

# Chestnut Cottage

Planning Application  
Design and Access Statement  
0483\_DOC\_001 Rev 00 | May 2022

Document to be printed at A3 size



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## 1.0 INTRODUCTION

### 1.1 Statement

This design and access statement has been prepared as part of a planning application for alterations and extensions of Chestnut Cottage, Kettlebaston, Suffolk 1P7 7QA

The property is a storey Grade II listed house and with separate double garage.

The house is set to be dated between 15th and 16th century and has a later Georgian extension and twentieth century extension.

Our proposal comprises an outstanding and unique architectural design for both the main house and the outbuilding, as follow:

#### MAIN HOUSE

1. New single storey kitchen extension to replace an existing single storey extension.
2. Renovation of existing porch
3. Minor internal Alterations which are listed in section 4 of this document.

#### OUTBUILDING

1. Demolition of existing double garage.
2. Creation of new studio to incorporate kitchenette facilities and a single garage.

The aim of this document is to demonstrate that the proposals will have a positive effect on the listed house and its setting, improving the usability of the property, in particular the outbuilding that is currently a garage.

This project has been designed by Chris Dyson Architects (CDA,) an award winning office with experience of fusing highly creative architectural design with the sensitivity required when facing the practical issues of working with a Grade Listed structure.

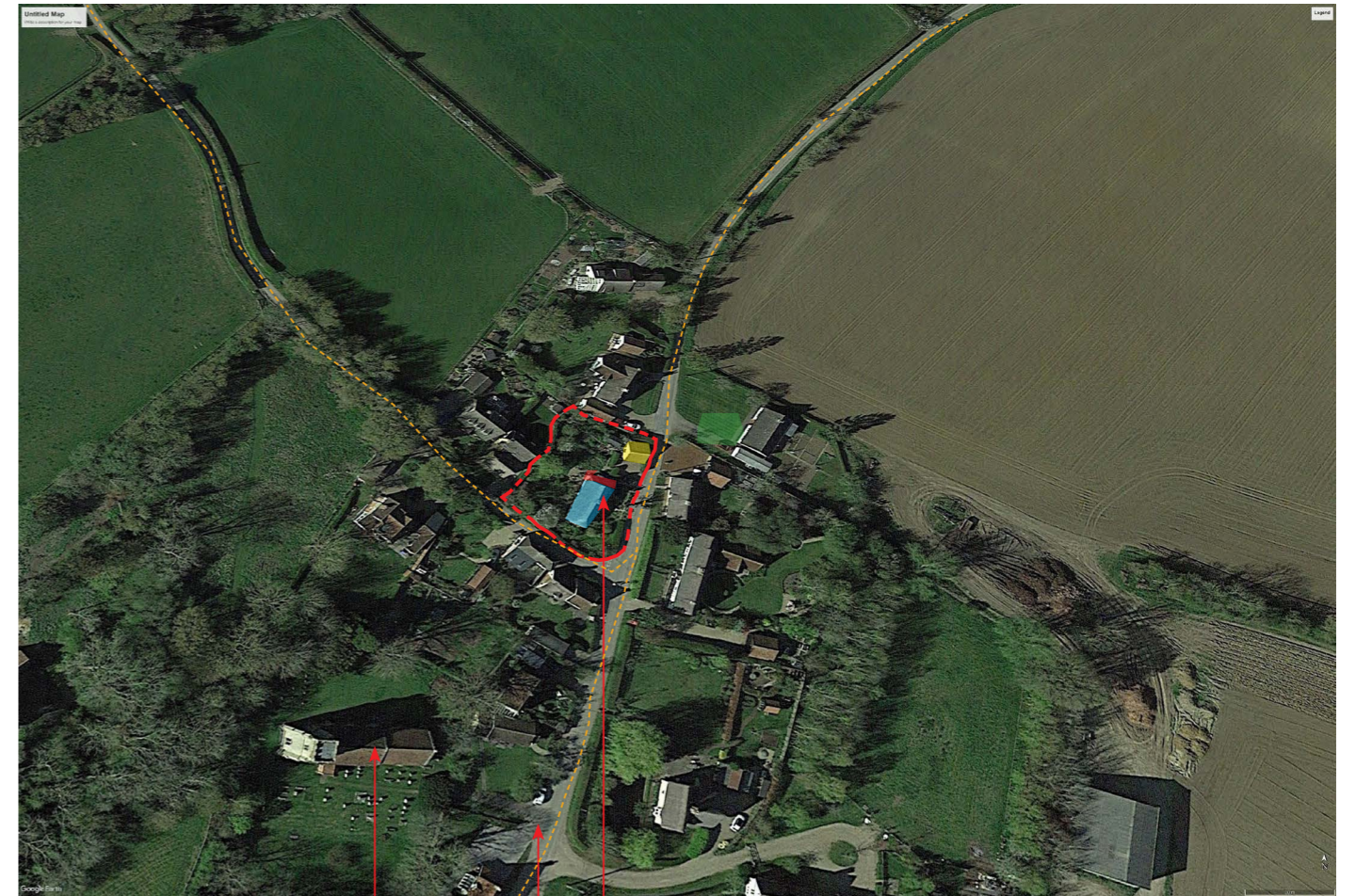


Chestnut Cottage, Kettlebaston - Rear View of House



Chestnut Cottage, Kettlebaston - View of outbuilding and driveway

## 2.0 APPLICATION SITE



Aerial view of site showing location of main house, and outbuilding

- St Mary's Church
- High Street
- Chestnut Cottage
- KEY:**
- Application Site
  - Road
  - Main House
  - Existing extension to be replaced
  - Garage to be replaced.

## 2.0 APPLICATION SITE

### 2.2 Building Listing

**OFFICIAL LIST ENTRY:**

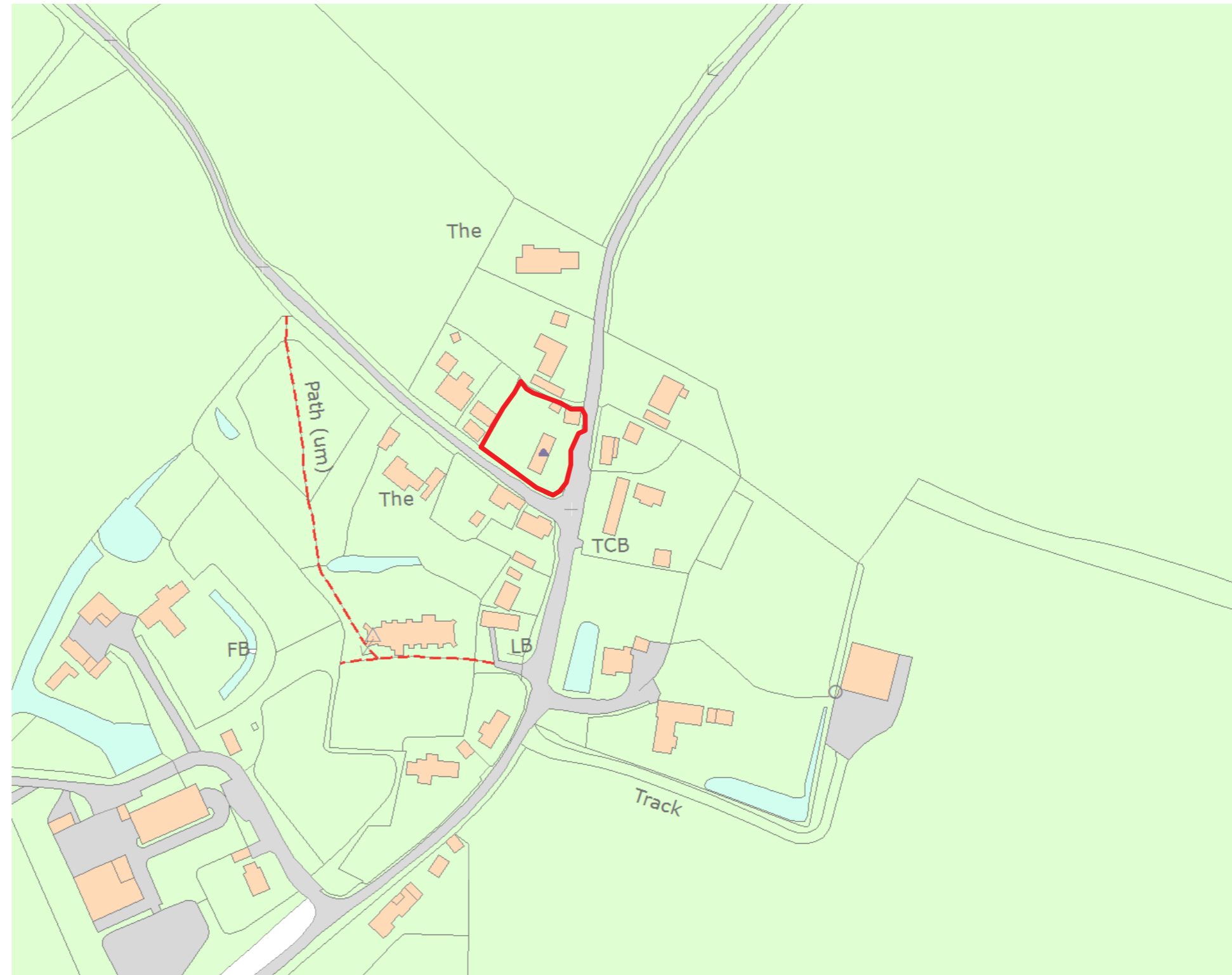
Heritage Category: Listed Building  
 Grade: 2  
 List Entry Number: 1037212  
 Date First Listed: 10 July 1980  
 Statutory Address: Chestnut Cottage

