

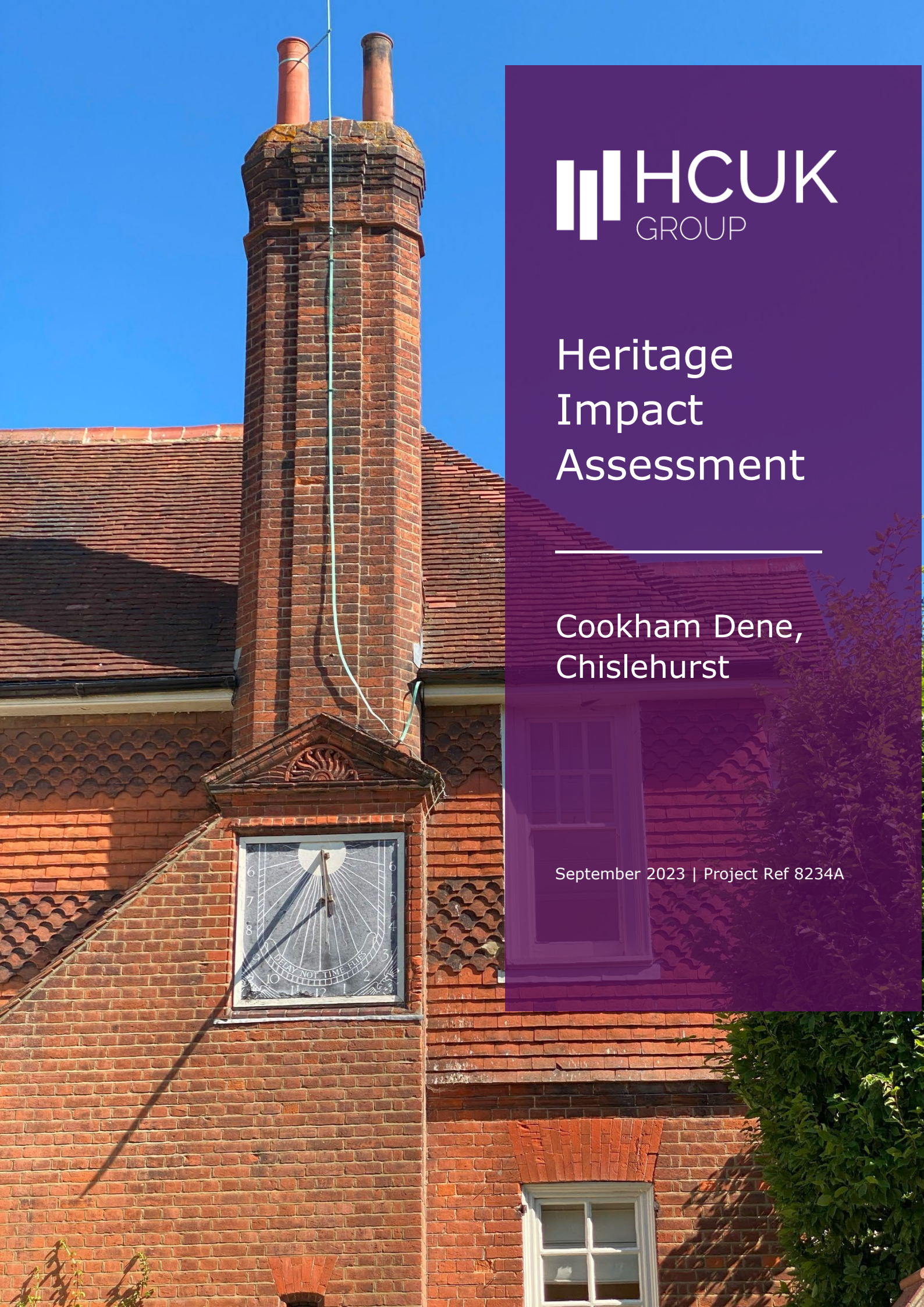


# Heritage Impact Assessment

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Cookham Dene,  
Chislehurst

September 2023 | Project Ref 8234A





Project Number: 8234A

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# 1. Introduction

**1.1** This Heritage Impact Assessment (HIA) has been prepared by HCUK Group on behalf of Benaron Property Management Limited, owner of Cookham Dene, 2 Manor Park, Chislehurst. The application site includes a late 19<sup>th</sup> century detached house, designed by Sir Aston Webb for his brother, Alfred Edward Webb, a local historian. Cookham Dene was listed grade II in 1973 and is within the Chislehurst Conservation Area.



Fig. 1: Application Site Boundary

**1.2** Cookham Dene is described in the listing description as:

*"MANOR PARK, CHISLEHURST 1. 4407 Cookham Dene TQ 46 NW 5/287 II*

*2. Architect Sir Aston Webb circa 1882. Of irregular plan. 2 storeys and attics. Ground floor brick. 1st floor tile hung with some curved tiles. Steeply pitched tiled roof with 2 gables on the north elevation, 1 of which is half-timbered, the*

*other roughcast. Large clustered red brick chimney stacks. Irregular fenestration with some casement windows and some sashes. The main doorcase is on the north front set in an arched surround under the half-timbered gable. The south elevation has a wooden verandah."*

### 1.3

The application site includes the main house with coach house to the north (curtilage listed) and separate modern garage building to the north-east. To the east and south are extensive grounds, part of which are within the greenbelt. A separate curtilage listed lodge is located outside the application site to the north-west of the house.



*Fig. 2: Garden Elevation (south) of Cookham Dene House*



Fig. 3: The Coach House



Fig. 4: Aerial Photograph c.1980s



Fig. 5: Proposals Map showing red hatched conservation area, greenbelt boundary and listed (red) and locally listed (orange) buildings.

