

Heritage Statement – 9 Solesbridge Lane 1st March 2024

Title: Proposed ground and first floor side extension, single storey rear extension with the conversion of the existing outbuilding to a home office/sensory room. Proposed reconstruction of front boundary wall with estate fencing and proposed replacement fencing vehicle/ pedestrian to gate fronting Donkey Gate



9 Solesbridge Lane,
Chorleywood,
Hertfordshire
WD3 5JQ

1st March 2024

The Application Site:

9 Solesbridge Lane, Chorleywood, Herts. WD3 5SN

The property is located towards the top of Solesbridge Lane and is within the Chorleywood Common Conservation Area.



Image 1 Front Elevation (No.9 Solesbridge Lane)

The Nature of the Asset:

No. 9 Solesbridge Lane is a semi-detached Victorian dwelling built in the 1870's. It is located next to No.10 Solesbridge Lane, effectively its identical twin constructed in the same period. The dwellings made up of former workers cottages to the Chorleywood House Estate. The same extended family resided at No. 9&10 and over the generations, ran the Forge & Foundry (originally to the right of No. 10) as well as the Dairy farm (originally located in Donkey Gate). In 1916, the Blacksmiths bought the pair of houses from the Chorleywood House Estate, and over the years, 3 generations of family lived here.

No. 9 Solesbridge Lane has a very attractive traditional Victorian frontage and is mimicked with No. 10 Solesbridge Lane. Each of the properties are constructed with red Flemish bond brickwork, lime mortar and still retain the original windows to the front and side elevation.

The existing property to the rear is akin to historical properties of their time where much influence and prominence was given to the architecture to the front elevation but was designed and constructed such that there were originally no windows to the rear of the property. The reason for this was to prevent any overlooking onto the Chorleywood House Estate which would have been historically visible. Therefore much of the majority of the architecture, in particular for both properties focussed on the front and side elevations.



Image 2 Former Blacksmiths Next to No, 10 Solesbridge Lane. No.9 Solesbridge Lane located beyond.

The Extent of the Asset: - Front Boundary

The front boundary has altered slightly over the years as the images of No. 9 & No. 10 both illustrate.

In the early eighties, both properties incorporated a white picket fence with respective access gates to No. 9 & No. 10. Gradually, the picket fencing was removed and never replaced. You will note on the front boundary to No. 9, you will notice the gaps between the front boundary wall where the timber vertical posts were once located. Sadly, due to the ever-increasing heavy traffic and arduous use of Solesbridge Lane as a whole, the extent of the red brick retaining wall is in a poor state of repair. [See Image 5 below illustrating existing front elevation]



Image 3 Front Elevation to No. 9 & No. 10 Solesbridge Lane in 1983.



Image 4 Front Elevation to No. 10 Solesbridge Lane in 1982.



Image 5 Front Elevation and Boundary Wall to No.9 Solesbridge Lane

Existing Elevations – No. 9 Solesbridge Lane

Front Elevation— The existing elevation consists of an HG Matthews brick, with timber framed single paned glazed casements. The fenestration remains original to this day. The tiles to the front of the property are clay and the windows have painted concrete cills each of which have been repaired over the years.

Side Elevation – Historically, the side elevation was constructed and had exposed red brick work, however, at some point in the early 1900's, along with No. 4 -8 Solesbridge Lane, the side elevation and chimney had a pebbledash render applied. I suspect that the intent here was to protect the south westerly elevation from prevailing, wind and rain.

Rear Elevation – The rear elevation, historically also started out with red brick to the rear elevation, however, this was also covered with a pebbledash render, along with the rear of No.10 in the early 1900's. At some point between 1970 and 1980, the chimneys to both of the rear of the gable ends to No. 9 and to No. 10 Solesbridge Lane were dismantled (you will note the rear chimney to no. 10 Solesbridge Lane in Image 2) A conservatory was added originally in the 1960's then subsequently replaced. The existing Green House to the side has been in situ in its current guise for over 40 years. The existing first floor rear windows/ inserts were possibly added over 40 years ago.

Existing Outbuilding – The existing outbuilding was once the storage and loos for both No. 9 & No. 10 Solesbridge Lane. The outbuilding in its entirety forms part of No. 9 to which it still incorporates all of the existing drainage and the small room for the outside loo.



