

Proposed Extension
to Grade II Listed
Building
Corey's Cottage
Tates Way
Stevenage
SG1 4AA



Design and Access Statement & Heritage Statement Corey's Cottage

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1.0 INTRODUCTION

1.1 Executive Summary



COREY'S COTTAGE

Main view from Tates Way to the cottage

1.0 INTRODUCTION

1.1 Executive Summary

- 1.1.1 This Design and Access Statement & Heritage Statement has been prepared by Your Plans UK on behalf of Mr Michael Ruggieri, the owner and client at Corey's Cottage. It provides detailed descriptions of the layout, scale and appearance of the proposed works as described in this document.
- 1.1.2 This document has been prepared to meet the information requirements, as set by Stevenage Borough Council to accompany a full listed building planning application, following the advice from a pre-application made to the council, reference no. 22/00065/PREAPP.
- 1.1.3 The application will highlight the main works to the rear of the cottage, including a first-floor extension and rearrangements to the internal spaces, designed to minimise the impact on the fabric of the listed building, following on from the advice by the council.

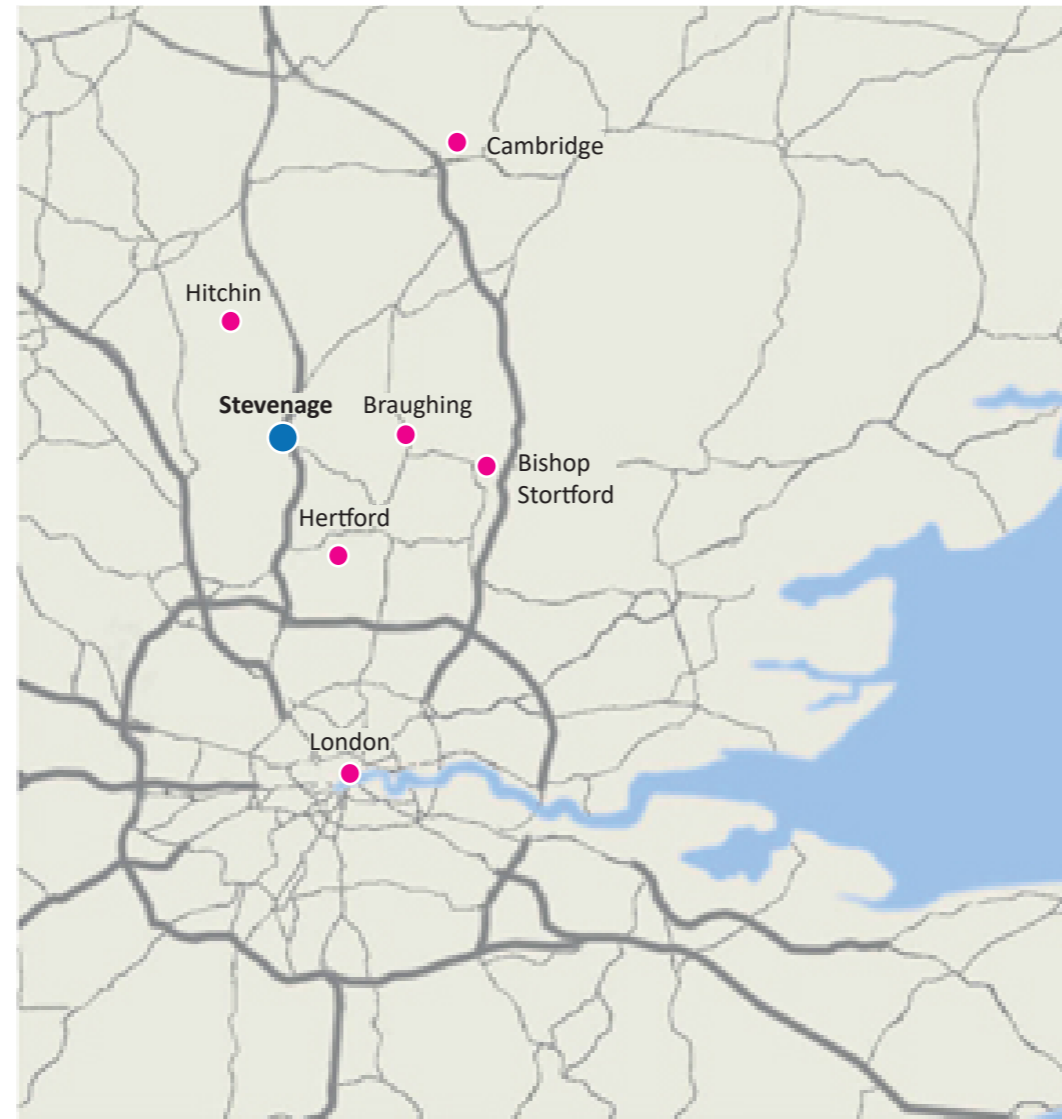
2.0 SITE & CONTEXT

2.1 Location



Location: UK

The proposed site is located in Corey's Mill, Stevenage in the South East of England.