**LOCATION:**

Statutory Address: Chestnut Cottage  
 County: Suffolk  
 District: Babergh (District Authority)  
 Parish: Kettlebaston  
 National Grid Reference: TL 96627 50354

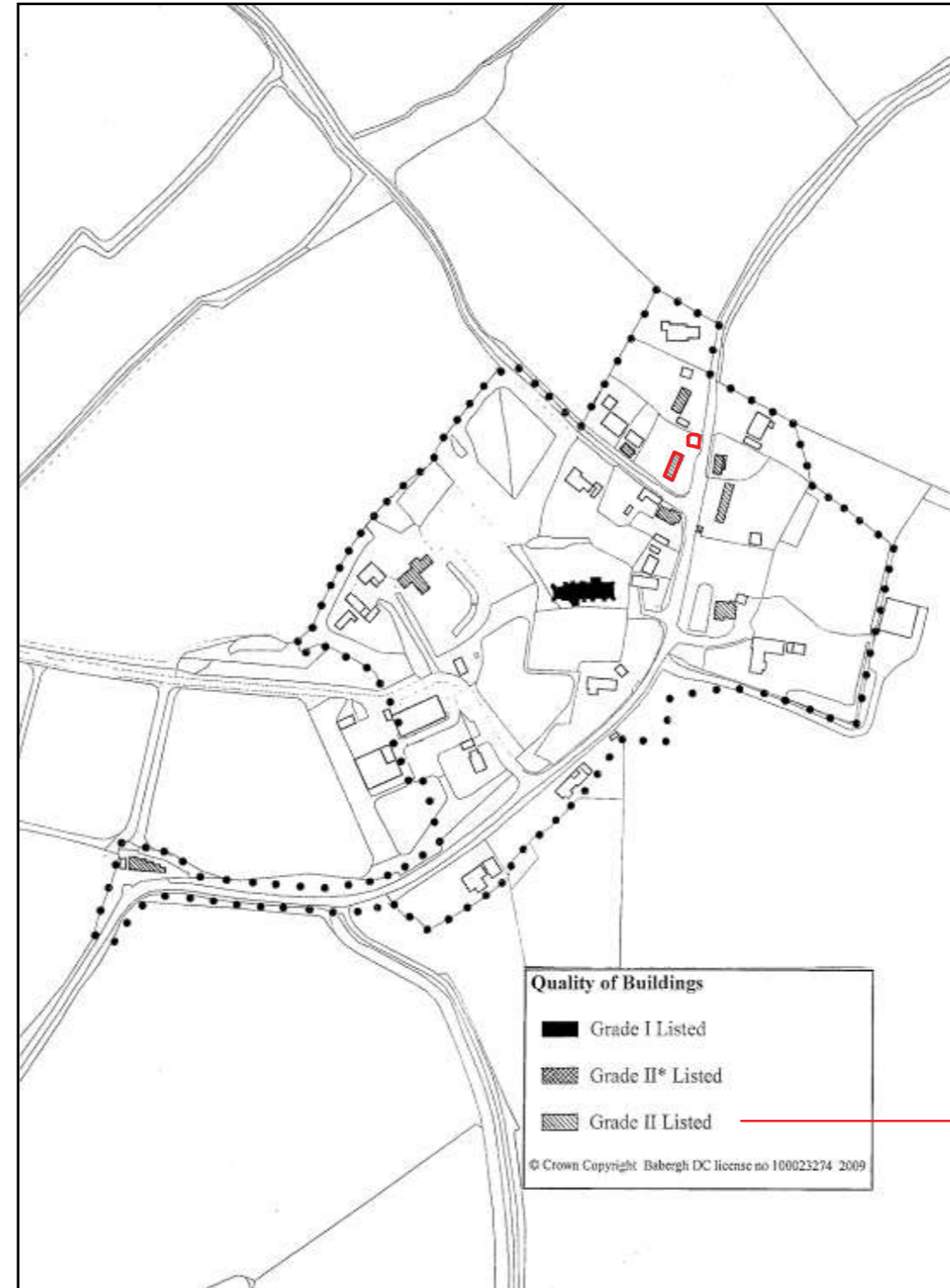
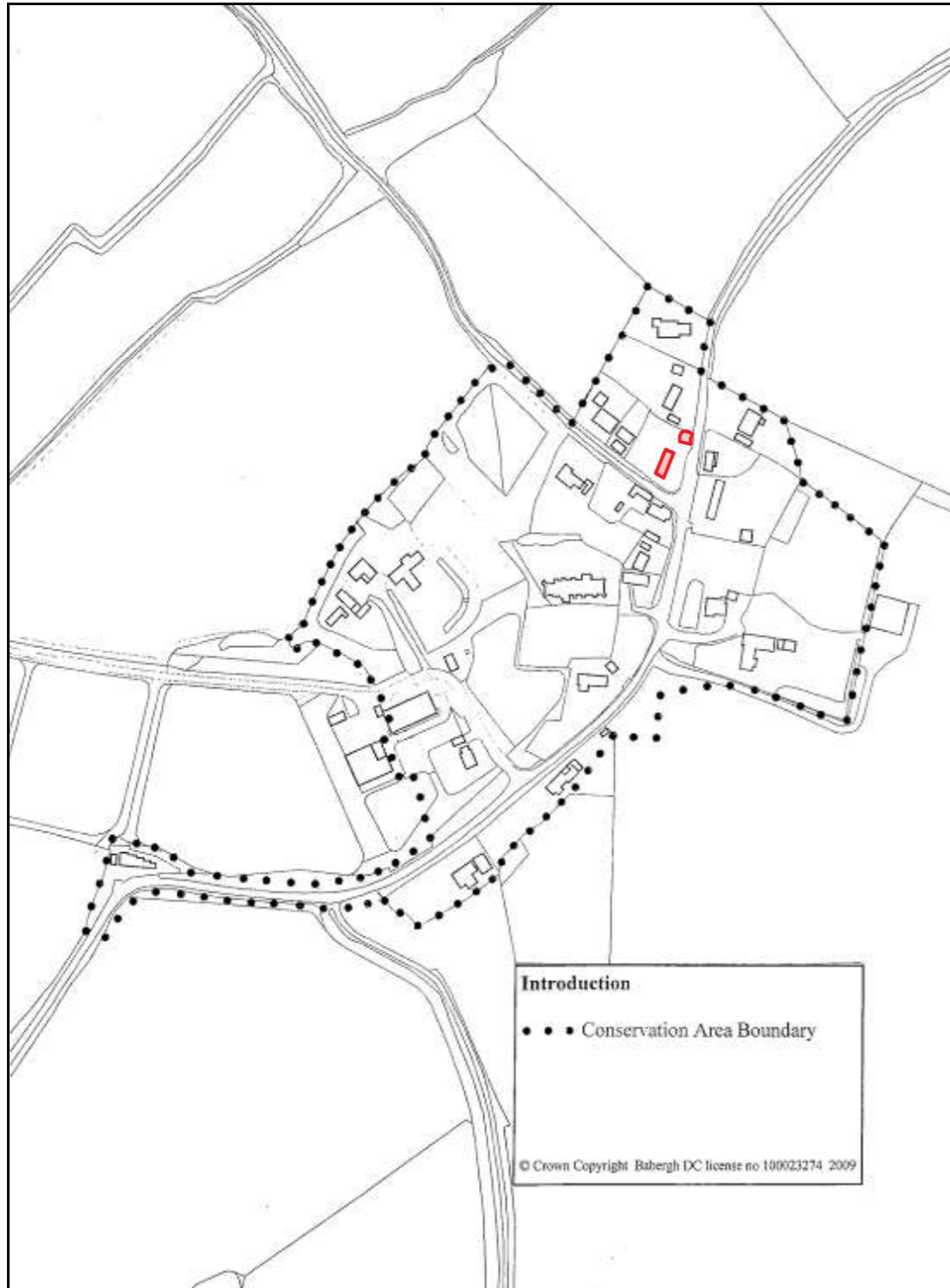
The list description is as follows:

*A C17 timber-framed and plastered building with a thatched roof, hipped at the south end. Renovated. One storey and attics. Small casement windows. One gabled dormer on the front. Ridge chimney stack.*



Key — Site Boundary Line

### 2.3 Conservation Area



Key  
Application

Chestnut Cottage is Grade II Listed

**Conservation Area Boundary Map**

The conservation area in Kettlebaston was originally designated by Babergh District Council in 1981.