## Proposed Works

- 1.4** The proposals include internal and external alterations to both the house and coach house, refining the internal layout and making better use of the second floor level spaces. Extensive repairs to the building envelopes are proposed to prolong the life of the various traditional materials used, including Kent Peg tiles, hanging tiles and render. The alterations proposed are subtle and sensitive to the heritage significance of the buildings while equating to a substantial investment into the long term maintenance and interest of the building.

## Scope of Assessment

- 1.5** This report provides an assessment of the heritage significance of the constituent elements of the site, taking into consideration their setting in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, 2023). It provides an assessment of the effect of the proposals on heritage significance as required by the NPPF.



## 2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance.
- 2.6** The NPPF requires the impact on the significance of a designated heritage asset<sup>4</sup> to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

<sup>4</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

away much of the significance of a heritage asset.<sup>5</sup> The Scale of Harm is tabulated at Appendix 1.

**2.7** Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>6</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

**2.8** Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

Bromley Local Plan, 2019

**2.9** Bromley's Local Plan was adopted as the statutory Development Plan for Bromley on 16 January 2019 and, in conjunction with the London Plan is used to determine planning applications.

**2.10** Policy 38 'Statutory Listed Buildings' states:

*"Applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting. Where a proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial. In the case of change of use, it is often preferable that a building is used for the purpose for which it was built, but where new uses are proposed the*

<sup>5</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>6</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

*impact of these on the special interest of the heritage asset will be considered carefully.*

*Applications for planning permission that involve total or substantial demolition of a listed building are wholly exceptional and will be considered as substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF."*

## **2.11** Policy 41 Conservation Areas states that:

*"Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*

*Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by:*

- *Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;*
- *Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area;*
- *and Using high quality materials..."*

## 3. Background and Development

**3.1** Cookham Dene was designed as a detached country residence in 1882 by Sir Aston Webb (b.1849) for his brother, Alfred Edward Webb (b.1850), a wholesale druggist and local historian. Alfred co-authored the 'The History of Chislehurst: its church, manors and parish' with G.W. Miller and J Beckwith, published in 1899. Alfred was churchwarden of St Bartholomew-the-Great Church in Smithfield, where his brother was commissioned to restore the building throughout the 1880s and 90s.



*Fig. 6: 1870 Ordnance Survey Map prior to Cookham Dene's construction*

**3.2** Cookham Dene was reported on in the Building News and Engineering Journal, 1882 (Volume 42) with a sketch of the house with floor plan and a description of its form.

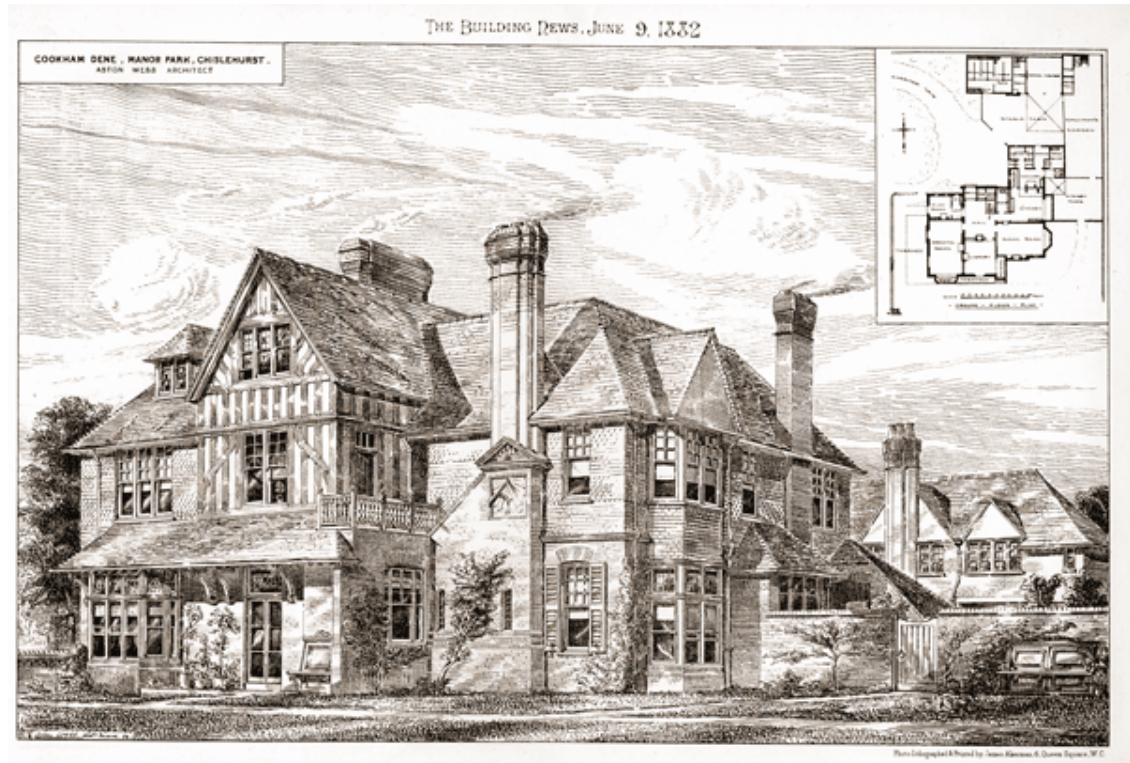


Fig. 7: *The Building News*, June 9<sup>th</sup> 1882, Vol 42.

#### COOKHAM DENE.

THIS house stands in a pretty part of Chislehurst, known as Manor Park, adjoining Panes Cray Common. The entrance-porch and offices are placed on the north side, leaving a southern aspect for all the principal rooms towards the chief view. The panelled entrance-hall is nearly square, and together with the staircase is executed in wainscot throughout; the kitchen is easy of access to the dining-room, from which it is separated by a hollow wall. A back staircase has purposely been omitted, but space provided for it if required at any time. The first floor has five bedrooms and dressing and bath-rooms, and four good attics in roof. The materials are Messrs. Punnett's red bricks and tiles, the walls of ground-floor being built hollow, and that of first-floor being 9in. thick and tile-hung; the stables are 9in. work throughout, Messrs. Punnett's hollow bricks being used. The work throughout is plain but substantial, and has been carried out by Messrs. Geo. Punnett and Sons, builders, of Tonbridge, and the plumbing by Messrs. Dent and Hellyer. The drawing is now at the R.A.