Location: Regional

Stevenage is situated within the central north area of the county of Hertfordshire, with a central location between Cambridge to the north and London to the south.



Location: Local

Stevenage was designated the United Kingdom's first New Town under the New Towns Act. In the 2011 Census, the record for the town's population was recorded at 87,845.

2.0 SITE & CONTEXT

2.1 Location



2.1.1 The site is located at Corey's Cottage, Tates Way, Stevenage, SG1 4AA.

2.1.2 Most of the settlement to the north, east and west of the cottage comprises of residential spaces. To the south you have private spaces, accommodating a hotel and restaurant building. The cottage is not within a conservation area and is also in proximity of the Lister Hospital grounds registered as HC3 under the Stevenage Borough Local Plan 2011-2031.

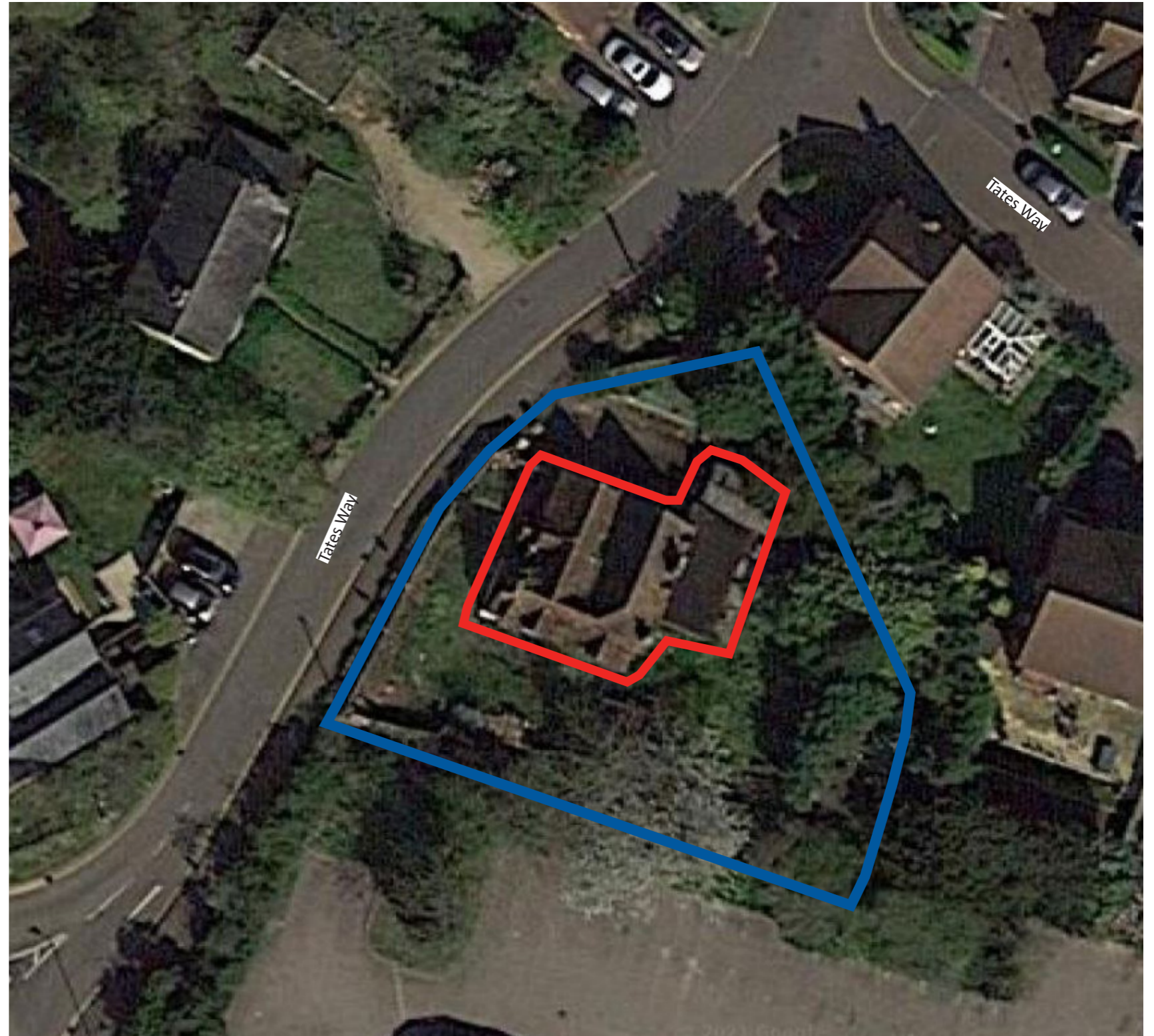
2.1.3 The cottage is set back from the main road of Tates Way and has a tree lined restriction for direct views to the cottage. Corey's Cottage is situated on the border of a new modern residential development. This housing development contains several house styles and types, materiality and colours throughout.

