



1.0 Historical Context

1.1 Setting

The site is an existing pair of cottages to the West of Chilton Hall. The cottages have been subject to numerous previous applications (15/1679, 16/1019, 20/0173, 21/1909/HH and 21/1910/LB) and having been partially renovated with a rebuilt South range extension in a previous ownership. The land rises to the South and the dwelling occupies a generous curtilage with established boundaries to all sides and frontage to Chilton Street, a quiet lane running East West with Chilton Stream and countryside to the North. The site is largely rural but within walking distance of Clare. It is not a conservation area.

1.2 Fabric and Features

The cottages are attractive timber framed dwellings which are now in a very poor state of repair and in part open to the elements. The new owners wish to work with the LPA to carry out a sensitive refurbishment of the cottages and modest extensions to create a single dwelling. The walls are timber framed and largely intact with new sole plates required as these are either rotten or missing. The three bays at ground floor level have exposed ceilings with typical central beam running parallel to the frame. The three bays were probably divided into at least two dwellings, reflected in staircase positions and fireplaces. A small cottage to the West bay and larger cottage occupying the Easterly two bays. The roof is a relatively recent rebuild with 1980's sawn timbers. The first floor shows signs of habitation with rendered walls and opening between bays. It has floorboards throughout. First floor rooms were inhabited and thus would have had some form of glazed opening, perhaps in the form of dormers to the north elevation, which have now been lost.

1.3 Significance

Their significance is the curtilage listing due to the cottages' connection and proximity to Chilton Hall. The following map regression show that at the time of listing the cottages were likely being used by the hall and appear to have been absorbed into the hall's curtilage. Prior to this they appear to have had their own access and curtilage roughly along the lines of what exists today. As such the changing separate ownership, defined separate curtilage and distance to the hall with intervening boundary all diminish the curtilage listing and the significance of the cottages to the hall.

The cottage range is located to the west of the main Hall and historically has been screened from the hall by a belt of trees within the western garden of the main house. The building complex is located hard onto the site boundary to the road in an elevated position on a bank. Although the road elevation is blank today the render and framing give clear evidence the building had two doors and some windows to this elevation. The building runs parallel to the road with the former stable to the eastern end. It forms part of the existing built form in the hamlet and the scale and form of the existing structures are domestic and very much in keeping with the other cottages which line the principal access road through the settlement. The cottages/gig house have a separate vehicular access to western side. The range includes a one-up, one-down cottage with internal hearth and staircase to the western end and adjoining this is a two-up, two-down cottage with a cellar, hearth and staircase. It therefore seems that the range originally comprised two cottages with ancillary stable/storage accommodation”.

2016 case officers report.

1.4 English Heritage description of Chilton Hall and its gates that are also grade II listed:

A C16 timber-framed and plastered house considerably altered and added to in the subsequent centuries. The front is now mainly C18. It is L-shaped in plan with wings extending south and east and a further wing extending south at the rear. The north front has five window range, double hung sashes with glazing bars, with panelled shutters. (Two are blocked on the first storey). The west front has four window range, double-hung sashes with glazing bars. The ground storey windows have round heads. Some of the windows have thick glazing bars and may be of the late C17. A stucco porch projects on the front with a C20 door and a late C17 or C18 carved swag above it. At the rear (south side) there is a sundial with the date 1818. Roof slate on the north and west fronts, tiles on the south side and rear wing.

