



Proposed internal and external Alterations to the
main house and coach house at

Cookham Dene

Chistlehurst

BR7 5QW

Design & Access Statement

September 2023

CLAGUE ARCHITECTS

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On plan drawings North is orientated toward
the top of the page unless otherwise noted



2023

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1 Introduction & Overview

Introduction

This Design & Access Statement has been prepared by Clague Architects in support of a Detailed Planning Application for;

The proposed refurbishment and internal alterations to the existing Main House and Coach House including upgrading of thermal elements.

at

Cookham Dene, Chislehurst, BR7 5QW

The purpose of this document is to provide a supporting statement for the application and to explain the background, site analysis and the design process which has led to the current proposals to enable statutory consultees, neighbours and members of the public to easily gain an understanding of what is proposed.

Submission Documents

The Planning Application consists of the following documentation;

- Planning Application Forms
- Planning Fee
- Site Location Plan
- Site Layout Plan
- Full Architectural Drawings (Floor Plans, Elevations & Sections)
- Design & Access Statement
- Heritage Statement

In addition the Planning Application is supported by a series of supporting documents prepared by specialist consultants as follows;

- Heritage Impact assessment
- Topographical Survey

These will be submitted as separate documents and are therefore not covered by this statement.

Applicant & Design Team

The Applicant

Mr Matt Benaron

Architects

Clague Architects LLP

Clague are a multi-disciplinary practice of architects, urban designers and heritage specialists based in Canterbury, London & Harpenden. The practice has extensive experience of dealing with sites involving complex planning issues. Clague have been appointed to prepare the main package of drawings for the agent and applicant.

Full Project Design Team

Clague Architects - Architects

HCUK - Heritage Impact assessment

KB Ecology - PEA and Bat Survey and Mitigation Strategy report

2 Site & Existing Buildings

- 2.1 Site Location
- 2.2 Site Context
- 2.3 Cookham Dene History
- 2.4 Planning Policy
- 2.5 Site Photos
- 2.6 Existing Building - Main House Plans
- 2.7 Existing Building - Coach House Plans and Elevations

2.1 Site Location

The estate of Cookham Dene is located in Chislehurst, directly south of central London. Chislehurst has a population of about 15,500 and is one of the most desirable places to live in London's borough of Bromley. Although there are a significant number of retirees, the area is primarily made of families and professionals.

Chislehurst boasts both strong links to the city with several bus routes as well as direct rail into London and Kent. Positioned within the M25, Chislehurst is only a fifteen minute drive away from the London Orbital, and so therefore well connected to the rest of the UK.

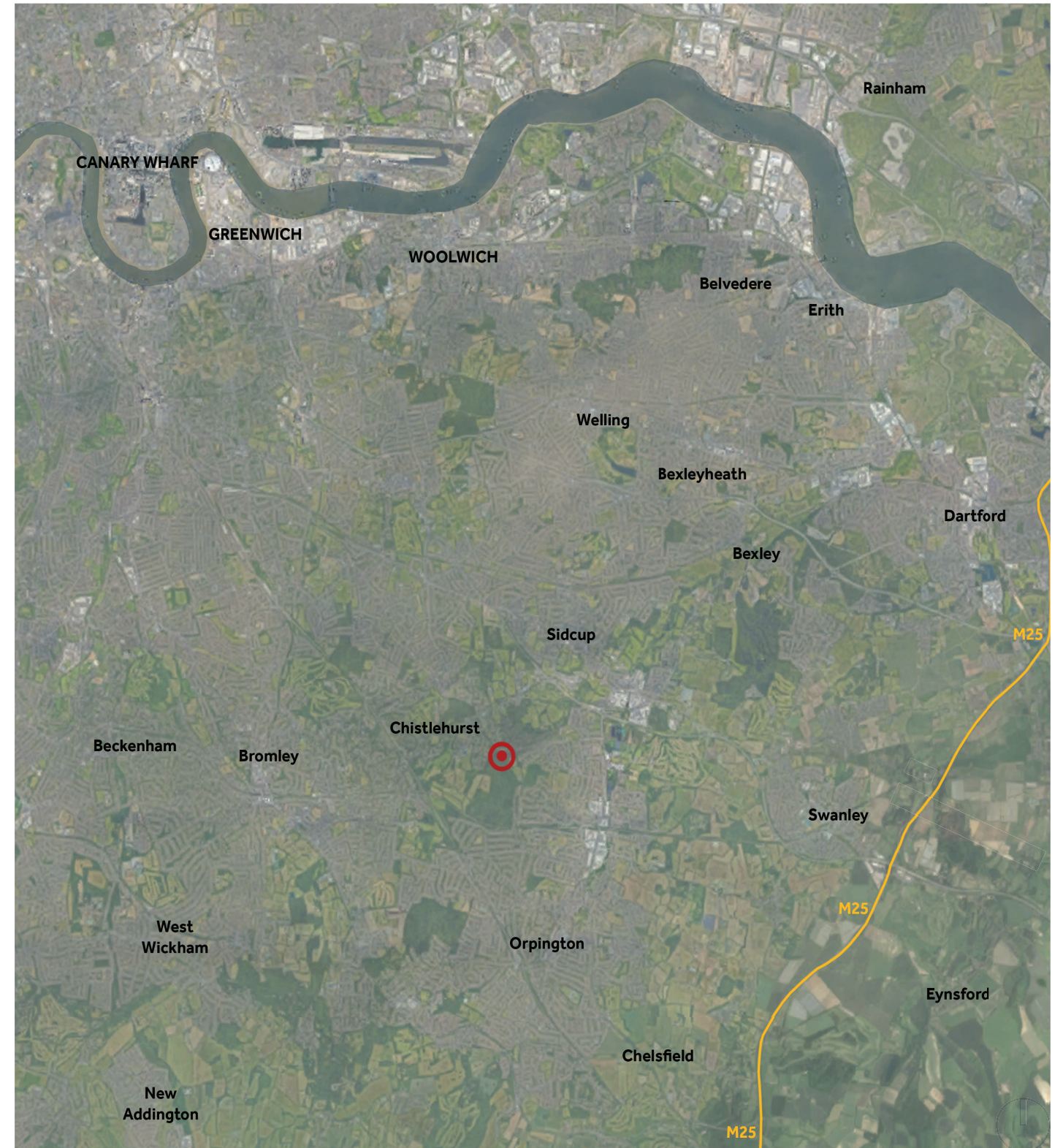


Fig1. Position of Cookham Dene in relation to London

2.2 Site Context

Sitting on the edge of Cookham Dene Close, the Estate is accessed via a secluded thoroughfare and wrought iron gates. At 3.9 acres, the grounds of the house consist of formal gardens to the south of the main house with a larger expanse of grasslands to the east of the buildings containing an orchard, vegetable patches and tennis court.

To the south east of the estate is Petts Wood Ancient Woodland, however some of this is replanted.

In the last few decades, the area surrounding Cookham Dene has become increasingly built up. A number of new homes were constructed in the land directly to the south and west of the site, forming Cookham Dene Close. The close comprises a collection of detached houses that have no specific style or uniformity.



Fig2. Cookham Dene



Fig3. The main house surrounded by Cookham Dene Close shown by Google Aerial

2.4 Planning Policy

Cookham Dene is Grade II listed building, and sits within the Chislehurst Conservation area. The house and wider grounds sit on the border of the Green belt.

The following documents have helped to inform the development of the proposals for Cookham Dene:

- The National Planning Policy Framework (2021)
- The London Plan 2021
- The London Borough of Bromley Local Plan (January 2019)

London Borough of Bromley Local Plan relevant policies:

Policy 38: Statutory Listed Buildings:

The proposals set out in this document will preserve the character, appearance, and special interest of the building through:

- 1) the schedule of repairs to the existing historic fabric.
- 2) The removal of un sensitive and out of character development of the building.

Proposed internal and external alterations are sensitively designed to not cause substantial harm to the existing building.

A full Heritage Impact Assessment for the proposals is appended to this document.

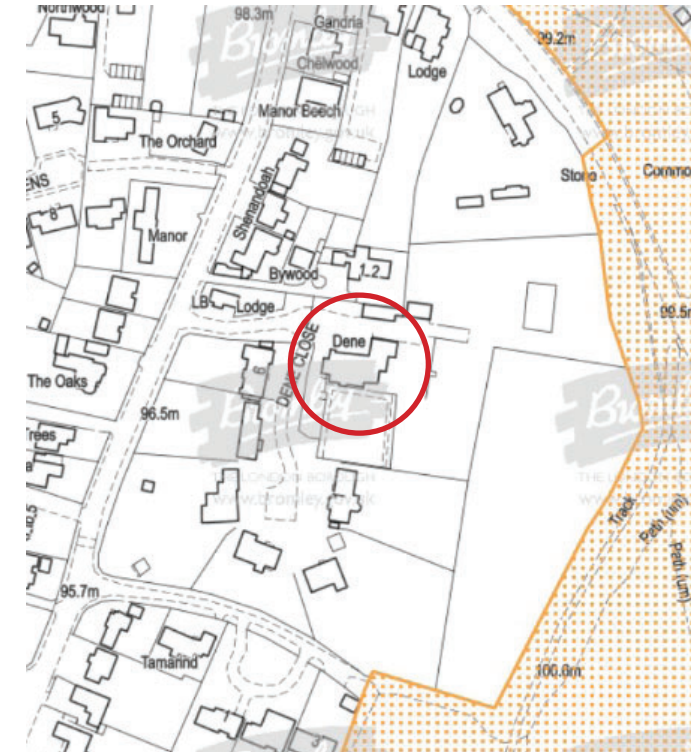
Policy 41: Conservation Areas:

