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Planning & Heritage Statement

Single storey extension with link, altered driveway and gates

At;

Willow Cottage, Spinney Lane, West Chiltington



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This document is to be read in conjunction with all other submitted plans and documentation.

Introduction:

This application seeks permission to erect a single storey side extension with linked hallway and ground floor shower room, new patio terrace, widened entrance gates and driveway and greenhouse.

Whilst the current cottage is aesthetically very pleasing on the outside, internally, it is quite restrictive in layout. The applicant requires a larger space encompassing a larger Kitchen Dining space, along with a Boot Room and a much-needed Ground floor shower room for their disabled daughter who has profound and multiple learning disabilities and as such requires adequate space to eat, rest and wash on the ground floor.

The applicant intends to convert the modest current Kitchen into a ground floor bedroom with washing facilities and with the new extension, provide a much better sized room for family dining around the table to aid provision to watch and monitor her daughter eat at the table, whilst providing ample room for extended family to visit.

The scheme presented has been considered as a means to provide the required accommodation whilst maintaining a visual subservience to the main two storey element. It is desired to use similar materials and detailing to accord with the cottage and to harmonise the two elements.

Relevant Planning History:

Pre-planning advice was sought prior to this application (ref: PE/25/0167) and received favourably on the basis that whilst the scheme is likely on the limit of size and scale, however the extension could be accommodated on the site and *'In principle, there is no objection to the premise of erecting the extension to the Wells cottage'*.

Heritage:

Willow Cottage is a pretty two storey dwelling, constructed as part of the original West Chilton Common development by locally renowned designer and builder Reginald Fairfax Wells in the 1920's and 30's to assimilate older traditional 17th century properties. As a slightly eccentric approach, the intention was to create a hamlet of similar homes set on narrow leafy lanes across the 50 acres of 'Common' which in reality are privately owned. Spinney Lane is one of these private lanes set out with the original Wells cottages.

Originally built and marketed as holiday retreats for wealthy Londoners, they were not always designed for ease or modern living in mind. Given the countryside setting and easy location to larger towns and commutable spheres, many soon became main residences and the community of West Chilton Common grew.

Over the years, many have been altered and much of the original plots have been carved up with infill development occurring.

As one of the original 176 'Wells' houses, Willow Cottage retains the charm and original 'Arts and Crafts' styled features prevalent across the Common.

The cottage is not listed but being one of the original Wells Cottages and within the Conservation area is now likely to be considered a Non-Designated Heritage asset.

The property is pretty much original other than the addition of a modern conservatory to the rear elevation approximately 25 years ago. Willow Cottage is believed to have once been set on a much larger plot which has been sub-divided over the years with infill housing to the south. Nonetheless, the

retained curtilage is indeed generous for the size of the cottage. The actual cottage and internal accommodation can be described as modest with small rooms and low sloping ceilings.

Possibly due to the previous sub-division, the front door to the cottage now sits against the southern boundary and bears no relation to the driveway entrance and is rarely used. As such it is intended to form a new entrance door to face the driveway which will also be enlarged and resurfaced with permeable gravel to provide sufficient on site parking and turning.

Externally, the materials used in the main cottage are of leaded light windows set into a rough, slurry coated brickwork and random 'stone' quoins, all painted with whitewash. This all sits under a deep thatched roof with interjecting gabled dormer window and smaller eyebrow dormers and low pitched clay tile lean-to, all creating a very appealing aesthetic, despite its relatively modern construction.

The area including Spinney Lane has recently become part of the Conservation Area and as such, careful consideration has been taken to try to represent an extension in keeping with the material vernacular, with subservience and honour to the original cottage.

Layout:

The accommodation provided by the extension will mainly be given over to a new family Kitchen with small entrance porch, adjacent boot room and a ground floor shower room which will allow for the applicant to utilise the existing Kitchen as a ground floor bedroom to suit the requirements of her family's needs.

Amount:

This proposal seeks to extend off the side of the original house in a single storey format, so as to provide an additional 59m² of internal area. The overall width of the extension is approximately 9.6metres, however this is broken up in front with the link and set back entrance area, with the main gable only 5.55metres wide. The highest part of the extension will measure 5metres in height from the new DPC/floor level.

Scale & Appearance:

Externally, the materials used in the existing house are leaded light windows in black metal frames and timber subframes, set into painted brickwork with some 'stone' detailing, which has been slurried and whitewashed to the main with some black stained wany edge timber to the upper gables, all sitting under a thatched roof with plain tiled catslide roof over the current Kitchen.

The materials are proposed to be in painted brickwork to match existing with the matching brick dentil course and arched brickwork headers above the openings and projecting brick cills below windows. There will be matching dark stained timber to the upper gables and plain tiles to the roof slopes. It is desired to use similar materials and detailing to accord with the original house so as to harmonise the two elements.

The height of the building has been carefully considered to remain low against the main cottage. Conscious of not over bearing against the original elevation façade, the roof has been kept to 40 degrees to remain low on the ridgeline.

The linking hallway and shower room will require a crown roof in order to maintain the low height against the dormer window at first floor level, however this feature, will also maintain a severance from the old and new and allow the original façade to be appreciated.

Sustainability:

The proposed extension will be built to modern methods of construction with enhanced thermal fabric and in accordance with the Building Regulations.

Landscaping:

Whilst there are some mature trees to the boundary of the property, none will be affected by the proposals. A small section of Beech hedge will be removed in order to widen the entrance gates and some low level garden planting removed to allow for the extension. The gates are proposed to be replaced with timber versions so as to accord with the leafy countryside location.

A modest greenhouse structure is proposed to be erected within the rear garden to the north western boundary to allow for propagation and growing of plants.

Proposals include for a new patio terrace with direct access from the proposed Kitchen with steps down to the existing paved area.



The North elevation has some interesting original features, especially at roof level and as such, the proposal aims to maintain low height roof against, so as to read these.



View of gap proposed for extension.



Original garage to be retained in situ.



Rear view of main cottage, showing modern conservatory addition.

Conclusion:

This proposal seeks to add a single storey extension to this Locally Listed building. With respect to the main cottage, the design response is to provide much needed additional space in a format consistent with the characteristics of the original Wells Cottage. The addition whilst likely on the limit of what would be deemed acceptable has been carefully considered so as to sit subserviently with the main dwelling and detailed with characteristics, much in keeping and consistent with the original building.

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