Fig. 8: Extract from *The Building News*, 9<sup>th</sup> June 1882 Vol 42



Fig. 9: Enlarged Ground Floor Plan from *The Building News*, 1882

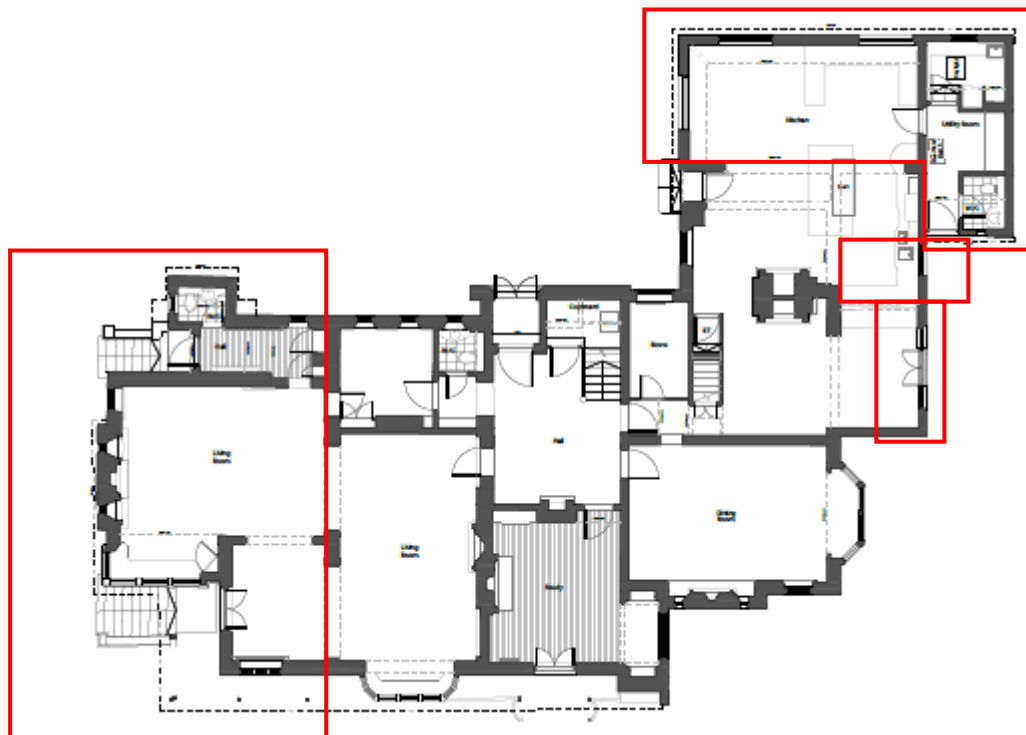


Fig. 10: Existing Ground Floor Plan - Areas within a red box represent additions to the original design that appear to have been implemented either during the original construction in the case of the living room to the west or later in the case of the north-east additions, by 1908.