Key

— Site Boundary

2.2 Site Overview

- 2.2.1 The property known as Corey's Cottage is a Grade II Listed building. It is bound by Tate's Way to the west, with the site grounds and mature trees to the surrounding east and south perimeters. Located north, there are modern residential dwellings as previously mentioned which belong to a larger development.
- 2.2.2 The site currently has 2 existing buildings, the main cottage and a garage both of which are within the scope of works. The main cottage has an open pedestrian access via Tate's Way and has a side access into the property from the private driveway of Corey's Cottage.
- 2.2.3 The garden area contains mature trees comprising of Conifers and Cyprus trees, and as a result the boundary has restricting views to the commercial public buildings to the south of the property.
- 2.2.4 When approaching Corey's Cottage, the garage is directly at the end of the driveway, although the garage is set back from Tate's Way, this is the most visible building within the scope of works, as well as the property's north face.
- 2.2.5 The main cottage is on your right as you approach up the driveway, with the others faces of the building shielded by vegetation.
- 2.2.6 The existing garage and rear extension, have no aesthetics that tie in with each other nor that to the main listed property. In terms of materiality, as shown in the existing elevations within this planning application. The current garage and rear extension are not sustainable parts of the building and are suffering from damage.
- 2.2.7 The site does not fall within a conservation area; however, consideration has been given in the volume, materiality, design and aesthetic relationship to compliment Corey's Cottage's significance, listed status and historic value.





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3.0 Heritage Statement

3.1 Overview

- 3.1.1 The section will provide a heritage statement on the grade II listed Coreys Cottage, with the purpose to provide an understanding of the special architectural and historic interest of Coreys Cottage and its setting, allowing an informed decision for the consideration to the proposed works.
- 3.1.2 For information regarding location please refer to section 2.0 Site and Context within this document.
- 3.1.3 For information regarding the proposal please refer to section 4.0 Proposal within this document.

3.2 Planning Legislation and property

- 3.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, S.66 (1), requires the local planning authority, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework 2019 includes government policies on the conservation of the historic environment, and paragraph 189 declares that: -

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

- 3.2.2 As stated above, this statement seeks to enable an informed decision to be made about listed building consent, as prescribed by the 1990 Act, and to fulfil the requirements of the NPPF.

3.3 Significance

- 3.3.1 Coreys Cottage is a designated heritage asset. A heritage asset is defined as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF 2021)”
- 3.3.2 Significance (when used with regards to heritage policy) is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting (NPPF 2019) “
- 3.3.3 Coreys Cottage holds historic and architectural significance. Architecturally it is significant as a well-preserved late sixteenth/early seventeenth century cottage. Historically its interest and significance lie in its status as an agricultural labourer’s cottage(s) the small rural hamlet of Corey’s Mill, now completely absorbed into the New Town of Stevenage, was once dominated by its windmill, which burnt down in 1878.

3.0 Heritage Statement

3.4 Historical Background



COREY'S MILL, STEVENAGE. 1905

By - Simon Mortimer



COREY'S MILL, STEVENAGE

By - Meyer, Harry (1900-1982), carpenter and mill photographer

3.4.1 Corey's Cottage is a grade II listed cottage fronting Tates Way dating back to the late sixteenth/early seventeenth century. In the mid ninetieth century Corey's Mill Road was a country lane that ran in woodland (Whitney wood on one side) that linked the old Great North Road to Hitchin Road.

3.4.2 It was originally the miller's house for Corey's Mill, a windmill which used to stand close by, the area is still known as Corey's Mill even with the removal of the windmill. The property is of significance for its architectural interest. Corey's Cottage is a very modest, small-scale property which is a key part of its character and is one of the oldest buildings in Stevenage.

3.4.3 The oldest part of the property comprises the L-shaped section, with timber frame, a brick infill / brick re-fronting and areas of pargetting, a clay tile roof with dormers and two substantial chimney breasts. A 19th century extension of brick construction with clay tile roof, which has a ridge height higher than the older part of the cottage, that infills the junction of the 'L' shaped section.

3.4.4 The rear of the property is a single storey extension, with mono-pitch tiled roof, clad in weatherboard, this extends beyond the north flank elevation and this part of the extension is believed to date back to the early 20th century. Internally lath and plaster, are on the walls and ceilings with a visible timber frame, along with a substantial inglenook fireplace.