**Quality of Buildings Map**

## 2.0 APPLICATION SITE

### 2.4. Site Location



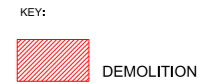
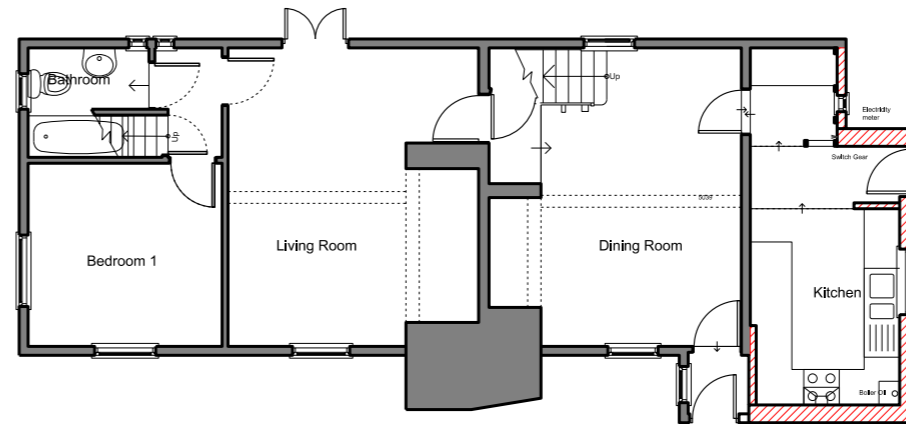
### 3.0 EXISTING BUILDING

#### 3.1.1 Chestnut Cottage

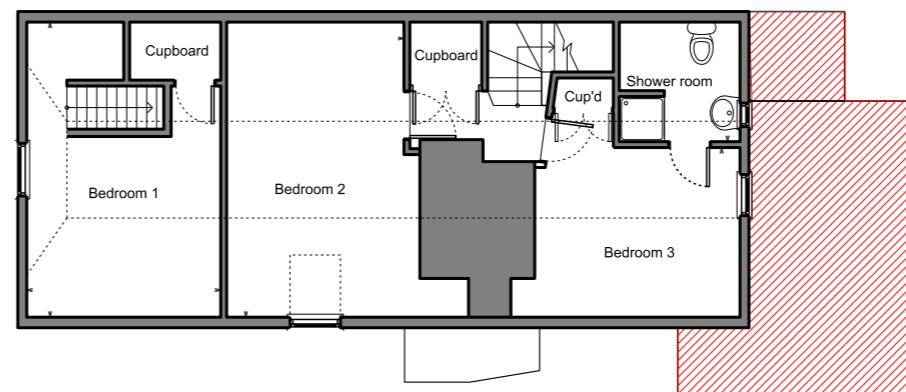
The house is a single storey with an inhabited roof space. The building is timber framed and externally rendered in pink. It's roof is thatched. It has 2 reception rooms, 4 bedrooms and two bathrooms in it over two floors.

Although the house is of 17th Century origins based upon building listing (we believe it's older), it has been substantially altered internally and extended before and during the twentieth century. Internal alterations have brought the house up to modern living standards, installing plumbing, heating, etc, without substantially altering the legibility of the original floor plan. The building has two entrance porch structures, one to the north, one to the west façade. The modern single storey extension, which dates back to 1978, has been built between these two structures to contain a kitchen.

The site also contains a double garage, single storey with a clay tiled pitched roof, it is rendered to match the house.



1 1:50 @ A1, 1:100 @ A3  
 EXISTING HOUSE GROUND FLOOR PLAN



1 1:50 @ A1, 1:100 @ A3  
 EXISTING HOUSE FIRST FLOOR PLAN





3.1.2 Exterior Photographs

CHESTNUT COTTAGE



### 3.0 EXISTING BUILDING

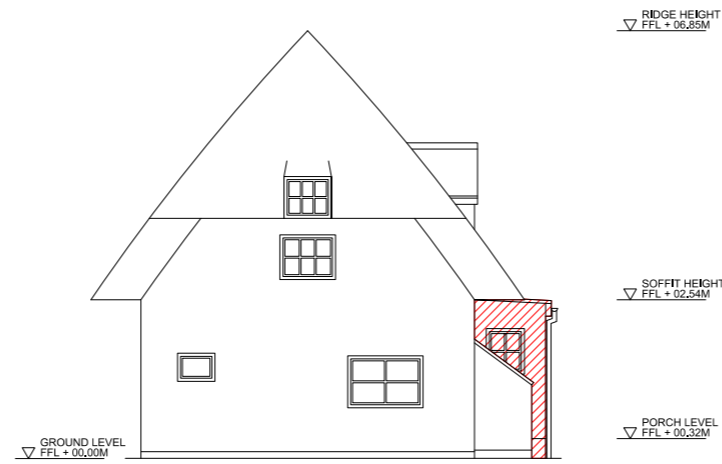
#### 3.1.3 Existing Elevations



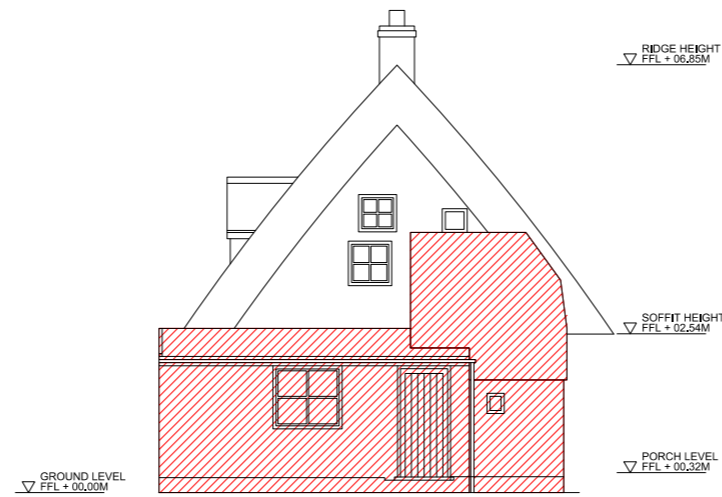
### 3.0 EXISTING BUILDING

#### 3.1.4 Existing Elevations

KEY:  
 DEMOLITION



1 1:50 @ A1, 1:100 @ A3  
EXISTING SOUTH / WEST ELEVATION

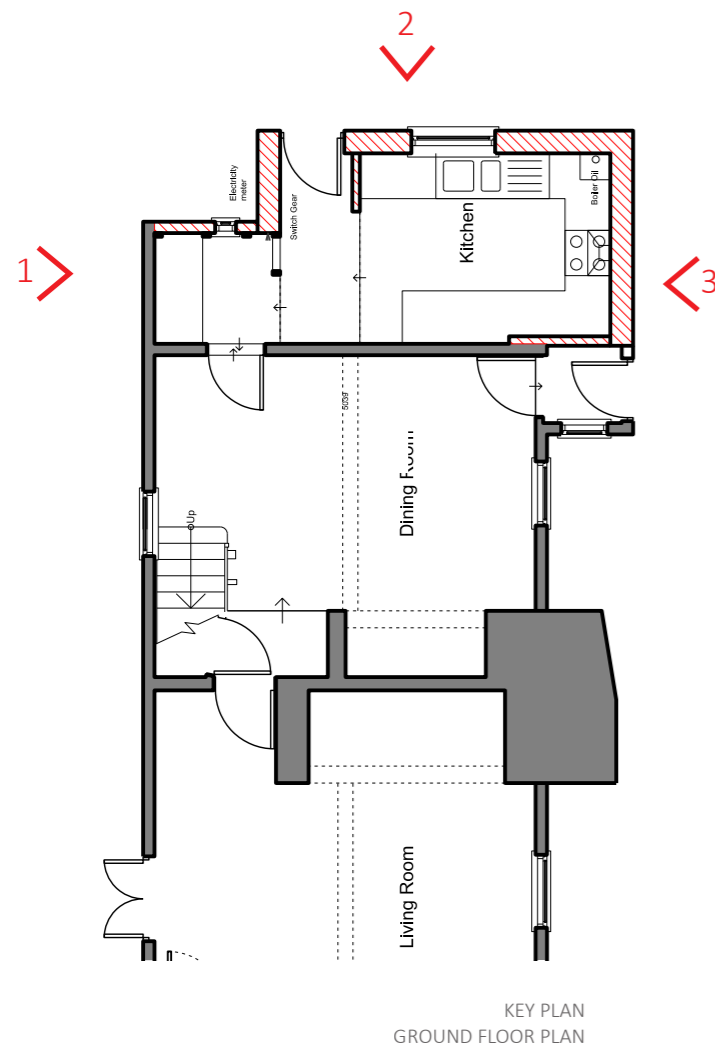


1 1:50 @ A1, 1:100 @ A3  
EXISTING NORTH / EAST ELEVATION

### 3.0 EXISTING BUILDING

#### 3.1.5 External Photographs

Photographs on this page illustrate the existing elements to be demolished.



