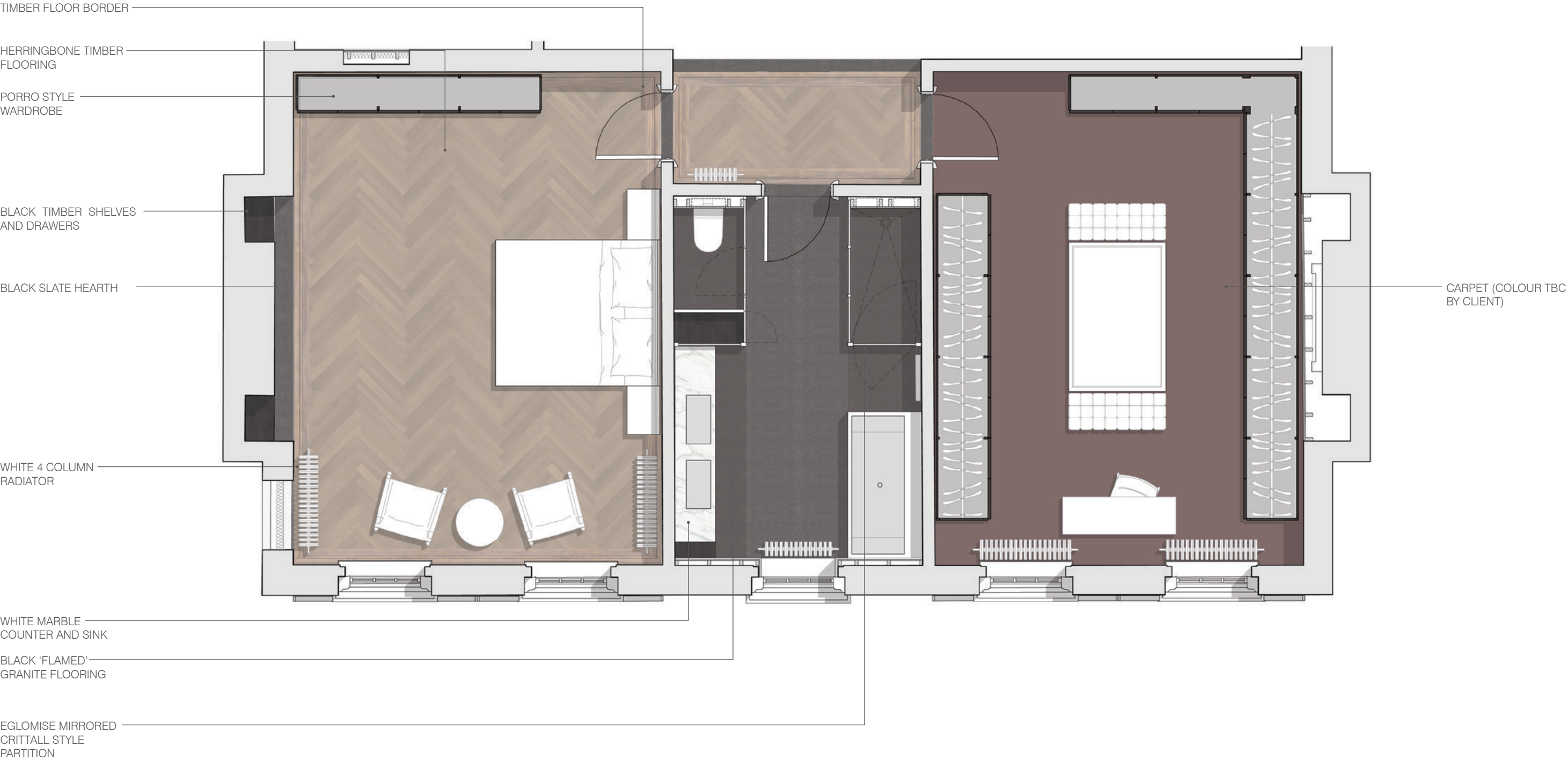
2 (9.00) proposals seek to create a new en-suite in the extension connected to the bedroom in the place of, but smaller than the consented study. This leaves the remainder of the extension at first floor to be used as a dedicated study. Following from the study, there is a proposal to increase the opening to the cloaks cupboard arrangement as noted below (10.01). One specific decision has been to retain the glazing to the main stair half landing as to further preserve original fabric and not replace as previously consented.

