

Note: This statement should be read in conjunction with the drawings supplied

Site Description

Yew Tree Cottage circa mid 1860's, is located within the village of Shipbourne, which lies within the Metropolitan Green Belt and Kent Downs Area of Outstanding Natural Beauty (AONB). The dwelling within the site is Grade II Listed and has been constructed from a range of materials including Ragstone, red stock brick work and an Oak frame with rendered infill panels.

The property has a rich planning history with many additions & changes with online records dating back to 1975 where the rear single storey addition appears to have been granted.

Yew Tree Cottage is grade II listed & is attached to Shipbourne Village Hall to the South.

Project Description

The proposals purpose is to make mainly internal changes to create a more open-plan & better naturally lit feel to the internal spaces throughout, with a better family dining space open to the garden, plus exposing the incredible timber structure throughout the GF rear additions.

At Ground Floor:

Works proposed at ground floor include:

- removal of various internal brickwork structures that do not fit well with the period feel of the internal spaces.
- Opened up ceilings to expose the vaulted roofs with exposed timbers in the kitchen area, hallway, new utility room (previously bathroom) with new conservation roof lights to match existing, new kitchen layout opened up to: new rebuilt slightly larger rear dining room with doors on three sides opening up to the extensive garden area & patios.
- New flagstone paving throughout kitchen, dining & hallway area with new wider steps between.
- Internal improvements to exposed stone walls & oak ceiling beams.
- Surface mounted ceiling spotlights to Living room & Dining room areas between ceiling joists.
- New WC under staircase from dining area.

At First Floor:

- No Work

At Second Floor (Loft Space):

- No Work

Design Ethos

The objective is to create these additions to the building which will be aesthetically pleasing, and in keeping for the age & style of the property providing a comfortable, inviting environment for its occupants.

Design factors which are an integral part in the design of this scheme are:

- High Quality matching Materials
- New insulation to improve thermal envelope.
- Better space organisation and function
- Increased natural light
- Style in keeping with the surrounding properties

Site Context:

The local area is a mixture of rural domestic housing of a similar age and style Open to the common & surrounding countryside.

Materials:

- The new extension will be finished in a similar construction as the existing rear dining room extension with matching facing brickwork cavity walls, hung tile & oak posts, plain peg tile pitched roofs with exposed roof timbers insulated to building regs, reusing existing materials where possible.
- New windows & doors to extension to be timber frames doubled glazed units to match existing.
- Internal timber alterations to be made in reused oak timbers or new oak timbers to structural engineers' specification.
- New internal flooring throughout dining/kitchen/utility areas & hall to be new/reclaimed flagstone paving with new insulated subfloor & screed to improve thermal properties.

Accessibility:

The overall design has not been developed with disabled access as the existing arrangement has accommodation over 3 floors with no lift access.

Planning History:

The original building circa mid 1860's has 17 historical planning applications, showing on the public planning record from 1975.

The earliest application on record being:

TM/75/10607/FUL for the rear dining room extension.

Previous applications more recently include:

TM/03/00484/FL Open 2 -Bay car shelter

TM/09/01429 New rear sunroom - Grant with Conditions – 2009

Heritage:

The building is of Grade II listed variety since 3rd May 1984 and the listing detail comprises as follows:

SHIPBOURNE UPPER GREEN ROAD (north side) Shipbourne Village Hall and Yew Tree Cottage

(Formerly listed as The Institute and Baytree Cottage)

II

Hall-house. C16, altered later, particularly in creation of the Institute in south end in the late C19.

Red and grey brick ground floor, framed first floor, with some brick to left of centre. Right-hand infilling of plaster with some curved braces, left-hand rendered.

Hipped tiled roof with one almost central ridge stack and one end stack to north.

Two storeys; irregular fenestration of C19 casements and glazing bar sashes.

Door to Yew Tree Cottage almost central with flat hood on brackets.

Village Hall at left-hand side has gabled weather-porch with boarded door and large sash to left.

Listing NGR: TQ5953452312

The proposed work to the building aims to respect & expose the existing features of the property to enhance the feel & space inside this impressive building.

Respecting the existing features & removing more recently added internal brickwork which detract from the original features of the building to create a much more naturally lit & uplifting internal space throughout the building.

The rear construction to replace the existing dining room extension in form and materials but built to align the kitchen proportions & with an insulated envelope to create a much warmer & usable addition linked to the kitchen with exposed roof timbers vaulted with heritage rooflights over.

Any altered roof structures to be carefully trimmed in reclaimed or matching roof timbers & enhanced to their original form, new thermal insulation between roof structure & finished to match existing.

All internal fittings & finishes to be respectful of the age & heritage of the building.