View 1- Kitchen Extension and Thatched roof to be replaced with reclaimed Terracotta Tiles. Structural beams untouched.



View 2- Original Kitchen Extension to be demolished.



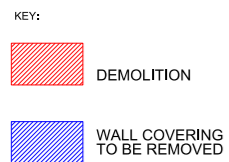
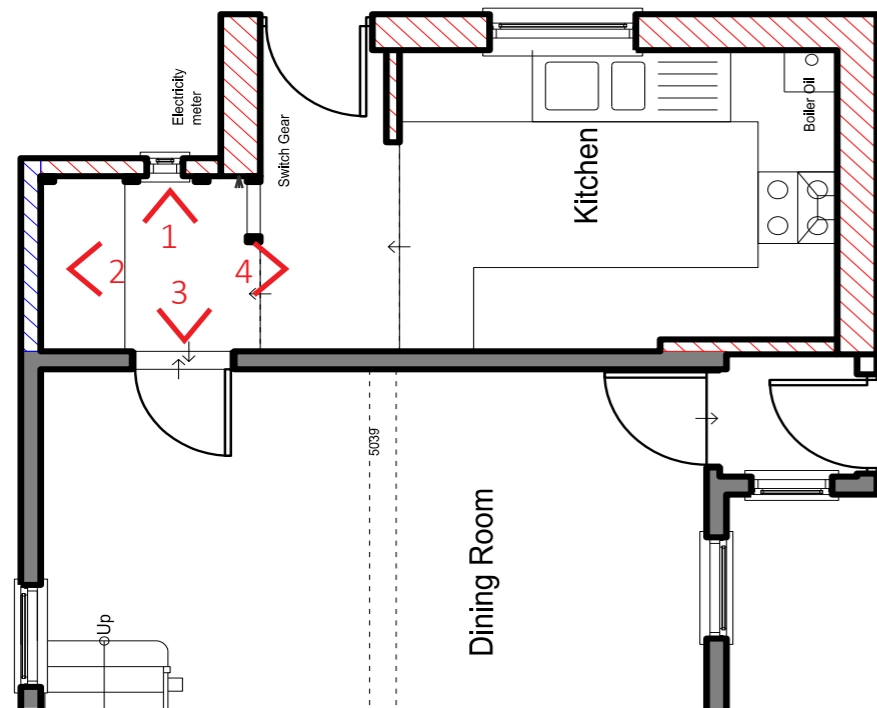
View3- Porch to be demolished..

- TO BE DEMOLISHED
- WALL COVERING TO BE DEMOLISHED

### 3.0 EXISTING BUILDING

#### 3.1.6 Internal Photographs GROUND FLOOR KITCHEN

Photographs on this page illustrate the existing kitchen, which we propose to replace. The existing timber frame of the original porch is to be retained and internalised in the new kitchen.



View 1



View 2



View 3

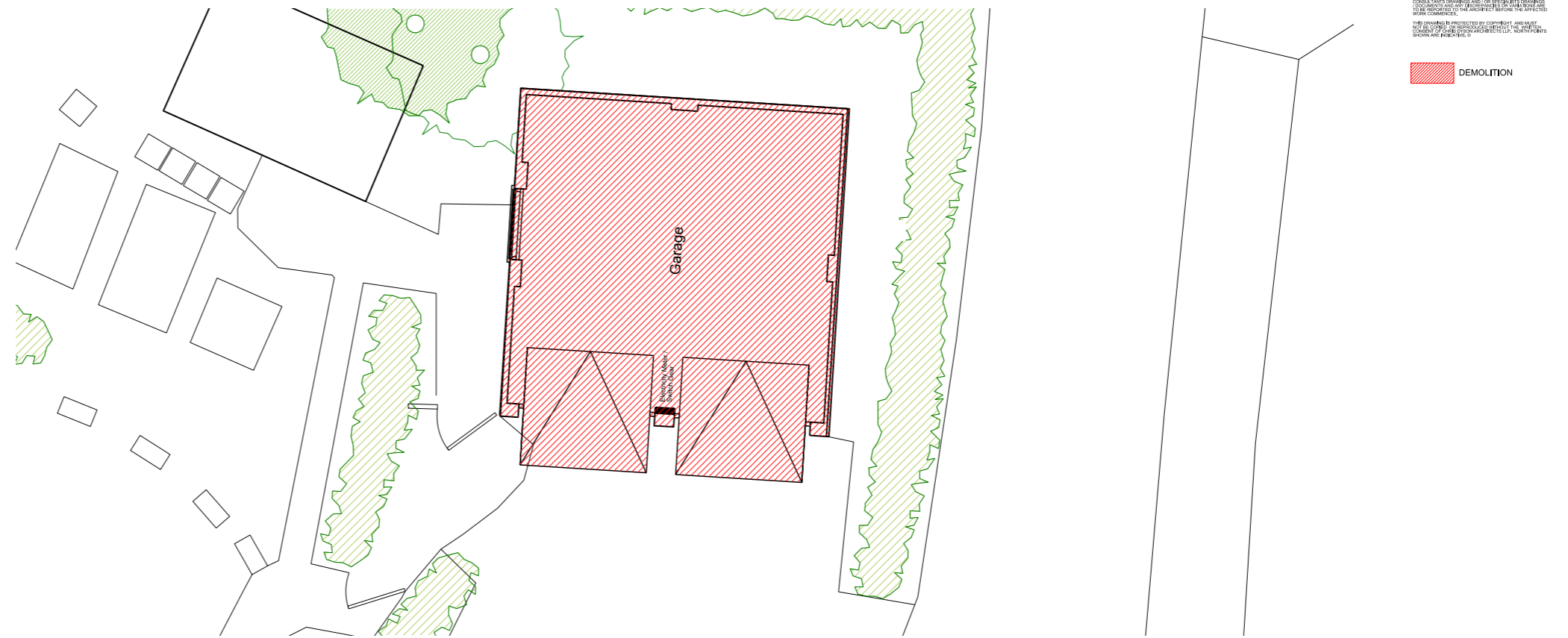


View 4

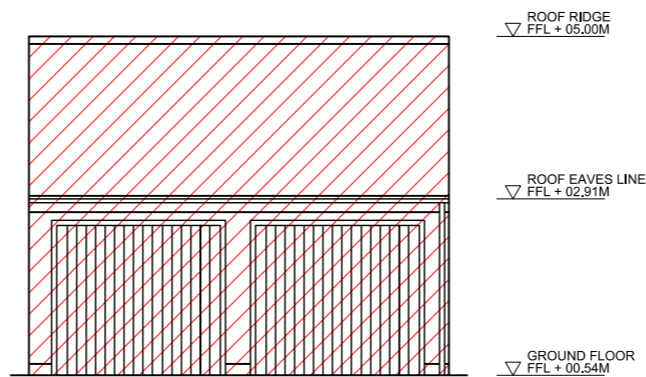
### 3.0 EXISTING BUILDING

#### 3.2 Garage

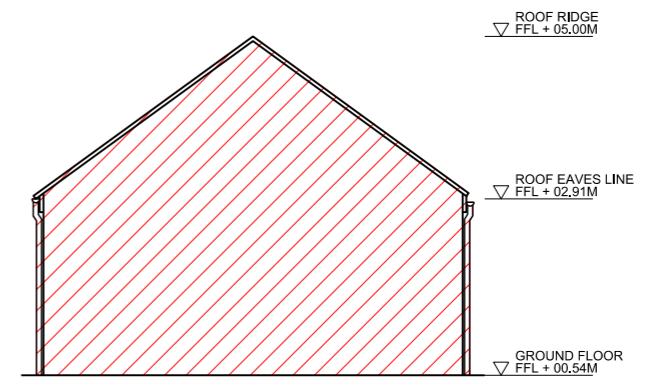
The garages are a single storey structure, rendered to match the house with two large timber up and over doors. It has a pitched, clay tile roof. The existing garage is not listed in it's own right but is within the curtilage of the listed house. The buildings are modern and are of no architectural and historic interest.



