

Heritage Statement - Nutfield Cottage, Chapel Lane

Introduction & Context

Nutfield Cottage is a semi-detached property situated on Chapel Lane, Horsted Keynes. It dates to the later Victorian era and features a rare and innovative use of early cavity walls; the brickwork resembles London-stock with red brick arches and ornaments around the fenestration and along the corners to impersonate quoining. The general layout and aesthetics match its era. The previous owners have gained a planning permission (ref. DM/15/2726) for a side extension to match the adjoining cottage, however this was never built.



Images 1 and 2 - Existing front and rear views

Proposal

Our clients aim to extend the property in order to have an internal connection between the house and the outbuilding, which acts as ancilliary storage.

The proposal is significantly smaller than previously approved, and includes a single storey rear extension to 'bridge' between the cottage and the rear outbuilding. The massing features 2 gables running front-to-back, with one joining the two buildings, the other acting as a porch towards the rear. The materials proposed match the existing, including the brickwork, roof material (slate) with minimalist yet conservative detailing around the eaves to avoid large fascia boards. The proposed roof ridges are lower than the existing outbuilding ridge, and the side elevation aligns to the outbuilding, aiming to smoothly blend the proposal with the existing and ensure it remains sympathetic.

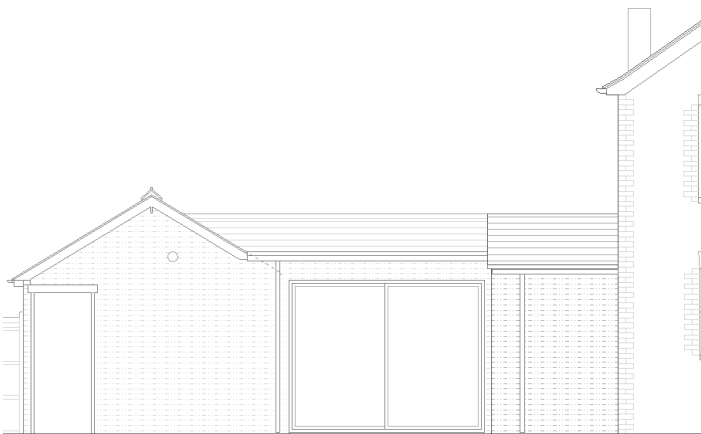


Image 3 - Proposed side elevation (nts)

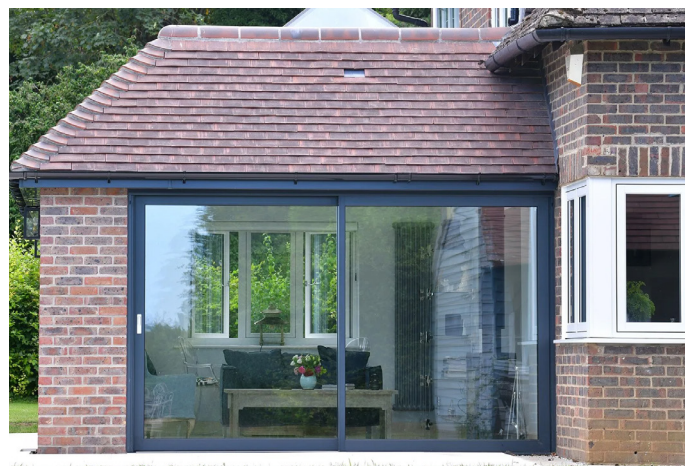


Image 4 - Precedent for brickwork, glazing and eaves detailing to blend with the existing fabric either side