Listing NGR: TL7541047025

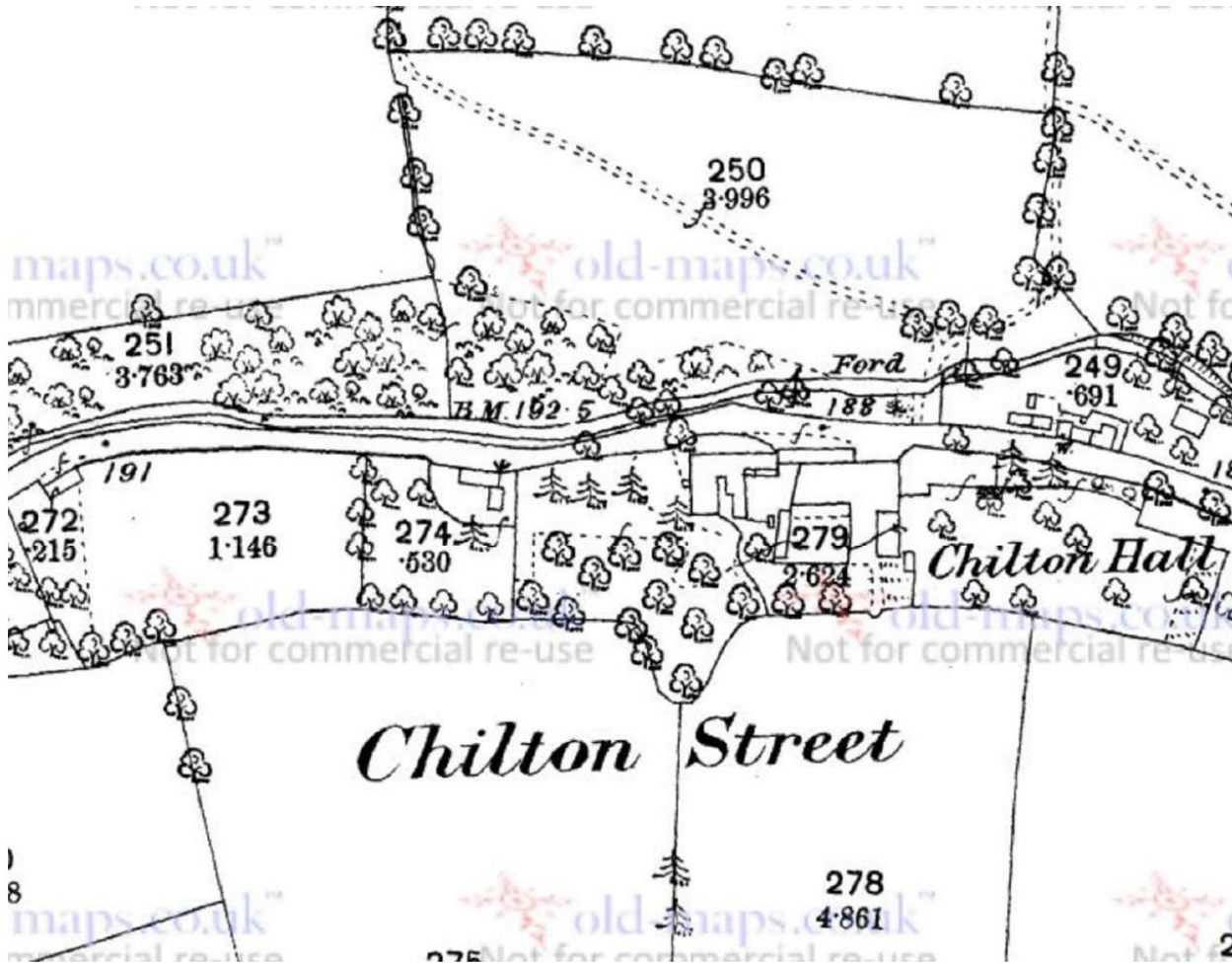


North elevation showing poor state of render, evidence of existing opening, some partially infilled and 2 chimneys evidence of 2 cottages