1 1:50 @ A1, 1:100 @ A3  
GARAGE PLAN



1 1:50 @ A1, 1:100 @ A3  
EXISTING GARAGE SOUTH ELEVATION



1 1:50 @ A1, 1:100 @ A3  
EXISTING GARAGE EAST ELEVATION

3.2.1 Exterior Photographs

GARAGE

This garage is to be demolished entirely



View from street approaching the garage doors



View from streetside showing East Elevation



View from streetside approaching from Rear

## 4.0 PROPOSAL

### 4.1 MAIN HOUSE

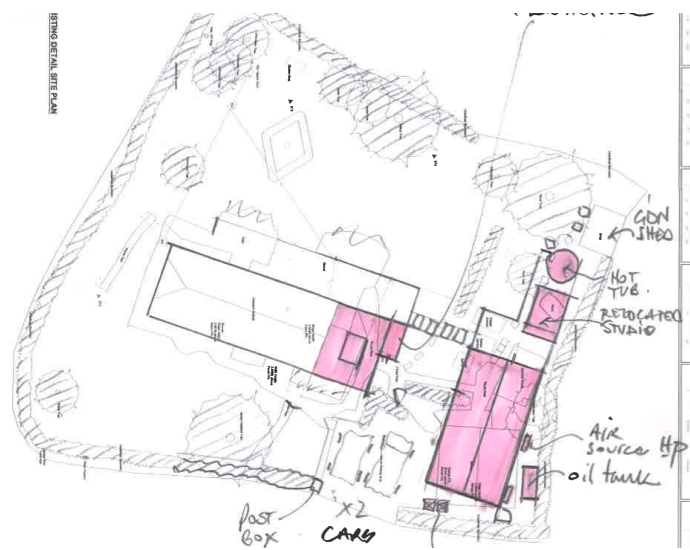
#### 4.1.1 Overview

##### Kitchen Extension

We propose to demolish the modern side extension and construct a new, larger single storey extension to contain a kitchen and boot room.

The extension has been designed to compliment and contrast with the existing house, using traditional materials in a modern way to make a piece of architecture that is contemporary.

Given the poor quality of the extension we are replacing we believe that our extension improves the setting of the listed house.



Concept Sketch





## 4.0 PROPOSAL

### 4.1.2 Proposed Site Map



## 4.0 PROPOSAL

### 4.1.3 Detailed description of proposals

The kitchen will be clad in vertical timber boarding stained black. This is a traditional material that is commonly used on agricultural buildings in East Anglia and Essex and it will compliment and contrast with the existing pink render.

The new extension has a shallow pitched roof with a flat rooflight above. This gives the extension an interesting massing and improves the quality of the kitchen space, increasing daylight and the sense of space inside it.

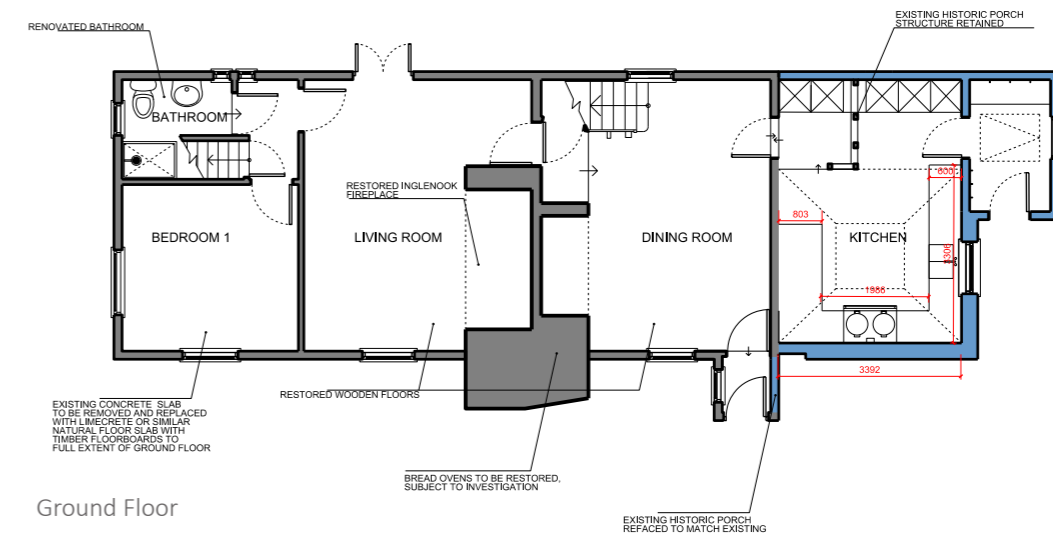
The two existing porch structures will be retained. The porch to the western end of the building will be stripped of its thatch, plaster and the timber structure will be incorporated into the new kitchen, forming an entrance between the kitchen and dining room. The porch which is on the northern façade (front) of the building will be repaired and the existing roof will be replaced by extending the building's thatch roof down over it.

### Works to the House

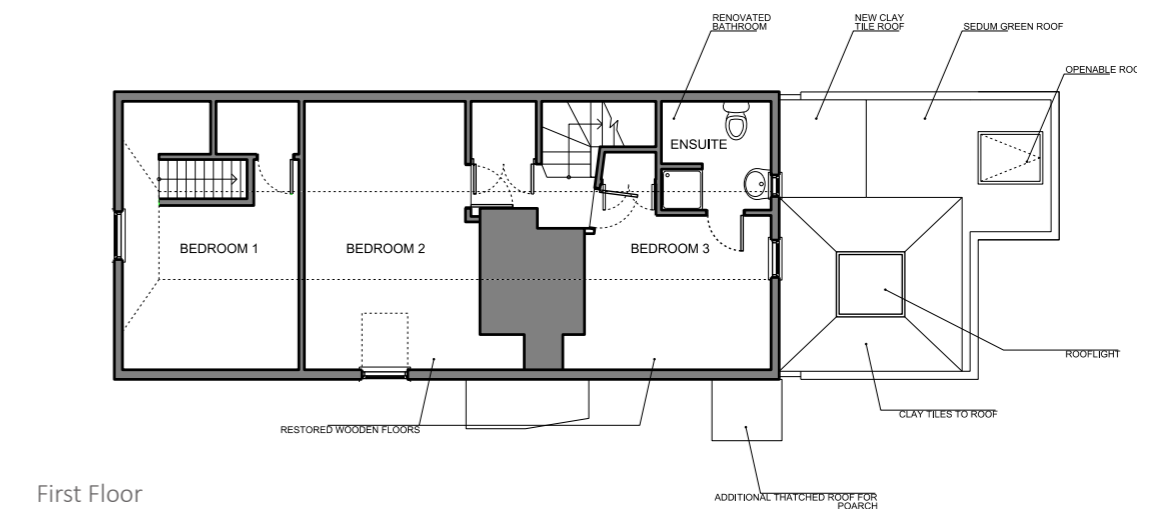
As well as replacing the kitchen extension there are a number of improvements we would like to make to the existing house. These are:

1. Extend the chimney pot by 1m to make the fires safe to use. The existing chimney stack does not rise sufficiently above the thatched roof.
2. Restore Inglenook fireplaces by removing modern plasterwork infills
3. Remove concrete floor slab in the ground floor of cottage and replace it with limecrete, or a similar natural floor slab.
4. Lower the floor in the dining room and install reclaimed wooden floors in the living room and dining room, above under floor heating.
5. Remove all cement and concrete rendering from internal timber frame to expose the original structure.
6. Restore wooden floors in first floor Bedrooms 2 and 3.
7. Renovate both bathrooms, including new finishes and fittings.
8. Restore original bread ovens so they can be used.

We would like to discuss these with you so as to best understand how to undertake these works sensitively.