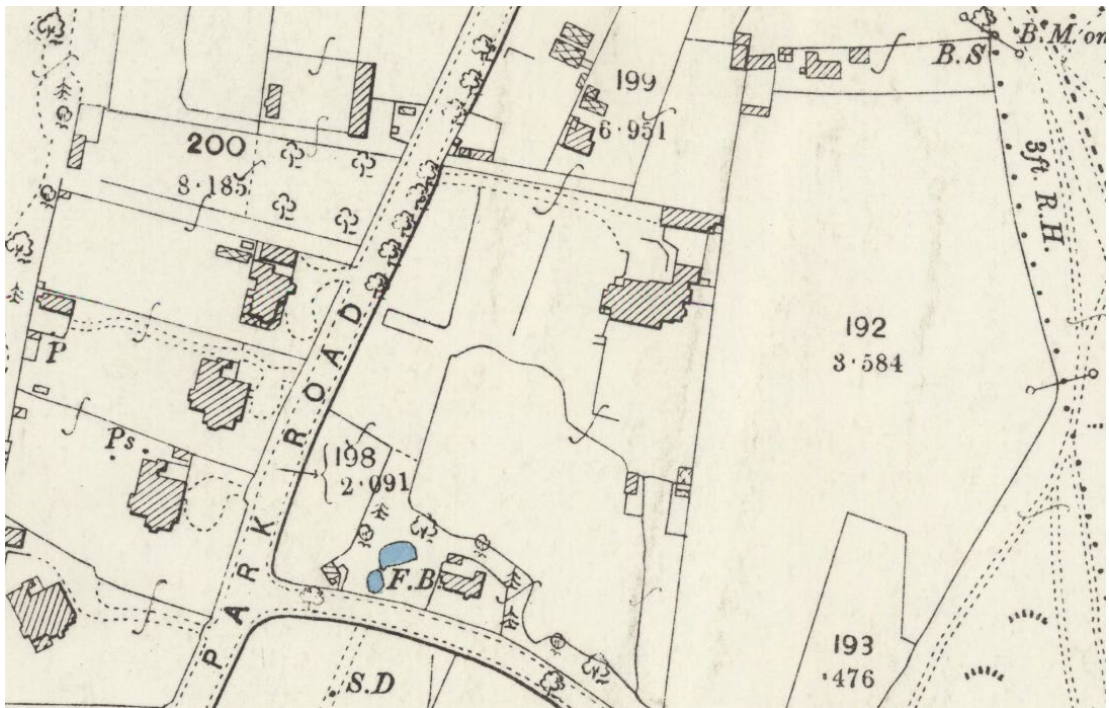


Fig. 11: 1895 Ordnance Survey Map, ten years post construction

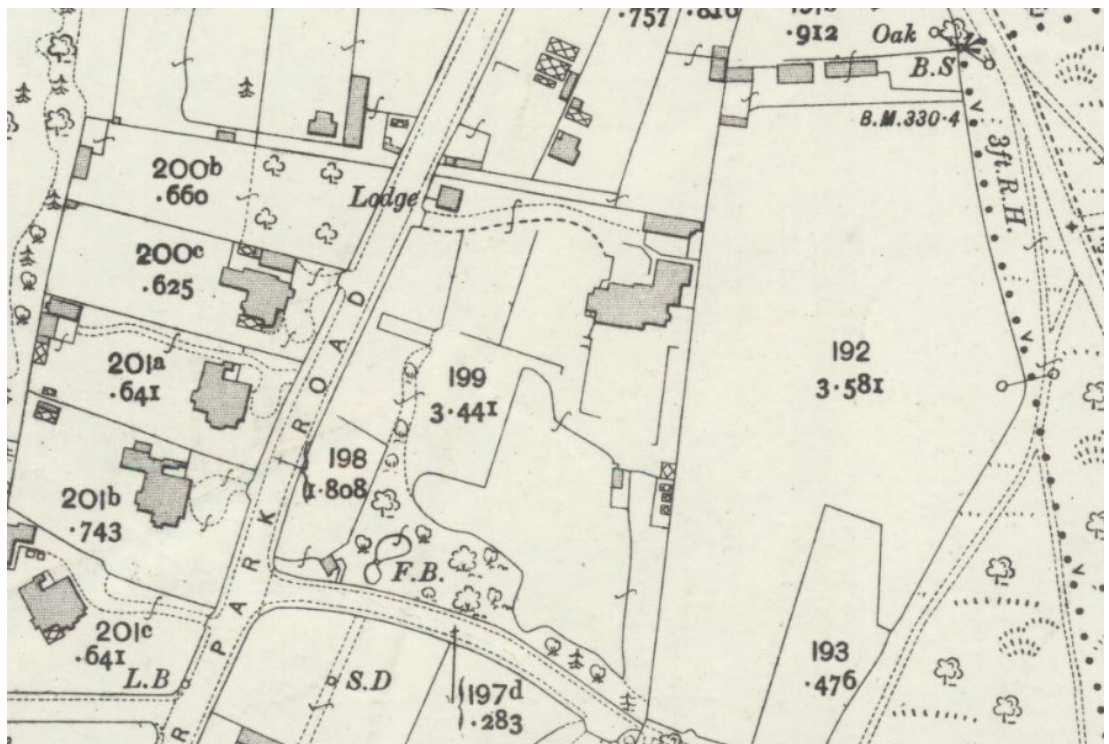


Fig. 12: 1908 Ordnance Survey Map, showing the Lodge to the north-west and the north-east corner of the building extended in comparison to the 1895 map

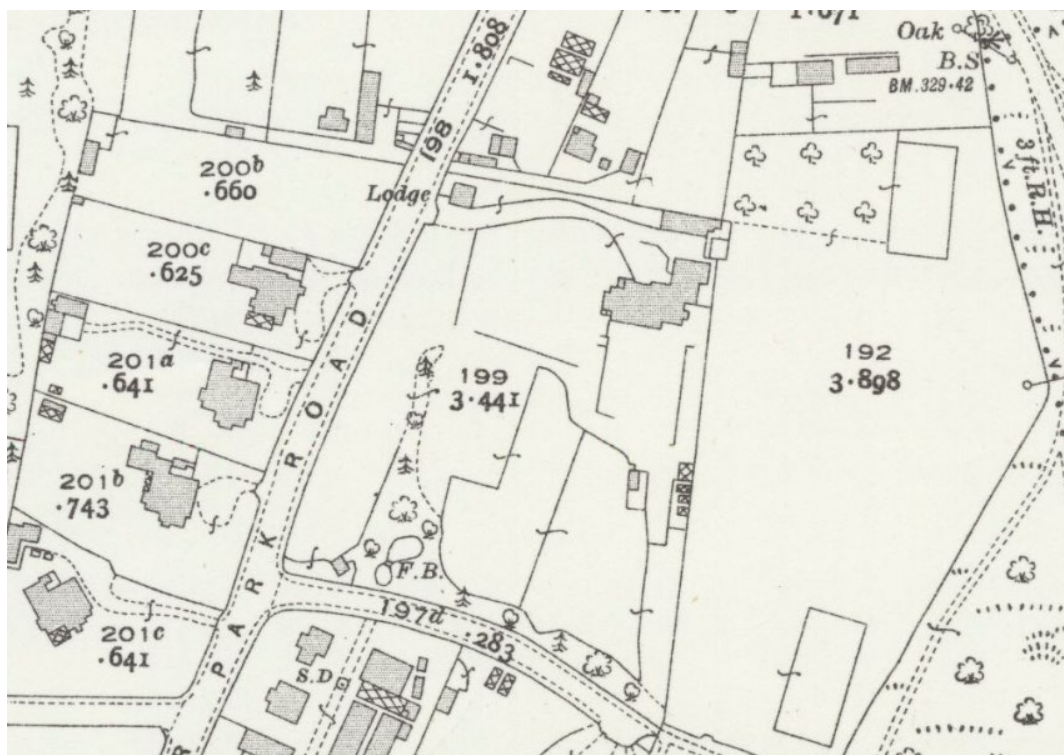


Fig. 13: 1930 Ordnance Survey Map

**3.3** Alfred, with his wife Emily, lived at Cookham Dene until at least 1899 but by the time of the 1901 census Alfred had moved away to Kensington. The Webbs had two children, their fourth and fifth of six, at Cookham Dene and Emily died, aged 42 on 24<sup>th</sup> January 1896 while the family lived there. According to newspaper reports Alfred held a charity bazaar over two days at Cookham Dene in June 1897. The event was to raise money for the local mission house extension and entry to the grounds and house was charged.