The proposals set out in this document will help to preserve the character, appearance of the Conservation area. This will be achieved through:

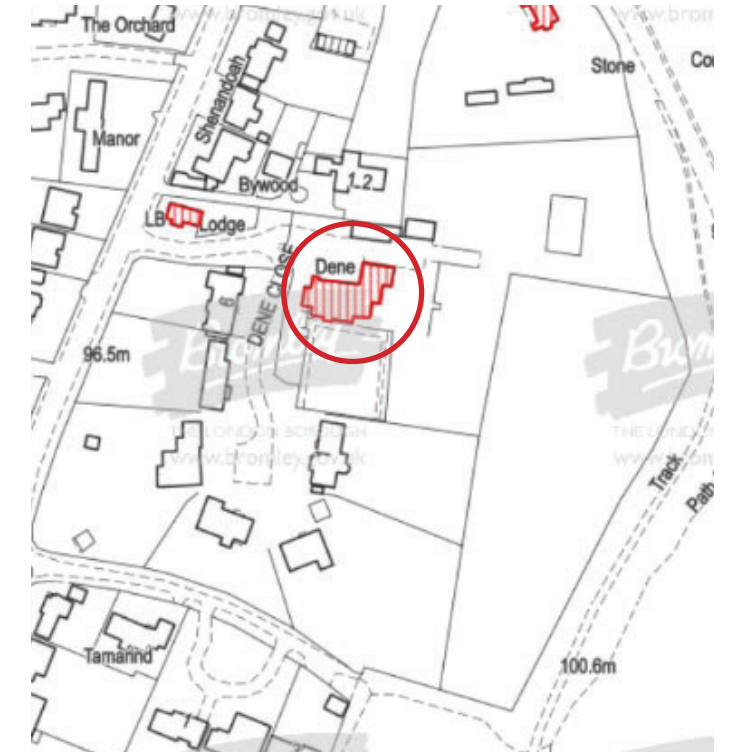
- 1) Improvements to the appearance of the building through the schedule of repairs to the existing historic fabric.
- 2) The removal of insensitive and out of character development of the building.

Policy 123: Sustainable Design and Construction:

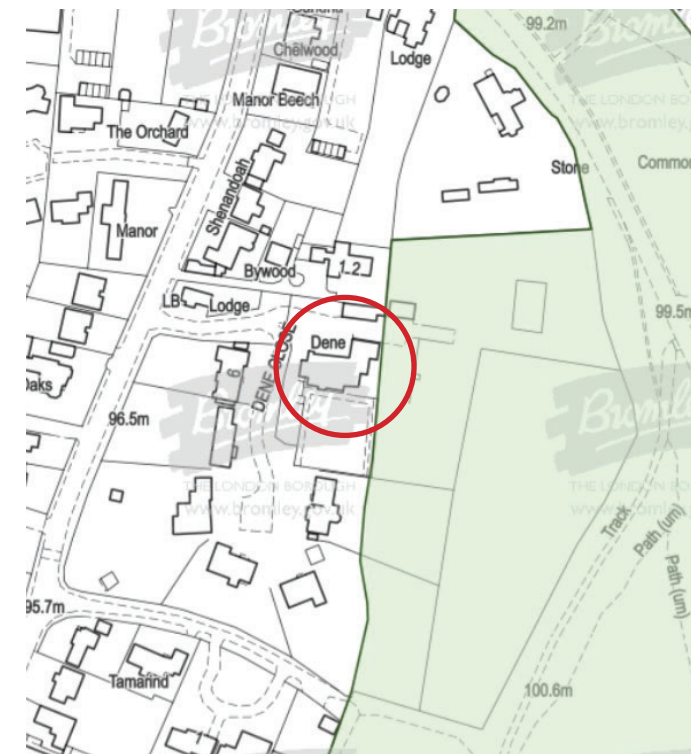
The proposals set out in this application will improve the thermal performance of the existing buildings. This will reduce the buildings energy usage.



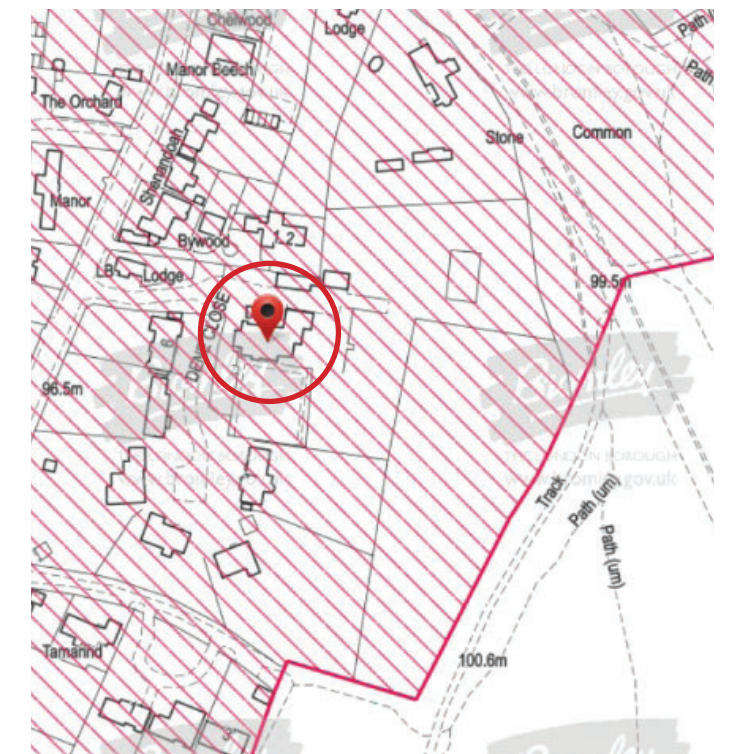
Panning Constraints: Sites of importance for nature conservation



Panning Constraints: Listed Buildings



Panning Constraints: Green belt



Panning Constraints: Chislehurst Conservation Area

2.5 Site Photographs

2.5.1 Cookham Dene Today - Exterior



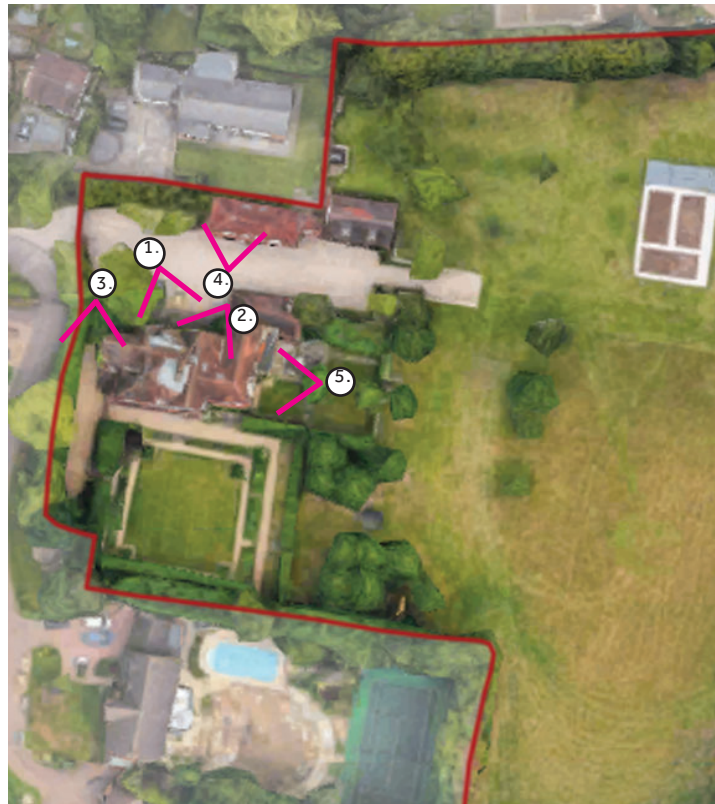
3. View of the side of the main house with boundary wall