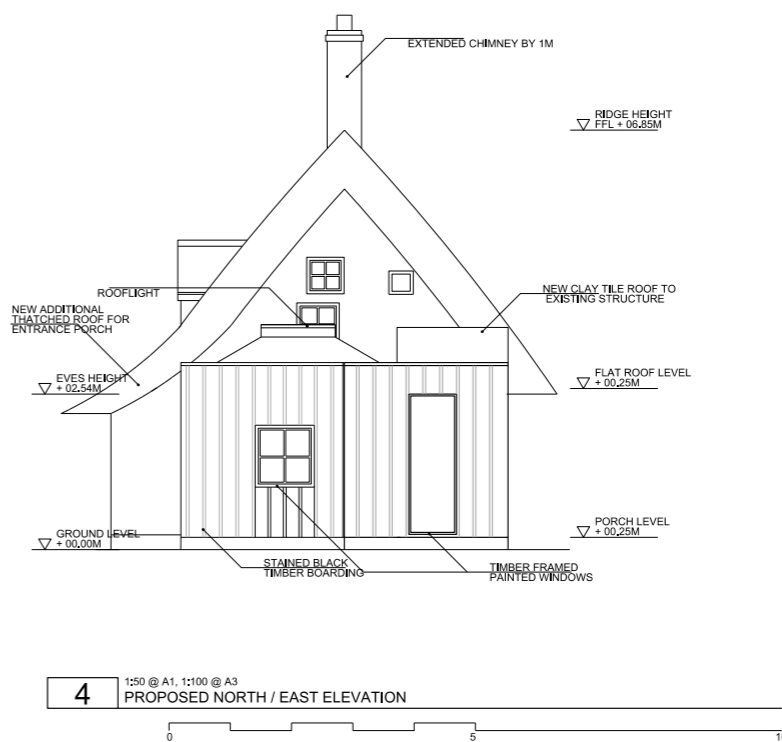
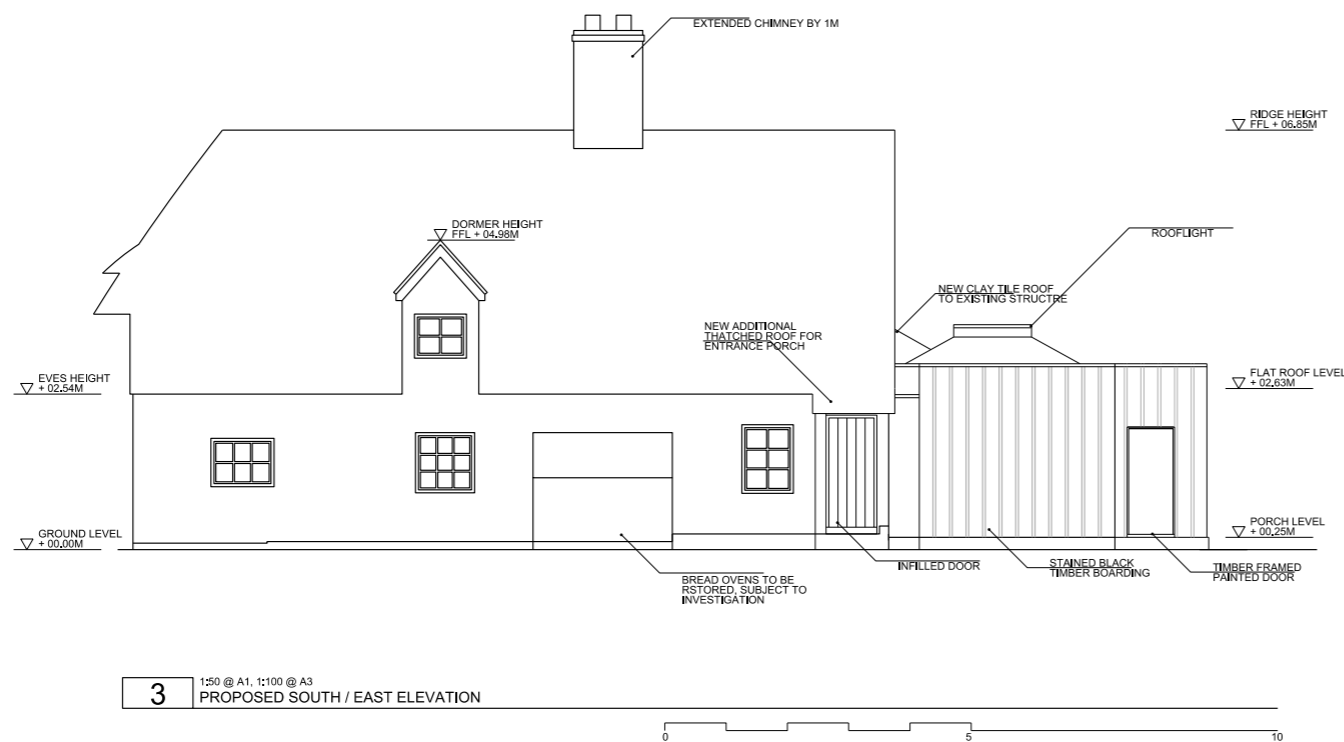
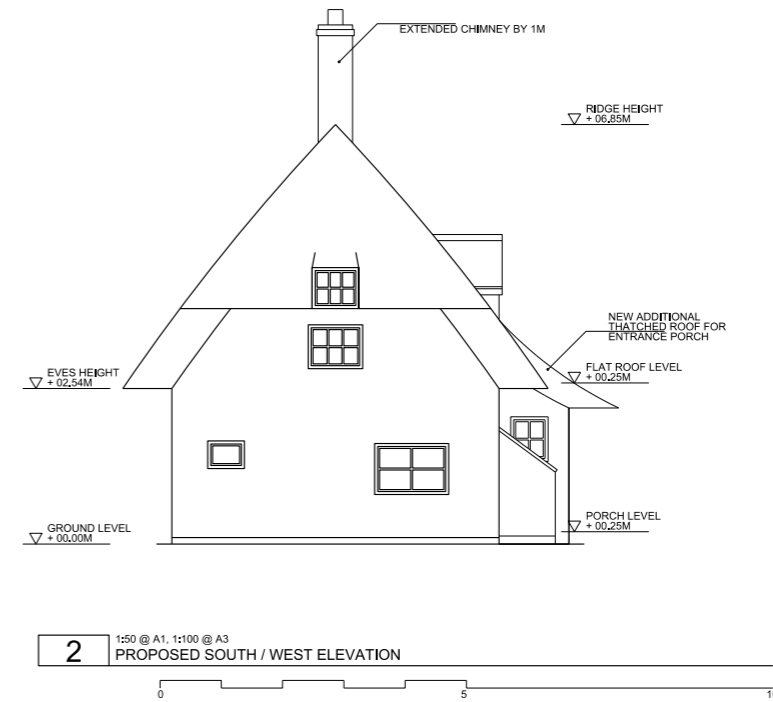
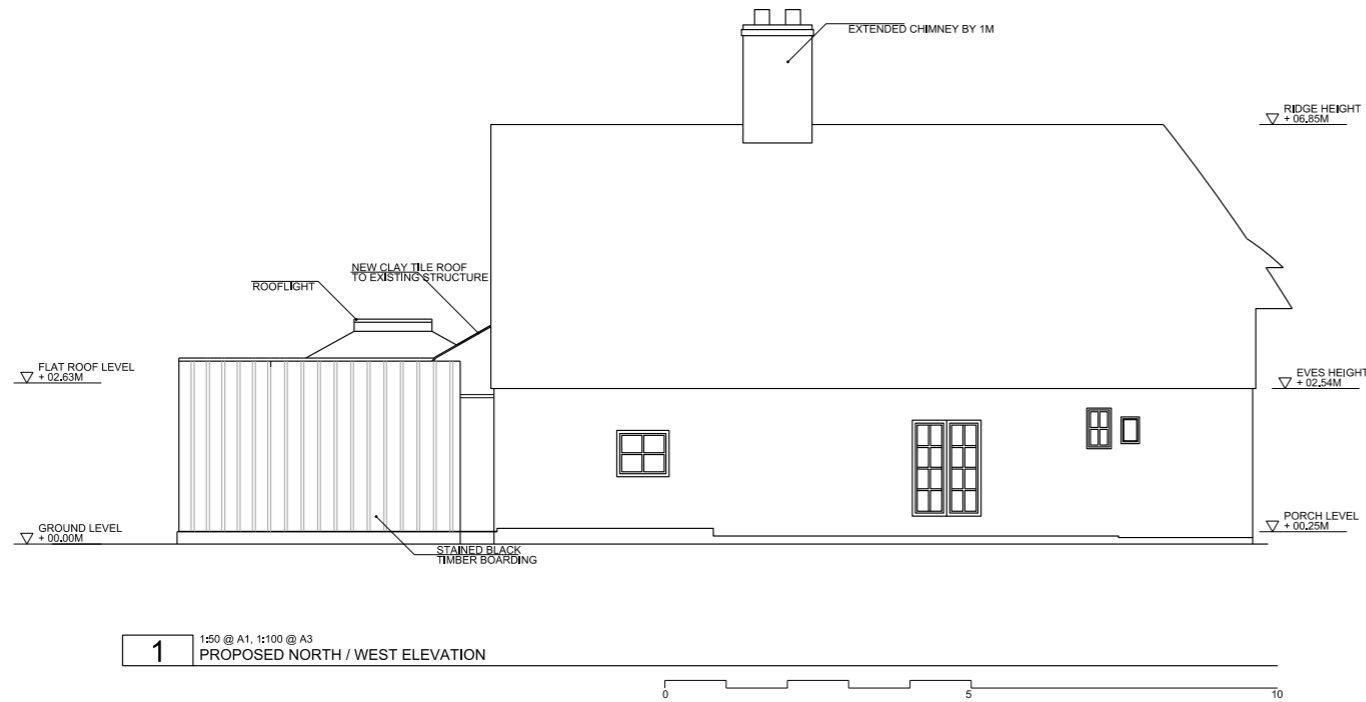
Ground Floor