**3.4** The grounds during the 19<sup>th</sup> and early 20<sup>th</sup> century appear to have included all the land west of Manor Park Road and north of what is now known as Riverwood Lane. They also likely included land east of the house, which is on higher ground than the house and is now designated greenbelt land but still forms part of the landholding today. A boundary existed between the gardens of the house and the wider grounds where glass houses existed along the boundary to the south of the house. By the time the 1930 Ordnance Survey was produced two rectangular enclosures east of the house are shown, together with land used as orchard. The northern rectangle was a tennis court (as indicated on later ordnance survey maps), the southern rectangle could have been a walled garden serving the house. Both are shown on a



1946 aerial photograph. At this time the formal garden to the south of the house is depicted with a central lawn and trees surrounding it.

### 3.5

There is no doubt that the house was likely to have been well known in the local area and a photograph from 1911 shows the southern garden being used as an ice skating rink.



*Fig. 14: 1911 Photograph of south elevation of Cookham Dene*

### 3.6

During the First World War, Cookham Dene was used as a convalescent hospital for wounded soldiers. The house was then sold to Avery Hill College in 1948 and then in the late 1970's to the Milk Marketing Board.

### 3.7

The 1970s photographs of the southern elevation show a more open aspect to the north-west and west than exists today.

### 3.8

Planning permission was granted in 1985 for the erection of five detached houses at Cookham Dene, creating Cookham Dene Drive within the once extensive grounds of the building.



*Fig. 15: 1946 Aerial Photograph*



*Fig. 16: Southern Elevation of Cookham Dene, 1970s*



*Fig. 17: Entrance (north) elevation of Cookham Dene, 1970s*

## *Sir Aston Webb (1849-1930)*

- 3.9** Sir Aston Webb was widely considered to be one of the Victorian period's most significant architects. Following the early death of his parents before he turned eight, he came out of school and into the office of Banks and (Charles) Barry in 1867 at the age of 18, winning the Pugin studentship of the Royal Institute of British Architects in 1873.
- 3.10** Webb set up on his own but worked closely with Edward Ingress Bell, consulting architect to the crown agents for the colonies and student of George Gilbert Scott, between 1882 (the year he designed Cookham Dene) and 1909.
- 3.11** Among his most well-known works in London are the main Cromwell Road entrance front of the Victoria and Albert Museum (1891); the Royal College of Science (1900–1906, only part of the eastern wing of which survives today); the Royal School of Mines (1909-1913, now housing Imperial College's Department of Earth Science and others); the architectural elements of the Victoria

Memorial (1911); Admiralty Arch at the east end of the Mall (also 1911), and the well-known façade of Buckingham Palace (1913).

**3.12** Beyond the capital he and Bell were responsible for major civic and religious buildings such as the Birmingham Law Courts (1886-1891) the new Christ's Hospital near Horsham, in Sussex (1894-1904) and the Naval College at Dartmouth (1899-1904). At one time, according to Ken Allinson, Webb "had the largest practice in the UK" (250).

**3.13** Webb enjoyed many accolades during his career. He became president of the Architectural Association in 1884 and became president of the Royal Academy (1919-1924), only the second architect to be so honoured, after James Wyatt in 1805. From 1902-1904 he was president of RIBA. He was knighted in 1904 received further honours, including an honorary LL.D. from Cambridge in 1923, culminating in the G.C.V.O. (Knight Grand Cross of the Royal Victorian Order) in 1925.

## Planning History

**3.14** In 1983 permission was granted for the change of use of Cookham Dene at ground floor to offices with three self-contained flats at first and second floors (83/01018/OUT). The office use was only permitted for five years. The permission was renewed in 1990 until 1996 for the Staple Dairy Products Ltd and again in 1996 for a specific user until such time as the building was sold.

**3.15** Planning permission was granted in 1985 (85.0513) for the erection of six detached houses at Cookham Dene, creating Cookham Dene Drive within the once extensive grounds of the building. Two of these houses have tennis courts, and two others have swimming pools. At the same time listed building consent was granted for the demolition of a listed building (85.0847), potentially the curtilage listed greenhouses, to make way for these houses. At this time the landscaped grounds to the west and south of the house were changed to introduce new boundaries.

**3.16** A garage building was erected in the grounds, east of the coach house, which appears to date to the 1980s.

**3.17** In 1999 listed building consent was granted for works in the eastern part of the house, including the installation of a balcony off the master bedroom at first floor

(99/01509/LBC). At the same time consent was granted for the infilling of two windows and changes to a front dormer window (99/01537/LBC).

- 3.18** In 2000, planning permission was granted for a detached pool building located south-west of the main house (DC/00/0916/FULL). This permission was renewed in 2004 (04/0275/FULL) and an extension of time was granted in 2013 (DC/13/02163/EXTEND) but has now expired and has not been implemented.
- 3.19** In 2003 listed building consent and planning permission (03/03854/FULL6 & 03/03952/LBC) were granted for the demolition of a brick boundary wall and new brick walls, gate piers and landscaping which have all been implemented.
- 3.20** In 2006 planning permission was refused for a detached building housing a swimming pool and gym which was to form an extension to the existing three car garage. It was refused due to the effect on the greenbelt.