4. View of coach house from driveway



2. View of main entrance to the main house



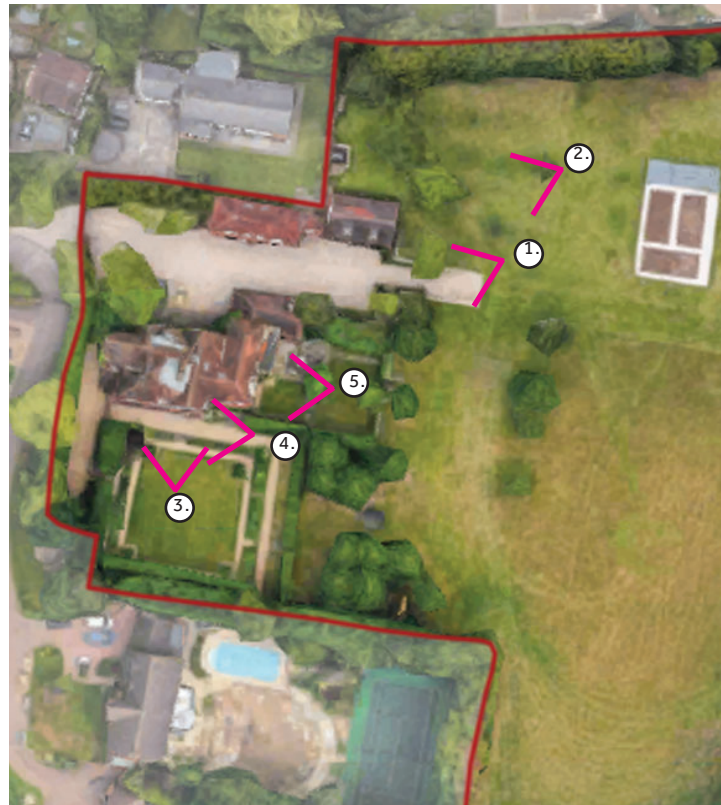
1. View of the main house from driveway



5. View of bay window on East Elevation of main house

2.5 Site Photographs

2.5.1 Cookham Dene Today - Exterior



3. View of the main house from formal garden



2. View of the main house and garages from informal grasslands



4. View across formal gardens and main house



5. View of west elevation of the main house



1. View of the main house from informal grasslands

2.5 Site Photographs

2.5.2 Cookham Dene Today - Main House Interior



1. Kitchen



2. Kitchen



3. Informal Stairs



4. Back Doors



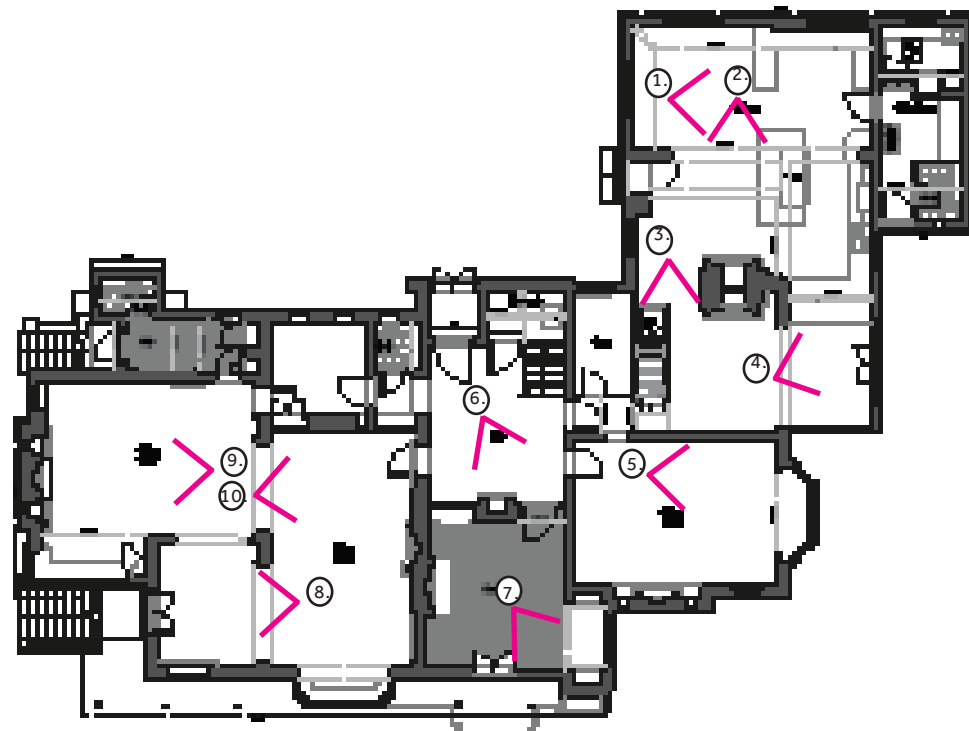
5. Dining Room



6. Hall



7. Study



8. Living Room



9. Living Room



10. Living Room

2.5 Site Photographs

2.5.2 Cookham Dene Today - Main House Interior



1. Staircase



2. Master Bathroom



3. Master Bedroom



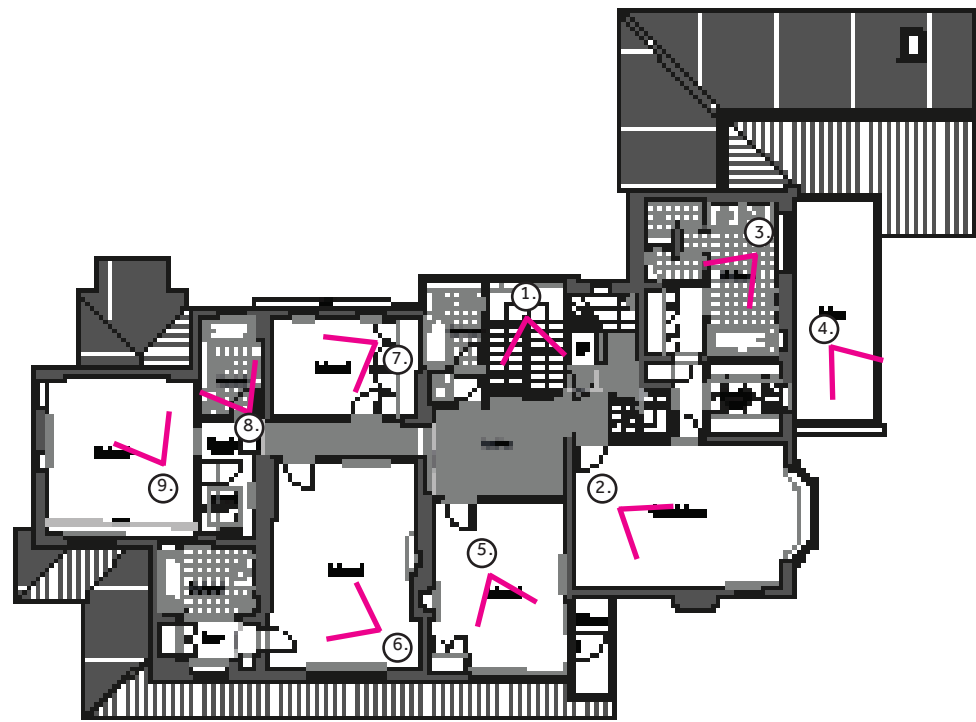
4. Master Bedroom Balcony



5. Bedroom 2



6. Bedroom 3



7. Bedroom 5



8. Ensuite Bathroom 3



9. Ensuite Bathroom 3

2.5 Site Photographs

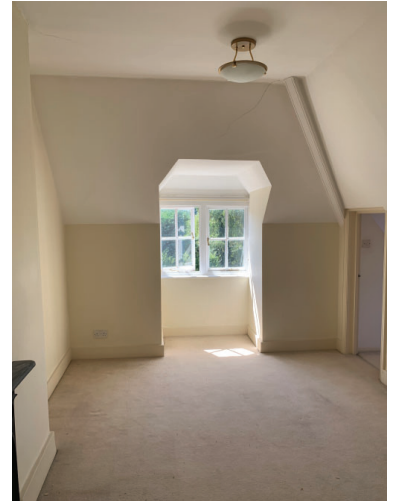
2.5.2 Cookham Dene Today - Main House Interior



1. Bathroom



2. Bathroom



3. Bedroom 8



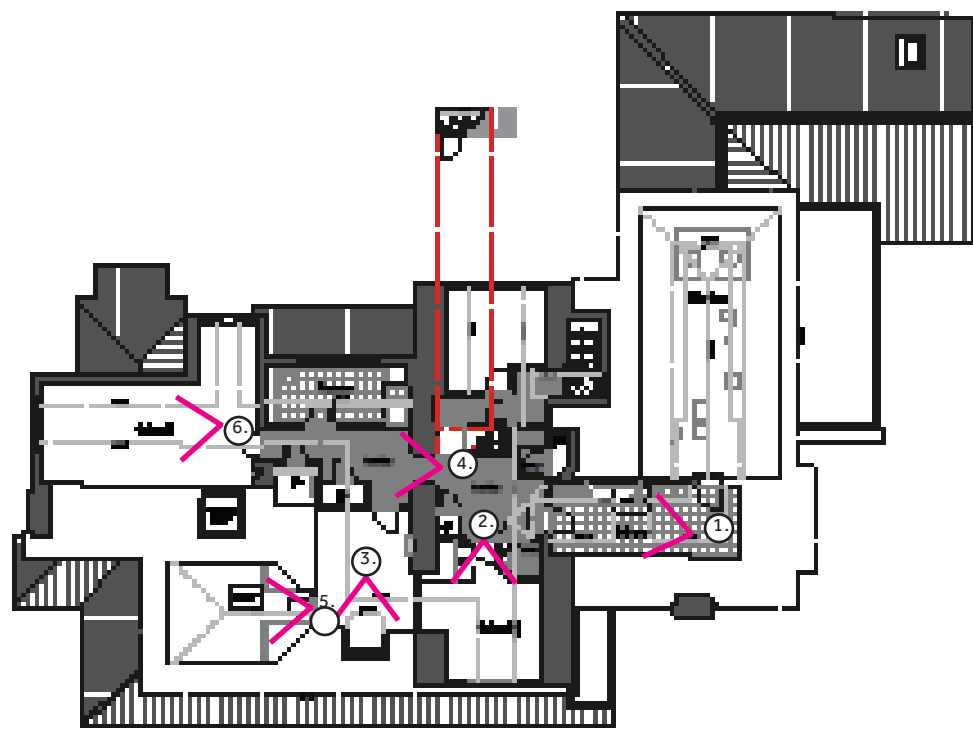
4. Hallway



5. Storage



6. Bedroom 7



2.5 Site Photographs

2.5.3 Cookham Dene Today - Coach House Interior



1. Workshop



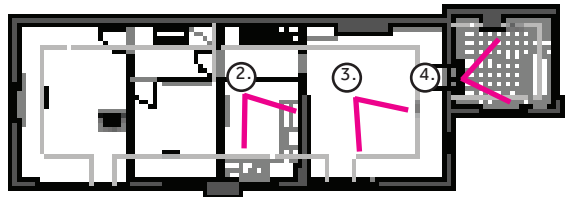
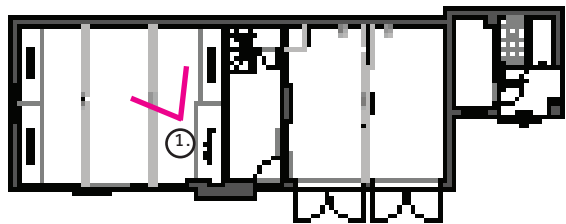
2. Kitchen