First Floor

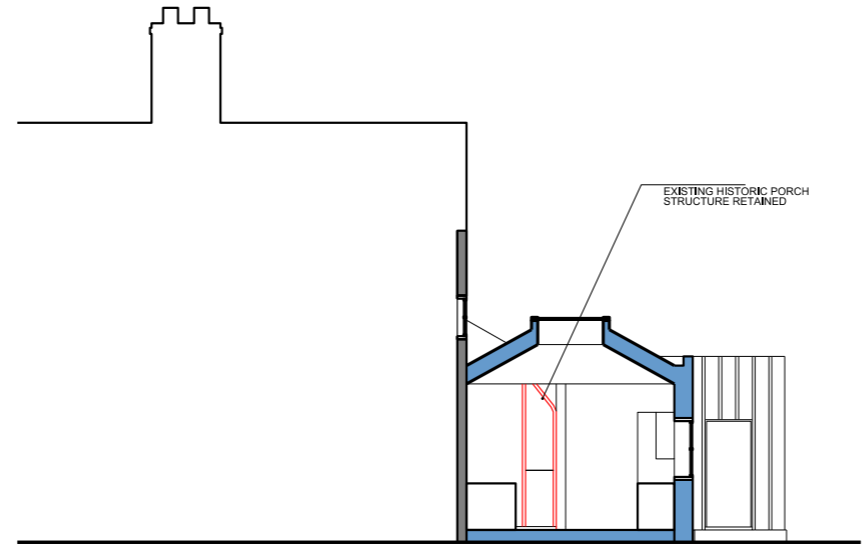
# 4.0 PROPOSAL

## 4.1.4 Proposed Elevations

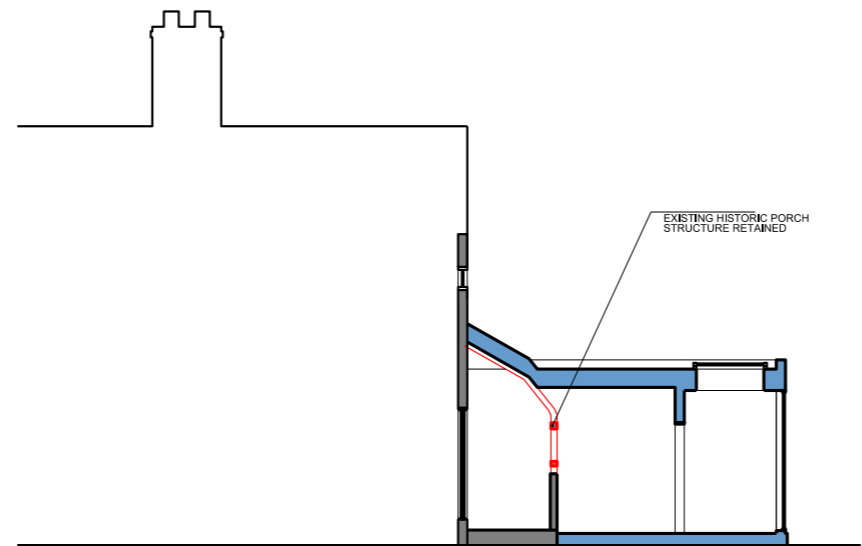
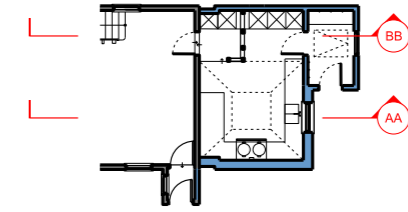


## 4.0 PROPOSAL

### 4.1.5 Proposed Sections Through New Kitchen



1 1:50 @ A1, 1:100 @ A3  
PROPOSED ROOFLIGHT SECTION AA



2 1:50 @ A1, 1:100 @ A3  
PROPOSED STRUCTURAL SECTION BB

## 4.0 PROPOSAL

### 4.1.6 Proposed Kitchen Extension 3D Views



Proposed kitchen extension - external views

## 4.0 PROPOSAL

### 4.1.7 Proposed Boot Room Extension 3D Views



Proposed Kitchen - 3D views showing the existing timber frame, stripped of its plaster and thatch, incorporated to create an entrance to the kitchen.

## 4.0 PROPOSAL

### 4.2 NEW STUDIO BUILDING

#### 4.2.1 Overview

We propose to replace the garage building with a new studio building. The building is to be used as a hobby space, a home office, garage and garden store.

This building has been designed to resemble a traditional barn in its massing and form, but detailed in a way that is contemporary and complements the proposed extension to the house. The building is clad in the same vertical, stained timber cladding as the proposed kitchen and has a clay pan tile roof. Care has been taken to ensure that its roof ridge is not higher than the ridge of the main or neighbouring houses.

The studio building reads as a tall, single storey structure. It contains a double height hobby / working room to its west end and a single garage to its east end. Above the garage, within the building's roof space, there is a mezzanine level, to offer storage or workspace, to make best use of the volume we have created.

The studio building has been designed with environmental considerations to the fore. We propose to extend the walls and roof 1 metre beyond the west end of the building, to create a natural solar shade to reduce overheating. Opening conservation rooflights have been included so that any hot air that gathers within the building can be vented naturally.

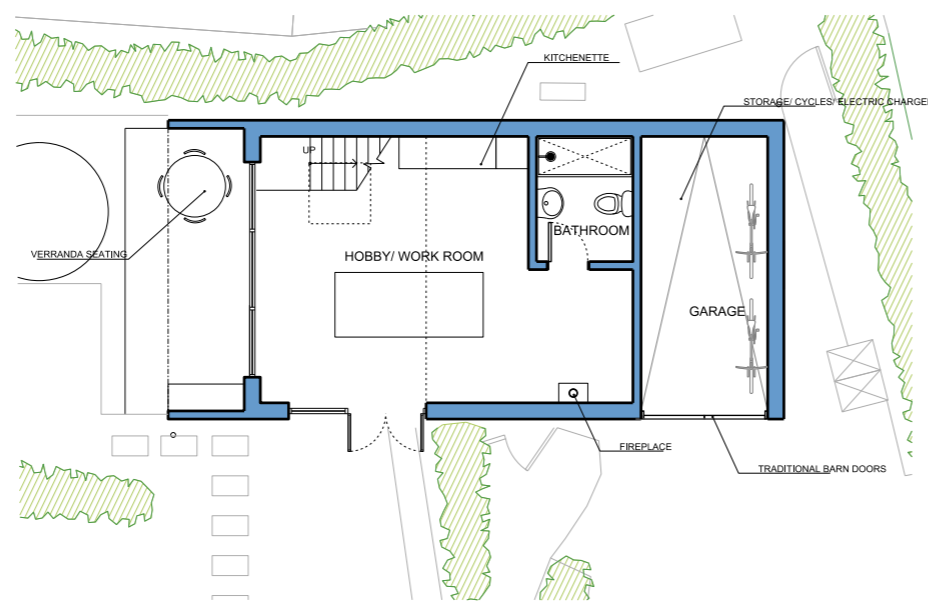
As with the house, removing the existing garage building and replacing it with a high quality piece of contemporary architecture improves the setting of the listed house.



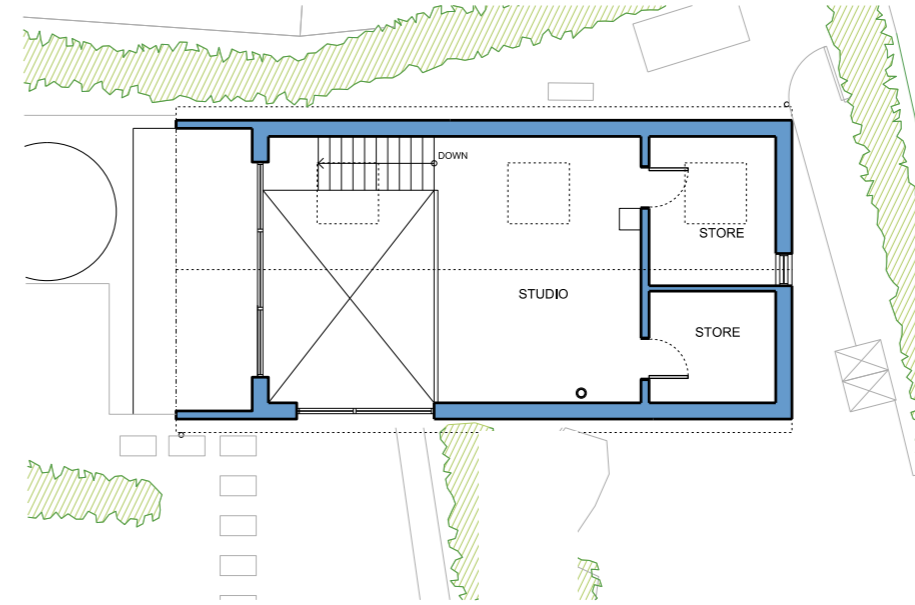
Proposed external works to outbuilding- Axonometric view

