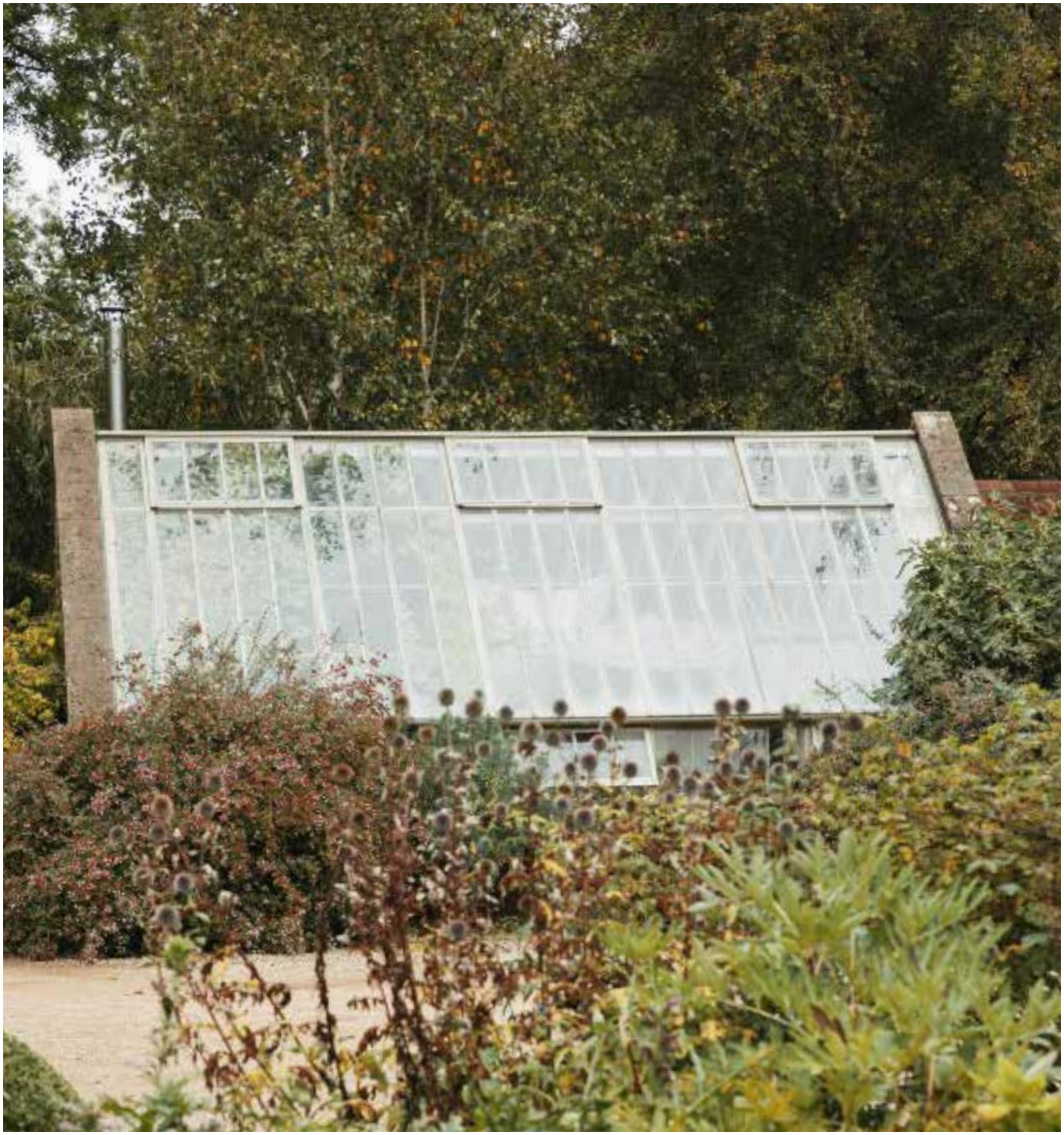

BROOK COTTAGE, WEST KINGTON SN14 7JE

1050_DOC_001

Design, Access and Heritage Statement.
November 2023

12 Lower Street,
Rode BA11 6PU

Tel : 01373 830168
www.bathconservationarchitects.com

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1.0 INTRODUCTION

This document describes the proposed adaptation of the existing modern outbuilding at Brook Cottage, West Kington Chippenham. SN14 7JE.

The structure currently takes the form of a single storey storage building attached to a larger greenhouse. The proposals involve the rebuilding of the storage section to form a new garage to serve the main house.

.

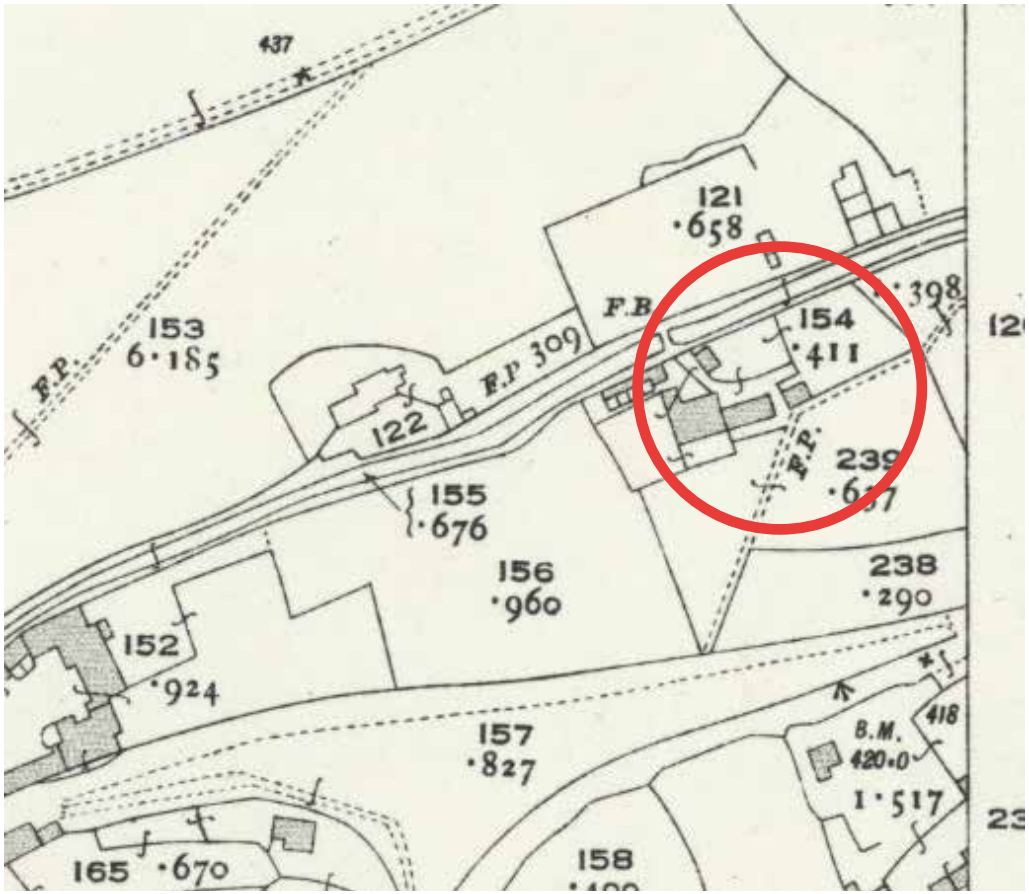


Above ; Google Maps Aerial View with house highlighted

2.0 THE HISTORY OF THE BUILDING AND CONTEXT

2.01 LOCATION

Address: Brook Cottage, West Kington Chippenham. SN14 7JE. The property is found down a gravel dive adjacent to the Broadmead Brook off Wood Lane in the centre of the village.