*Fig. 18 Current Satellite Image showing Cookham Dene grounds*

## 4. Statement of Significance

### Listed Buildings

- 4.1** Cookham Dene is a good example of a late Victorian country residence, which was heavily influenced by the Arts and Crafts movement. The house has historical interest because of its association with a celebrated British architect of the Victorian era and its first occupant being his brother. Historical interest is maintained in the surviving historic fabric, plan form, fixtures and fittings. Those areas of most interest include the stair hall, reception room, library, dining room and lounge, which surviving panelling and parquet floors. Albeit that later joinery added within the lounge is of an overly fussy Georgian-ised design at odds with the rest of the house. The external envelope has been altered but mostly sensitively and provides an eclectic and visually imposing presence within the plot of historical interest.
- 4.2** Architectural interest is evident through the external and internal character of the main house and the external character of the coach house. The use of red brick, tile hanging, render and applied timber together with the deployment of verandas, different sized windows/doors, steps, balustrades and dormers combine to provide an attractive single residence of architectural significance with distinctly Victorian character.
- 4.3** The house and coach house are not of specific archaeological value, being well documented. There are no basement areas to the house and the building is not designated for its archaeological value.
- 4.4** Cookham Dene is of undoubted aesthetic interest, enjoyed within the grounds and gardens to its north, east and south. Its interest is not primarily artistic, but individual elements of the building including stained glass windows and some internal joinery contribute to the artistic and aesthetic interest of the building.

## Chislehurst Conservation Area

### Character and Appearance

**4.5** The Chislehurst Conservation Area was first designated in February 1972 and now comprises the original designated area combined with additional areas known as Chislehurst East and Chislehurst West which were both designated in March 1982. A subsequent minor change to the boundary was made in 1999.

**4.6** Chislehurst Conservation Area is the largest in the borough and extends from Chislehurst Railway Station to the northern boundary of the borough. The designated area is predominantly residential in the west with rural and agricultural land in the east, and overall, it contains a diversity of forms of development and open space.

**4.7** Supplementary Planning Guidance was produced for Chislehurst Conservation Area in 1999 and covers the historic development and character and appearance of the conservation area in detail. Of the historic development of the area the document notes:

*"Chislehurst's present form is derived from a number of physical and historical forces. Its topography is of long valleys and steep banks with a raised plateau at its centre. Upon this plateau are the commons around which scattered village settlement developed, surrounded for most of its history by large country estates and densely wooded valleys. A network of settlements and open areas recognisable today formed around Chislehurst Common and the various routes crossing it."*

**4.8** Following the arrival of the railway in 1865 there was an impetus of residential development led by a desire to escape the city and reside in a more rural setting with good links to London.

**4.9** The supplementary planning document goes on to note that this led to an *"emergence of the fashions; philosophies and aesthetic best characterised by the Arts and Crafts Movement of the late nineteenth and early twentieth century, servicing a craving for a pre-industrial rural Arcadia."* Resulting from this, large dwellings based on an English vernacular were developed on spacious parcels of

land within established woodland areas. These were sometimes individually designed but were often part of speculative developments.

**4.10** Following from the way in which the area has developed there is an overall strong consistency of a rural, wooded and village character. Development tends to be either on the perimeter of the central common or slightly beyond it and it is the area's relationship with its commons that makes it distinctive.

**4.11** The Chislehurst Conservation Area appraisal divides the area into 'sub-units' which reflect its diversity stemming from its large scale. The site appears to be located in Sub Area 12: Sub-unit 12. Manor Park, Prince Consort Drive and subsidiary streets, while the land to the east of the house is within Sub-unit 2: In and around the commons. Manor Park is described as:

*"These streets, and those branching from them, are characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement.*

*Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.*

*The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leafed species, to enhance the wooded setting."*

## Heritage Values

**4.12** Architectural interest: The architectural interest of this part of the conservation area is chiefly derived from the detached historic houses occupying the Manor Park area, including Cookham Dene. Ancillary structures including lodges and coach houses are also of interest to the area. There are several locally listed buildings within the sub-unit to the west of the site that also contribute to the heritage significance of the area.



- 4.13** The retention of mature trees within the conservation area and open green spaces with dense woodland are reflective of the former large estates and the spacious grounds of larger houses that to some extent still comprise the conservation area.
- 4.14** Historic interest: Illustrative historic interest is seen in the development of the area over time. Initial, largely speculative development, following the construction of the railway dominates the sub-area.
- 4.15** Associative historic interest is derived from the use of Camden Place by the French imperial court when they were exiled in 1870. The location of Chislehurst as the scene of their exile has high historic interest, memorialised within St Mary's Roman Catholic Church.
- 4.16** Artistic interest: No specific artistic interest has been identified for this conservation area although the houses in an arts and crafts style retain details of artistic interest such as stained or painted glass, carved panelling and other ornamentation that offers further aesthetic interest.
- 4.17** Archaeological interest: Due to the relatively recent development of the built form within the conservation area this is not considered to be of archaeological interest. Below ground archaeology lies outside the scope of this report.
- 4.18** The significance of the conservation area is of high value in a national context due to the concentration of designated heritage assets within it; some 60 listed buildings, several of which are highly graded (four at Grade II\* and one scheduled monument – Scadbury Manor).

## 5. Heritage Impact Assessment

**5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter. The drawings supplied by Clague Architects should be read in conjunction with this section, together with the Design and Access Statement.

### External Repairs and Insulation

**5.2** A programme of repairs to the external envelope of both buildings is proposed. This includes the repair, on a like for like basis, of the external materiality of the buildings, including roof tiles, hung tiles, chimney stacks, areas of render, lead flashings, timber balustrades and brickwork. These works will be carried out with a conservation led approach to the building fabric, using traditional materials and methods to ensure no change to the appearance of the buildings. The guidance set out in the following Historic England publications is relevant to these works:

- Energy Efficiency and Historic Buildings: Insulating Pitched Roofs at Rafter Level (Jan 2016)

*"If a historically significant ceiling or lining is installed on the underside of the rafters which cannot be removed, insulation can only be installed at rafter level by stripping the roof coverings (tiles or slates) and inserting the insulation from above. This is easiest and most economical when a roof is undergoing repair and the roof covering is being stripped."*

**5.3** It is the case that this scheme allows for the full repair of the roofs of both buildings and to avoid any impact on the lathe and plaster coverings in the attic rooms of the main house insulation will be added between the rafters from above. This will have the benefit of:

*"Well-detailed insulation at rafter level can:*

- *reduce excessive heat loss*
- *reduce excessive solar gain*
- *achieve reduced air infiltration*
- *be compatible with the performance characteristics of older buildings"*

**5.4** In this case it is proposed to insulate between the rafters to avoid any change in the roof line of the buildings or the external appearance of them. Natural materials which are vapour permeable will be used to ensure no future issues with thermal bridging or water vapour build up.