On the Second Floor (11.00 – 13.01) a new bedroom is to be created in the rear hipped roof adjacent the staircase. The proposals seek to insert a small discrete rooflight to provide natural light into the bedroom. The previous en-suite to Bedroom 5 is now to revert to a dedicated Bathroom utilising the existing door position on the hallway. En-suite 7008 has a reduced size roof light to suit roof structure and the upper loft is now the potential boiler room with access for maintenance only.

In conclusion the proposals endeavour to preserve and enhance the original features and look to improve the dwelling through well considered minor plan & layout changes, paying attention to implementing detail back into the dwelling to the status of the former grandeur of principle rooms and hierarchy of the house.

MASTER SUITE PLAN

MASTER SUITE
FLOOR PLAN



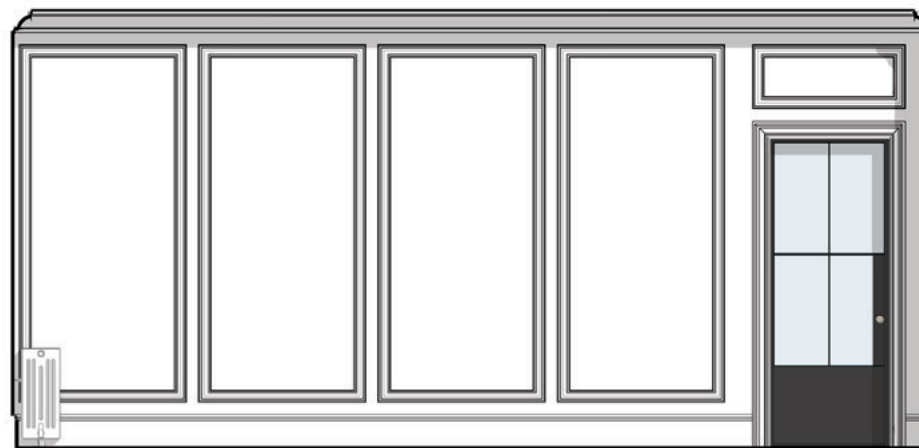
DRESSING ROOM

DRESSING ROOM

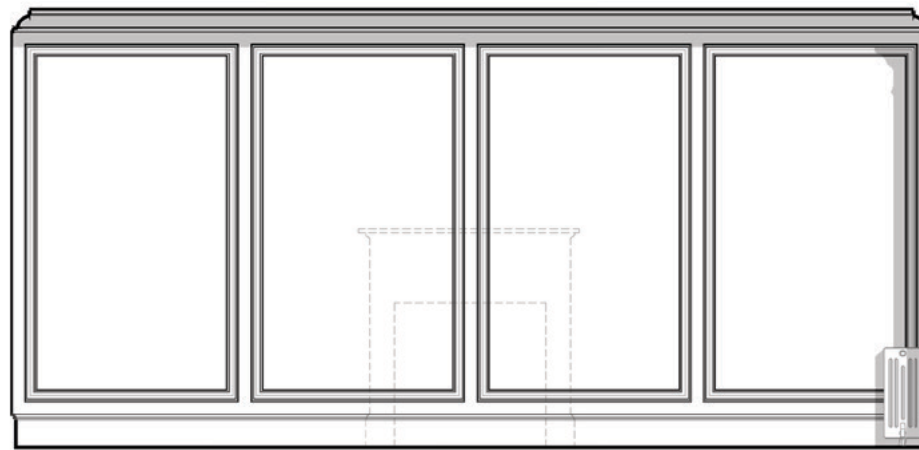
VISUAL 1



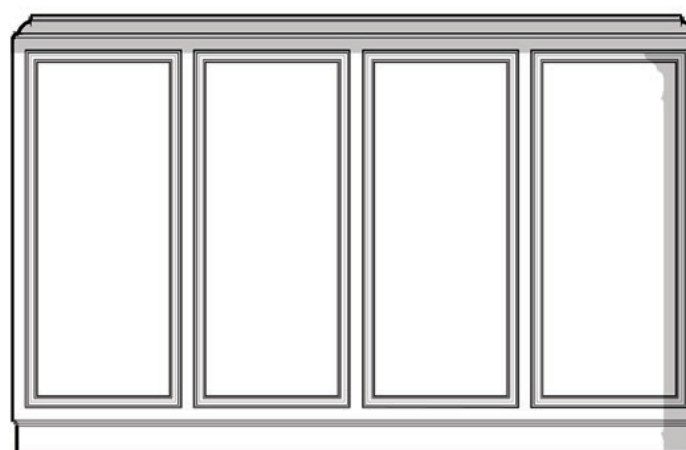
DRESSING ROOM
WALL ELEVATION 1



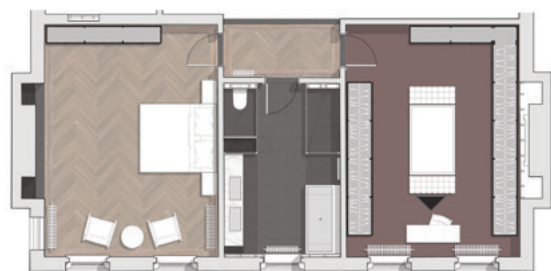
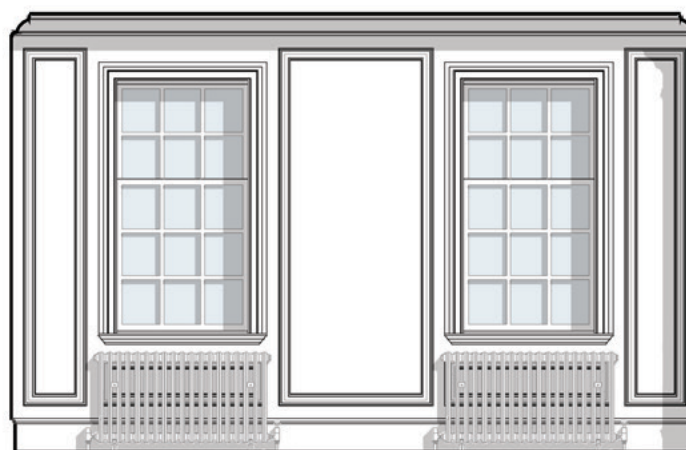
DRESSING ROOM
WALL ELEVATION 2



DRESSING ROOM
WALL ELEVATION 3



DRESSING ROOM
WALL ELEVATION 4



MASTER BEDROOM

MASTER BEDROOM

VISUAL 1

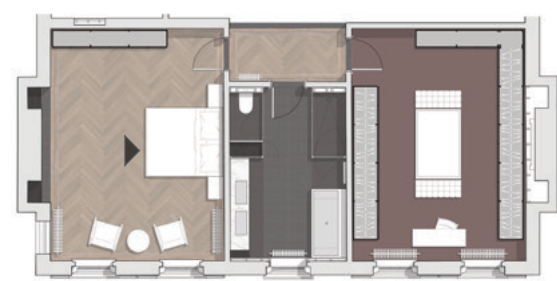
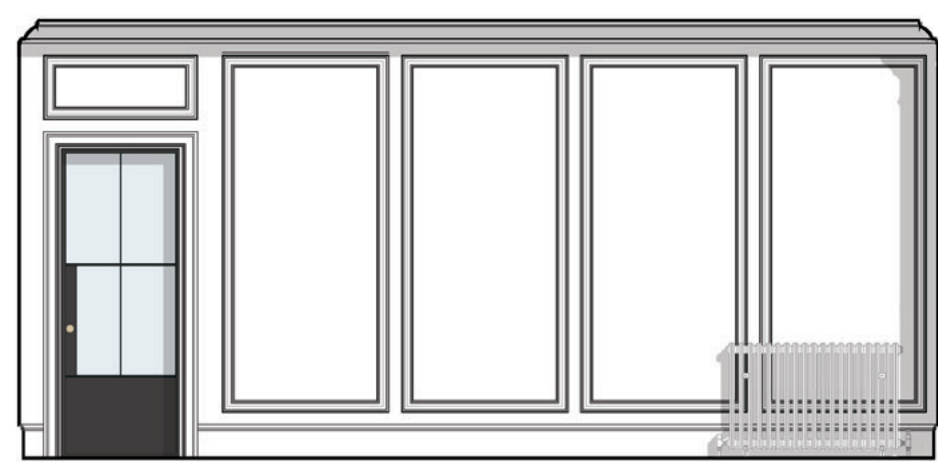