Above; extract from the 1899 OS map showing the location of the property

2.02 LISTING DESCIPTION

NETTLETON WEST KINGTON

ST 87 NW

2/409 Brook Cottage

II

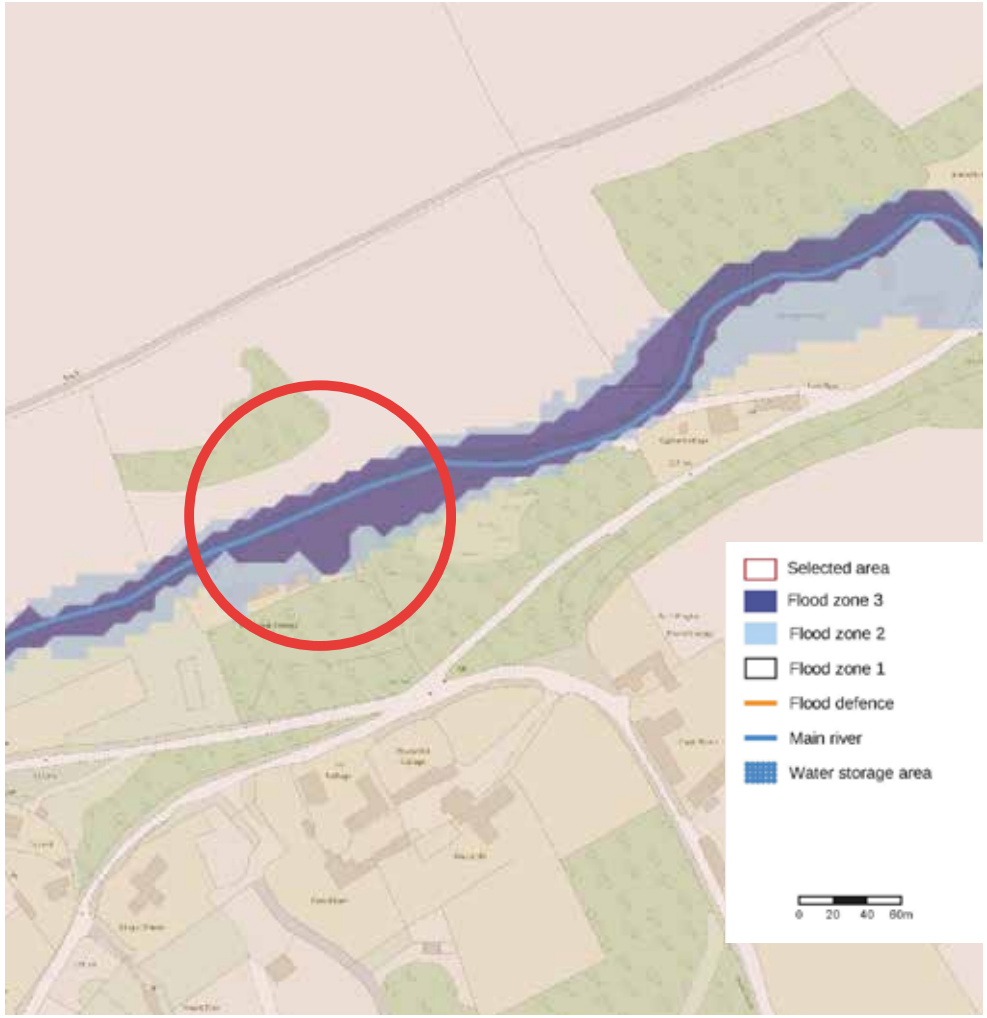
House, early C19, rubble stone with Bridgewater tile roofs. Main range with coped gables and end wall stacks, parallel front range to right with ridge stack. 2 storeys. Un-moulded flush mullion windows. Left side has 3 first floor 2-light windows and ground floor 2-light, C20 door, 4-light, single light and 2-light. Parallel front range to right has 3 upper single lights, door and single light beneath and 2 doors to right. Long rear front in 2 sections, to right 4 upper 2-light windows and ground floor 3- light, door in chamfered surround and 4-light. To left, single light, two 2-lights and single light to both floors. Leaded lights throughout. Probably converted from range of cottages.

Listing NGR: ST8085777320

The greenhouse outbuilding range is not mentioned as this had not been built at the time of the listing in 1985

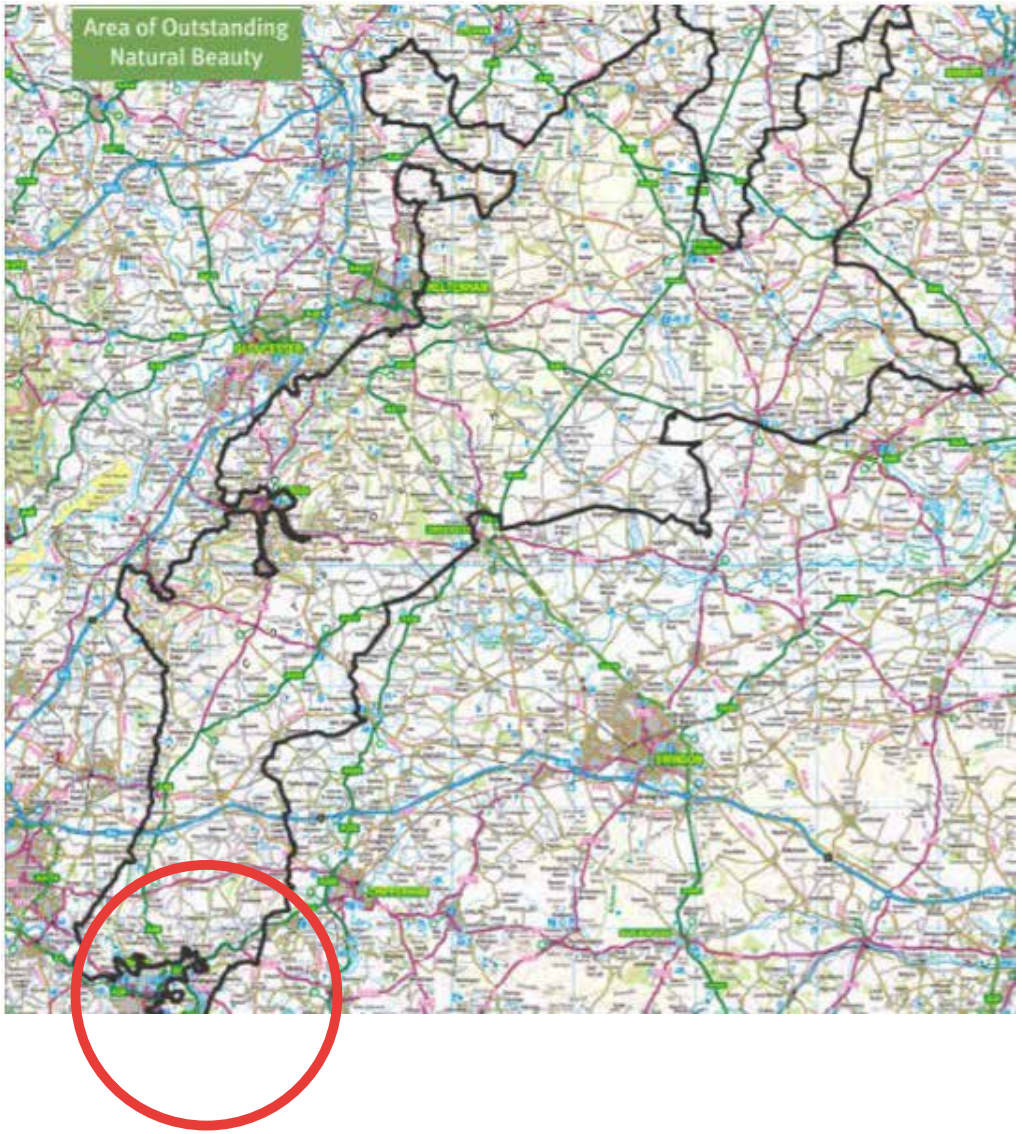
2.02 FLOOD ZONE MAP

The outbuilding at Brook Cottage falls within the flood zone 2 below.