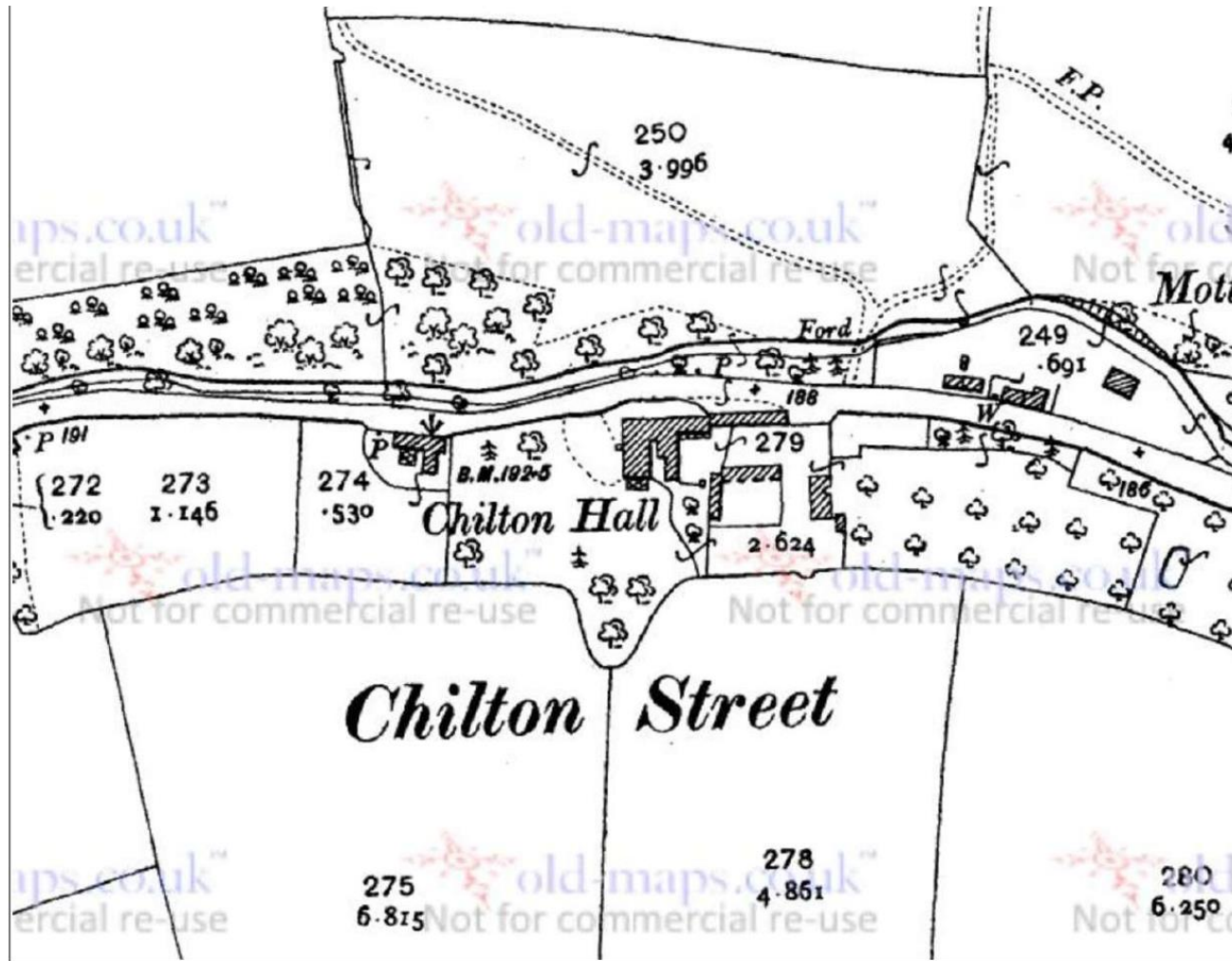


South elevation showing remains of greenhouse flashing, (greenhouse now demolished)