**5.5** In the case of the coach house, it is also proposed to insulate the internal side of the external walls (see proposed floor plans). The guidance set out by Historic England in the following publication is relevant:

- Energy Efficiency and Historic Buildings: Insulating Solid Walls (April 2016)  
*"adding insulation to solid walls can lead to a significant reduction in heat loss but thought and care is needed to make sure the works are appropriate, effective and do not cause long-term problems."*

**5.6** It is proposed to use a breathable insulation product, Steico, a wood fibre product used in other listed buildings<sup>7</sup> with good effect. A new lime plaster finish will be applied. The insulation is only proposed for those walls that are external, avoiding affecting internal door joinery within the building. Within the coach house there are no decorative features of interest that would be affected by the proposed insulation and as such this proposal is an appropriate response to improving the energy efficiency of the building without affecting special interest.

**5.7** Both the main house and coach house are proposed to have slim line double glazing fitted into the existing timber frames of the sash windows. The exact product is to be decided but Histoglass is the current choice. The detailed window schedule demonstrates which windows are to be altered with new glazing. No windows with leaded lights/stained glass within the main house are to be altered, only the much more common timber framed sashes with plate glass are to be upgraded.

**5.8** Historic England guidance on window retrofitting, 'Traditional Windows Their Care, Repair and Upgrading' which dates to 2017 and thus is in need of updating, states:

*"Double glazing could be considered in these circumstances:*

- *where a historic window retains no significant glass, and has sufficiently deep glazing rebates and is robust enough to accommodate the increased thickness*

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<sup>7</sup> <https://www.hadlow.com/news/renovating-and-insulating-the-estates-historic-and-listed-houses/>

*and weight of IGUs without significant alteration (for example, late Victorian or Edwardian 'one-over-one' sash window or a simple casement)"*

- 5.9** There are many windows on both buildings which have single large panes of glass suitable for removal and replacement with a more thermally efficient product that would not affect the architectural or historic interest of the building.
- 5.10** The works also extend to the replacement of poorly detailed concrete roof tiles on the inner slopes of the main house, with new clay tiles to match the rest of the roof. This will benefit the aesthetic of the building.
- 5.11** Overall, this level of work will be beneficial to the energy efficiency of both buildings and ensure the fabric of the buildings is in the best possible condition.

## Cookham Dene House

- 5.12** The proposals for the house have been carefully thought through to ensure the heritage significance of the building is preserved and adapted in an appropriate way. The works at ground floor comprise the following interior and exterior alterations:
- Rearrangement of internal ground floor spaces to move the dining and kitchen areas into the largest open plan space at ground floor.
  - Switching around an existing window and existing door on the west and south elevations of the ground floor.
  - Increasing the height of one door from the proposed pantry to the kitchen.
  - Removing modern joinery detailing within the open plan proposed kitchen/dining space.
  - Removing modern partitions in the north-east service wing at ground floor to create a WC and boot room.
  - Removal of two modern fireplaces in the service wing
  - Removal of a redundant chimney breast in the proposed pantry
  - Insertion of underfloor heating throughout ground floor
  - Reinstatement of partitions along historic wall lines to create a study at ground floor.

## Ground Floor Level

**5.13** The proposed interior alterations at ground floor will affect a very minimal area of historic fabric, namely a small area of brickwork below the south-west corner window which is to be moved to the west elevation from the south elevation. The brickwork will be reused where possible to fill the west elevation window opening where the window will be inserted at the same level. This alteration creates more accessibility into the garden on the south side of the house. The doors will match those on the east side of the central bay window to provide access from the snug to the garden. This change will be very subtle and while some historic fabric will be disrupted there would be no harm to the architectural significance of the house.

**5.14** While much of the historic joinery survives within the ground floor spaces, there is another scheme of joinery within the proposed kitchen and dining room areas which have been added at a much later date. That being the columns and cornice within the two structural openings between the rooms, which is at odds with the simpler joinery detail of the rest of the room, including the raised panelled joinery of the bay windows. Removal of the more modern joinery will improve the appearance and character of the space, taking it back to how it was originally designed.



*Fig. 18: Window to be moved to west elevation from south elevation.*



*Fig. 19: Lounge to become kitchen – no change to joinery in this photograph*



*Fig. 20: Proposed dining room with modern joinery to the right structural opening which is at odds with the rest of the joinery scheme*

- 5.15** The rest of the joinery scheme at ground floor will be retained and repaired where necessary in all other rooms.
- 5.16** One door opening into the proposed kitchen area will be raised in height to match the adjacent door opening, with the liner reused and extended in like for like materials to match the other doors. This subtle change will not have any effect on significance.
- 5.17** In the pantry there is what appears to be a chimney breast, but it does not rise above ground floor level and there is no fireplace within it. It is likely, or at least possible, that this feature was abandoned when the plans for the house were expanded in the first ten years of its life and there was no need for a chimney in this location. There is no evidence above that it has been taken out further up the building. Removal of this small area of brickwork will allow the pantry to operate with cupboard space between the doors into and out of the room, without harming floor plan or the significance of the building overall. This is a minor alteration.
- 5.18** The current kitchen space in the north-east corner of the building is the most altered area of the house with modern partitions inserted and historic partitions removed leaving downstands. In comparison to the historic plan in the Building News the floor plan has been wholly changed. This was a service area with multiple smaller rooms which has become a more open plan space over time. It is proposed to reinstate two partitions to create a study, restoring some of the historic floor plan in this area and to insert a new lightweight partition to create a games room. Two modern fireplaces, either side of a central chimney breast are also to be removed, while they replicate the style of the historic fire surrounds elsewhere in the building, they are clearly modern replicas and do not serve a function in the space since it has been opened up. There would be no loss of historic fabric as a result of the removal of the two fire surrounds.
- 5.19** Underfloor heating is proposed for the ground floor. This will entail lifting of the floors to investigate the subfloor, which is likely to be concrete given the age of the building. Where historic floors persist, these will be re-laid at the same level. Where modern flooring exists this will be replaced for an appropriate alternative, the detail of which is to be confirmed. All the original parquet flooring will be retained.