2.03 CONSERVATION MAP

Brook Cottage is situated within the West Kington Conservation Area and is within the Cotswolds Area of Outstanding natural beauty AONB



2.04 THE HISTORY OF THE BUILDING

The principal building on the site is a traditional vernacular structure originally build as a range of cottages but now one house. Close to the adjacent brook which gives the house its name it is bordered by an entrance gravel courtyard, created when the greenhouse and outbuilding were built around the turn of the century.





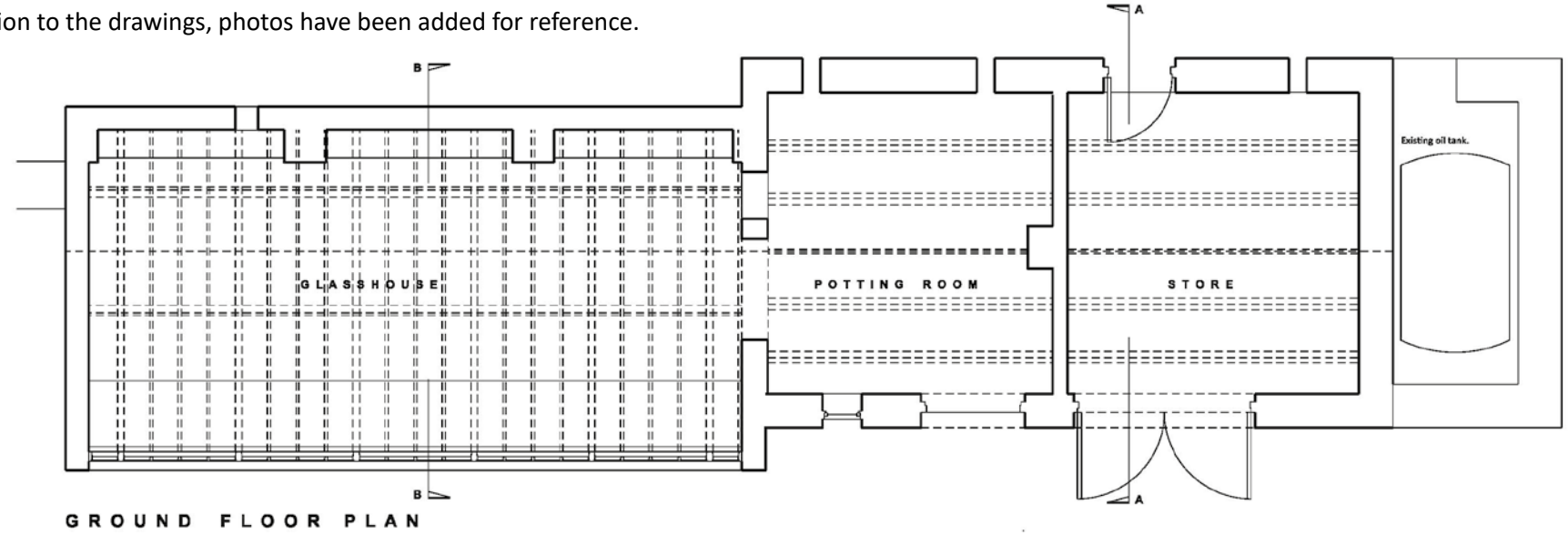


Above; Views of the exterior.

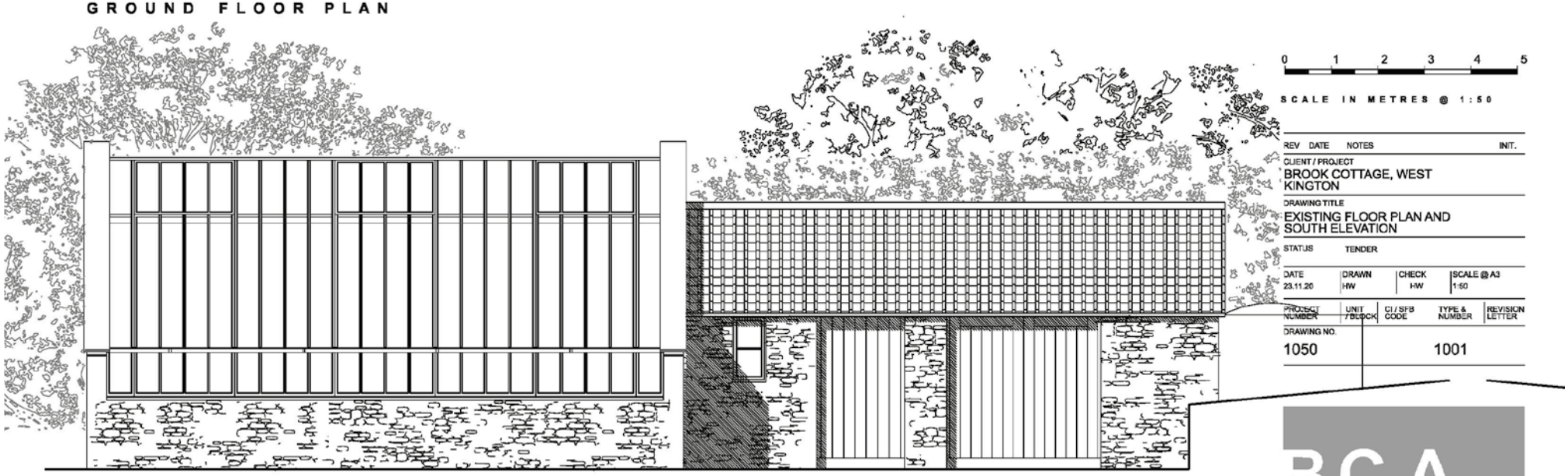
Existing plans and elevations

These pages include the existing survey plans and elevations of the main house.

In addition to the drawings, photos have been added for reference.



GROUND FLOOR PLAN



SOUTH ELEVATION

0 1 2 3 4 5

SCALE IN METRES @ 1:50

REV	DATE	NOTES	INIT.