3. Office



4. Bathroom



2.6 Existing Building - Main House Plans

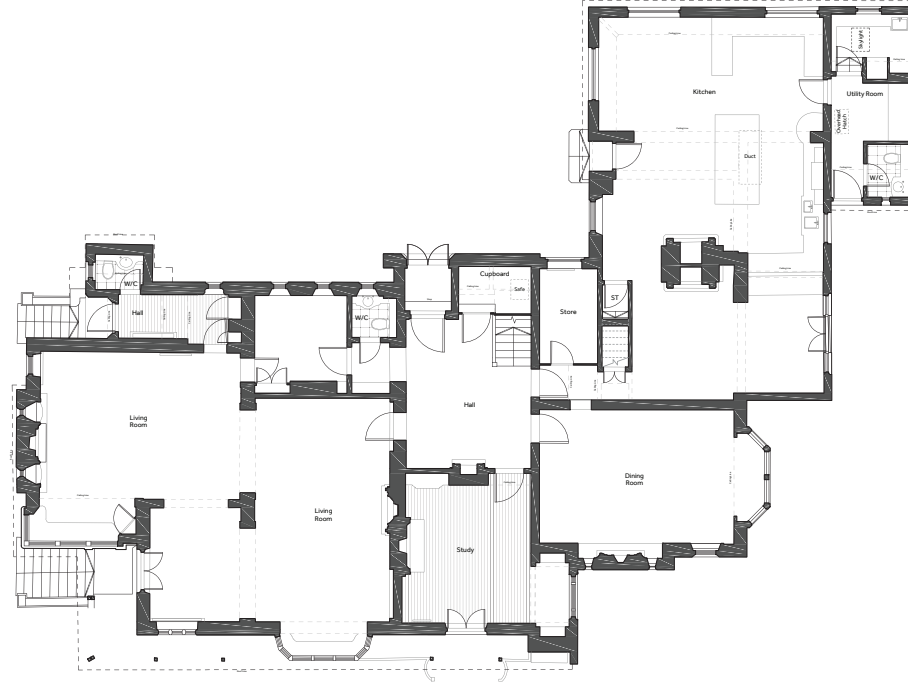
The drawings opposite show the existing layout of the Main house. The main issues that the proposals address are:

1_ The creation of a modern living area based around the kitchen that has direct access to the garden. The current location of the kitchen and dining area has limited access to the garden.

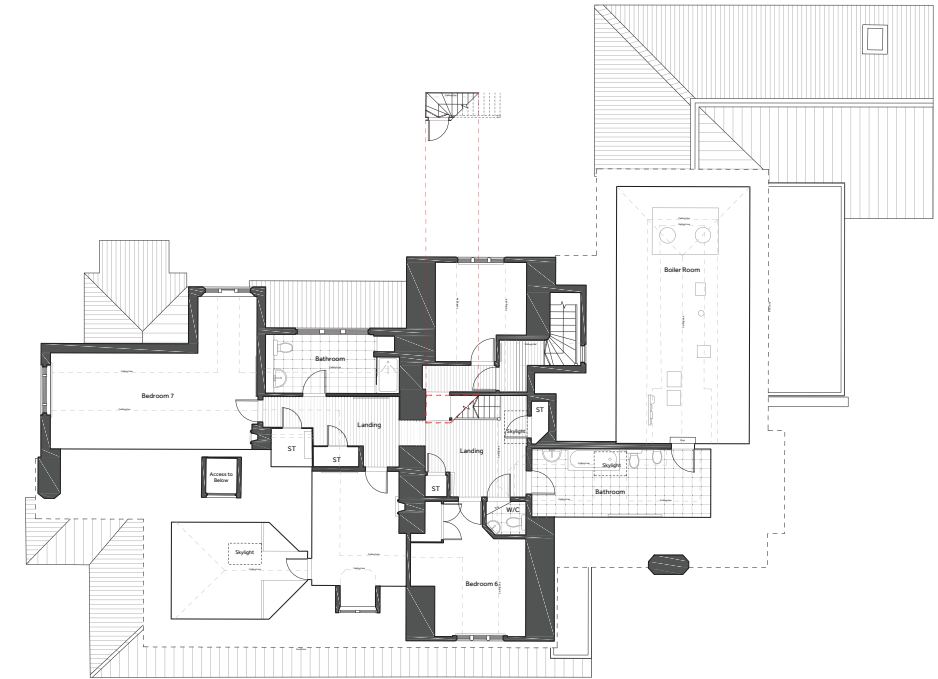
2_ The current en suite dressing room and bathroom is badly arranged and does not meet the needs of the current owner.

3_ At second floor level the accommodation is of poor quality compared to the rest of the house. There have been several insensitive alterations that compromise the usability of the space on this floor.

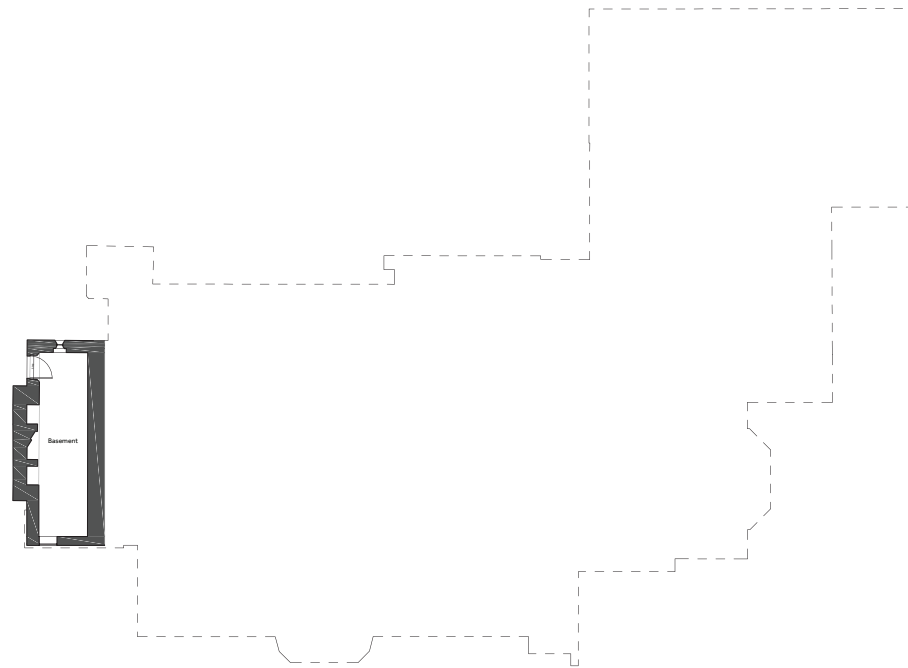
The proposals address the issues set out above.