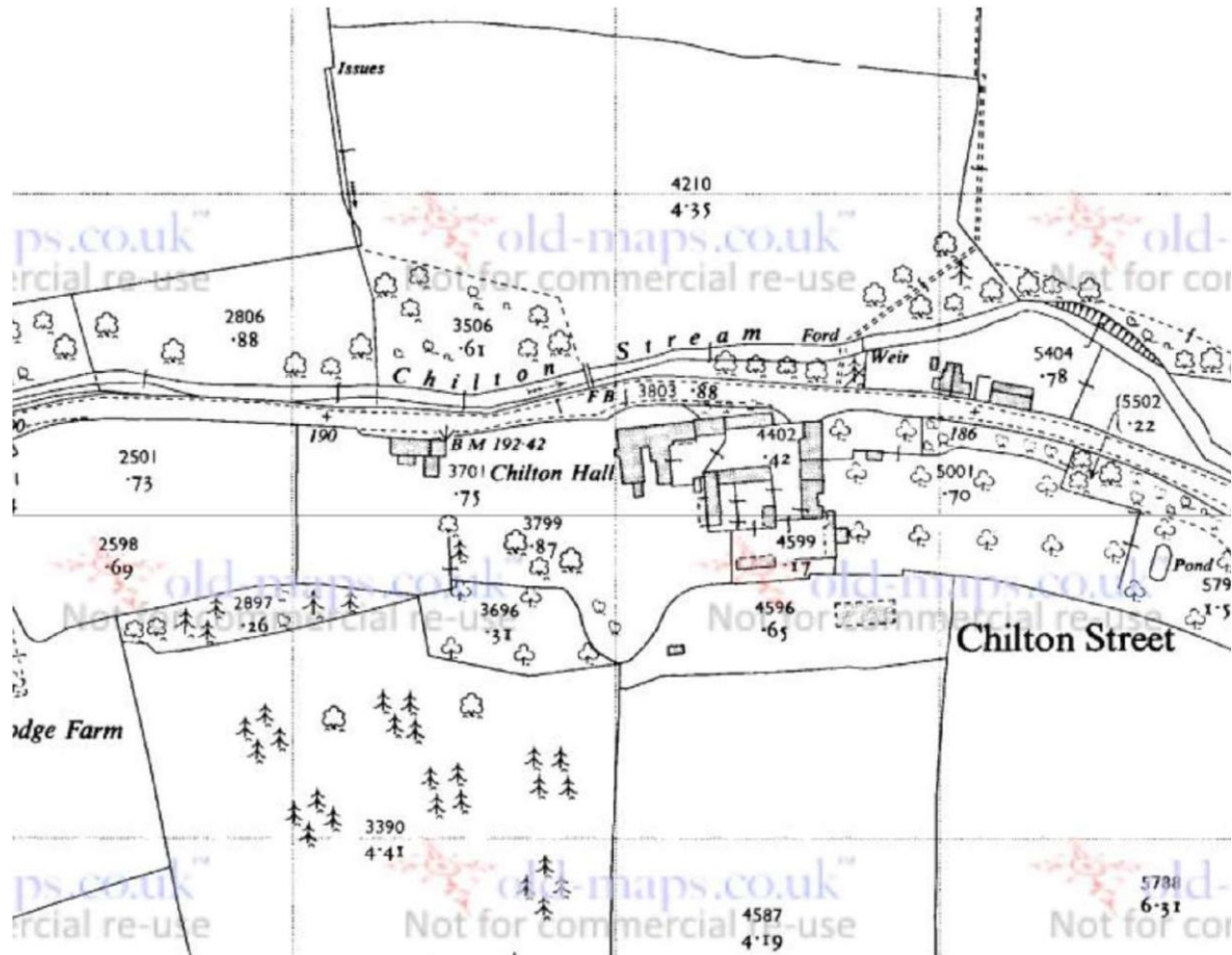
2.0 Map Regression



1886 Map Gig House and rear building visible



1904 Map Rear glasshouse added



1959 Map

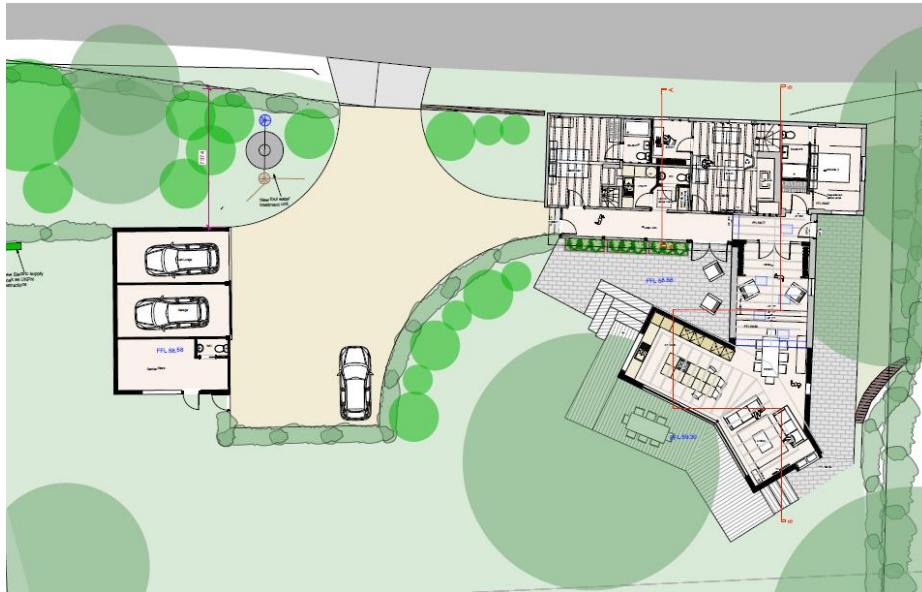
3.0 Previous Planning History

The **2021/1910/LB** and **2021/1909/HH** approved listed and planning approval were broadly in line with the **2020/0173** approved scheme, the major difference was to angle the extended south range to preserve the walnut tree, as well as the introduction of corten cladding to the cart lodge and extensions. The area uplift at ground floor was 64sq.m.

The applications were for Householder and Listed Building Consent –

a. single storey rear extension and glazed link extension b. detached two bay cart lodge with garden store c. six roof lights on rear elevation

Listed building application – a. opening of previous openings on front elevation b. single storey rear extension and glazed link extension c. internal alterations d. six roof lights to rear elevation



Block plan of previous approved scheme

4.0 Proposed Design Response

The design approach has been based on a desire to maintain the character of the Gig House and Stable and to ensure no negative impact on the Listed neighbour.

The purpose of the DAS is to meet the provisions of article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015. The relevant policies include:

Policy DM1-Presumption in Favour of Sustainable Development, Policy DM2-Creating Places Development Principles and Local Distinctiveness, Policy DM5 Development in the Countryside, Policy DM13-Landscape Features, Policy DM15-Listed Buildings, Policy DM18-New uses for Historic Buildings, Policy DM22 Residential Design, Policy DM 24-Alterations or Extensions to Dwellings, Policy CS3 Design Quality, RV1-Presumption in Favour of Sustainable Development

Use:

The use of the building is to be reinstated as a dwelling. Use Class C3 (Dwellinghouses).

Amount:

The approved GIA (**21/1909/HH**) is **164sq.m** at ground floor, the existing ground floor footprint is 100sq.m. so an **uplift of 64sq.m**, the GIA for this application is **112.5 sq.m** at ground floor, **the uplift in area is 12.5sq.m**. The GIA of the approved and our proposed at basement and 1st floor remain the same.

Layout:

The layout in this proposal is altered; the kitchen/dining area moves to the central bay, retaining and reinstating the inglenook fireplace at the heart of the home as it would originally have been. This means that the circulation into the house and through the house happens in the main footprint so negating the need for a full glazed link corridor with an awkward attachment to the cottages. We do propose to extend a small window-seat bay with an extended catslide roof that allows natural light into the whole ground floor and provides a small additional area for circulation and seating to enjoy southerly views of the landscape. The cat slide roof is a more natural, organic addition to the existing roofscape. The Victorian gig shed has a much-reduced extension keeping the form of the original and respecting the original materials. This extended gig shed now contains the master bedroom suite. My clients are keen to keep the extensions in this revised proposal to a minimum, we now have 2 bedrooms, 1 at 1st floor; a third could be created in the snug area should their needs change. The living room moves to the west bay and utilises existing openings. A new, central stairwell serves the basement and the 1st floor. The existing ladder access arrangement to the basement is not practical and does not allow full use of the space. The existing steep staircases in each bay do not allow the existing roof to be retained. The headroom (1.7m) at the top of these stairs is well below an acceptable 2m, which means that in the rebuild a new raised roof would be necessary. The original staircase positions would still be legible in this proposal.

Scale:

The original scale of the cottages, gig shed and stable block are unaltered, the omission of a separate, roofed glazed link in favour of a more organic catslide extension for the small glazed projection retains the legibility of the existing. The omission of an additional bedroom at 1st floor means we omit some of the rooflights, we are now proposing 3 instead of the 6 rooflights in the approved scheme. The much reduced, simple linear extension of the stable block feels a more sympathetic addition to this bay. The cart lodge size, layout and form is retained in this application.