CLIENT / PROJECT
BROOK COTTAGE, WEST KINGTON

DRAWING TITLE
EXISTING FLOOR PLAN AND SOUTH ELEVATION

STATUS TENDER

DATE	DRAWN	CHECK	SCALE @ A3
23.11.20	HW	HW	1:50

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
1050			1001	

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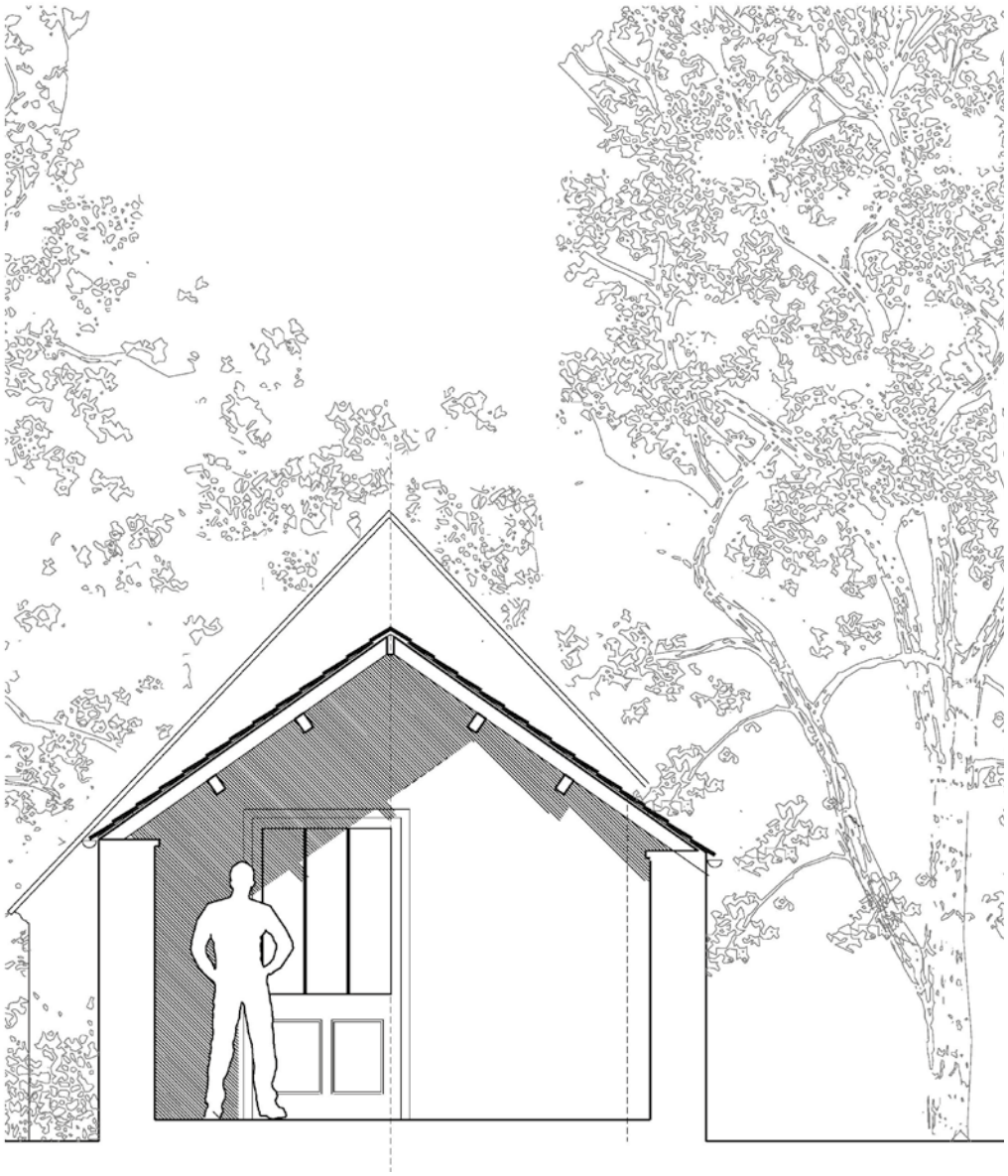


SECTION A-A AS EXISTING



SECTION B-B AS EXISTING





Above : Views from the entrance drive and the interior of the greenhouse.

3.0 PLANNING HISTORY

The previous planning applications for this property from the Wiltshire planning website are listed below.

N/07/02236/FUL - Brook Cottage, West Kington, Chippenham Sn14 7JE
Alterations to outbuilding to form studio
17/08/2007 - 12/10/2007 Closed

N/07/02237/LBC - Brook Cottage, West Kington, Chippenham, SN14 7JE
Internal alterations to house and alterations to outbuilding to form a studio
17/08/2007 - 12/10/2007 Closed

N/01/01759/LBC - Brook Cottage , West Kington, Chippenham, Wiltshire, SN14 7JE
RECONSTRUCT ARTIFICIAL STONE CHIMNEY STACKS IN NATURAL STONE
31/07/2001 - 28/09/2001 Closed

N/97/01974/FUL - The Brook Cottage West Kington Nettleton NETTLETON
ERECTION OF GREENHOUSE GREENHOUSE
04/09/1997 - 19/12/1997 Closed

N/99/01288/LBC - Brook Cottage , West Kington, Chippenham, Wiltshire, SN14 7JE
ERECTION OF GLASSHOUSE & ADJOINING OUTBUILDINGS & EXTENSION TO BOUNDARY WALLS
27/05/1999 - 11/08/1999 Closed

N/97/00640/FUL - The Brook Cottage West Kington Nettleton NETTLETON
ALTERATION & EXTENSION OF OUTBUILDINGS TO FORM STUDIO & WORKSHOP/STORE EXTENSION/WORKSHOP/STORE
01/04/1997 - 09/05/1997 Closed

N/97/00641/LBC - The Brook Cottage West Kington Nettleton NETTLETON
ALTERATION AND EXTENSION OF OUTBUILDINGS TO FORM STUDIO AND WORKSHOP/ STORE ALTERATION/EXTENSION/WORKSHOP
01/04/1997 - 09/05/1997 Closed

N/97/01975/LBC - The Brook Cottage West Kington Nettleton NETTLETON
ERECTION OF GREENHOUSE
04/09/1997 - 19/12/1997 Closed

N/95/01246/LBC - Brook Cottage West Kington Nettleton NETTLETON
ALTERATIONS TO FENESTRATION AND EXISTING PLUMBING AND WASTE WATER STRUCTURES ALTS TO FENESTRATION/PLUMBING
28/06/1995 - 01/10/1995 Closed

N/99/01287/FUL - Brook Cottage , West Kington, Chippenham, Wiltshire, SN14 7JE
ERECTION OF GLASSHOUSE & ADJOINING OUTBUILDING & EXTENSION TO BOUNDARY WALLS
27/05/1999 - 11/08/1999 Closed

The N/99/01288/LBC Listed Building Consentwas required for the removal of a section of curtilage listed wall for the construction of the new outbuilding. this is clearly shown as a dotted line on the layout plan included with that application and included here on the following page.

4.0 THE PROPOSALS

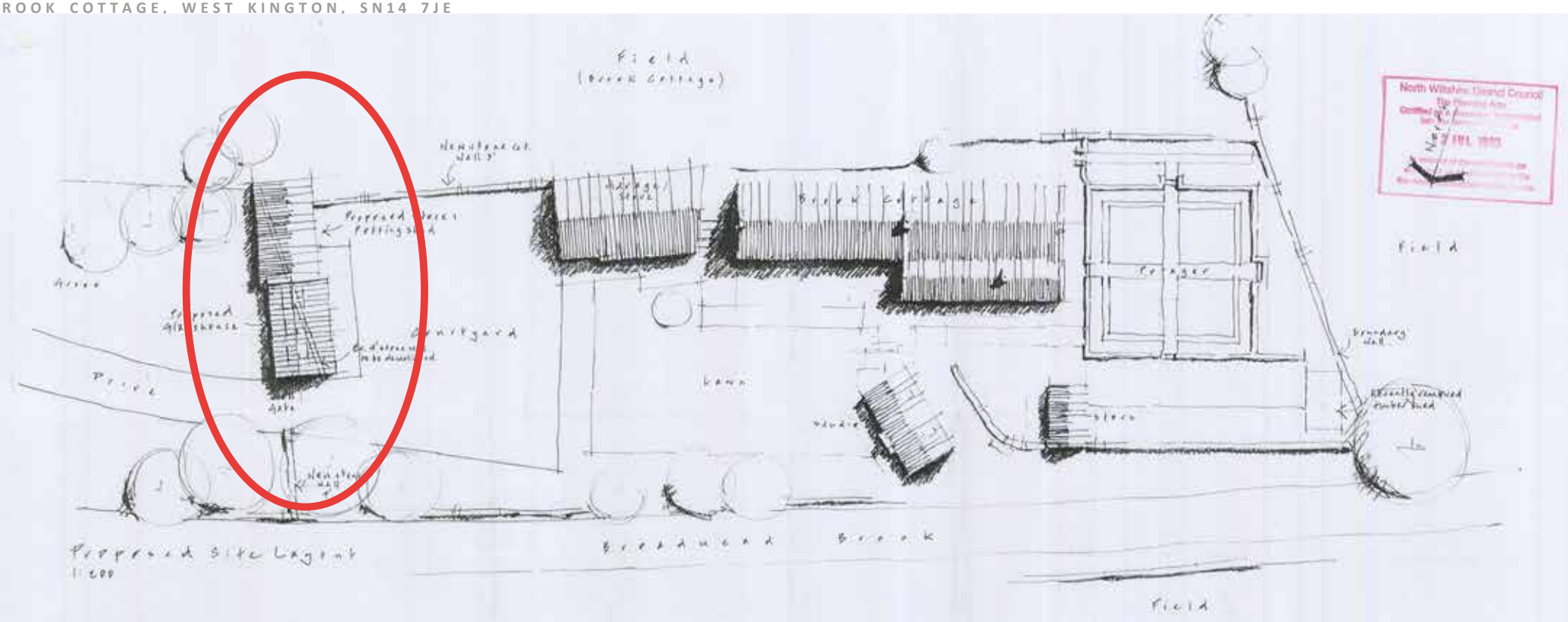
4.1 HISTORICAL SIGNIFICANCE

Historic England state that to understand the significance of historic buildings it is vital to clarify what is meant by significance. They set out four key conservation Principles that determine the method for thinking systematically and consistently about the heritage values that can be ascribed to a place. These key areas are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The proposed works to Brook Cottage falls under the third value only and should be measured against this basic principle.