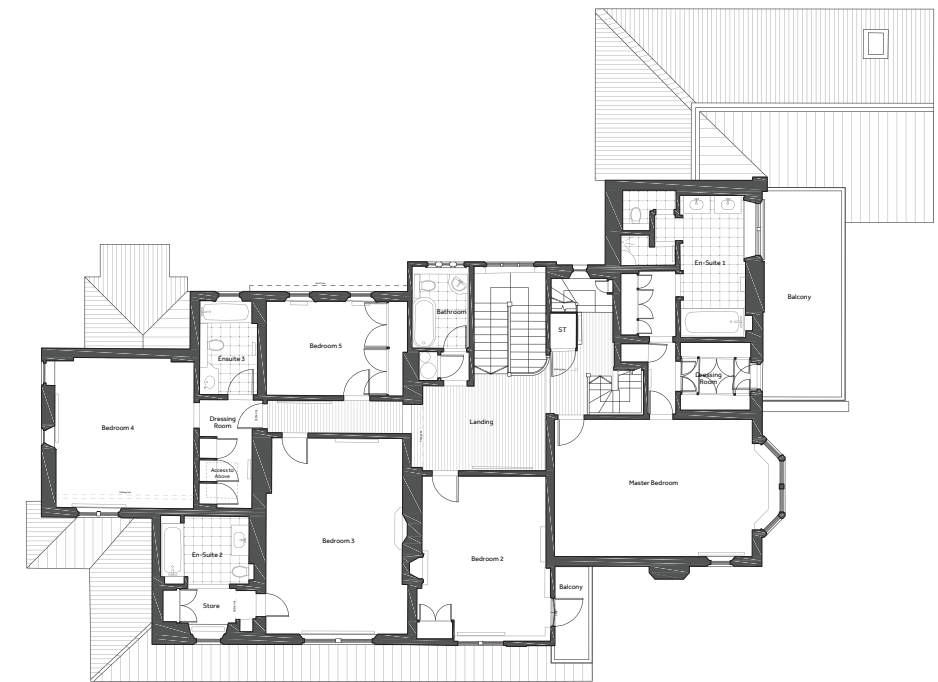
Ground Floor Plan



Second Floor Plan



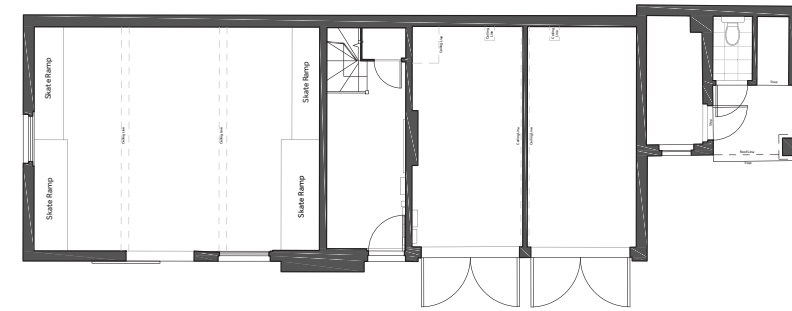
Basement Plan



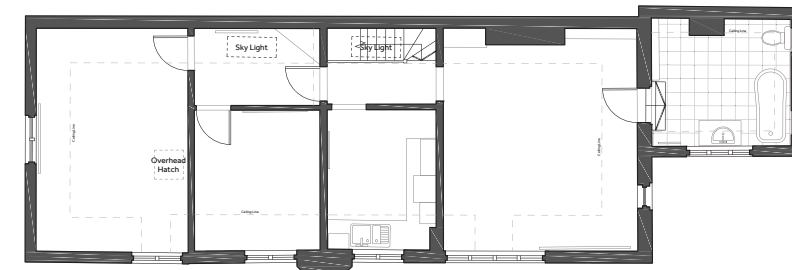
First Floor Plan

2.7 Existing Building - Coach House Plans and Elevations

The Coach House is currently used for storage at ground floor level and a maisonette at first floor level. The building is underused and the current owners would like to make use of it as ancillary accommodation to the main house.



Ground Floor Plan



First Floor Plan

3

Design Proposals

The proposals consist of alterations, repairs and improvements to both the Main House and the Coach House. These proposals are set out in detail in the following section of the report.

- 3.1** Main House Proposals - Ground Floor
- 3.2** Main House Proposals - First Floor Plan
- 3.3** Main house Proposals - Second Floor
- 3.4** Main House Proposals - Roof Plan
- 3.5** Main House Proposals - Snug door and window changes
- 3.6** Main House Proposals - Removal of dormer window
- 3.7** Main House Proposals - Images
- 3.8** Main House Proposals - Elevations and repairs
- 3.9** Coach House Proposals - Plans
- 3.10** Coach House Proposals - Elevations and repairs
- 3.11** Coach House Proposals- Images

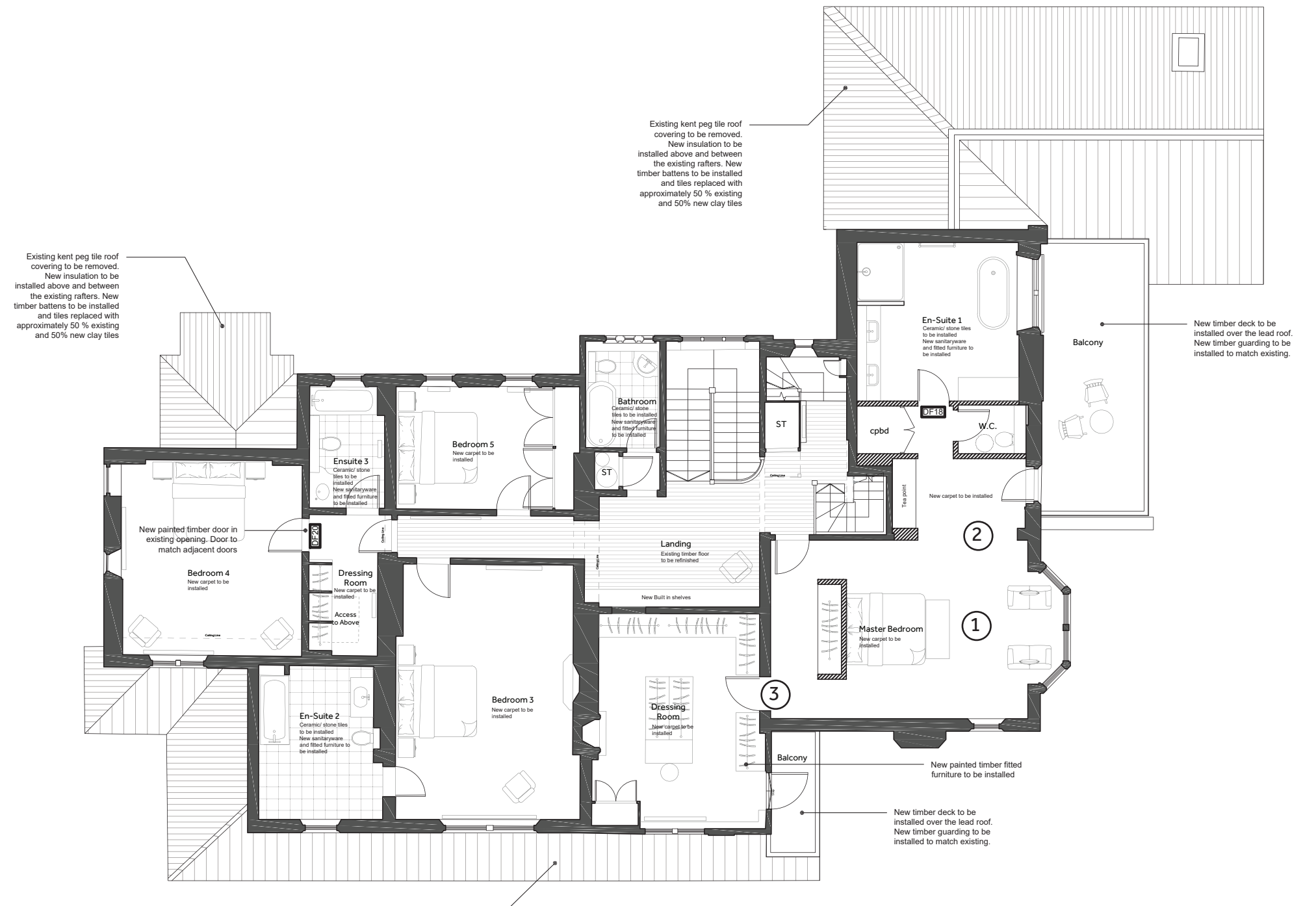
3.2 Main House Proposals - First Floor Plan

1_ Work done to the first floor focuses on the master bedroom and bathroom. At present, the master bedroom is cluttered, with unnecessary separation between each element.

The proposals create a larger master bedroom suit incorporating a dressing room and en suite bathroom. The proposals are more appropriate to the size of the bedroom.

2_ A section of the existing wall between the bedroom and adjacent space is to be removed. Wall nibs and down stands are to remain. This will create a legible connection between the master bedroom and the external balcony.

3_ A new opening is formed in the existing wall providing access into the new dressing room from the Master bedroom. The existing door between the dressing room and landing will be fixed shut but will remain in situ.



3.3 Main House Proposals - Second Floor

1_ The existing dormer window will be removed along with the existing bathroom. A new pitched roof infill will be installed with 2 new conservation roof lights.

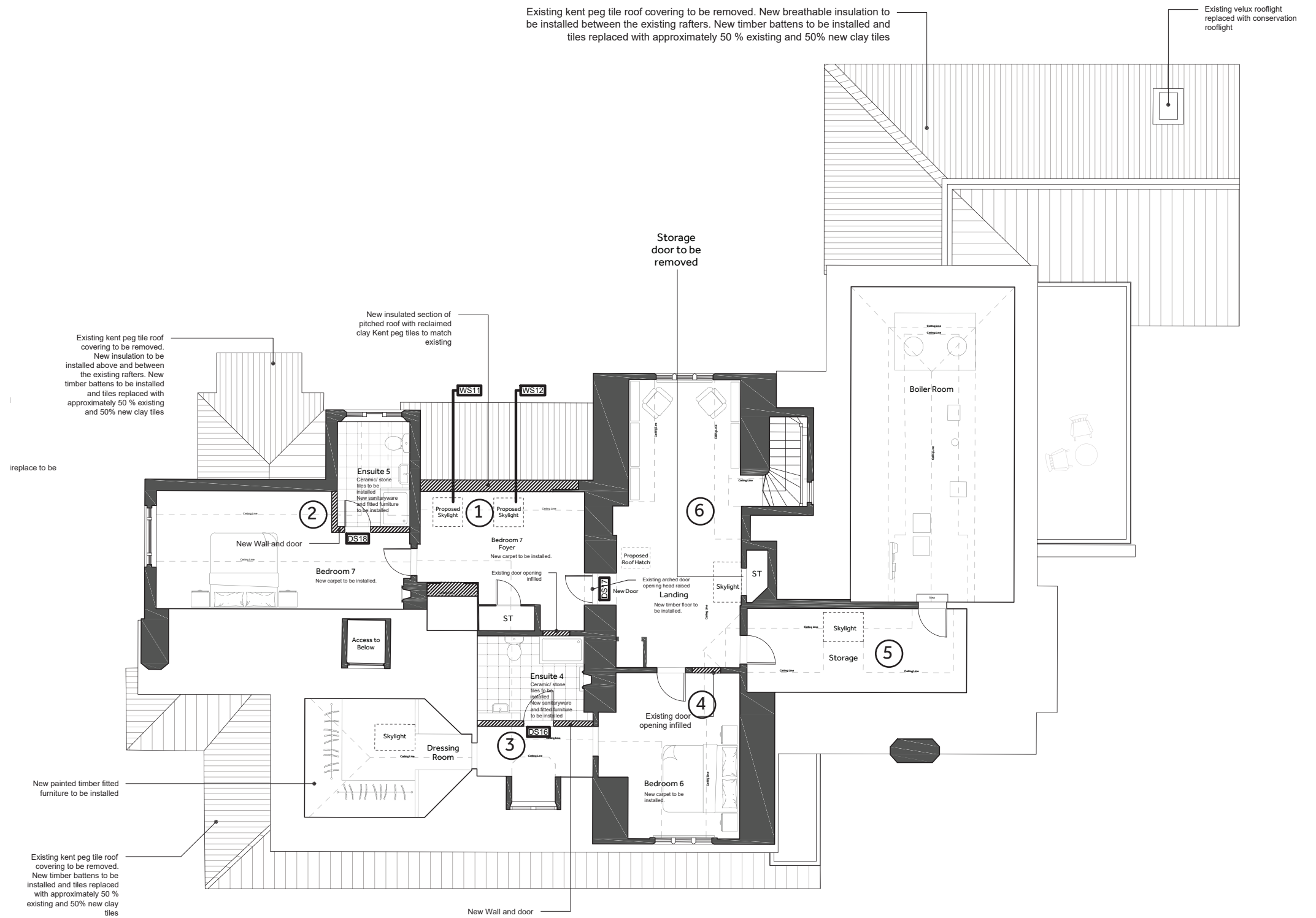
2_ A new en suite shower room will be created within bedroom seven, forming a comfortable guest suite.