3.4.5 Historical England Listing:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1101139

Date first listed: 30-Sep-1976

Statutory Address: COREY'S COTTAGE, HITCHIN ROAD

4.0 PROPOSAL

4.1 Design Principles and Concepts

- 4.1.1 This section of the document will allow an analysis of the pre-application advice and the revised design proposal, based on the planners and councils' comments. Allowing an informative comparison of the design developments. The images on these pages help to see the design development following on from the pre-application.
- 4.1.2 For full drawings from the pre-application please use the council's portal with the reference no. 22/00065/PREAPP for a full set of drawings, as well as the documented response dated on the 25th March from the council case officer.
- 4.1.3 The proposed side and garage replacement, lobby, gym and en-suite will be set in the background. The garage will extend further back into the existing garden, to provide an acceptable space for vehicles. This allows the modification to articulate a timeline, with the listed heritage aspects to remain in the foreground undisturbed and the proposed to sit in the background.
- 4.1.4 The proposed internal rearrangements have carefully been considered due to the importance of the listed building's features and constraints within. At present, the current internal space layouts do not favour from day light in the kitchen areas and as a result this area is very dark and unwelcoming for the homeowner and his family.
- 4.1.5 The proposal has allowed for a freer flowing open space from the kitchen into the orangery, allowing a contemporary feel and natural light to flood into these areas. Furthermore, these proposals bring the listed building to better use for its users, without destroying its original qualities.



Northern Elevation - May 2022



Northern Elevation - Jan 2022

4.0 PROPOSAL

4.2 Access to the Property



Western Elevation - May 2022



Western Elevation - Jan 2022

4.2.1 The images on the left help to see the design development following on from the pre-application. The proposal allows for a new approach into the property via the driveway, which is used to enter the proposed lobby entrance. The front elevation to the main cottage via the pedestrian gate remains the same.

4.2.2 The proposal has further enhanced the design aesthetics based on the council's feedback, moving away from a modern door with large glazing. The design proposal mimics that of the existing entrance with a pitched timber canopy and timber door, allowing the features to remain visually traditional and tie into the original entrance features.

4.3 Side Extension

4.3.1 The lobby provides access to the main cottage living spaces and kitchen. Internally a new spiral staircase allows access to the first floor, that takes you up and out on to the first floor over the garage space. The first floor over the entrance lobby will be allocated for an additional en-suite facility for the resident's use. This then helping with the 3-bedroom property to one bathing facility ratio for large families.

4.3.2 The proposal has developed and moved away from the fully glazed ground floor feature with a gabled end roof. On the ground floor the design has reduced the portions of glazing along the face, with chunky brick column features, which tie in with the general fabrication of the main cottage.

4.3.3 The revised designs have looked to introduce building features from the early centuries by introducing a 16th century style wood panelling to the exterior at the first floor. Jettying has also been used to mimic the era, creating a harmonious and complimentary addition the original property. The pitch of the apex has been made shallower in respect of the existing cottage.

4.4 Double Storey Garage

- 4.4.1 The garage has been designed to mimic some of the key external features of the listed building, such as the quaint dormer windows and the use of traditional sash windows. The ground floor of the garage will be an allocated parking provision for the property, as well as allowing access to the garden, so the additional space can be used for some storage. The first floor is accessible via the main cottage only and will be used as a gym space.
- 4.4.2 The proposal has developed and moved away from a high-pitched roof, the new design sits modestly in proportion with the main cottage with a lowered height to align with the original cottage. The style of the roof has been changed to a Dutch hip, which again ties in with the style and period of the main cottage.
- 4.4.3 The entrance door to the garage will be a barn style timber door, the external facades have also been decoratively treated in the 16th century style timber panelling, bringing a historical touch to this modern use garage.

4.5 Bathroom Extension

- 4.5.1 As part of the design development process, the en-suite and WC facilities for the gym area have been incorporated to the ground floor, as well as allowing the use as a guest/ visitors' facility. This will be in keeping with the layout styles of a cottage from the heritage period, where facilities were located on the ground floor.
- 4.5.2 The external ties in with the existing chimney breast, and the footprint of the external wall steps in from the main cottage, however as most of the new extension has the traditional 16th century style timber panelling, the new and old can be read as one. The proposed bathroom extension will be constructed of timber and course style render, ensuring minimal impact is bestowed upon the existing building.



