



Design & Access Statement and Heritage Impact Assessment

for

Proposed Extension

to

Heather Hills Cottage

New England Hill, West End, Surrey

for

Sarah Wynter Bee

5th March 2024

Document No: 2402/210

Chartered Architect

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View of South Elevation of Heather Hills Cottage

1. Introduction

This Design & Access Statement is to accompany a planning application for a rear extension to Heather Hills Cottage, New England Hill, West End, Surrey GU24 9PY.

This document should be read in conjunction with the following accompanying documents:

- Site Location Plan & Existing Site Block Plan (2402/101)
- Drawings as existing (2402/102 to 109)
- Drawings as proposed (2402/201 to 209)
- Design & Access Statement (2402/210)

2. Description

Heather Hills Cottage is a house located on a private road, within a small enclave of houses accessed from The Red Road known as New England Hill. This proposal is for a new rear extension. The Cottage was originally a service building to the adjoining Heather Hills House.

3. Planning History

The property is shown on the Surrey Heath Borough Council website as being within a Site of Special Scientific Interest (CP14 A+B) and as an enclave within a Special Area of Conservation (CP14 A+B). The main house is also designated a Locally Listed Heritage Asset. A previous application 13/0757 for extensions and alterations was granted in 2014.

4. Site & Surroundings

The site is to the south of the Red Road (B311) accessed from a private road. It is part of an enclave of houses within the surrounding heath known as New England. The plot has a frontage onto the access road facing north and stretches back from the road, falling down the contours of the land to the south. Heather Hills Cottage sits adjacent to Heather Hills House and was once part of this main plot but was separated off many years ago. The buildings share a party wall at ground floor level.

5. Design Principles

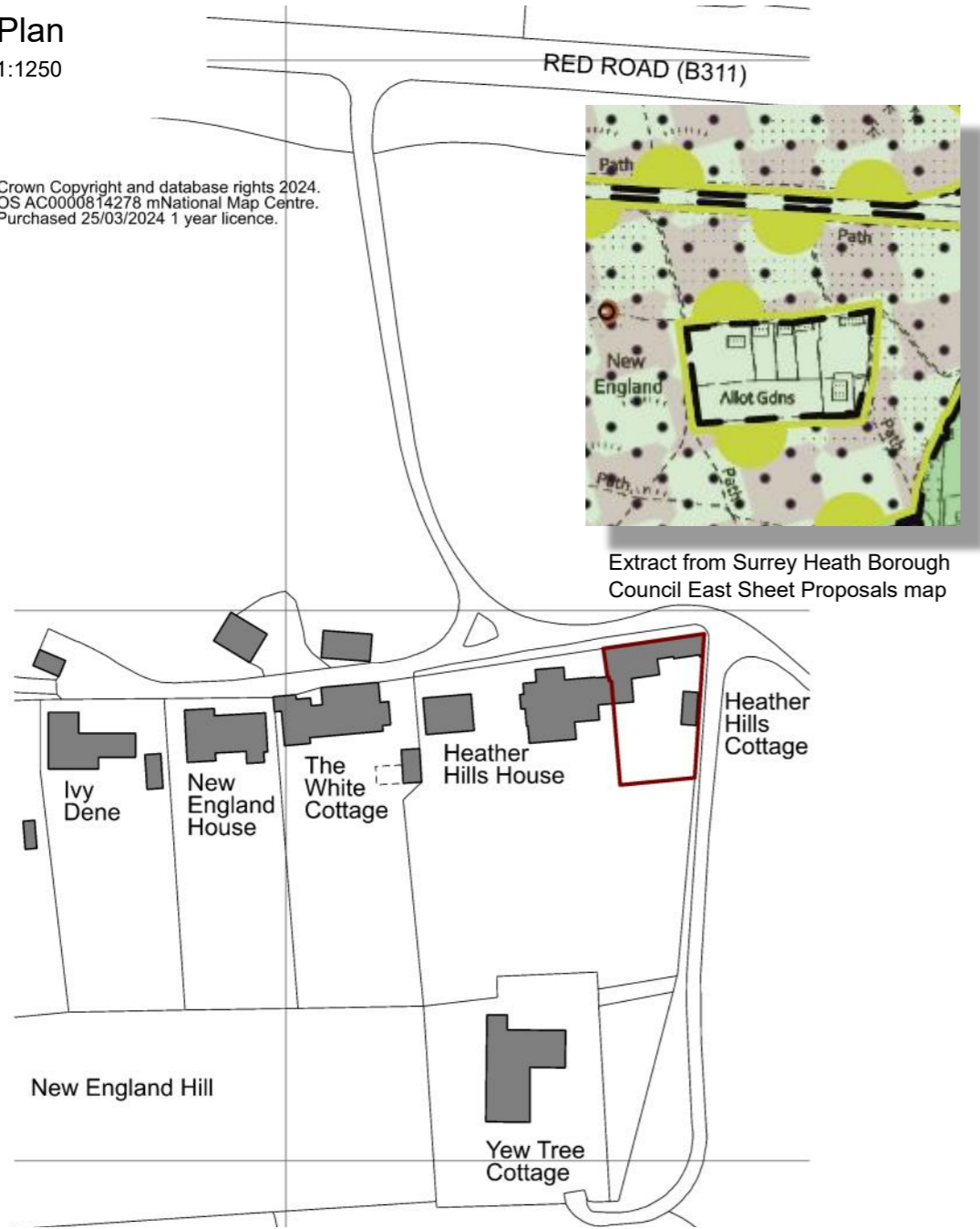
The Cottage is a small self-contained, two-bedroom dwelling which in recent years has been configured to suit an elderly resident. The brief is to re-configure the accommodation to suit a more contemporary use while taking more advantage of the views south from the Cottage, across the mature garden. To achieve this the kitchen, which occupies one of the extensions granted in the planning application referred to above is to be demolished and extended to contain a new sitting room, with glazed doors opening out into the garden. The kitchen will move into the main ground floor room with a dining area. The other extension granted at the same time is to become a Utility Room with the entrance hall enlarged into the existing, small utility area. Although the Cottage has been separated off from the main house for many years it is intended that the proposals should carry through features to reinforce the composition of the two dwellings. The floor area of the new sitting room is only marginally more than the existing kitchen. The orientation of the Cottage is slightly at an angle to Heather Hills House and the new room will follow this orientation.