3_ A new en suite will be provided for bedroom 6 with a new shower. This suite will be completed with a new dressing room, making good use of the pitched ceiling.

4_ The existing W.C. will be removed and its door opening filled to provide an more generous and well proportioned Bedroom 6.

5_ The existing bathroom will be removed and a large storage space will be created.

6_ A large landing will be created through the removal of the stairs accessing the roof and a number of plasterboard walls.



3.4 Main House Proposals - Roof Plan

The roof of the existing building will be fully refurbished and insulated with new Kent peg tiles where required. The existing dormer in the main north elevation will be removed and the roof will be restored to its former, pitched arrangement along with the introduction of two conservation roof lights. All the existing Velux windows in the roof will be changed for conservation roof lights. Existing lead roofs to be fully replaced and all of the roof is to be insulated.

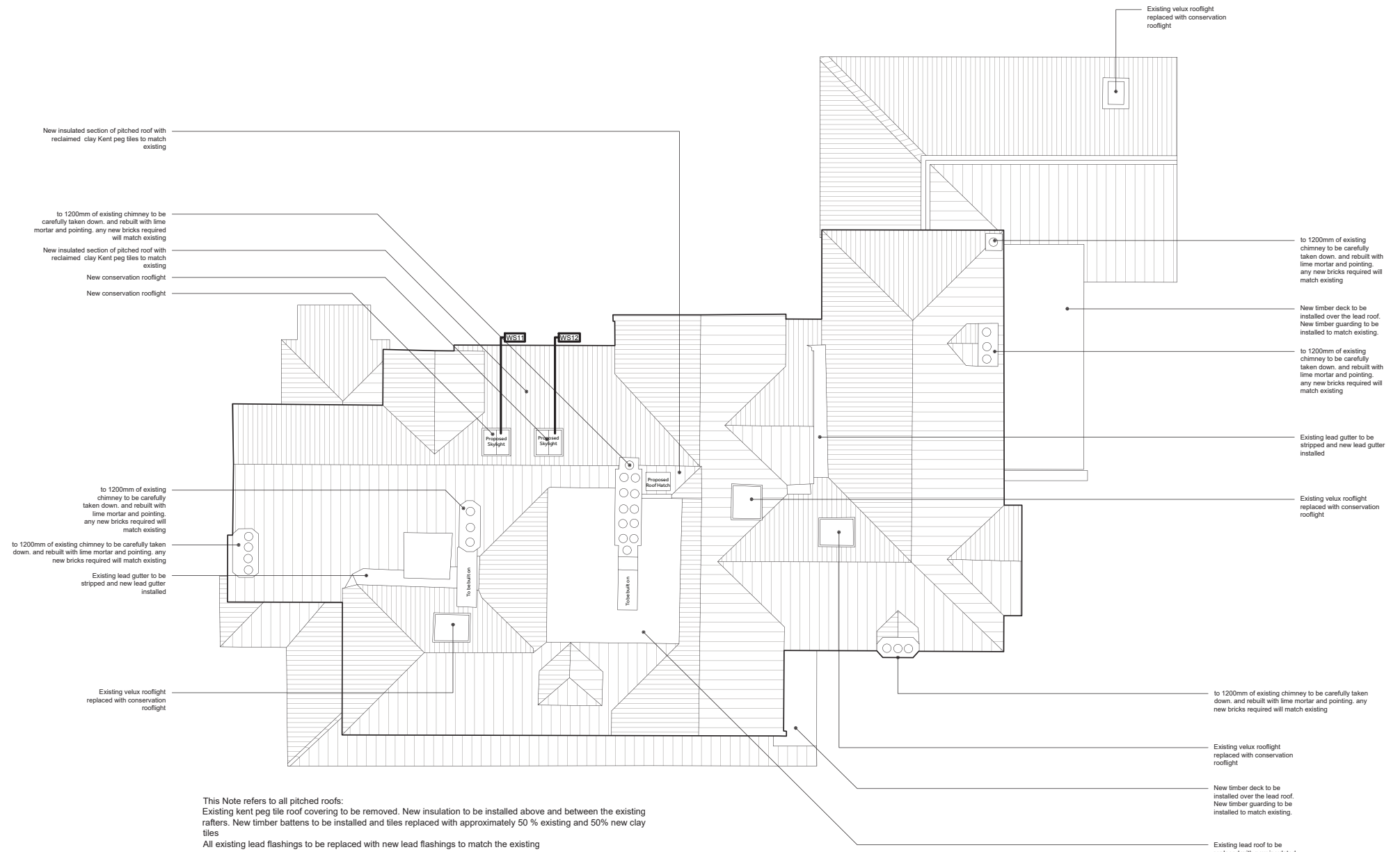
All chimneys are to be repaired.



Existing North elevation showing non original dormer window



Existing access to the roof to be removed



This Note refers to all pitched roofs:
Existing kent peg tile roof covering to be removed. New insulation to be installed above and between the existing rafters. New timber battens to be installed and tiles replaced with approximately 50 % existing and 50% new clay tiles.
All existing lead flashings to be replaced with new lead flashings to match the existing

Proposed Roof Plan

3.5 Main House Proposals - Snug door and window changes

The photographs and drawings opposite show the existing positions and proposed changes to the positions of window WG32 and Door EDG08.

Currently the accommodation in this area of the building does not have direct access to the garden. The existing door location provides access and egress to the west side of the building and the windows in the south elevation are small and do not provide good visual connection with the garden.

The position of the existing leaded window in the south elevation is not central to the timber bay of the veranda structure. This creates an odd relationship in the existing elevation with the window being partially obscured by the veranda structure.

The proposals to relocate the door into the south elevation will provide direct access into the garden whilst admitting more light into the proposed snug area.

The door opening in the south elevation will be positioned centrally to the structure of the veranda creating a more balanced elevation.

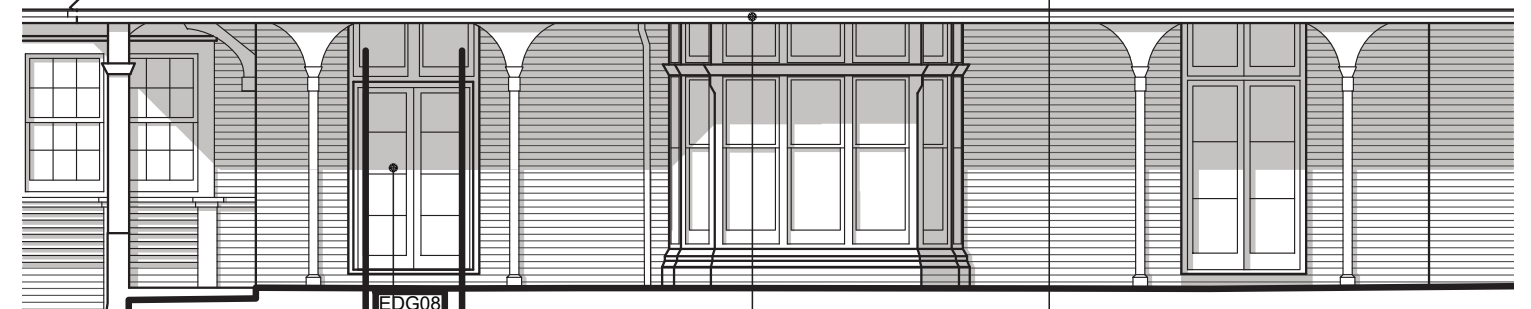
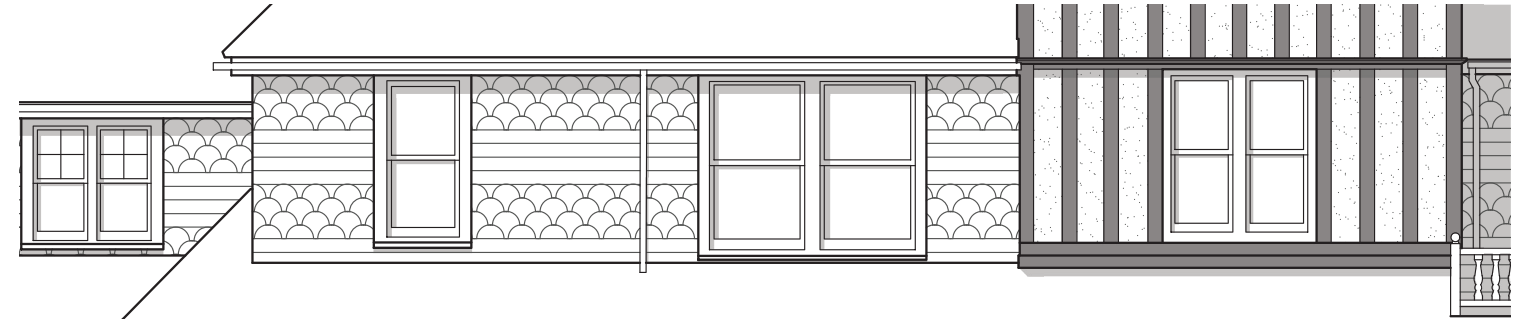
To maintain the historic fabric of the building the existing door and window will be carefully removed and relocated.



