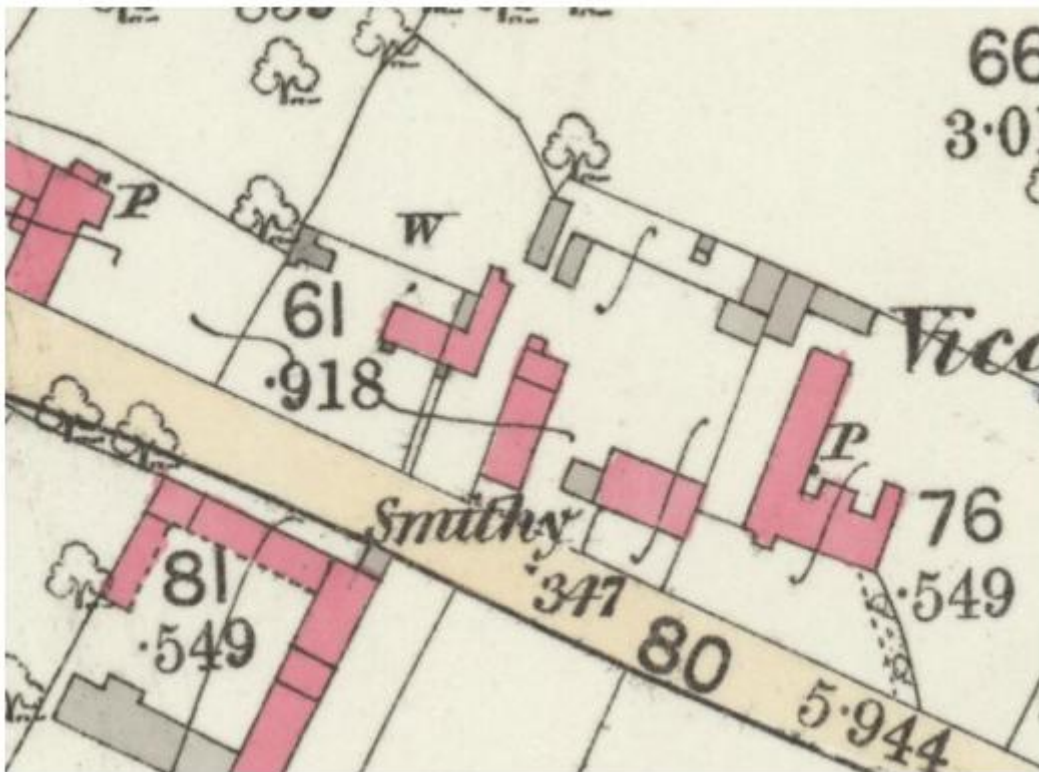


Design and Heritage and Access Statement.

Background

Chestnut Cottage is a Grade II listed house,

‘NORTH NEWNTON HILCOTT SU 15 NW (north side) 2/126 Chestnut Cottage II House. CI 7. Brick with thatched roof. Two storeys and attic, 3 bays with timber framed rear extension on right, 1 bay long. Dark red brick with ashlar quoins and stone mid-wall string. Moulded stone 2-light windows with brick relieving arches and leaded lights. Central door removed and entrance now in rustic thatched lean-to on left. Projecting oven in right gable, thatch halfhipped.’



1) 1886 OS map showing Chestnut Cottage (adj parcel 61 marker) with extended southern façade and two entrances so there must have been an extension / lean to on west end of the house then also.

The Northern wing is also longer than currently exists so it would seem that the end 'L' was removed and used for footprint of current angled kitchen. The current garage (built in 1991) was also done on the footprint of the grey outbuilding shown in this survey.



2) Photo of Chestnut Cottage (shown on left) in about 1940's shows how the rear north wing has been shortened and there are still two entrances and a lean to on the west end.

The house is inside the Hilcott conservation area and the North Wessex Downs ANOB.

Since the listing appraisal in 1964, Chestnut Cottage has had the central entrance door reinstated at some point and the following alterations approved

1988: L/12274/L – Attic windows installed in the rear elevation.

1991: L/18215 – Erection of a detached garage

1992: K/18489/L – Erection of a conservatory at the west end – in place of the existing lean-to and entrance to the property – and re-opening of a former doorway into the house

2002: K/042364 – Erection of rear single storey extension – to form new kitchen.

Objective

The current owners of the house wish to replace the conservatory, which is rotten, leaking and thermally lacking, with a conventionally built single storey extension which will become a bright, light and warm kitchen. The old kitchen will become a new utility and boot room with laundry which is currently in the garage.

Design

The proposed extension should be seen as an improved restoration of the original lean to. It is sympathetic and cohesive in design and materials whilst remaining proportionally subservient to the main building. It is accessed through the existing connecting door with the roofline remaining at the same height as the existing conservatory. Whilst the proposed extension is fractionally larger than the existing conservatory it is still in proportion and subservient to the main building.

Replacing the current outdated conservatory with an extension that is sympathetic to the style of the house and structures that existed before the conservatory was installed, could be seen as a beneficial and restorative action, particularly as it would not have any impact on the fabric or layout of the historic structure.

Access

This proposal does not affect any formal aspect of access to or from the property.

Sustainability This application proposes a moderate but non-invasive enhancement to a listed building which will increase its compatibility with contemporary living styles. This house has slowly evolved over the centuries and this new kitchen will increase the property's long-term sustainability with no impact or harm caused to the status and significance of the house or its setting in the context of the conservation area.

*A History of the County of Wiltshire: Volume 10. Originally published by Victoria County History, London, 1975.