Site Plan

Scale: 1:1250



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Extract from Surrey Heath Borough Council East Sheet Proposals map

East Elevation from Private Road



6. Amount

| | | | | |
|-------------------------------|----------------------|-------------------------------|----------------------|--------------|
| Existing Footprint: | 103.70M ² | Proposed Footprint: | 117.40M ² | 13% Increase |
| Existing Gross Internal Area: | 129.20M ² | Proposed Gross Internal Area: | 142.3M ² | 10% Increase |

7. Heritage Impact Assessment

Heather Hills was built in 1909 on what was previously three separate plots on which were three separate dwellings. Heather Hills Cottage was originally built at this time as an ancillary service building to the main house but in 1947 was converted into separate accommodation and its appearance altered from the original design of three pitched roofs running north south, to a single raised roof running east west with Dutch gables at each end to match the main house. Heather Hills was purchased in October 1938 by Mildred Eveline Bee and the House and Cottage has remained in the ownership of different members of the same family to the present day.

The origins of New England Hill are thought to be in the granting of cleared heath land to ex-soldiers in the late 18th or early 19th Century. It is believed that Heather Hills house & cottage was designed by a young local architect and that it was his first commission. Inspiration for the Dutch gables is known to have come from Brook Place a Grade 2* listed house dating from 1657, also in West End nearer Chobham. The architecture of Heather Hills is not particularly worthy of listing but the value in heritage terms of the site and as the work of a local architect does warrant its local listing.

These proposals do not compromise the reasons for local listing and reinforce the main Heather Hills house as an important element of the New England Hill enclave.

8. Conclusion

The existing Heather Hills Cottage is now in need of updating and the modest extension proposed will improve the accommodation and its connection to the garden. Although the Cottage has been a self-contained dwelling since 1947 the composition with the adjoining Heather Hills house has still some relevance, and so features from the main house have been echoed in the proposals for the Cottage.

