

# Summer Cottage Heritage Design Statement



Contemporary Architectural Design  
Delivered to the highest technical standards

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## Outline of History

The house was designed by Baillie Scott and built in 1923. See original plans on drawing 300-C1. The house was subsequently extended to the front within a year. See extension plans on drawing 300-C2.

Sometime between 1924 and 1936 there were further alterations and extensions to the West to change the original garages to Utility spaces and add further garages and a kitchen to the rear. We think this also included the addition of the rear gable. We have no record plans from this time.

In 1936 the original angled rear bay was removed and a portico extension added. See drawing 300-C3.

## Assessment of Harm

There are no changes proposed to the original Baillie Scott design.

The proposal removes the portico extension, which was not designed by Baillie Scott, is removed because it's out of character with the original and hides part of the original rear elevation.

## Extension Design

The house has already been subject to several progressive changes over its life and this proposal continues that architectural progression to add a new living room facing the garden.

The extension has been carefully designed to be clearly contemporary whilst at the same time using materials that feature strongly in the original house design.

The design also features a glazed link between the extension and main house that reveals more of the original rear elevation especially when viewed from inside the building.

The height of the extension has been minimised by the flat roof design and the floor level is the same as the existing.

## Landscape Design

The existing landscaping is very bland and does nothing to enhance the setting of the building.

Our design also includes a garden landscape proposal in the Arts and Crafts style to enhance the garden and the setting of the building.

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## Materials

The materials have been carefully selected to reflect the Arts and Crafts style of the existing building whilst adding contemporary materials to deal with the flat roof trims and the sun shading. See drawing 300-B6 for colour elevations that illustrate the materials.

## Interior Detailing

The interior detailing continues the Arts and Crafts tradition of high quality design and workmanship, whilst retaining the contemporary feel of the extension. See drawing 300-B7.

## General Alterations

General renovations are proposed to deal with two specific problems.

The existing floor boards have large gaps between and these are to be removed and draught proofed.

The existing windows require renovation to remove the build up of old paint and to improve their draught proofing capability.

See drawing 300-B8 for details.

## Conclusion

We feel the extension enhances the listed building design and adds to its long term sustainability, without causing any harm to the original Baillie Scott design.