Southern Elevation - May 2022



Southern Elevation - Jan 2022



Eastern Elevation - May 2022



Eastern Elevation - Jan 2022

- 4.6.1 The proposed conservatory is placed with consideration in the original footprint of the ageing extension to the rear of the cottage, which does not form part of the heritage envelope.
- 4.6.2 The proposed conservatory would be constructed of glazing and timber. The design of the conservatory provides views to the existing structure within and above and allows a spacious living space within, facing out to the gardens. The existing rear elevation of Corey's Cottage is undisturbed at high level.
- 4.6.3 The proposal has developed and moved away from a high lantern style glazed roof that obstructed the view of the first-floor windows on this elevation, the new pitch allows the full first floor of the main cottage to be seen and roof style blends traditional clay tiled hipped roofs and roof light, creating views into the existing brickwork through the glazing part of the roof.
- 4.6.4 The bespoke timber and glazed conservatory extension has been designed to suit the rear elevation with the proportions of the smaller glazing panes and chunky timber frame allows the design to tie in with the overall setting around it.

4.7 Storey Heights and Volume


4.7.1 As shown on the above and to the right, the heights for all the new proposal have been reduced, as part of the design development since the pre-application proposal. Within proposed plans, the footprint of the existing garage, storeroom and utility room has been combined to create the new proposal. The proposed footprint is not that much larger than the original and the only difference in volume is that of the first floor in the proposed garage and over the lobby area.

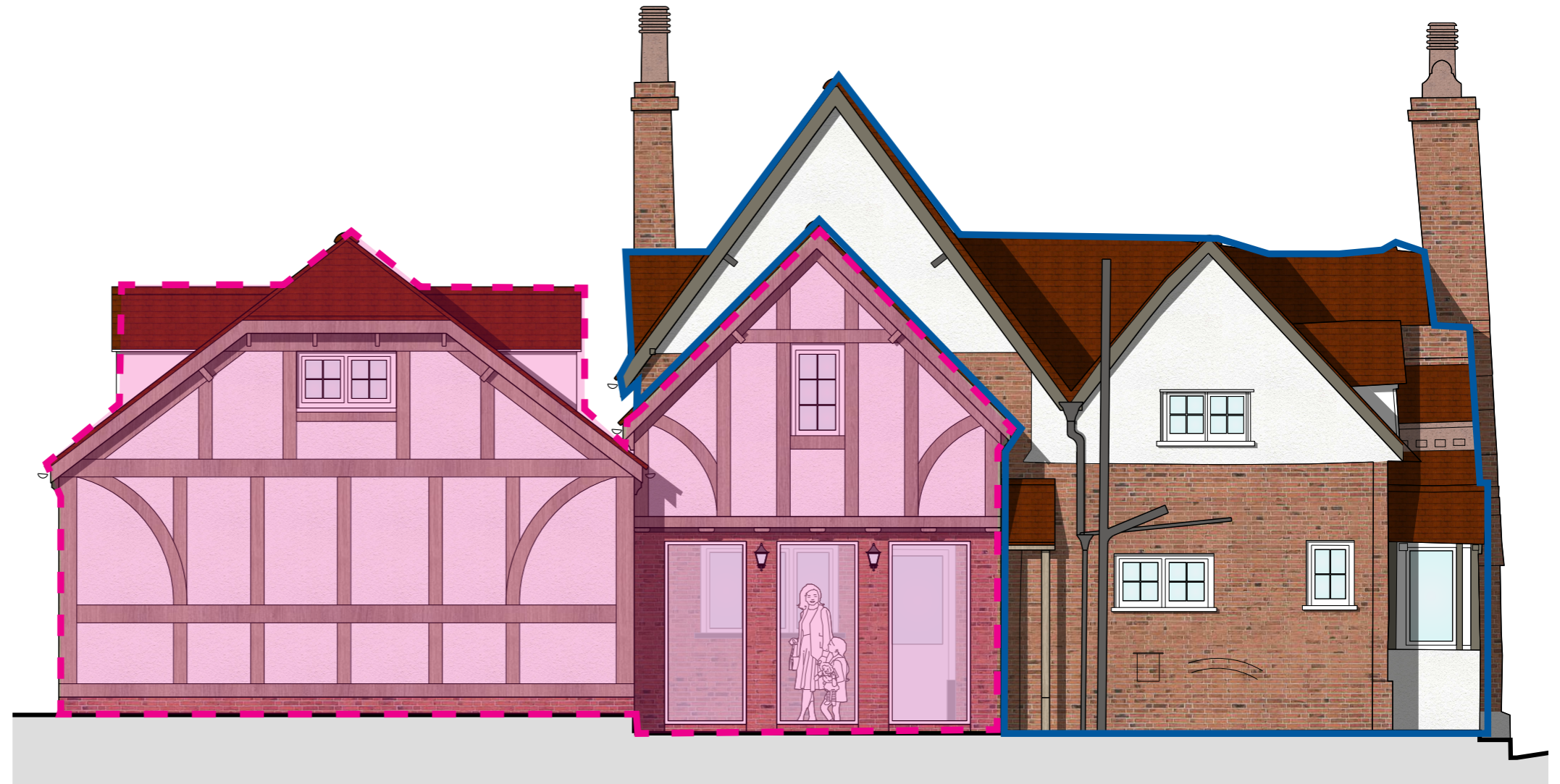
4.7.2 The volume of the proposed garage to the side elevation, steps up as you look at the garage and gym above, this has been carefully considered so that this volume sits separately and independently to the main cottage. Since the pre-application the modifications to the volumes have been revised and thought out so that the proposed volumes do not exceed that of Corey's Cottage.

4.7.3 The shaded zone indicates the additional volume of space the proposal seeks, for the garage space and entrance lobby, both of which are two storeys. This volume will be visible from Tate's Way, but do not have a major impact on the front elevation of the main cottage due to the volumes being set back in their positioning. Please refer to the proposed elevations for full details.

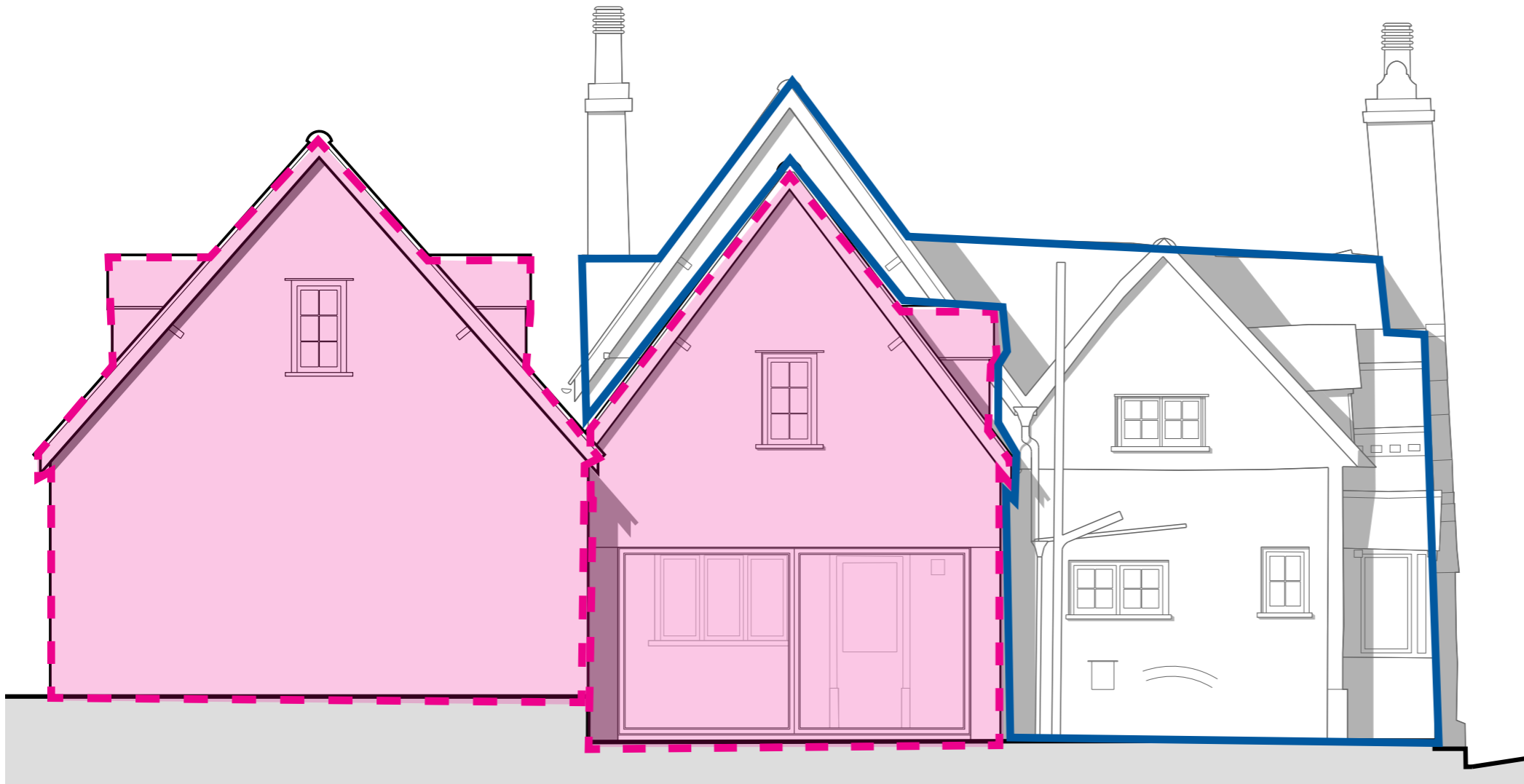
Key

 Outline of existing building

 Volume area to increase

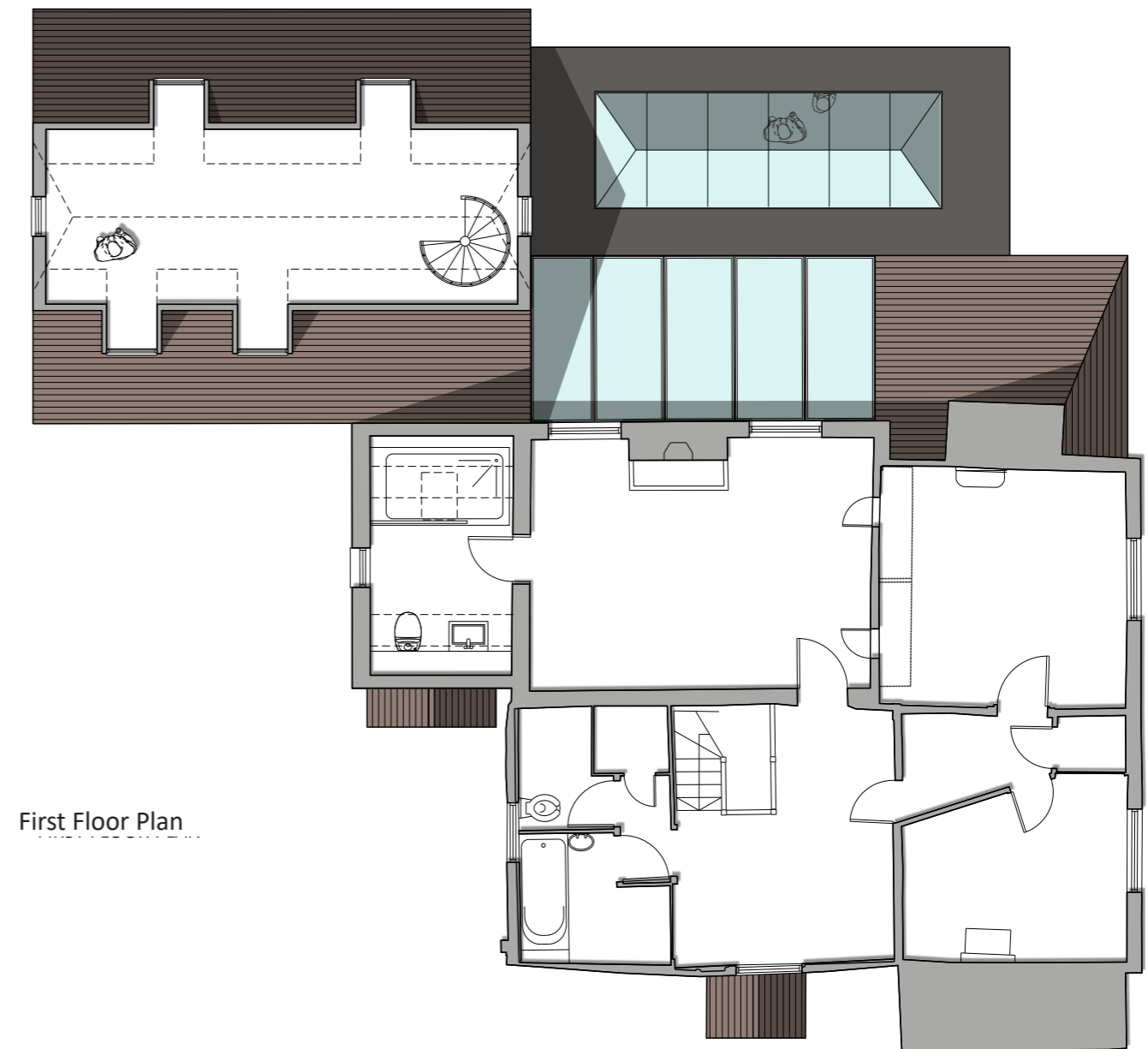
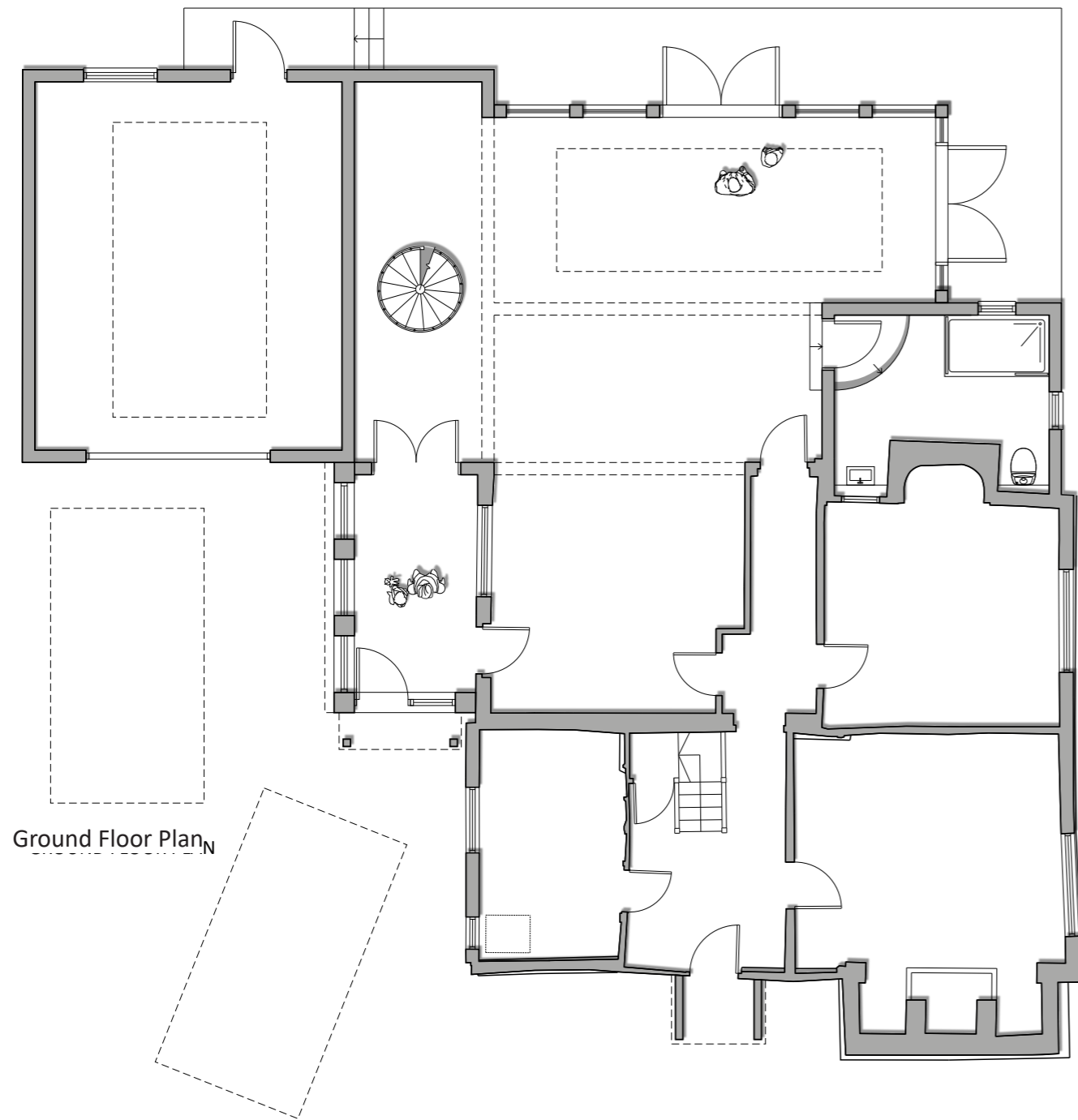