## 4.0 PROPOSAL

### 4.2.2 Proposed Floor Plans



1 1:50 @ A1, 1:100 @ A3  
PROPOSED GROUND FLOOR PLAN



2 1:50 @ A1, 1:100 @ A3  
PROPOSED MEZZANINE FLOOR PLAN

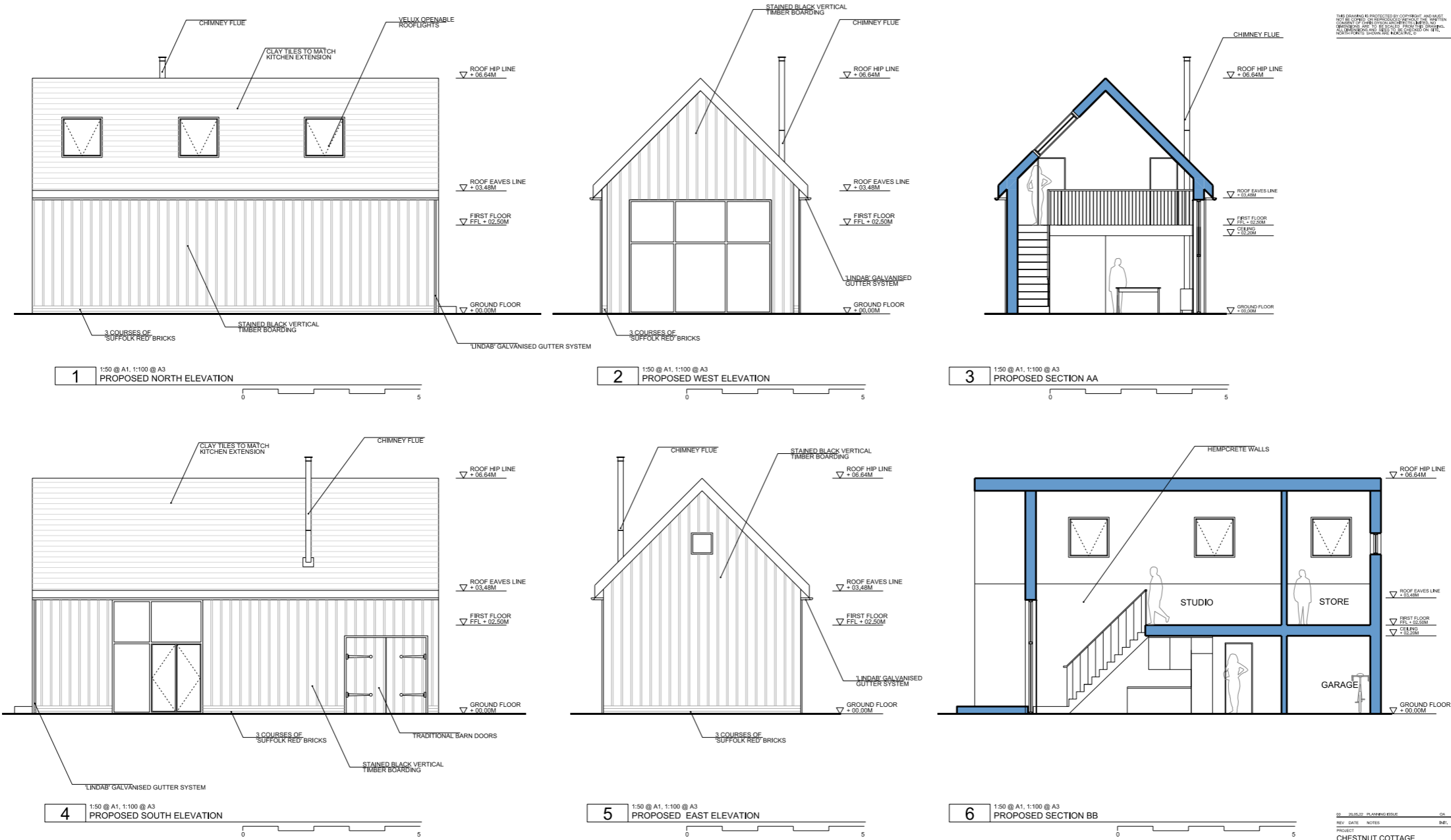


3 1:50 @ A1, 1:100 @ A3  
PROPOSED ROOF PLAN



# 4.0 PROPOSAL

## 4.2.3 Proposed Elevations and Sections



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NO.	DATE	REVISION	BY	CHKD
0483	A	1101	00	

**PROJECT:** CHESTNUT COTTAGE  
**DRAWING TITLE:** PROPOSED GARAGE STUDIO ELEVATIONS AND SECTIONS  
**STATUS:** PLANNING  
**DATE:** MAY 2022  
**OWNER:** [Name]  
**ARCHITECT:** CHRIS DYSON ARCHITECTS LLP  
**SCALE:** 1:100

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 F: 020 7377 6982  
 C: chris@chrisdyson.com

## 4.0 PROPOSAL

### 4.2.5 Proposed Outbuilding 3D Views



## 4.0 PROPOSAL

### 4.2.5 Proposed Outbuilding 3D Internal Views



Proposed kitchenette and snug room

## 4.0 PROPOSAL

### 4.3 Materiality

The materials used on the facade of the proposed extension and the new studio building have been chosen to complement the existing house whilst not imitating it. By doing this we are clearly differentiating modern construction from the host building.

The proposed kitchen extension will be clad in a dark stained timber cladding with a Suffolk red brick plinth. The roof of the extension will use red clay peg roof tiles. Rainwater goods will be made from galvanised steel.

### Material Precedents in Suffolk

The proposed material of the extension will complement many of the dark weatherboard clad buildings found in Suffolk.



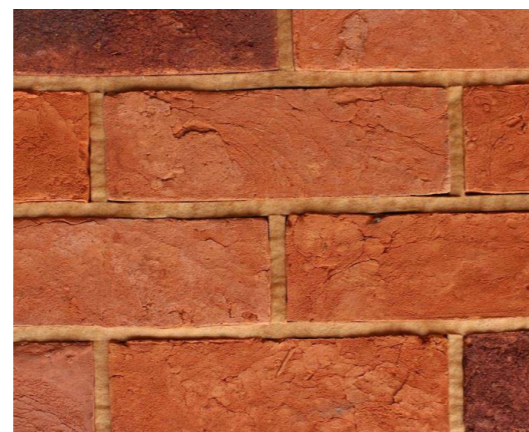
Clay Roof Tiles to match surrounding roofs



Galvanised metal downpipes



Black Stained Timber Cladding



Suffolk Red Brick



Examples of Black Stained Timber Barns in Suffolk Area



## 5.0 CONCLUSION

The proposed extension to the main house and the new studio building creates a harmonious architectural composition which improves the setting of this listed house. Both the extension and the studio building are carefully thought through, high quality designs. Our proposals bring the house up to contemporary living standards by providing high quality spaces that meet the needs of the building's owners.



Existing Roadside Elevation



Proposed Roadside Elevation

## 6..0 CHRIS DYSON ARCHITECTS

### History of CDA

The principal architect Chris Dyson, who is a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners, founded and incorporated Chris Dyson Architects [CDA] in 2004.

We have a diverse portfolio of projects in Europe and Asia, from urban planning proposals to public buildings and small private commissions.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.

The practice is based in the historic Spitalfields area of London, where Chris Dyson has lived and worked for 20 years, and where many of our early projects are located.

Chris Dyson is supported by Partners Mathew Witts and Senior Associate Maria Louise Long. Together we form a dedicated and committed team forged by close collaboration and we have great confidence in our future.

#### CDA has several award winning projects:

Georgian Group Awards 2021- Shortlisted

Surface Design Awards 2020- Winner- Crystal Palace

AJ Retrofit Awards 2019 – Shortlisted – Albion Works

RIBA London Regional Award 2021 – Shortlisted – Albion Works

RIBA London Regional Award 2018 – Winner- The Sekforde

RIBA London Sustainability Award 2018 – Winner – The Sekforde

RIBA London Regional Award 2017 – Winner- Cooperage

NLA Future Award 2016 – Highly Commended – Crystal Palace

Sunday Times Award 2016 – Winner- Gasworks & Cooperage

Manser Medal 2016- Highly Commended- Gasworks

RIBA London Regional Award 2015 – Winner – House in Wapping

Schuco Design Excellence Award 2015- Winner

AJ Small Projects 2014 – Winner – House in Wapping

Brick Awards 2014 – Winner- House in Wapping



Examples of Award Winning Projects by Chris Dyson Architects (CDA)