Appearance:

The approved render to the north elevation remains, we are reducing the number of openings on the north side, doors onto this elevation would never be used given the proximity of the road. The use of pantiles continues, apart from a small zinc cat slide roof on the south elevation. Brick and flint is retained, and the new gig shed extension is clad in timber cladding rather than trying to emulate a new flint and brick match; timber cladding to this bay is an appropriate material contextually. The brick of the east elevation is retained as are openings in this bay. We are introducing new openings on the west elevation at ground floor for the living room and at 1st floor for the new bedroom, rather than rooflights, which are a more alien feature in a pantile roof.

The existing staircases in each bay are removed because they are not fit for purpose in the current form however the position of these staircases are retained as legible voids in the proposed to ensure the historical evolution of the cottages is evident to see with the 'memory' of these still expressed.

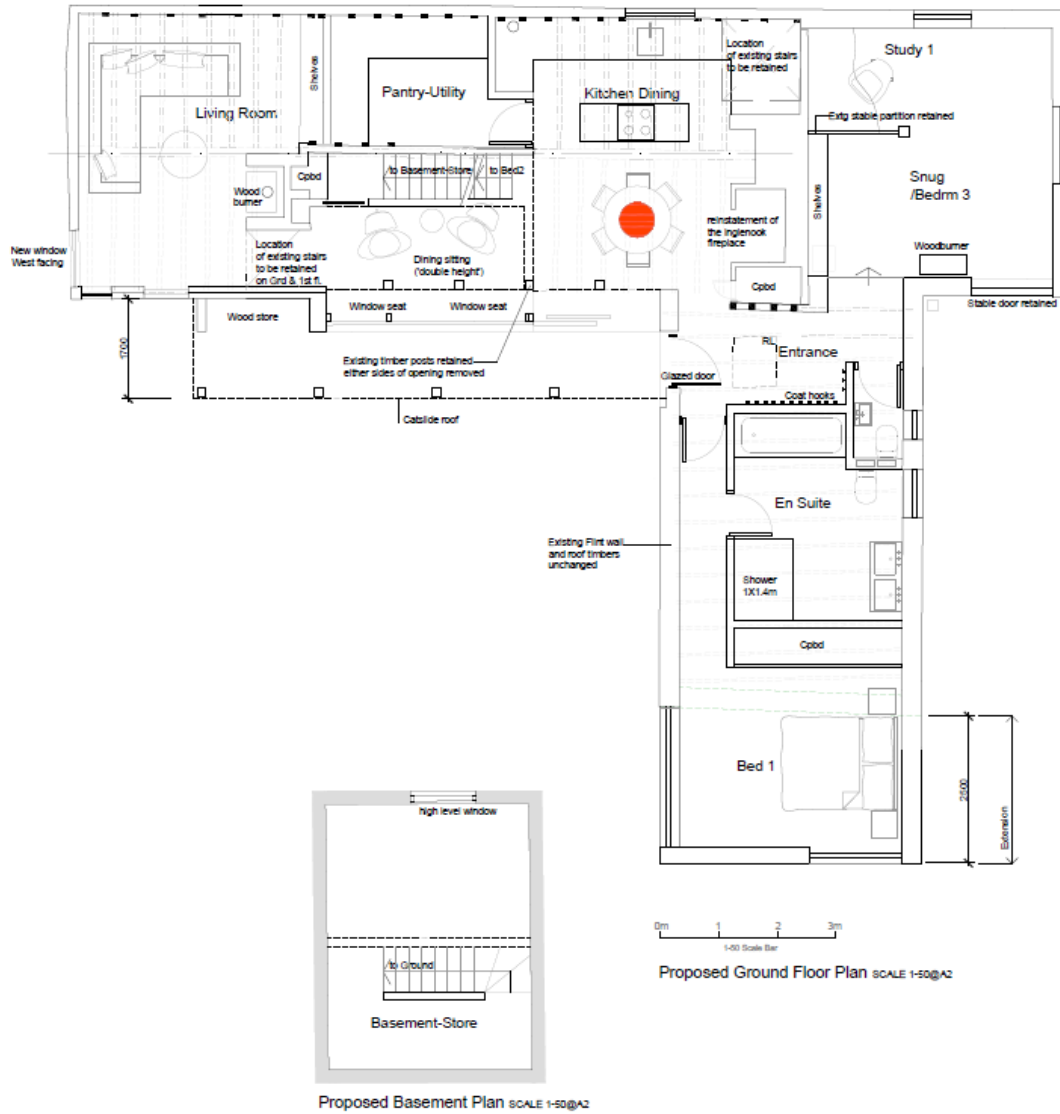
The use of corten cladding for the cart lodge is omitted in favour of a more contextually appropriate vernacular: black stained, timber feather edge cladding and pantiles.

Access:

Access remains unaltered in terms of vehicular and pedestrian use. The works to the parking area will improve safety and space for turning as currently one reverses onto the highway. The proposals ensure that you can exit in a forward gear and vision is improved in each direction. Access into the dwelling creates a level access threshold into the new catslide extended window-seat bay.