Southern Elevation Heights - May 2022



Southern Elevation Heights - Jan 2022

4.8 Proposed Drawings





Side Elevation



Front Elevation



Side Elevation



Rear Elevation

5.0 CONCLUSION

- 5.0.1 The proposal has been developed following the feedback from the council, which calls for a two-storey garage and two-story entrance lobby replacement extension to the side and rear of the existing cottage, within the footprint of the existing garage, store and utilities room. Furthermore, the proposal seeks to have a replacement of the existing dilapidated storeroom and utility room on the ground floor allowing for a new open space orangery, which will provide an enjoyable family living room.
- 5.0.2 The design seeks to match quaint and traditional period features of the Grade II Listed building within the new proposal and bring in new ones from a similar time period, which will combine contemporary with the old. This enables the overall look for Coreys cottage to be dated and sits within the features of its time. The proposed rear glass conversion for the orangery allows for traditional and modern features, which will compliment Corey's Cottage and not detract from its listed qualities.
- 5.0.3 As mentioned, the current layout within the cottage doesn't allow the spaces to reach their full potential, which is due to both size and light restrictions. The existing rooms do not hand themselves to modern appliances, both from a fixture's perspective or sustainability. The additional volumes provide better use and function for the property, to accommodate the client and families use, without an adverse impact to the listed building.
- 5.0.4 This Design and Access Statement & Heritage Statement confirms that the scheme will be attractive, responsive and well-integrated into the surrounding context, providing a sustainable solution for the site. The proposal seeks to blend in with its surrounding context, as well as reflect the aesthetics and materiality within the proposal.