Image 6 Existing Rear Elevation – No. 9 Solesbrodge Lane

The Impact of the Asset

Proposed Side Extension – The proposals seek to dismantle the existing greenhouse and to reconstruct a proposed 2 storey side extension. The proposals seek to set the proposed side extension back from the main front elevation flank and to set the proposed ridge line further down to ensure subservience to the existing asset. The proposed materials to be used will be distinctly different to the red brick used on the main flank of the cottage, however, will be of a traditional character and will be sympathetic to the existing cottage as a whole. The proposed materials consist of black feather edged timber framed boarding to be used above dpc level, with several courses of a traditional red brick used at lower level. The eaves level will be set lower than the main cottage, including exposed rafter feet in contrast to the sawtooth brick work prevalent on the front elevation to No. 9 Solesbridge Lane. Apart from the construction of the 2 storey side extension onto the side of the property, the only intervention onto the existing side wall will be the proposed cut through the first floor wall to provide an opening for the proposed bedroom door. The proposed dormer to the rear will provide natural light into the proposed bedroom from the rear and will help, along with the single storey rear elevation and alterations to the existing gable to provide a more aesthetically pleasing elevation to the rear as a whole. The proposed conservation rooflight remains subservient to the larger fenestration on the existing Victorian front elevation whilst providing early morning natural light into the bedroom

Proposed Single Storey Rear Elevation – The proposed single storey rear extension seeks to remove the existing conservatory. The proposed extension will remain subservient to the existing rear gable end and will sympathetically contrast with the black feather edged timber barding. The proposed rear elevation includes timber framed doors, a fixed glazed timber framed window and conservation rooflight to the side to allow as much natural light into the space possible whilst providing a usable family space to the rear of the dwelling. You will note that the existing small first floor sliding window will be removed and replaced with a small conservation rooflight, located within the existing first floor skimming which will form part of the proposed landing corridor linking through to the proposed bedroom and bathroom.

Proposed Rear Elevation – The existing small window to the first floor bedroom within the gable end will be removed along with the remaining chimney which was dismantled from the roof upwards over 40 years ago. Given the historic alterations to the gable and the wish to enhance and improve the aesthetic and improve light into the bedroom space, the intent is to replace the small window with a central double glazed timber framed casement window which will be the same size as the side elevation casement window (and windows to the front elevation)

Proposed Home Office and Sensory Room – The proposals seek to provide a home office working space which will connect through to the existing loo with a pair of timber glazed doors out to the rear of the outbuilding to provide a clear connection with the rear of the garden. The space will also be used as a quiet sensory space for our autistic daughter. The building will remain vaulted internally and will provide a pleasant home office and usable space for home working and for multipurpose activities with our children and a space for future learning for our daughter. The existing windows will be refurbished to include slim line double glazed casements. The proposed 2 no. conservation rooflights will sit flush with the existing tiles. The existing roof to the outbuilding was replaced several years ago and so the only amendments to the roof will be inserting the 2 no rooflights to the west elevation.

Proposed Front Wall and Replacement Front Door – The proposed front wall to No. 9 is in a terrible state and needs to be replaced as soon as it can be possible. The wall will be replaced with an HG Matthews brick, in keeping with that used on the main house. To ensure privacy and inclusion whilst being sympathetic to the character of the conservation area, a black metal estate fencing has been proposed. The intent, subject to future planning consent will be to propose a replacement wall and provide estate fencing to the front of No. 10 Solesbridge Lane to ensure continuity. A replacement front door is proposed to No. 9 located within the porchway. The front door will include a double glazed window (see front elevation drawings) and will be constructed out of timber.

Proposed replacement fencing and vehicular gate fronting Donkey Gate. – We propose to replace the 1.5m high fencing to our boundary fronting Donkey Gate with a slightly higher 1.8m high close boarded fence. The changes will not be of any detriment to the Conservation area or Donkey Gate as a whole and will provide improved privacy to the rear garden of No. 9 without being of detriment to the character. The existing vehicular gate is to be replaced with a new pair of gates and timber piers. The intent is to increase the opening of the driveway by 500mm for improved access into our driveway. Our proposals will not affect the existing character or parking within Donkey Gate nor will they be of detriment to the character of the conservation area as a whole.

Conclusion

The proposed alterations and extensions to No. 9 will remain subservient to the host dwelling and will not seek to impact on the overall character of the conservation area. The proposed side extension will knit comfortably within the space, predominantly and formally occupied by the current greenhouse and will still tie in comfortably within the overall street scene, in particular between the boundary of Donkey Gate and No. 9 Solesbridge Lane. The proposals seek to use traditional sympathetic materials, highlighted within the design and access statement which seek to ensure the proposed extensions subservience to the host dwelling. The proposals also seek to improve the overall visual building aesthetic of No. 9 to the rear of the property as a whole. The proposals also seek to ensure that privacy is retained with the neighbouring properties and alterations to existing dwarf wall and fencing of both the front elevation and side boundary to Donkey Gate improve the security as a whole without being of detriment to the overall character of the area.

As per the illustrations within the design and access statement, our proposals have been very carefully considered and will seek to improve and enhance No. 9 Solesbridge Lane for future years and we hope that the Conservation Officer will support and endorse our proposals in principal.