The alterations have been designed to remain subservient to the adjacent greenhouse. the scale and massing are modest and suitable to the setting.



North Wiltshire District Council
The Planning Acts
Certified as a Resolution Incorporated
Date
2 JUL 1999
Number

NOTES

Planning

Full Planning Permission for the construction of a glasshouse at Brook Cottage was granted in January 1998 (ref. N.97.1974.F and N.97.1975.LB). This application also proposes a glasshouse of similar size located in a different location with an adjacent store and potting shed. The previous permission included the removal of a timber building (temporary structure) erected by the previous owners, located in the eastern corner of the site (refer plan above). This building has now been removed.

Proposed works

Demolition of existing dry stone wall (4' high). Construction of stone faced structure supporting glasshouse and traditional stone built outbuilding. Construction of new 3' high stone faced retaining wall and 4' high stone wall (refer plan above).

Proposed materials

Walls - cavity blockwork faced with nom. 225mm reclaimed Cotwold stone to match existing walls (rubble coursed); pointing to match recent re-pointing to outbuildings and house (lime pre-mix by N.J. Chard & Sons - ref. "Cotswold").

Roof - outbuilding to consist of traditional timber roof construction supporting reclaimed double roman clay tiles to match other buildings with clay ridge tiles. Verge / eaves detail to NWDC approval. Single Velux conservation rooflight ref. GVA to potting shed roof (to match existing studio building). Guttering to be painted cast iron throughout.

Joinery - timber, purpose made of traditional construction and appearance to NWDC approval; paint finish to match existing joinery

Glasshouse - proprietary glasshouse structure to consist of profiled aluminium recording traditional glasshouse with glazing bars at nominal 375mm centres. Structure to be powder coated to match existing joinery on site to NWDC approval. All as agreed for previous planning permission