Existing leaded window and stone surround to be removed and installed where existing EDG08 is currently located



Existing glazed timber framed door and top light to be removed and installed where existing Window WG32 is currently located



Part proposed South elevation showing the proposed relocation of door EDG08 and associated windows



Part proposed West elevation showing the proposed relocation of window WG32

3.6 Main House Proposals - removal of dormer window

The existing north elevation has had an unsympathetic dormer window installed. This dormer extension is a later addition to the original building and is positioned so that it relates badly to both the central gabled entrance bay and the smaller gabled elevation to the bedroom.

The existing dormer window is to be removed and the roof form reverted to its original pitched arrangement. Two new conservation roof lights will be installed to provide light into the internal second floor space.

The existing lightweight housing to the roof access stair will also be removed. This is a later addition to the roof scape of the building and the original roof line will be restored upon its removal.



Existing North Elevation showing existing dormer window and lightweight roof access enclosure



Proposed North Elevation with the dormer window and lightweight roof access enclosure removed.

3.7 Main House Proposals - Images



Image of south elevation showing repositioned double doors from snug.

3.7 Main House Proposals - Images



Image of North elevation showing the altered roof following the removal of the existing dormer window

3.8 Main House Proposals - Elevations and repairs

Although the buildings are in generally good conditions we have carried out a conditions survey of the building and there are several areas of repair required. This application includes the following repairs:

Pitched Roofs:

- Existing roof finishes to be carefully removed and retained. Existing timber battens to be removed where rotten and replaced with new treated timber battens
- New sheep's wool or hemp fibre insulation to be installed between the existing rafters with rigid insulation installed over the rafters..
- Roof tiles to be reinstated. New clay tiles to match existing to be used to replace broken tiles
- Existing lead flashings and weatherings to be removed and replaced with new lead flashings and weatherings
- Existing concrete haunching weatherings to be removed and replaced with new lead flashings
- Existing timber fascias and soffits to be removed and replaced with new painted timber fascias and soffits to match the existing
- Existing Velux windows to be removed and replaced with conservation style rooflights
- Existing Cast Iron and Upvc gutters to be removed and replaced with new metal gutters to match the existing

Flat lead Roofs:

- Existing lead and substrate to be removed
- Sheep's wool or Hemp fibre insulation to be installed between the existing joists
- New tongue and groove boarding and lead roof finish to be installed

Chimneys:

- Top 1200mm of all chimneys to be carefully dismantled and rebuilt using existing bricks and pots
- Lightning conductors to be removed and replaced
- Cracked chimney pots to be replaced with new clay pots to match the existing



3.8 Main House Proposals - Elevations and repairs

Walls at ground floor level:

- All vegetation attached to the external walls to be removed or cut back to allow for repairs
- Existing pointing to be raked out and replaced with new lime mortar pointing

Tile walls at first floor level:

- Existing clay tiles to be carefully removed. Existing timber battens to be removed and replaced with new treated timber battens
- Tiles to be reinstated with new clay tiles to replace any broken tiles. New tiles to match the existing
- New lead flashings to be installed

Timber and rendered walls:

- Damaged areas of render to be removed and new lime render to be installed

Timber windows and doors:

- Existing sash windows to be eased, repaired and made operable. All existing windows that have been converted to Sprung sash windows to have sash chords, pulleys and weights reinstated
- Existing casement windows to be repaired
- All timber casement windows and sash windows to have existing glazing replaced with slim-line double glazing in existing timber frames
- All windows to be repainted to match the existing

Joinery generally:

- All external joinery to be repainted to match existing



Image of North elevation showing cement pointing and concrete repairs to the clay tiles



Image showing area of erroded brick work to be replaced



Rotten timber column to garden veranda



Existing damaged render to be replaced



Ivy from existing elevation to be removed.



Broken gutter to the coach house will be repaired

3.9 Coach House Proposals - Plans

It is proposed that the existing Coach House is fully refurbished and converted from storage into ancillary accommodation/ guest house. The proposal are:

1_ A new playroom/ nursery is created at ground floor level. The existing sliding door to into this area will be fixed open and a large glazed screen will be installed in the opening to provide views onto the landscape and main house.

2_ The entrance hallway will have new timber floor finishes installed and the existing stair will have its bottom treads replaced with a new straight flight with new balustrades. The stair will be refurbished and redecorated.

3_ New partitions will be installed to divide the existing space into 3 creating a new W.C., Utility room and study.

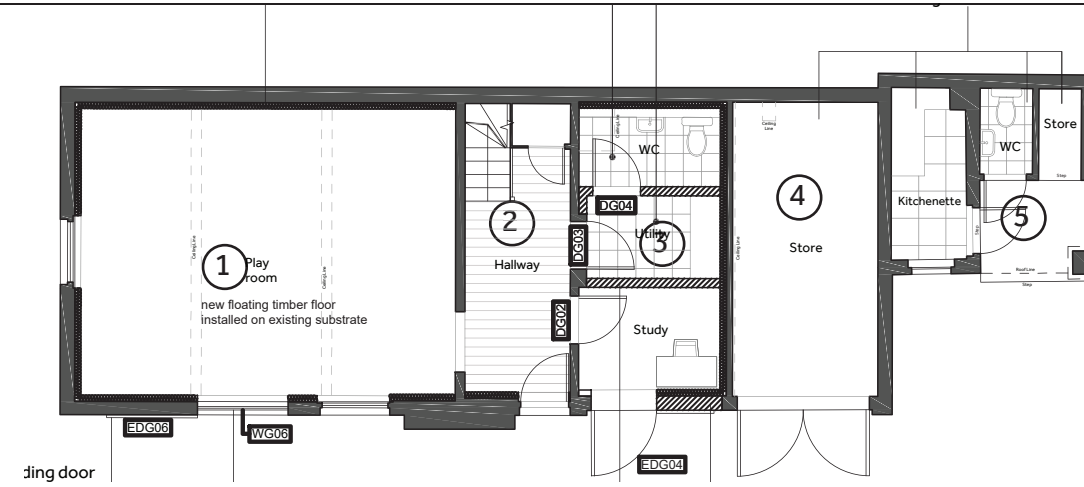
4_ A large store is provided

5_ A new kitchenette will be created in the existing store and the W.C. will be upgraded.

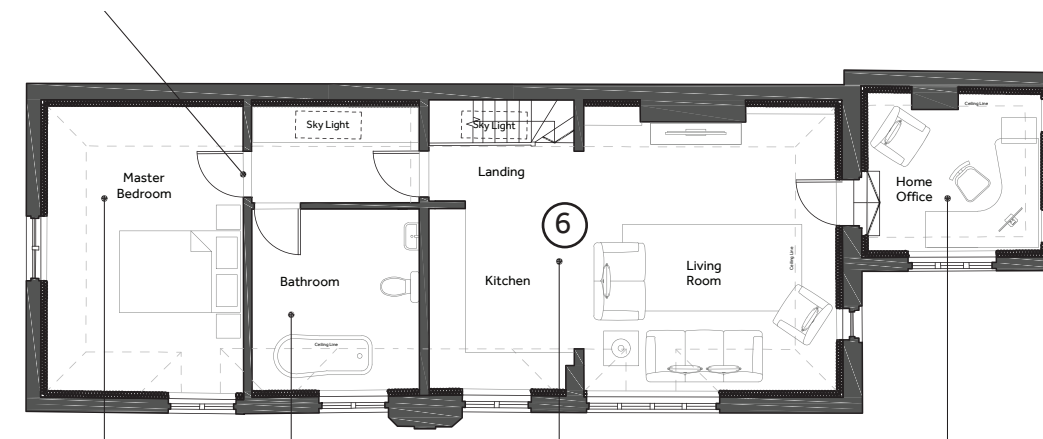
6_ At first floor level the building two internal walls are partially removed to create a light and airy open plan kitchen, dining, living area.

The roof will be fully refurbished and new insulation will be installed at ceiling level.