- 5.20** These works will not harm the historical or architectural interest of the building because they will not affect the historic plan form or character of the interiors and have been carefully thought through in terms of impact on significance.



*Fig. 21: Modern kitchen in former service wing with multiple downstands visible*

## First Floor Level

- 5.21** At first floor the alterations are also limited and will affect a very small proportion of historic fabric/ plan form. They involve the rearrangement of the dressing and bathroom facilities for the master bedroom, which are entirely modern insertions, and the replacement of the modern bathroom suites. A new single door opening between the bedroom and the adjacent bedroom – to be converted to a dressing room, is proposed, together with the removal of part of a wall between the master bedroom and the bathroom, giving access to the balcony door. Nibs and a downstand will be retained to indicate the historic dimensions of the room and the amount of fabric removal is limited in the context of the entire house. In other areas, such as the ensuite bathroom to bedroom 2, it is proposed to take out modern partitions and restore the plan form of the room, which faces north, restoring the floor plan. These alterations would have a neutral impact on significance.



- 5.22** Two areas of balcony on the east elevation of the building have failing timber balustrades which are to be replaced on a like for like basis. No harm will occur.

## Second Floor Level

- 5.23** The second floor of the house is occupied by two more bedrooms and bathrooms within the eaves. There is a large dormer window on the front (north) roof slope which is a modern (c.1970s) insertion. The works at this floor include:

- Removal of the front dormer and reinstatement of roof slope with two conservation rooflights installed.
- Removal of ladder stair up to roof and partitions
- Insertion of bathroom into existing bedroom 7
- Insertion of bathroom into existing unused room with access provided through new opening
- Removal of WC and cupboard in bedroom 6,
- Removal of modern cupboard on landing
- Raising of arched opening head height

- 5.24** The proposed works at second floor level are designed to make more efficient use of the space, providing a more generous landing area which will lead to the two bedrooms with ensuites. The two surviving fireplaces will remain in situ. The character of the spaces will remain subservient to the rest of the house because all of the rooms have sloping ceilings, restricting head height on both sides. The original historic floor plan of this level of the building is not immediately evident but the changes proposed would not alter the existing to a significant extent and the principal walls and rooms would remain unchanged. Removing the dormer window will improve the appearance of the outside of the building, replacing an unsightly addition with two conservation roof lights and re-establishing the prominence of the gables on the north elevation, this is a heritage benefit.

- 5.25** The proposed changes are considered to be sensitive and appropriate to the heritage significance of the listed building resulting in no harm to significance. They are subtle in nature and will not alter the ability to appreciate the historic or architectural interest of the building.

## Coach House

**5.26** The coach house is currently underused and in need of repair and restoration. The following works are proposed:

- New slim line double glazed timber units throughout.
- Conversion to ancillary accommodation with ground floor play/games room and first floor accommodation involving some first floor reconfiguration of partitions.
- Three new door openings at ground floor level.

**5.27** The proposals for the coach house will provide a high quality form of ancillary accommodation while retaining the external appearance of the building as a former coach house. The only fenestration change will be the insertion of a glazed screen in the opening of the sliding door at the west end of the building. The sliding timber shutter will be fixed open to provide light into the ground floor kitchen area. At present the ground floor areas of the building are redundant having been used as an informal space for storage and skateboarding.

**5.28** At first floor it is proposed to provide an open plan kitchen/living space by removing one wall (retaining nibs and downstands). A door into the master bedroom will be moved slightly to allow for storage behind, it will be aligned with a door on the opposite side of the landing, which is likely the original location of the door.

**5.29** The alterations to the coach house entail a very small amount of historic fabric removal, including the cutting of three new openings to link the ground floor areas. These openings are modest, and the minimum required to make efficient use of the space. They affect no decorative features and will involve the removal of a very limited percentage of historic interior fabric. The alterations will not harm the special interest of Cookham Dene and will bring the building into a long term sustainable use as ancillary accommodation to the main house.

**5.30** Taking into consideration the special interest of the listed building, Cookham Dene, the proposals are sensitive to heritage significance and limited in nature. They will preserve and enhance the character of the house and will have no impact on the surrounding conservation area.

## 6. Conclusions

- 6.1** This Heritage Impact Assessment has been prepared by HCUK Group to aid the local authority, the London Borough of Bromley, in determining an application for listed building consent for minor works to Cookham Dene and its former coach house.
- 6.2** The proposed works are limited in scope and extent but will arrange the internal living spaces in a way better suited to modern day living without compromising the decorative or historic fabric within the building. Moving the kitchen/dining areas into the west side of the building will allow the owners to take advantage of views into the garden to the south and enable the service wing to be used for ancillary games room/boot room/WC areas as the original plan for the house envisaged.
- 6.3** There would be limited impact on historic fabric, which is counterbalanced by improvements including the removal of an unsightly dormer.
- 6.4** There will be no harm to the significance of the listed building or the conservation area because of the proposed works. Paragraphs 201-202 of the NPPF, 2023 are not engaged by the proposal.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).<sup>8</sup>

<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

<sup>8</sup> See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

## *Standard Sources*

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)