Neighbour amenity:

The extensions are much reduced and as the approved scheme had no impact on the Hall, likewise this modest extension will have no impact on the Hall.



Proposed Basement and Ground Floor Plans

5.0 Schedule of Works

Cottages:

Clear existing debris away, remove flashing left over from greenhouse, remove failing rainwater goods. Restore soleplates with new 150 x 150mm oak soleplates where required with 215mm Suffolk red brick plinth below in lime mortar in Flemish bond. Repair existing timber frame and strip cement render, restore original opening sizes (where retained) as seen in existing frame. Apply oak riven laths and 2 coat proprietary lime render with lime wash finish externally. Wall to be insulated with sheepswool between studs and if permissible a wood wool external sheathing board in place of oak laths (to be agreed with conservation officer). Insert wood flush casement windows with appropriate mouldings and slimline double glazing. Eggshell painted finish. Restore brick fireplaces and insert chimney liners for woodburners. Restore chimneys stacks, repoint in lime mortar and add clay chimney pots. Add new insulated limecrete floors throughout cottages with underfloor heating. Create snug at the **East end** (already converted with modern walls and floors)

Projecting window and Cat Slide Roof:

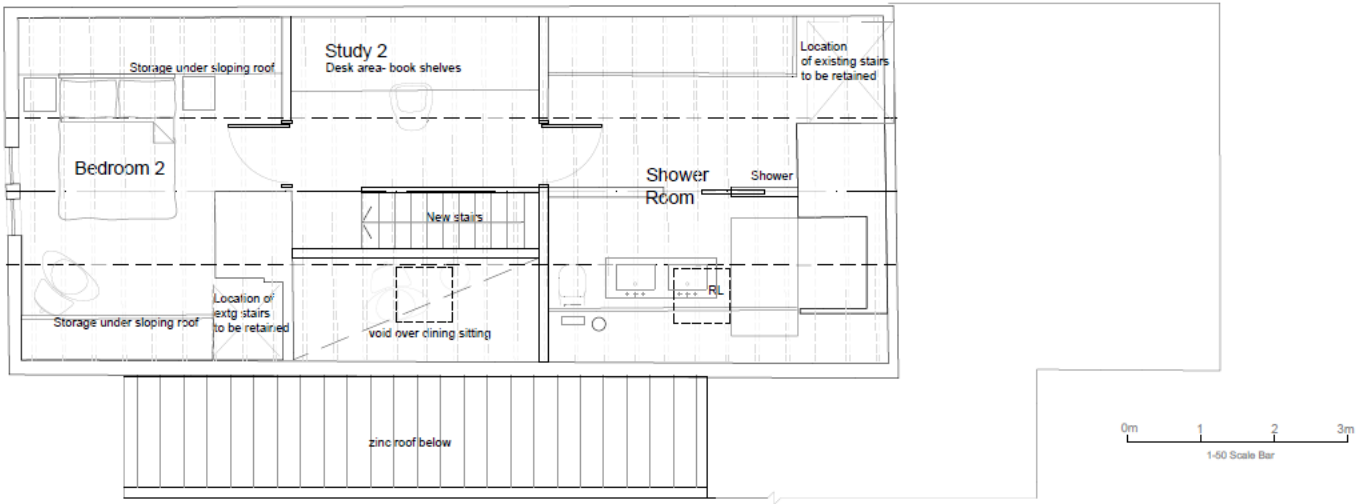
Existing openings in south wall to be removed, to create opening/window seat, existing vertical posts retained at the location of previous openings. Existing wall plate retained and expressed across the full opening. Roof to continue over to provide protection from the elements and overheating on the south elevation-see section on p.15 of DAS and plan p.13 of DAS.

Stable block:

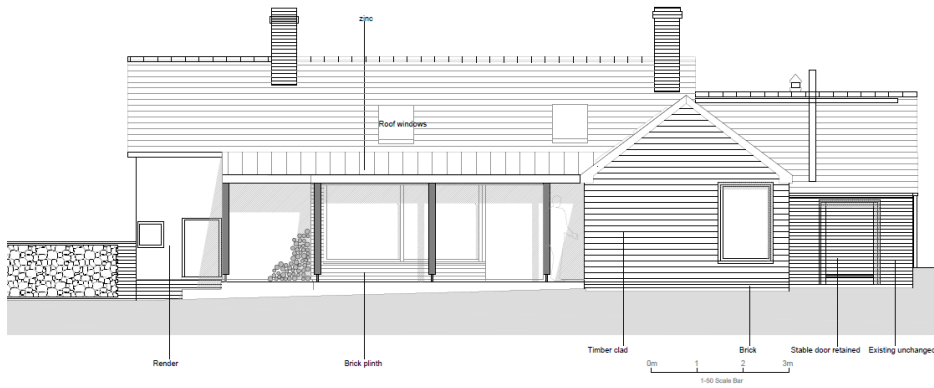
The extension involves making an opening into the modern south wall to extend with a simple timber framed and clad extension, so that the existing and new are legible.