MASTER BEDROOM

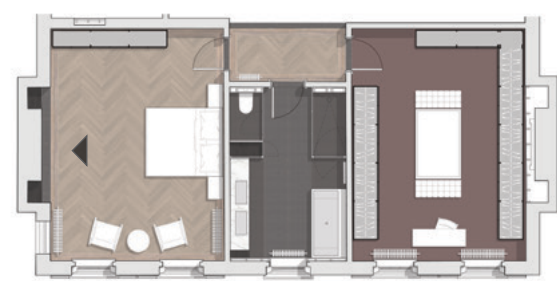
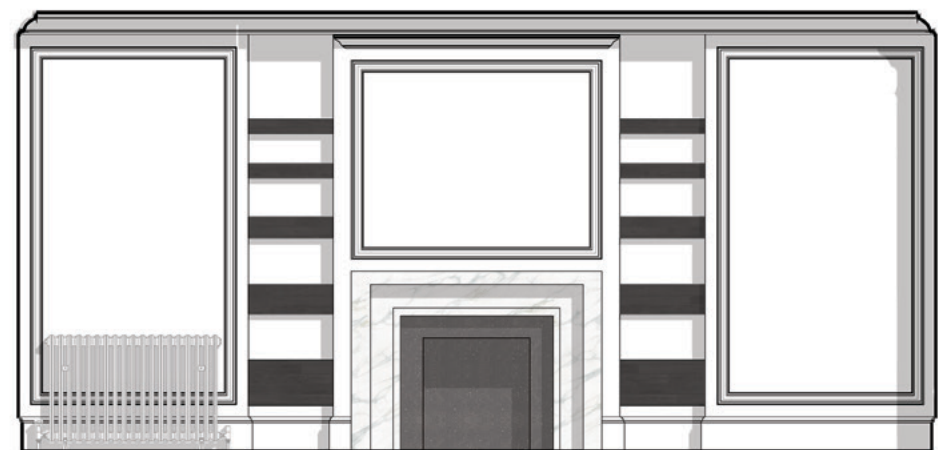
VISUAL 2



MASTER BEDROOM
WALL ELEVATION 1

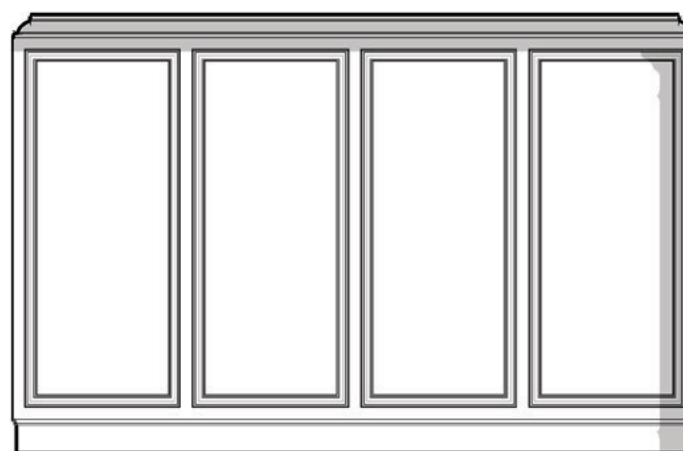


MASTER BEDROOM
WALL ELEVATION 2



MASTER BEDROOM

WALL ELEVATION 3



MASTER BEDROOM
WALL ELEVATION 4