Stone walling - dry stone construction using reclaimed Cotwold walling stone



DEVELOPMENT CONTROL
27 MAY 1999

ANTONY HOLMES ASSOCIATES
LANDSCAPE ARCHITECTS & DESIGN CONSULTANTS
WALCOT YARD
108 WALCOT STREET
BATH BA1 5DG

01225 - 444404 FAX 01225 - 448163

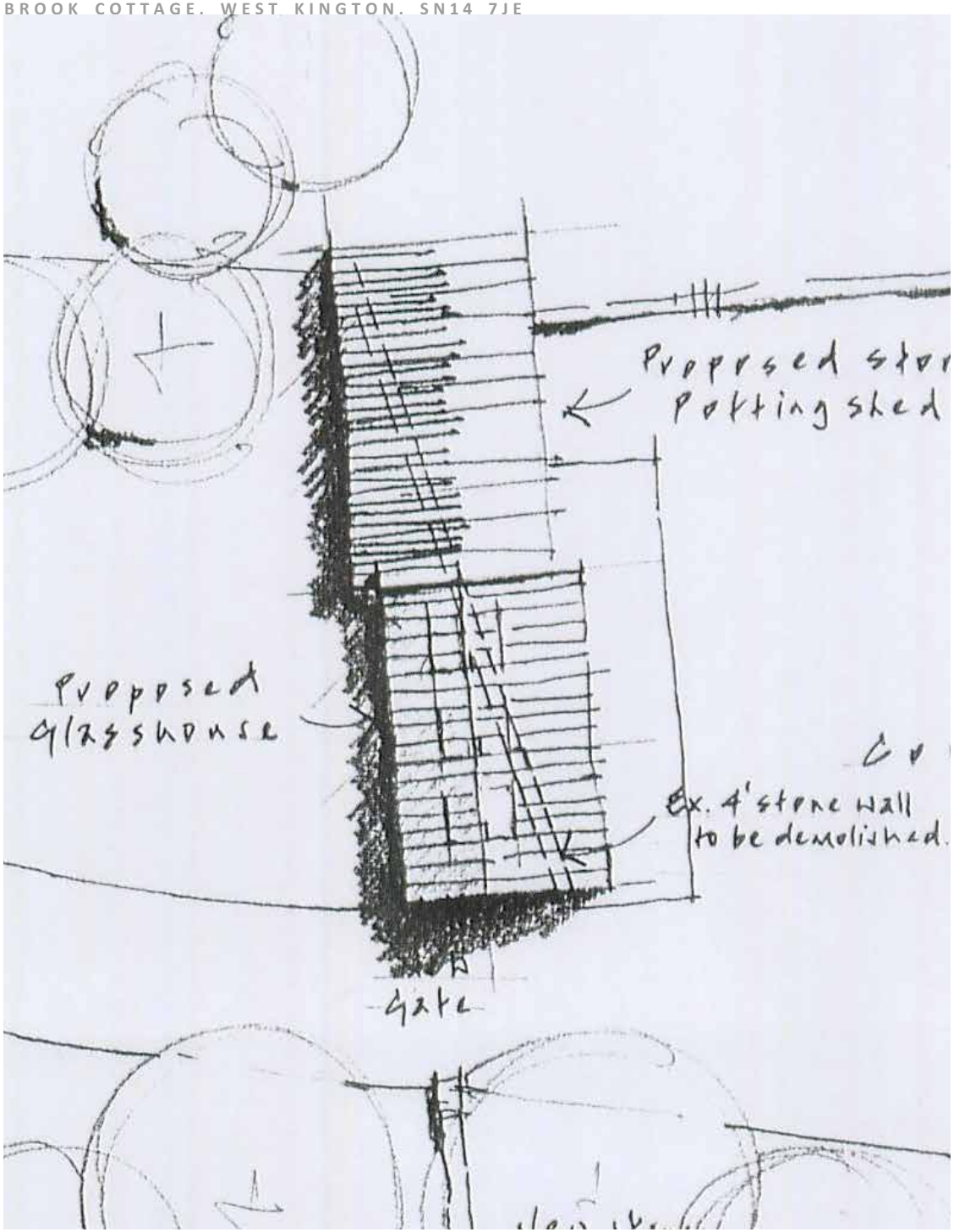
BROOK COTTAGE, WEST KINGTON

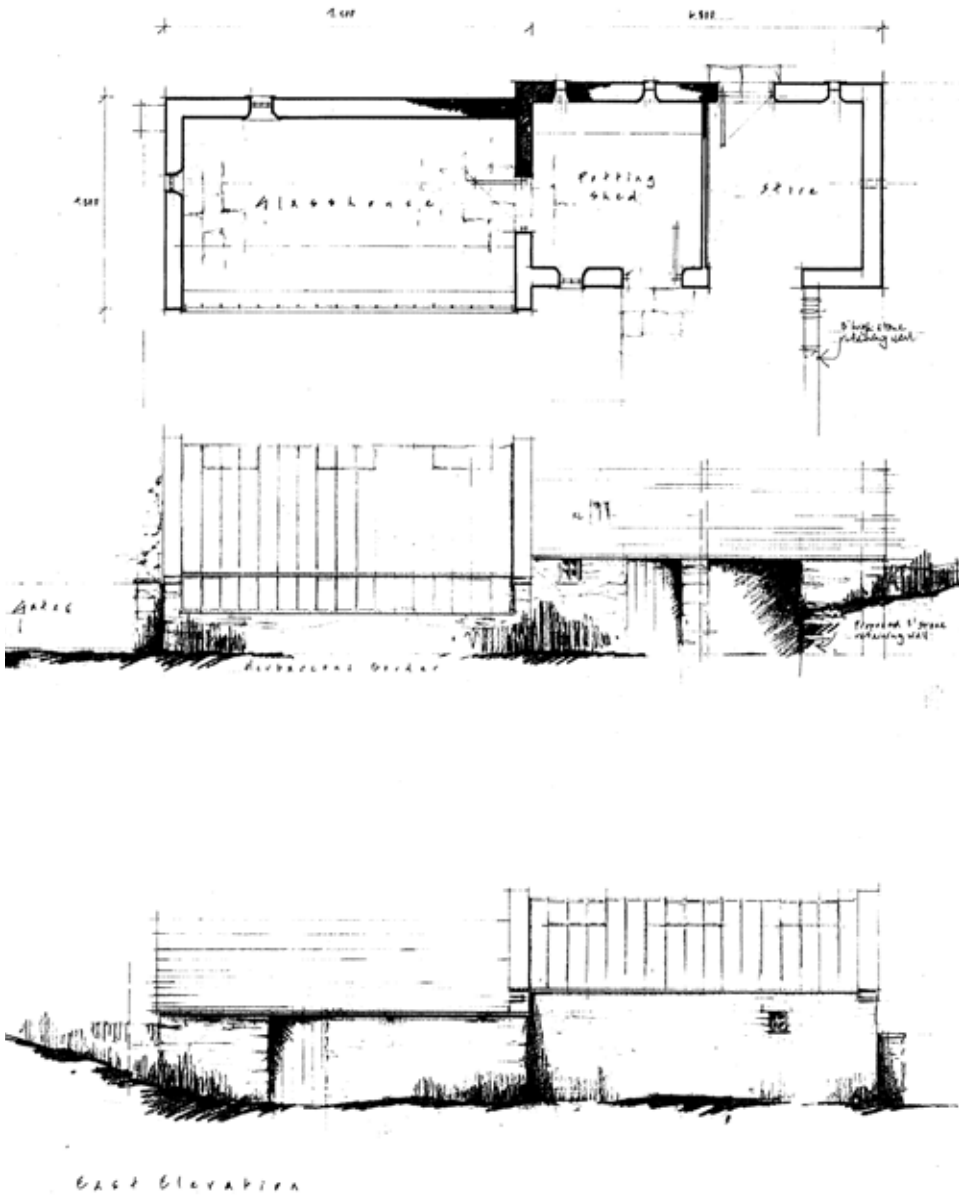
PROPOSED GLASSHOUSE

SITE LOCATION AND PROPOSED LAYOUT

1:2500/200 MAY 1999

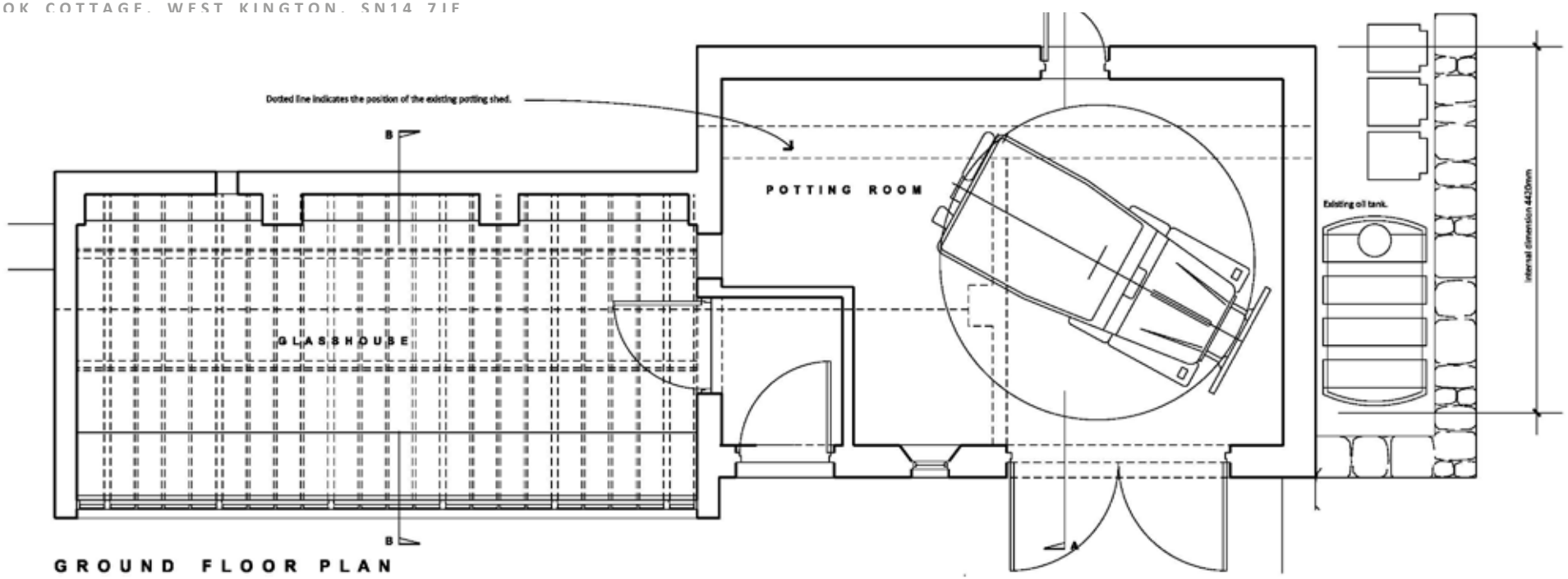
273/101



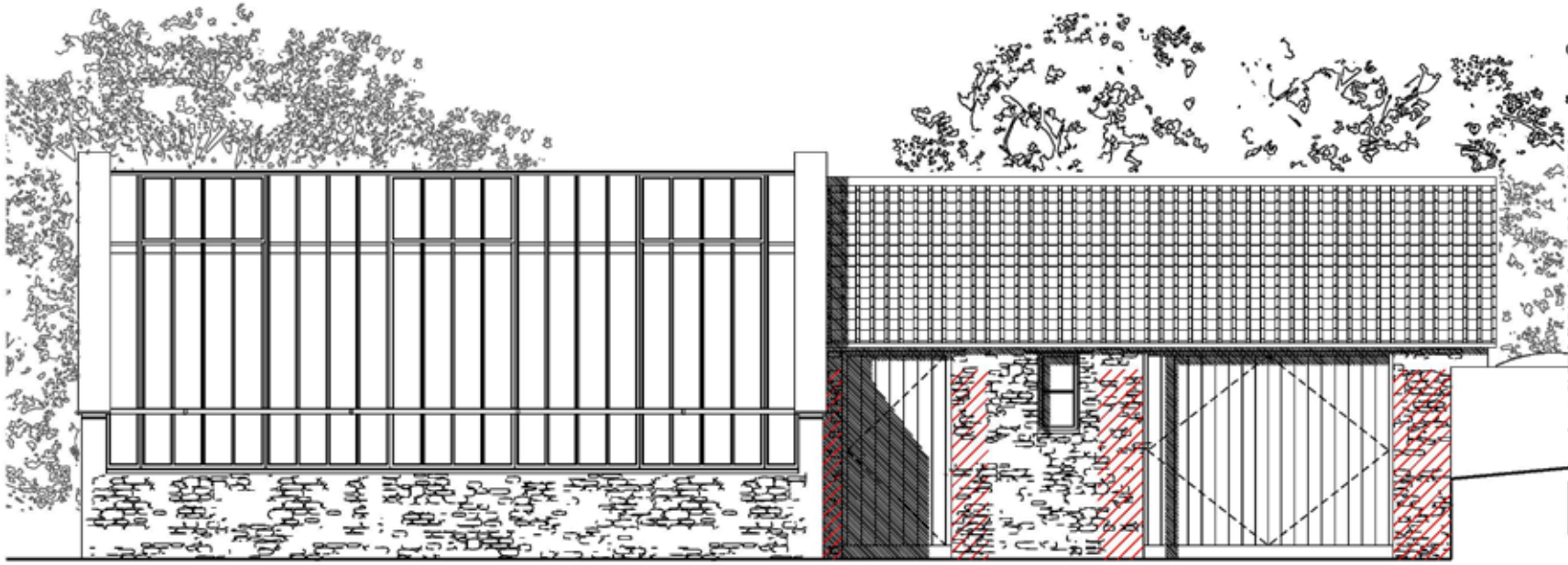


Left and previous page. The 1999 LBC approval layout showing the position of the demolished stone wall.

Above. Plans and elevations of the 1999 building



GROUND FLOOR PLAN



SOUTH ELEVATION

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SCALE IN METRES @ 1:50

REV	DATE	NOTES	INIT.

CLIENT / PROJECT
BROOK COTTAGE, WEST KINGTON

DRAWING TITLE
PROPOSED FLOOR PLAN AND SOUTH ELEVATION

STATUS TENDER

DATE	DRAWN	CHECK	SCALE @ A3
23.11.20	HW	HW	1:50

PROJECT NUMBER	UNIT / BLOCK	CI/SfB CODE	TYPE & NUMBER	REVISION LETTER
1050			1101	

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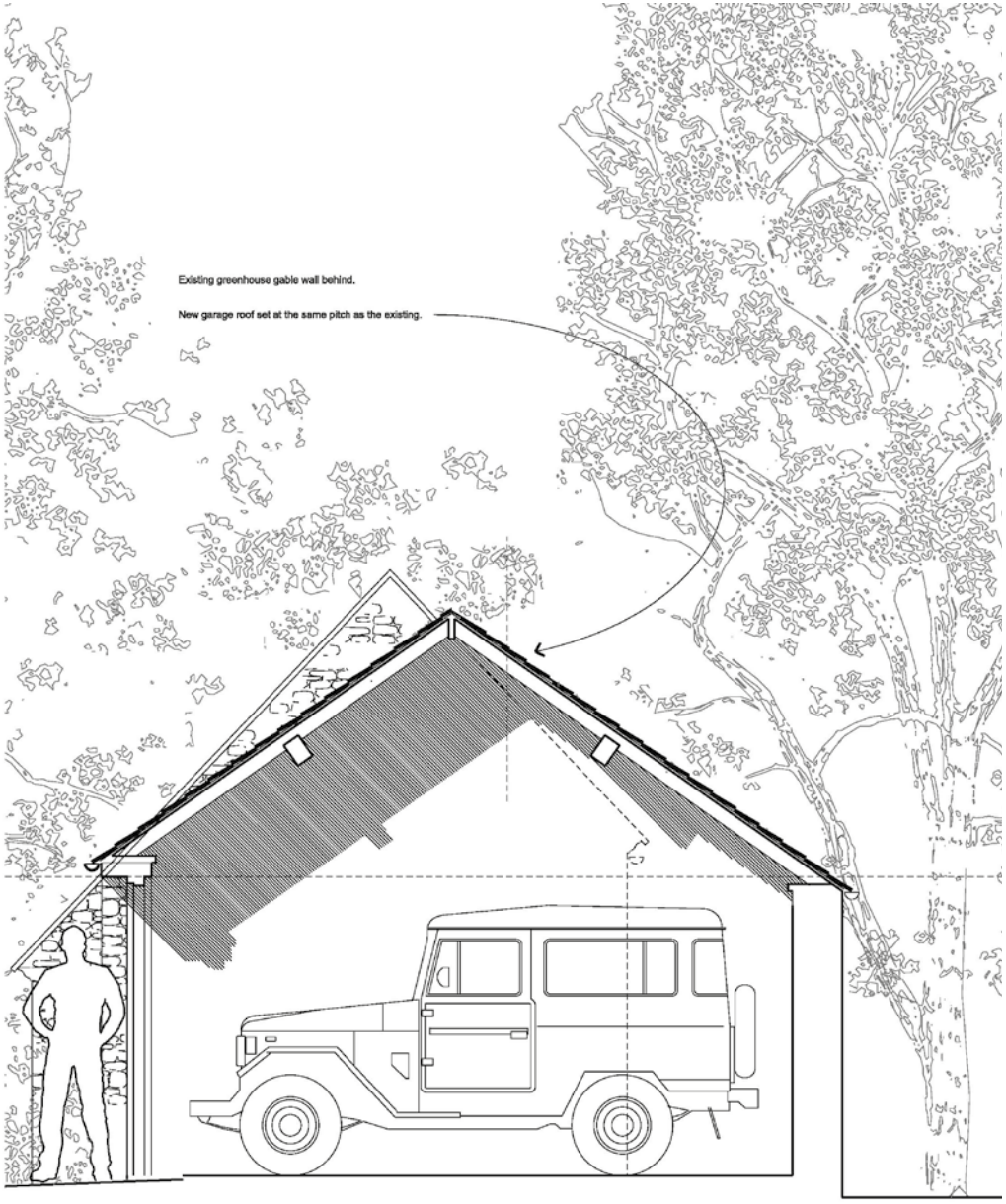
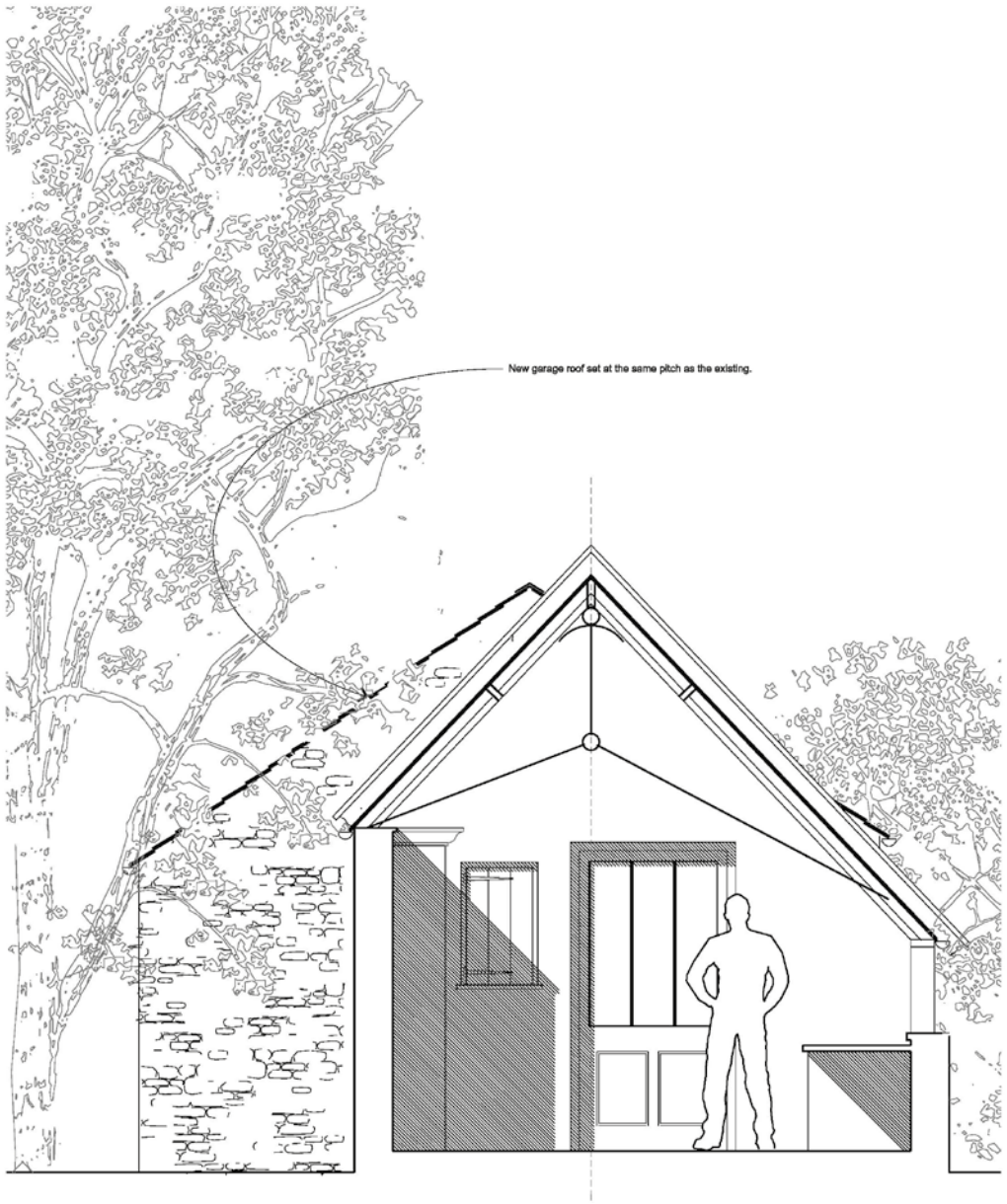
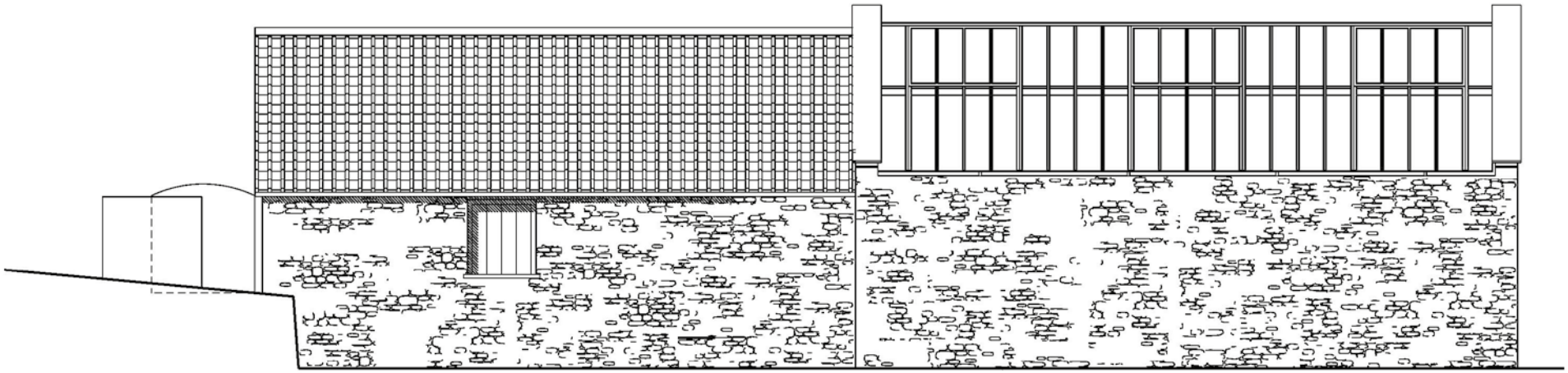


