

22 Abbotswood, Guildford GU1 1UX

HERITAGE STATEMENT

Introduction

This heritage statement has been prepared in support of the housebuilder planning application for 22 Abbotswood, Guildford, GU1 1UX, located within Abbotswood conservation area, Guildford, Surrey.



Fig 1: The Existing front façade of the house portrays a rusticated base with a timber framed white rendered First floor. (author)

Fig 2: The Rear Elevation. In keeping with the same architectural theme as the front Elevation (author)

Fig 3: On entry off the public highway, Existing facing brick posts with gravel driveway, added under a separate planning approval (author)

Significance of the Property

22 Abbotswood was originally named 'Sunnymead' and dates back to 1917. It was one of the last properties on the estate to be designed and completed, before WW1 brought house building to a halt. 22 Abbotswood is one of two identical properties built on the Abbotswood Estate.

22 Abbotswood is a 2 storey dwelling built in the Arts and Crafts Style with its rusticated base of facing brick and timber framed lead light windows, with a timber framed white rendered first floor. The steep pitch of the roof and the two robust chimneys are prominent features of the architectural style.

On entry to the site down a gravel driveway lead up to the front entrance of the house.

The ground floor is approached through a front door, situated in a recessed porch which leads into a large hall. The porch entrance is faced with cut stone and attached to this are two small walls with a stone ball on each. Inside, the house consists of a central stair, leading off from the main hall up to the first floor bedrooms. Moving up the stairs one is confronted at landing level by a window of coloured glass in the top three lights, depicting a scene across a lake with sailing boats. The majority of the windows in the house are furnished with typical Arts and Crafts style ironmongery.

To the rear of the house, Newer style windows define the kitchen and living area and at one side of the gable end there is a lean to with same pitch roof as the main house but smaller in scale and part flat roof. This houses the now defunct use of workers entrance, outside toilet and storage areas. Above these roofs, on either side of the stairwell, two dormers protrude from the steep pitch of the main gable. Clay tile hanging clads the open gable ends.



Fig 4: The existing elevation of the front of the house facing South East. (author) Fig 5 : Existing elevation of the Art studio previously converted from the garage under a separate planning approval. (author)

For further details please refer to 'A history of Abbotswood – Guildford's most unusual estate' by Michael Drakeford.

The Proposed Changes

The proposed Changes can be summarized as follows:-

- Oak framed carport to the side of the main dwelling
 - Addition of a single story orangery to the rear of the main dwelling
 - Motorized oak entrance doors to driveway entrance
- 1) A single story orangery is being proposed to the rear. The new alterations and additions will not affect the historic nature of the house. The changes will ensure to be subservient and retain the significant historical features that this house contains. New openings will remain sympathetic to the existing elevations and will only be replaced where deemed necessary to ensure that the quality of light and space internally is improved for habitable use. There has been previous approval granted for a two story extension however the owners did not proceed with the work in this regard and are now seeking to only add a single storey orangery.

In general, where new internal partition walls are introduced care will be taken to ensure all interventions are fully reversible. In addition, where new steelwork / structural alterations are required, this will be provided for in contrasting materials, which will be confirmed and agreed further to detailed design.

- 2) A proposed new Oak Framed carport to the side of the existing dwelling, the roof of the carport will be clad in tiles to match the existing tiles of the main existing dwelling. The walls of the carport will be clad in facing timber boards, the carport will be subservient to the main house. We have considered the height, scale, character of the proposed carport and the effect of the proposed onto the conservation area and provided further explanation in the design and access statement.
- 3) The Addition of facing oak driveway entrance motorized oak paneled doors.

For more information and illustrations on the design proposal please refer to the document titled '1196, 22 Abbotswood, Guildford. Design and Access Statement' as well as the drawing 1196 000 – Proposed Planning Drawings

Conclusion

The residence at 22 Abbotswood will continue to act as a dwelling. It will be key to ensure that the historical significance of the house is maintained throughout the development, from the start of the design process to final completion during the construction period. Any changes that will be made will ensure that the original unique features of this property are maintained and that the property continues to sit comfortably within its surrounding context.