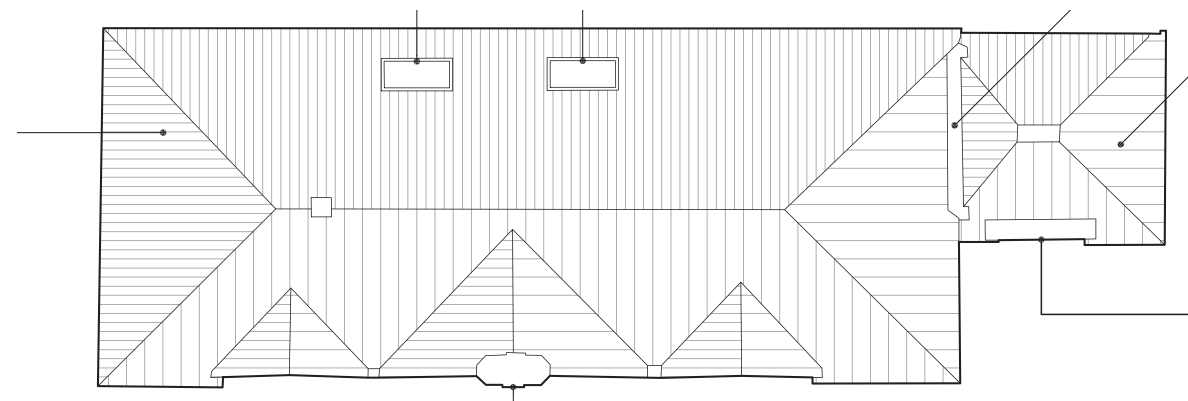
All external walls will be insulated internally with Breathable insulation. This will be finished with lime plaster.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

3.10 Coach House Proposals - Elevations and repairs

The proposed changes to the elevations of the coach house are:

1_ The sliding door to the south elevation will be fixed open and a new large glazed screen will be installed in the existing opening

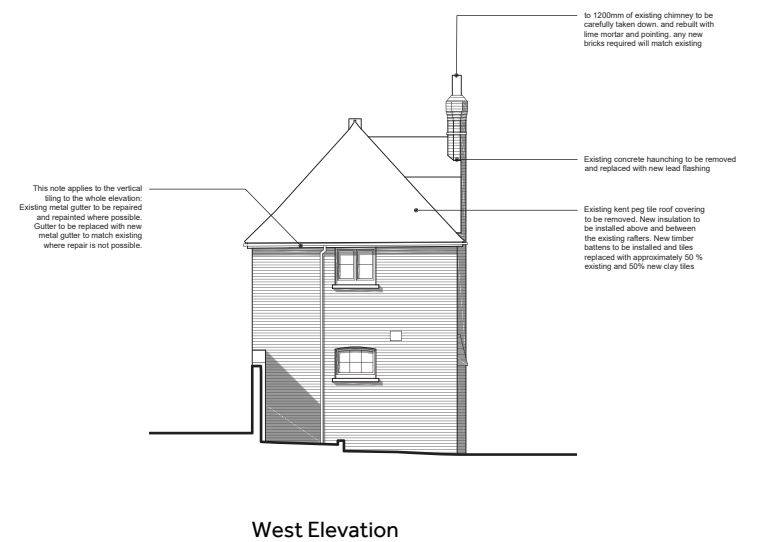
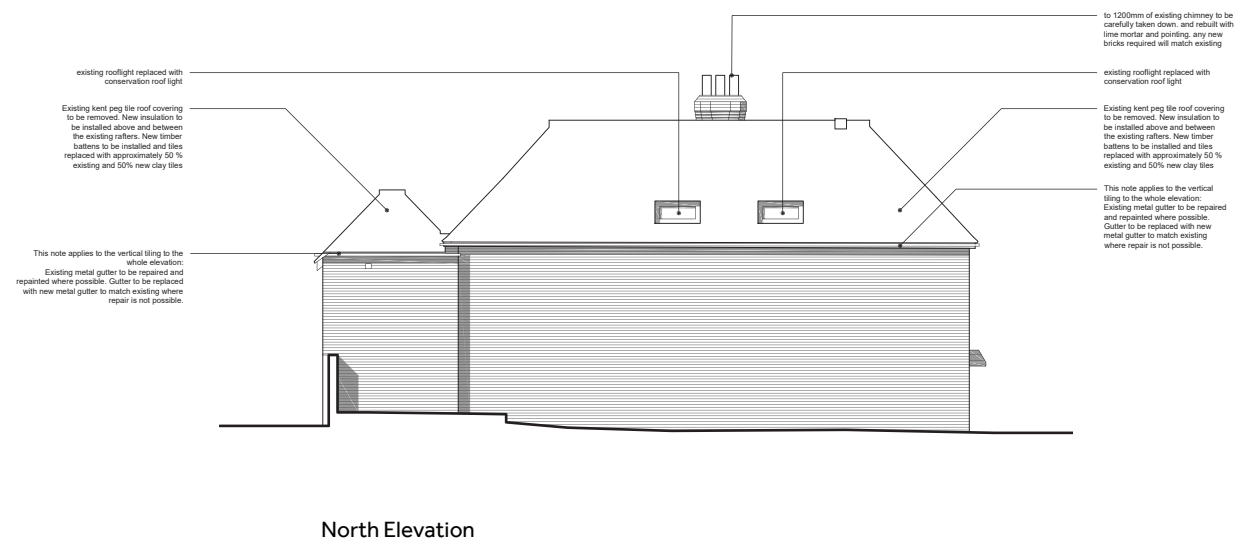
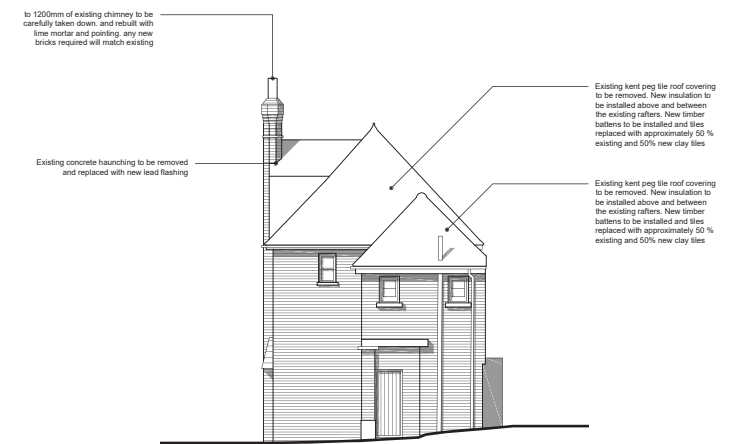
2_ One of the pairs of existing double doors on the south elevation will be fixed closed

A campaign of repairs will be carried out on the building including:

Although the buildings are in generally good conditions we have carried out a conditions survey of the building and there are several areas of repair required. This application includes the following repairs:

Pitched Roofs:

- Existing roof finishes to be carefully removed and retained. Existing timber battens to be removed where rotten and replaced with new treated timber battens
- New sheeps wool or hemp fibre insulation to be installed between the existing rafters with rigid insulation installed over the rafters..
- Roof tiles to be reinstated. New clay tiles to match existing to be used to replace broken tiles
- Existing lead flashings and weatherings to be removed and replaced with new lead flashings and weatherings
- Existing concrete haunching weatherings to be removed and replaced with new lead flashings
- Existing timber fascias and soffits to be removed and replaced with new painted timber fascias and soffits to match the existing
- Existing Velux windows to be removed and replaced with conservation style rooflights
- Existing Cast Iron and Upvc gutters to be removed and replaced with new metal gutters to match the existing



3.10 Coach House Proposals - Elevations and repairs

Flat lead Roofs:

- Existing lead and substrate to be removed
- Sheep's wool or Hemp fibre insulation to be installed between the existing joists
- New tongue and groove boarding and lead roof finish to be installed

Chimneys:

- Top 1200mm of all chimneys to be carefully dismantled and rebuilt using existing bricks and pots
- Lightning conductors to be removed and replaced
- Cracked chimney pots to be replaced with new clay pots to match the existing

Walls at ground floor level:

- All vegetation attached to the external walls to be removed or cut back to allow for repairs
- Existing pointing to be raked out and replaced with new lime mortar pointing

Tile walls at first floor level:

- Existing clay tiles to be carefully removed. Existing timber battens to be removed and replaced with new treated timber battens
- Tiles to be reinstated with new clay tiles to replace any broken tiles. New tiles to match the existing
- New lead flashings to be installed

Timber and rendered walls:

- Damaged areas of render to be removed and new lime render to be installed

Timber windows and doors:

- Existing sash windows to be eased, repaired and made operable. All existing windows that have been converted to Sprung sash windows to have sash chords, pulleys and weights reinstated

- Existing casement windows to be repaired
- All timber casement windows and sash windows to have existing glazing replaced with slim-line double glazing in existing timber frames
- All windows to be repainted to match the existing

Joinery generally:

- All external joinery to be repainted to match existing



Existing window with slipped arched lintel



Existing window with slipped arched lintel and cracked brickwork



Broken gutter to the coach house will be repaired

3.11 Coach House Proposals - Images



4 Summary

The proposals set out in this application will sensitively change the existing accommodation to create a home that meets the needs of the current owners. All changes have been carefully considered to reduce the impact on the fabric of the historic building whilst making much needed repairs and upgrades.

Improving the thermal performance of the building will reduce energy consumption and create a more sustainable home.

The internal reordering of the building will help to connect the living accommodation with the surrounding gardens whilst ensuring that the historic plan of the building is not significantly altered.

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