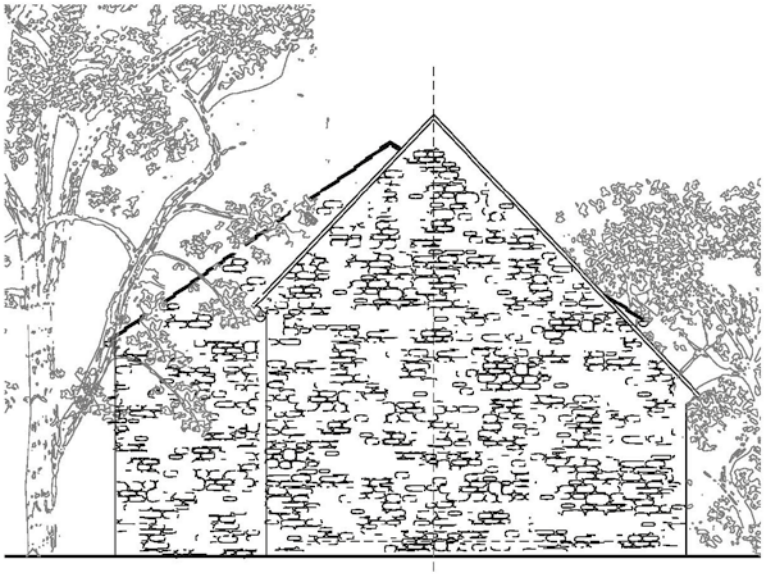
SECTION A-A AS PROPOSED



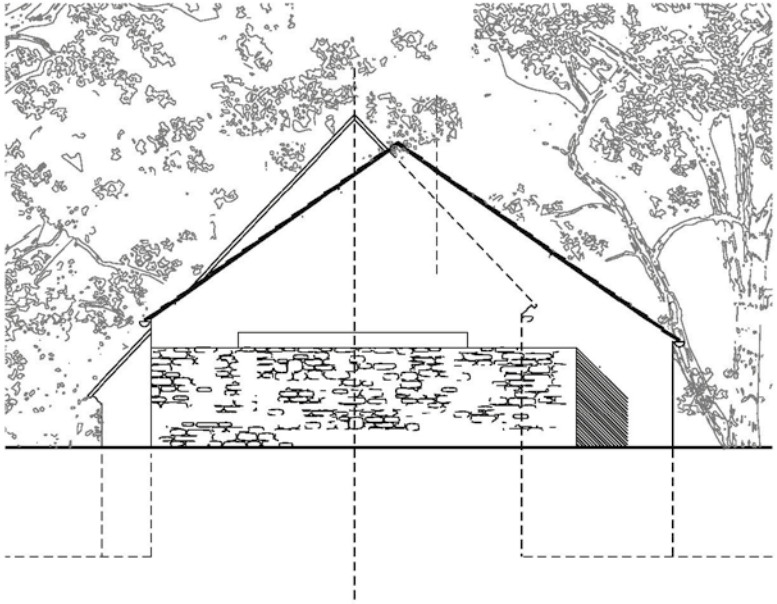
SECTION B-B AS PROPOSED



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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SCALE IN METRES @ 1:50

REV	DATE	NOTES	INIT.

CLIENT / PROJECT
BROOK COTTAGE, WEST KINGTON

DRAWING TITLE
PROPOSED ELEVATIONS

STATUS TENDER

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23.11.20	HW	HW	1:50

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
1050			1104	

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4.02 EXTERIOR

The existing structure is entirely modern and dates from after the 1999 LBC approval.

The alterations to the exterior focus on the existing storage area to the southern end of the greenhouse building. This is not seperatley listed but as a modern structures it still falls within the curtilage of the listed building. The new works include the following

- The rebuilding of the stonework on a larger footprint.
- The construction of a new roof to the same pitch as the existing
- The reuse of the existing entrance door and frame together with the installation of new timber garage doors.
- The reinstatement of cast iron downpipes and gutters.
- The introduction of a manually controlled,rotating turntable within the garage area.

5.0 DETAILED DESIGN CONSIDERATIONS

5.01 EXTERNAL

The principal consideration is the setting of the group of buildings as a whole. The new works are still secondary to the adjacent greenhouse and have no significant effect on the setting of the nearby listed building.

5.02 MATERIALS AND FINISHES

Materials within the proposals include:

- Natural stone walling set in lime mortar.
- Salvaged double Roman terracotta roof tiles.
- Reused external door and frame.
- New external garage doors to the front. Painted timber.
- New cast iron gutters and downpipes

6.0 ACCESS STATEMENT

There are no alterations to the access to this property within these proposals.

7.0 CONCLUSION

The proposed scheme involves no loss of historic fabric. The appearance and setting of the nearby listed building is not compromised by these proposals.

No alterations are visible by the public from outside the property

The alterations are to mindful to retain historic detailing and traditional materials to create a valuable garage space within a modest extension to the outbuilding.