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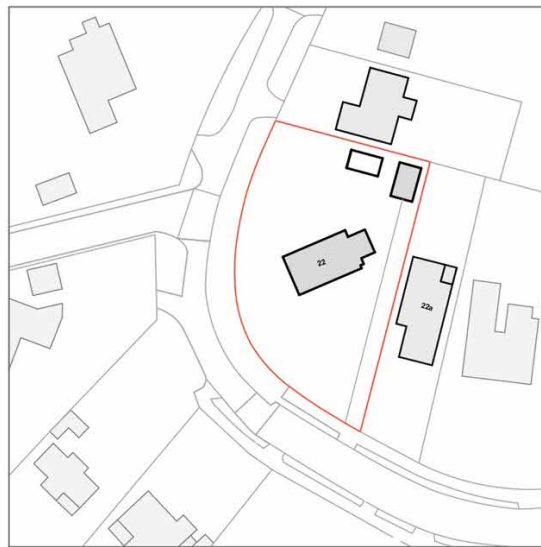
1.0 General

- 1.1 This Design and Access Statement has been produced in support of a house holder's application for a single storey rear extension to the existing dwelling on site, addition of a carport to the side of the house and addition of entrance oak gates.
- 1.2 The proposal seeks to:-
 - 1.2.1 Extend the existing dwelling to the rear by adding a single storey Orangery
 - 1.2.2 Add a single storey carport to the side of the main dwelling
 - 1.2.3 Add an oak double entrance gate to existing brick piers at driveway entrance

2.0 Site context and appraisal

- 2.1 22 Abbotswood is a detached house located within the Abbotswood Estate, Guildford

- 2.2 The existing house occupies and area of land of 0.13ha hectares the house is currently used as residence. The house has a main driveway which has been executed under a previous separate planning permission.
- 2.3 22 Abbotswood was originally constructed in 1917 in the Arts and Crafts style.
- 2.4 22 Abbotswood site within the Abbotswood Conservation area with an article 4 direction on it.



Existing Site Plan

3.0 Design approach

- 3.1 The proposed orangery to the existing house will be to the North-West. The extension will provide for a more usable living space, allowing for an open plan dining room, a larger kitchen leading to a family sized utility room.
- 3.2 The proposed massing will remain subservient to the existing house in size and height. The Arts and Crafts aesthetic will remain integral to the proposed architectural language of the extension, by utilizing the steep pitch of lanterns, cladding the ground floor in facing brick and incorporating timber- framed leadlight windows into the façade of the orangery. The windows will match the original house in appearance and proportion.
- 3.3 The existing flat roof to the North East side of the original house will be reinstated. A new roof lantern will be installed to allow for the improvement of natural lighting in the proposed Utility Room,

thus reducing energy output and dependency on artificial lighting.

- 3.4 Glazed, sliding-folding doors to the rear side of the house will allow for the dining room to open up onto a proposed external terrace. The glazed doors will maximize natural, indirect North light and inviting nature into the living areas.
- 3.5 The carport will be constructed from an oak frame and the roof will be constructed to the same pitch as the existing dwelling and will be clad in facing tiles to match the existing tiles of the main house. The walls on three sides will be clad in facing timber boards.
- 3.6 The brick piers to the main driveway were constructed under a previous planning approval. It is proposed add oak paneled motorized main entrance gates.

4.0 Site Access statement and proposed changes to site access

- 4.1 This planning application does **not** propose to alter the access provision from the main public highway.

5.0 Conclusion

This planning application for an extension to the existing dwelling by adding an orangery to the rear of the existing dwelling, Addition of a new oak framed carport to the side of the existing dwelling and addition of oak framed gates to the existing entrance brick is to enhance the existing dwelling to be effectively used in modern times, whilst ensuring that the original Arts & Crafts aesthetic is preserved.

The proposed development will not have an adverse impact on the privacy and amenities of the locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels, including vehicular or pedestrian movements. Through careful and considered design, the proposal seeks to embrace and enhance the existing dwelling and the surrounding plot.

All alterations to the original fabric will be carefully undertaken to ensure no damage is inflicted and all insertions or additions will be of a high standard reflecting the nature of the existing building.

The overall result of the alterations and additions is a light, open and functional dwelling that enjoys a direct relationship with the garden areas and views beyond. The carefully considered alterations and additions provide a family home that reflects contemporary family living whilst preserving the unique qualities of the site and building.

Considering the above the proposed is intended to be subservient to the existing dwelling, improves the amenities for both 22 and importantly respects the neighboring views and the character and nature of the existing building.

End of statement

Prepared by Maan Alsalloum – MAS 11/11/2023