Cart lodge:

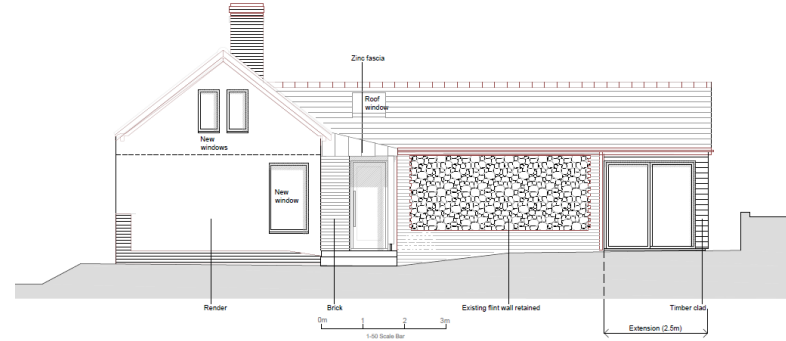
Create 3 bay cart lodge as previously approved with black stained feather edge timber cladding in lieu of corten. Boundary wall to be repaired and repointed with lime mortar.



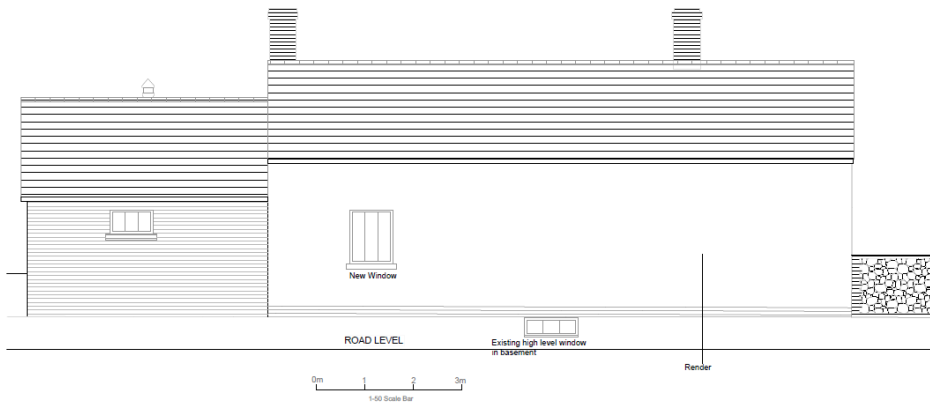
Proposed 1st Floor Plan



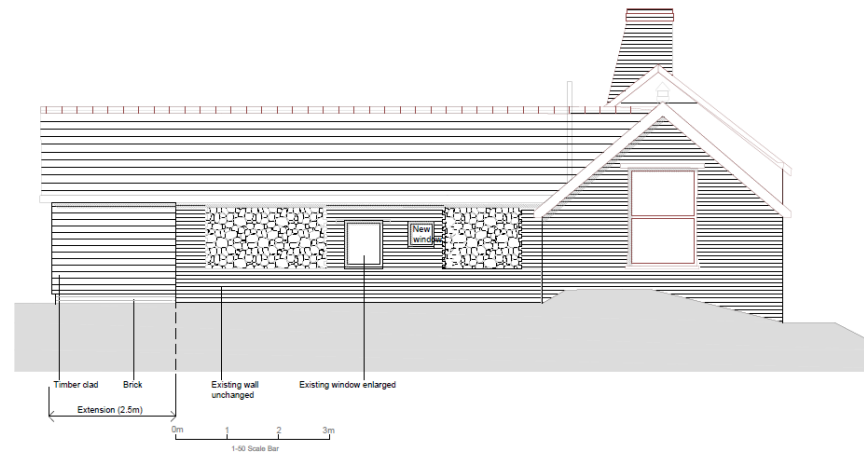
Proposed South Elevation SCALE 1:50@A3



Proposed West Elevation SCALE 1:50@A3

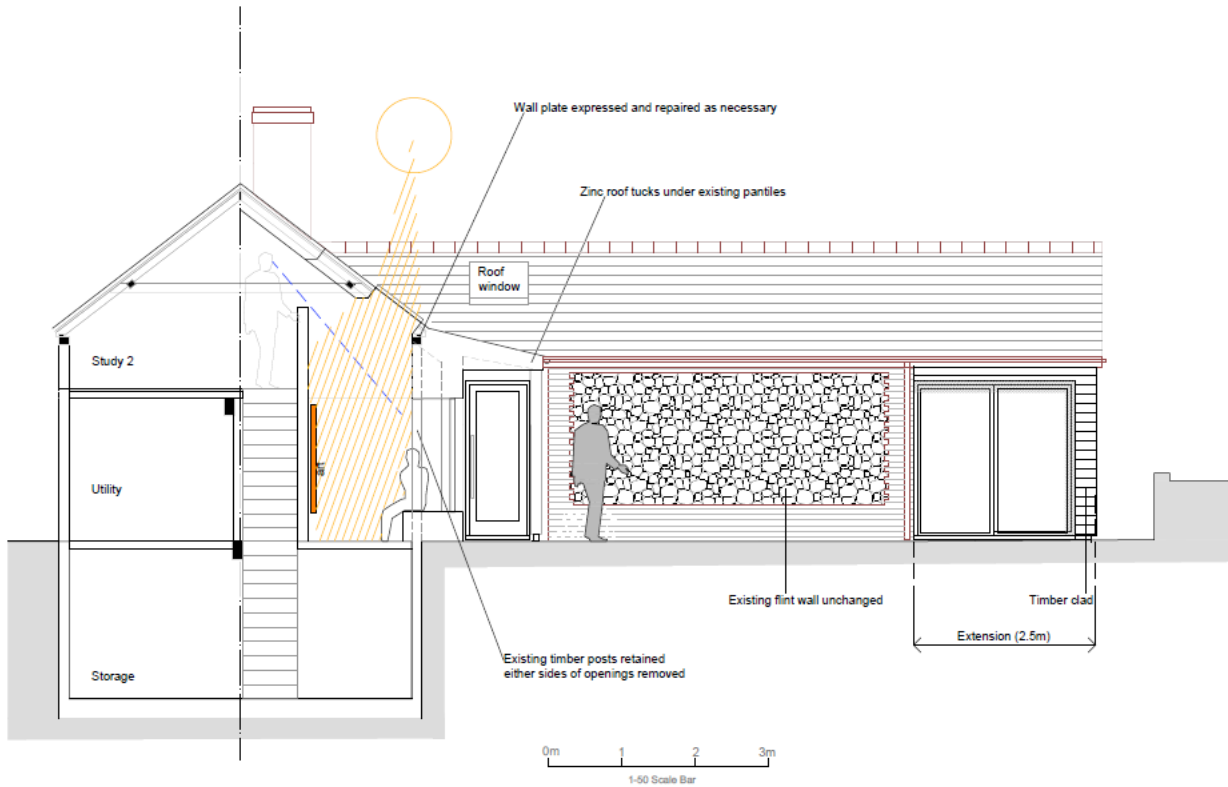


Proposed North Elevation SCALE 1:50@A3



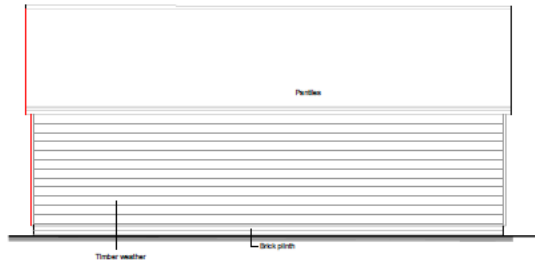
Proposed East Elevation SCALE 1:50@A3

Proposed Elevations

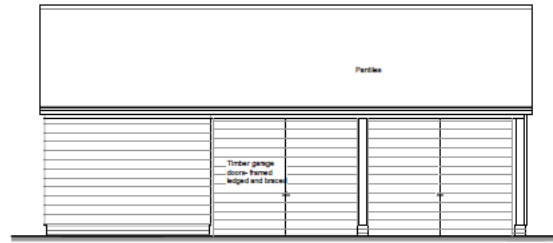


Proposed Schematic Section- West Elevation SCALE 1:50@A3

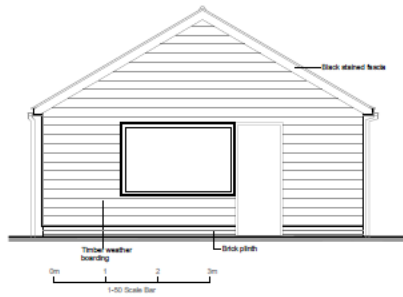
Proposed Section



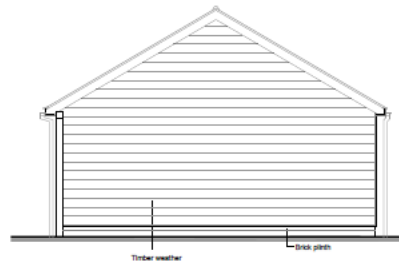
Elevation 2



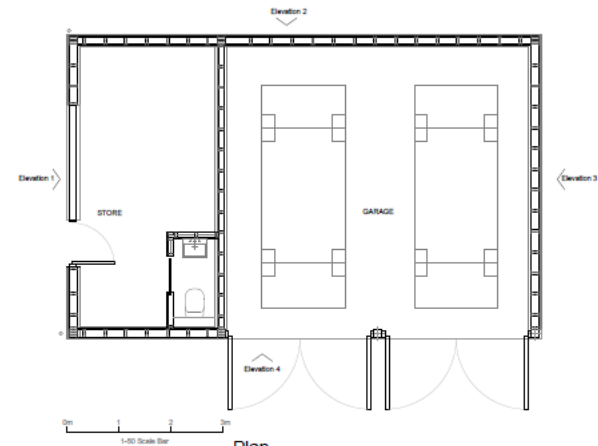
Elevation 4



Elevation 1



Elevation 3



Plan
Proposed Cartlodge SCALE 1:50@A2

Proposed Cart Lodge

5.0 Conclusion

The scheme is a considered response to the site, the client's brief, and to the use of contextually appropriate materials, which ensures the legibility of the current building is retained as well as that of the adjacent listed building.

The work to the existing involves a full thermal upgrade, which ensures the future sustainability of the The Gig House.

The works do not impact the listed Hall to the east being remote from it and hidden by landscaping.

We believe that the proposals cause no harm to the existing non designated heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements.