

Sheengate

Proposed Amendments to Existing House

Design Statement
for submission to Richmond Council



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1. Aerial view

Sheengate, 264 Sheen Lane, East Sheen, SW14 8RL



2. Sheengate view from south

1. Summary

- 1.1 Sheengate is a detached Arts & Crafts Grade II-listed house built c.1925 to designs by Sydney Ernest Castle for H.S. Pyne. The house sits in a generous garden within the Christchurch Road Conservation Area at the Sheen Gate entrance to Richmond Park.
- 1.2 This application follows and expands on former approval 18/3101/LBC submitted by RAW Architecture Workshop, approved 5 September 2019. William Smalley RIBA was appointed to the project in late 2019, taking over the project from RAW Architecture Workshop following the closure of their office.
- 1.3 This report is to accompany a Householder Planning and Listed Building Consent application for revisions to the consented scheme for the house.
- 1.4 A Pre-Planning Application for these revisions was submitted on 20 January 2021 (20/P0377/PREAPP), and following positive discussion and feedback in virtual meetings with the Planner and Conservation Officer, written comments were received on 19 March 2021. The response called for further investigative works, which have now been undertaken and concluded.
- 1.5 This application sits alongside a separate application for a single-storey extension to the side and rear of the house (21/1915/HOT and 21/1916/LBC, submitted 25 May 2021), to be connected by a glazed link (previously consented and covered in the other application) to the west elevation of the house.

Pre-Application response:

'There are no in-principle objections to these alterations, subject to further detail as part of a full LBC application'



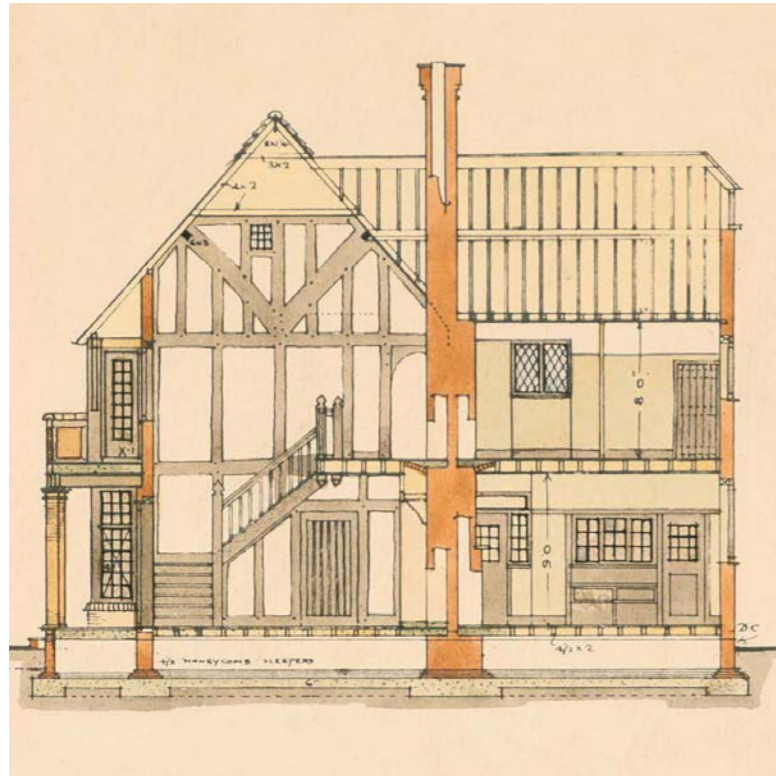
3. Sheengate view from east

2. The Proposals

Please note, throughout the document room names are as proposed.

- 2.1 Sheengate was listed Grade-II in September 2010. Castle's original drawings for the house are held in the V&A and RIBA drawings collections.
- 2.2 Historic Building Consultants Donald Insall Associates (DIA) have been appointed to expand on the original Cordula Zeidler Historic Building Report for this application. Their report provides a thorough history of the house and places the proposals into that context.
- 2.3 A limited number of proposed additional works are covered in this application.
- 2.4 Collectively, the intention of the works is to undo a number of unsympathetic alterations and to restore the house more closely to its original 1925 state, while also upgrading the thermal performance of the house in as sympathetic matter as possible.

Donald Insall Associates note *"The proposals are minor in nature, and would see modest internal and external alterations to allow the building to better function as a modern family house, whilst also preserving, and in some areas, enhancing the building's special interest... the proposals would help ensure the beneficial long-term and optimum viable use of this building"*.



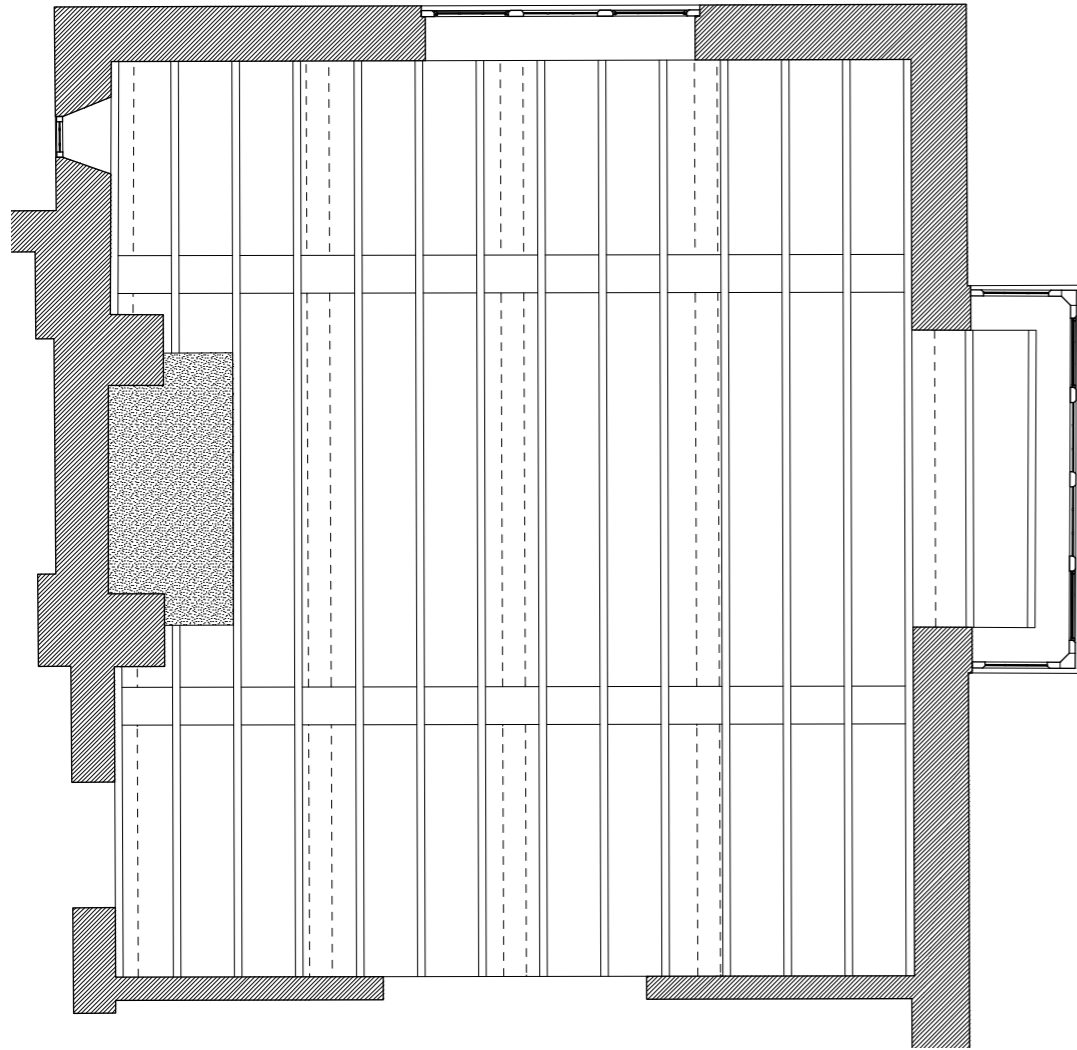
4. 1924 drawing of Sheengate showing suspended timber floor RIBA Collections

3. List of Works general

UNDERFLOOR HEATING

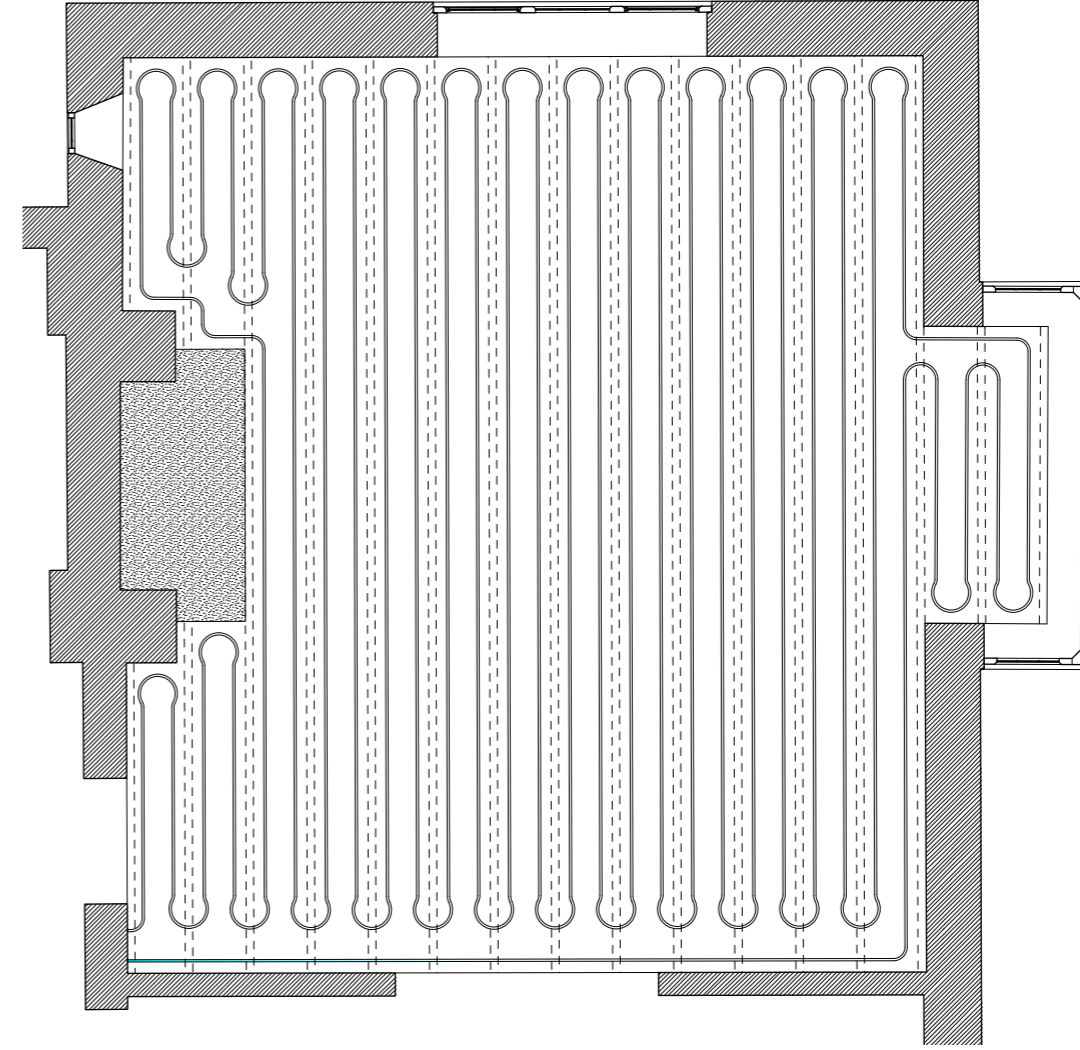
- 3.1 Sustainable heating sources work best at the lower temperatures on underfloor heating, and the previous consent established the principle of underfloor heating installation, allowing the removal of radiators.
- 3.2 The ground floor has a suspended timber floor structure, and the upper floors sufficient depth between floor joists to allow for installation of plates and insulation between joists. [4]
- 3.3 The Donald Insall Associates report provides a method statement for the numbering, temporary removal of floorboards, installation of heating between joists and reinstatement of the boards. They note *"The proposed underfloor heating would be installed sensitively, located in a deep void beneath the original floorboards. It is the intention that the boards would be lifted, pipes, insulation and other necessary elements installed primarily between floor joists, and in such a way that the existing floor level would be retained, and visible manifestations of the underfloor heating avoided. As such, there would be no harm to the special interest of the listed building"*.

A typical detail has been prepared.



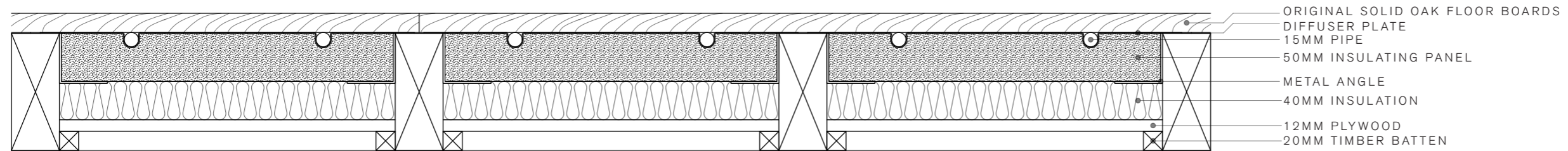
ASSUMED LOCATION OF EXISTING FLOOR JOISTS

1:50 @ A3



PROPOSED SETTING OUT OF UNDERFLOOR HEATING

1:50 @ A3



SECTIONAL DETAIL OF BETWEEN JOIST UNDERFLOOR HEATING

1:5 @ A3

5. Proposed between joist underfloor heating in the Study



6. Original metal casement timber-framed leaded lights

WINDOWS

- 3.4 The intention is to improve the thermal performance of the building with minimal harm to the heritage asset.
- 3.5 The existing windows throughout the house, except for a few modern replacements, are the original single glazed leaded light windows, the opening casements in metal within timber frames. The lead between the thin glazing makes the windows some of the lowest thermally performant windows, and the experience of the house is cold throughout the year. [6]
- 3.6 To address the poor thermal performance, it is proposed to install discreet bronze-framed secondary glazing internally to all windows. The proposed metal windows have a frame which is slimmer than the existing timber window frames, maintaining existing sight lines. A typical detail has been prepared.
- 3.7 The previous consent allowed for the replacement of the modern triple doors to the original kitchen on the north elevation of the house. These doors were a later insertion into an existing window opening, and the triple door arrangement has no historic precedent.
- 3.8 The triple window already consented to be removed from the west elevation to form the opening for the glazed link to the consented extension is the same width as the door opening, and it is proposed to install it into the opening and infill below with bricks reclaimed from the removed coal shed adjoining to match the rest of the house.
- 3.9 The original drawings for the half-octagon extension to the north-west show a twin light window between the extension and the house. This has been replaced with a modern single door, and the opening narrowed with modern half-bricks either side. It is proposed to reinstate the window as the original drawing and infill below with bricks reclaimed from the removed coal shed.
- 3.10 Where modern replacement windows have been installed with applied leadwork, it is proposed to reinstate authentic leaded lights to these windows.
- 3.11 A window schedule has been prepared listing alterations.



7. Original photograph of Sheengate c.1925 showing natural finish to all external timber



8. Photograph of Sheengate in 2021 showing black stained timber frame and windows

TIMBER

3.12 The only extant early photo of the original house dates from its completion (the house is complete, with the scaffolding struck, with just the garden landscaping remaining to finish) and shows unfinished timbers without stain or paint to the external timber-framing and window frames, with the timber already ageing naturally. Internally, the timber framing is left exposed and unpainted.

3.13 It is proposed to strip the external timber framing and window frames back to the original oak.

3.14 At the request of the Conservation Officer in the Pre-Application written response, paint analysis has been undertaken by historic paint specialist Patrick Baty, which indicates that the timbers were not originally stained and that the black paint on the timbers dates from the 1960s. The removal of the paint from the timbers will allow the unfinished timbers to age over time.

Patrick Baty concludes "On balance, I would say that it was originally untreated. What is clear, however, is that it was first painted (black) much later – possibly after ca.1960."

[7]

Pre-Application response:

'Reference was made to altering the paint on the half timbering of the gables. It is advised that further investigation of the colour and finish is undertaken by a specialist, to analyse the existing timber coatings'

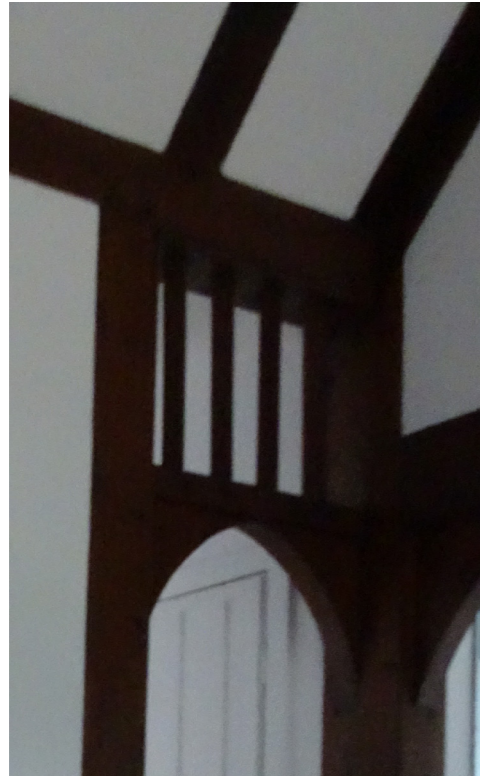


9. Sydney Ernest Castle's Vine Cottage Coulsdon, Surrey (1924)

3.15 Vine Cottage is typical of Castle's work of the 1920s, and features unfinished external timber framing. It was completed six months before Sheengate in September 1924. [9]

3.16 Unfinished timber framing ties with Arts & Crafts movement antecedents, and other houses of the period - Sir Edwin Lutyens' Arts & Crafts work, the quintessence of the movement - Munstead Wood (1896), Orchards (1897), Deanery Garden (1900), Great Dixter (1910) – always featured untreated timber externally (and internally). The nearby Rosewall by Baillie Scott was published in Country Life in 1922, three years before Sheengate was completed. Painting timber feels antithetical to the Arts & Crafts spirit and its enjoyment of natural materials.

Donald Insall Associates note *"It is considered to be the most notable of Sydney Castle's Arts and Crafts style vernacular houses and it is comparable with other 1920s houses in this style which have been listed elsewhere"*.



10. Internal window over arched original opening

STAIRS

- 3.17 The east attic over Bedroom 2 was not originally used as accommodation (see Castle's plan), but was later converted as a bedroom, galleried over the stair inserted over the smaller room adjoining.
- 3.18 A narrow and awkward shower room was installed at the east end of the attic bedroom.
- 3.19 Replacement of the existing galleried stair was approved under the previous consent. In practice, this is wasteful of space, and sets up an odd relationship with the then galleried bedroom above.
- 3.20 In the Pre-Application submission, a winding stair of more appropriate scale and type was proposed, which also allows for shower rooms to be provided alongside to first and attic floors, allowing the modern shower room to Bedroom 4 to be removed.
- 3.21 A new doorway between Bedroom 2 and the new shower room is proposed.
- 3.22 To provide daylight to this staircase, an additional conservation rooflight is proposed to the north elevation roof. The rooflight will be greatly obscured from view by the chimney stack.
- 3.23 An internal window, modelled on the panel over the doorway between the main and secondary landings on the first floor is proposed between the new attic stair and shower room, borrowing light from the proposed rooflight to provide daylight to the proposed attic shower room. [10]



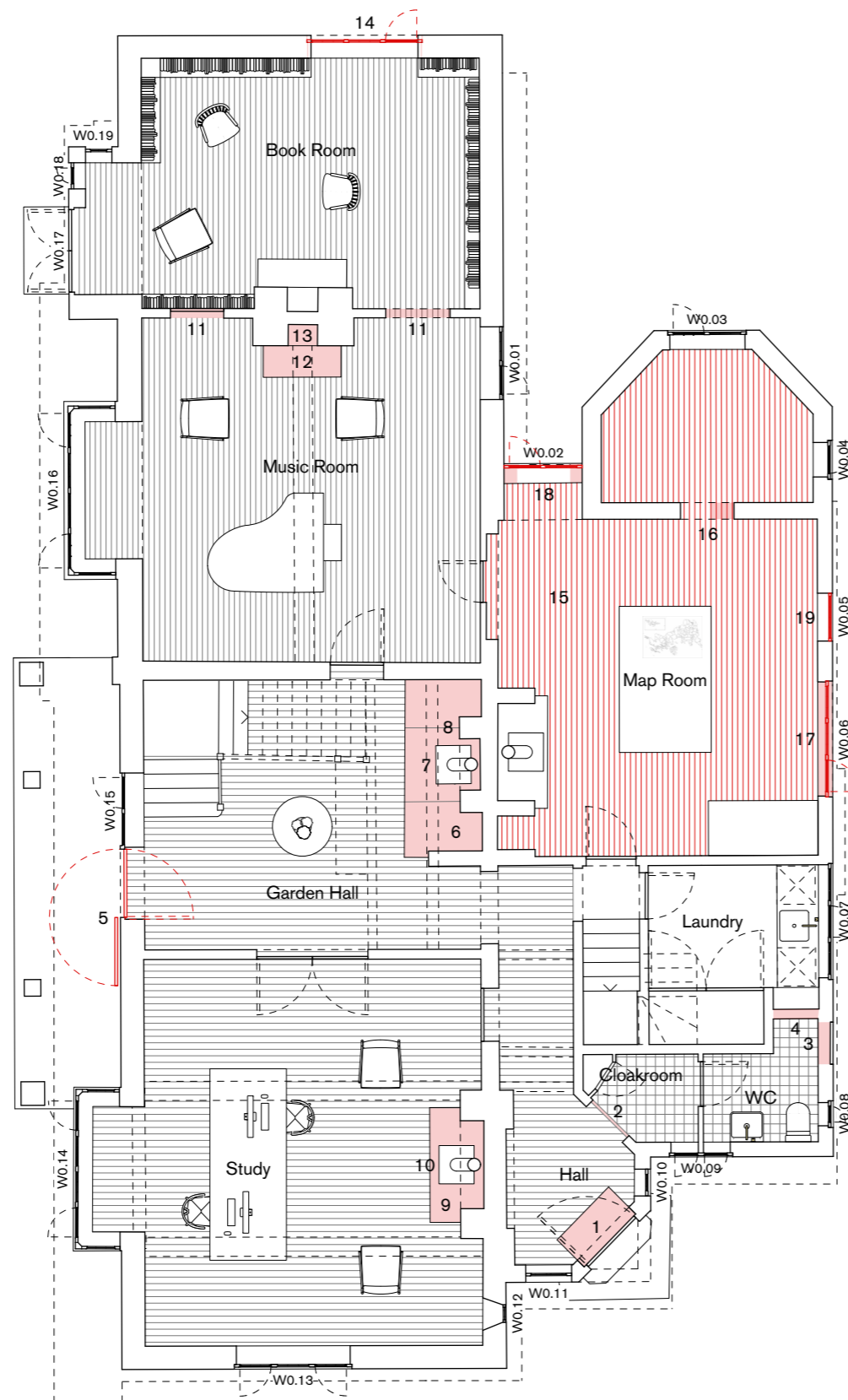
11. Existing fireplace in the Study, showing modern raised concrete hearth

FIREPLACES

- 3.24 Fireplaces in the Garden Hall, Study, Book Room, Music Room, first floor Gallery, Bedroom 2 and Master Bedroom all have modern hearths, tiled or stone, and it is proposed to replace them with lower York stone hearths (consent exists under application 18/3099/LBC to replace the fire surround and mantelpiece to the Master Bedroom). [11]
Donald Insall Associates note *"historically the hearths would most likely have been flush with the floor, and there is clear evidence of this to the Study hearth, which sits on a layer of modern concrete"*.
- 3.25 It is proposed to install new solid fuel burning stoves to the fireplaces in the Study, Garden Hall and Map Room.
- 3.26 The exposed brick fireplaces in the Garden Hall, Music Room and first floor Gallery have hard cement pointing, and it is proposed to carefully rake this out and repoint with lime mortar.

Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

- 1 Flush matwell
- 2 Remove and retain Cloakroom door
- 3 Infill behind door internally
- 4 Move wall between WC and Laundry
- 5 Glazed shutter
- 6 Remove hearth, replace with large stone slabs
- 7 Install solid fuel stove to existing fireplace
- 8 Repoint fireplace brickwork in lime mortar
- 9 Remove tiled hearth, replace with large stone slabs
- 10 Install solid fuel stove to fireplace
- 11 Use retained panelling to conceal door and match surrounding panelling
- 12 Remove tiled hearth, replace with large stone slabs
- 13 Repoint fireplace brickwork in lime mortar
- 14 Remove and retain window for reuse
- 15 Floorboards to match original
- 16 Move structural opening to align with window
- 17 Replace modern doors with existing west Book Room window, infill above and below
- 18 Reinststate window as per original drawings, infill above and below
- 19 Replacement glazing for applied leaded light



ground floor



13. Existing door, open to show view to garden

HALL

- 3.27 [1] It is proposed to remove a section of floorboards immediately inside the front door to install a flush matwell within a brass edge. Donald Insall Associates note *"The proposed flush matwell would necessitate the removal of a small section of the historic floorboards, however as this would be on such a small scale, it is not considered to cause harm to the overall significance of the listed building"*

CLOAKS / WC

- 3.28 [2] Remove and retain door to Cloakroom from Hall.
- 3.29 [3] It is proposed to block up the redundant external door from the inside, retaining it externally unchanged.
- 3.30 [4] Move wall between WC and Laundry.

ground floor

GARDEN HALL

- 3.31 [5] It is proposed to convert the existing solid timber garden door to open outwards, and to install an inner metal-framed glazed door [13] to allow a clear view into the garden, while retaining the original fabric.
- 3.32 [6] Remove hearth, replace with large stone slabs.
- 3.33 [7] Install solid fuel stove to existing fireplace.
- 3.34 [8] Repoint fireplace brickwork in lime mortar.

STUDY

- 3.35 [9] Remove tiled hearth, replace with large stone slabs.
- 3.36 [10] Install solid fuel stove to fireplace.



14. Existing panelling to Music Room (rectangle indicates new opening)

MUSIC ROOM

3.37 [11] As discussed in the Pre-Application submission, to improve the flow through the house to the new extension, it is proposed to form a new opening between the Music Room and Book Room to the north of the central fireplace. This wall is panelled to the Music Room side, and it is proposed to carefully remove the panelling and use it to infill the existing door. The doorway behind would remain extant so that this is a reversible change. To the Book Room, the current doorway will be concealed by bookcases. An elevation drawing has been prepared. [14]

Donald Insall Associates note *"There would be no loss of plan-form, and the impact on the spatial arrangement of these spaces would be negligible, and therefore, there would be no harm to the special interest of the listed building."*

3.38 [12] Remove tiled hearth, replace with large stone slabs.

3.39 [13] Repoint fireplace brickwork in lime mortar.

BOOK ROOM

3.40 [14] Remove and retain window for reuse (removal of window already consented).

MAP ROOM

3.41 [15] The current kitchen has a modern flagstone floor. Castle's original section shows a suspended timber floor to this room, and it is proposed to reinstate timber boarding to this room to match the rest of the ground floor.

3.42 [16] Reposition the opening to 1930s extension to align with window.

Donald Insall Associates note *"The slight reconfiguration of the opening to the 1930's extension would cause no harm to the special interest of the listed building."*

3.43 [17] Replace modern doors with existing west Book Room window [14], infill above and below.

Donald Insall Associates note *"Replacing the modern tripartite door with the historic west elevation window would reinstate the original appearance of the north elevation... as such, both alterations are considered to be heritage benefits."*

3.44 [18] Reinstall window as per original drawings, infill above and below.

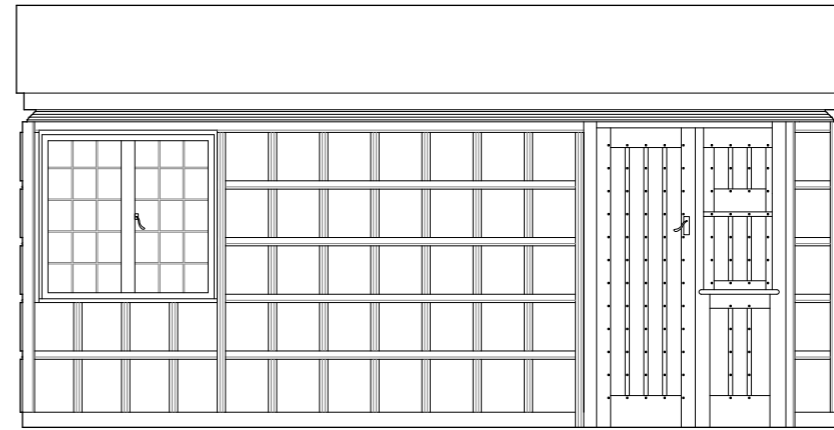
3.45 [19] Replace modern applied leaded glazing with historically sympathetic alternative.

Pre-Application response:

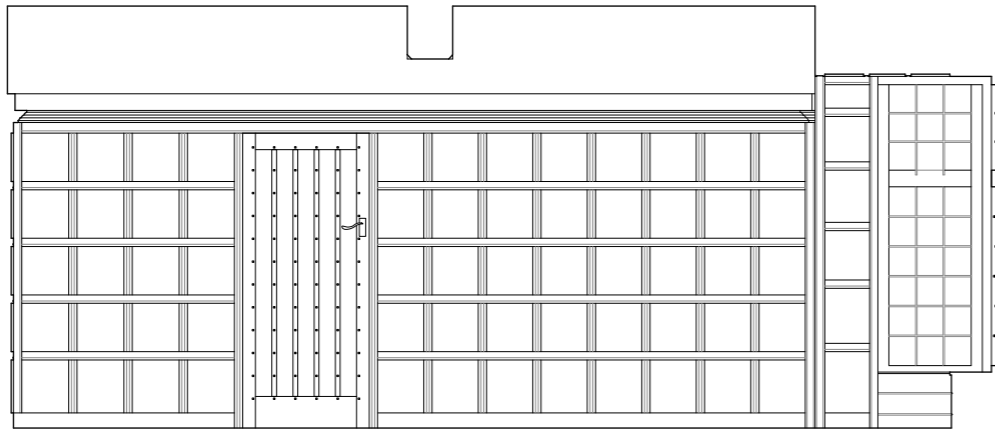
'It is advised that detailed internal elevations of the panelled room are submitted.'



ELEVATION 1



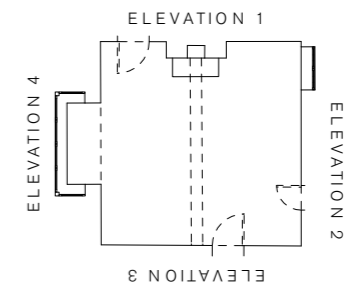
ELEVATION 2



ELEVATION 3

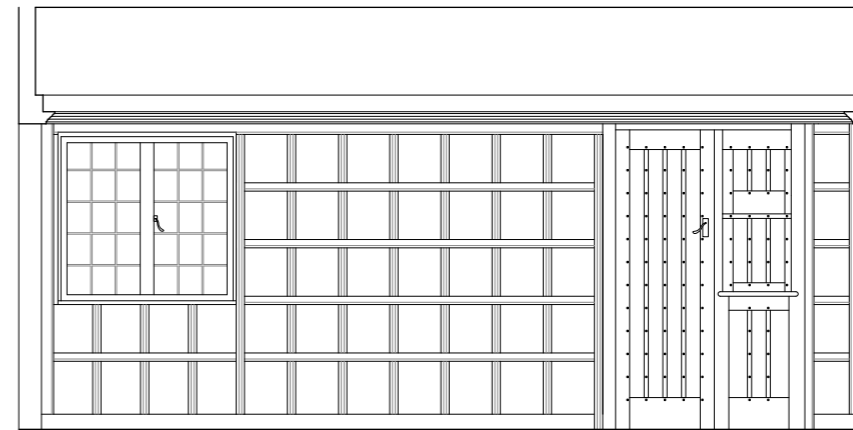


ELEVATION 4

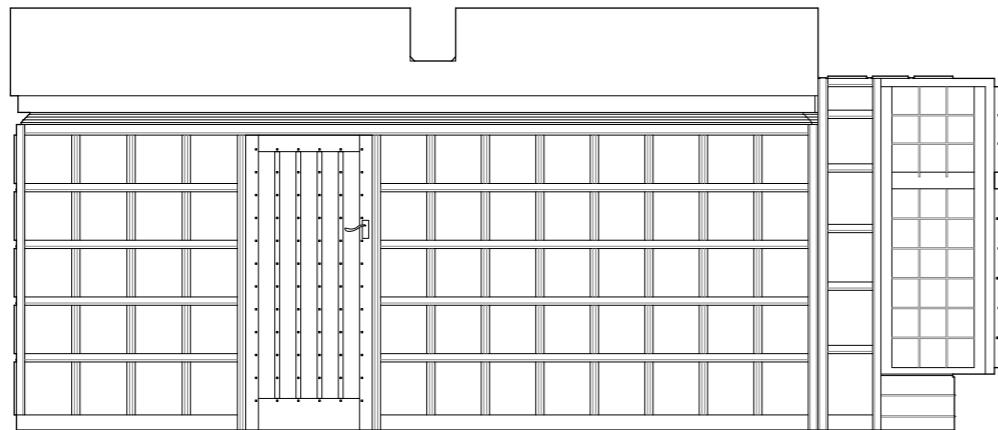




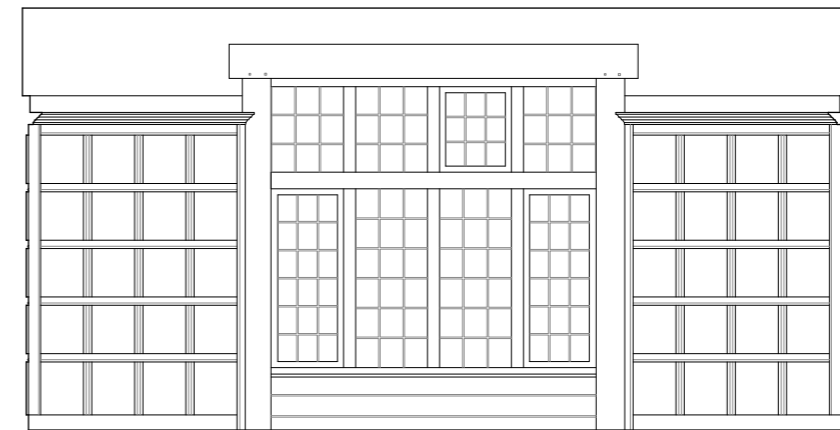
ELEVATION 1



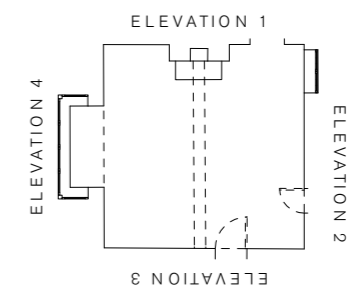
ELEVATION 2



ELEVATION 3



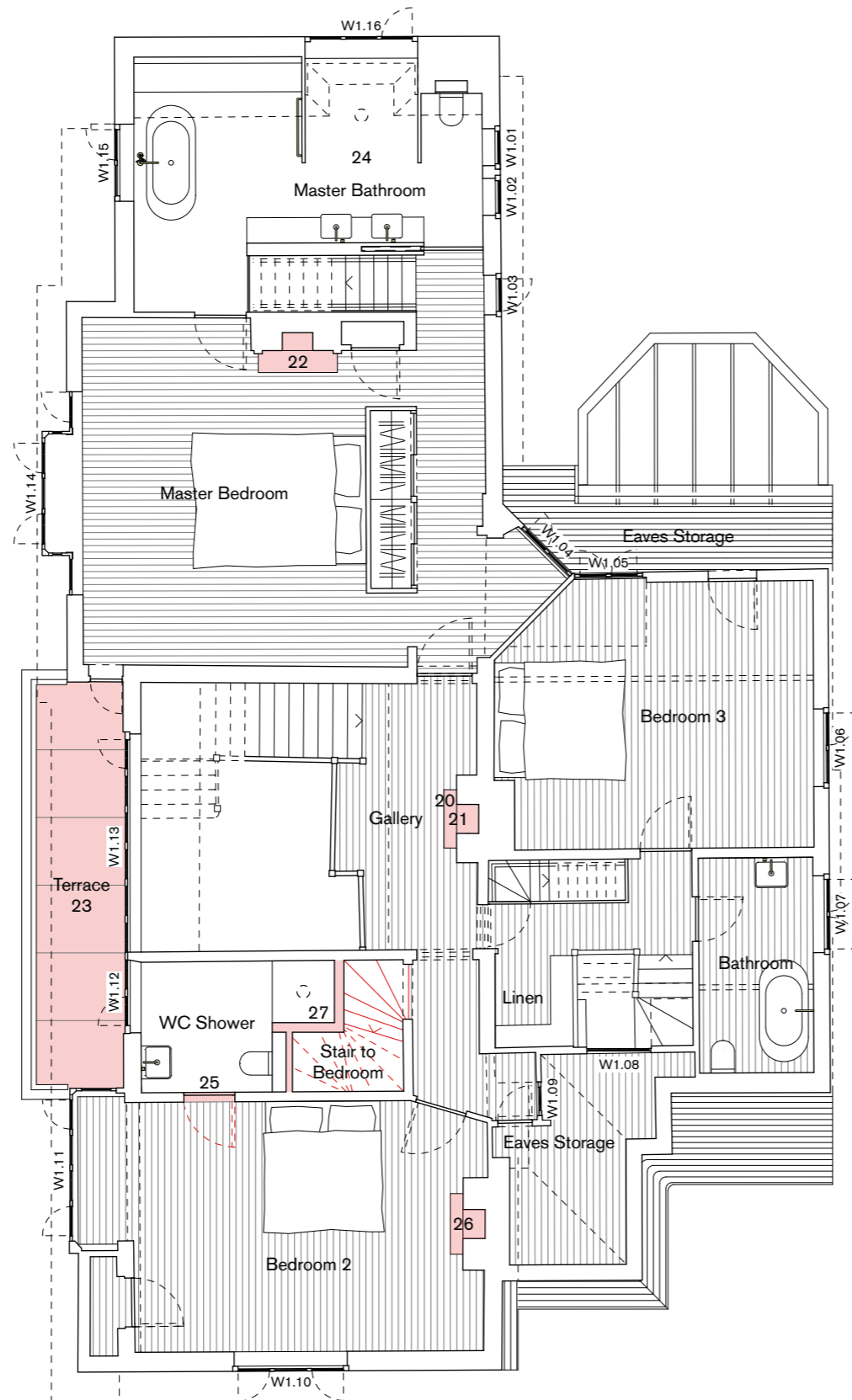
ELEVATION 4



16. Proposed elevations of Music Room, *Elevation 1* showing new opening and reuse of removed panelling and the red line indicating retained door to the Book Room

Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

- 20 Repoint fireplace brickwork with lime mortar
- 21 Remove tiled hearth, replace with large stone slabs
- 22 Remove tiled hearth, replace with large stone slabs
- 23 York stone pavers to Terrace
- 24 Revised Master Bathroom layout
- 25 New door
- 26 Remove tiled hearth, replace with large stone slabs
- 27 Revised staircase



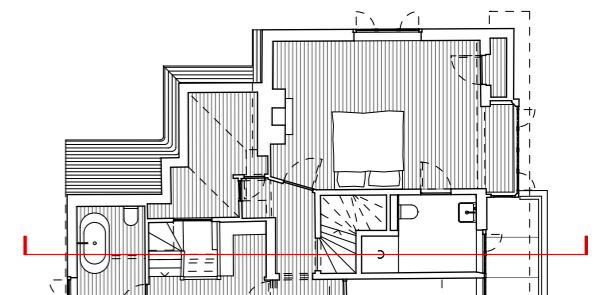
first floor

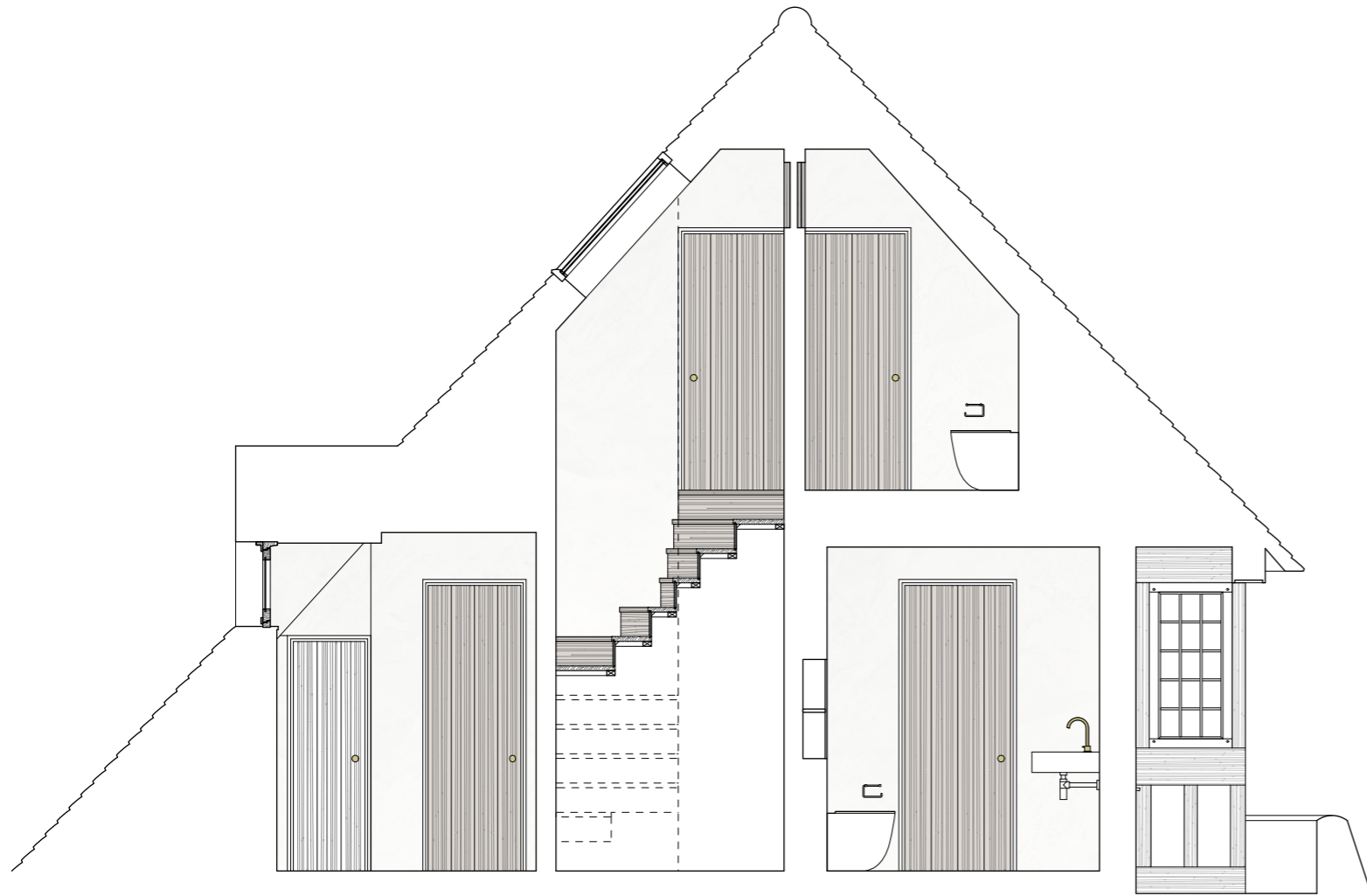


SECTION A

1:25 @ A3

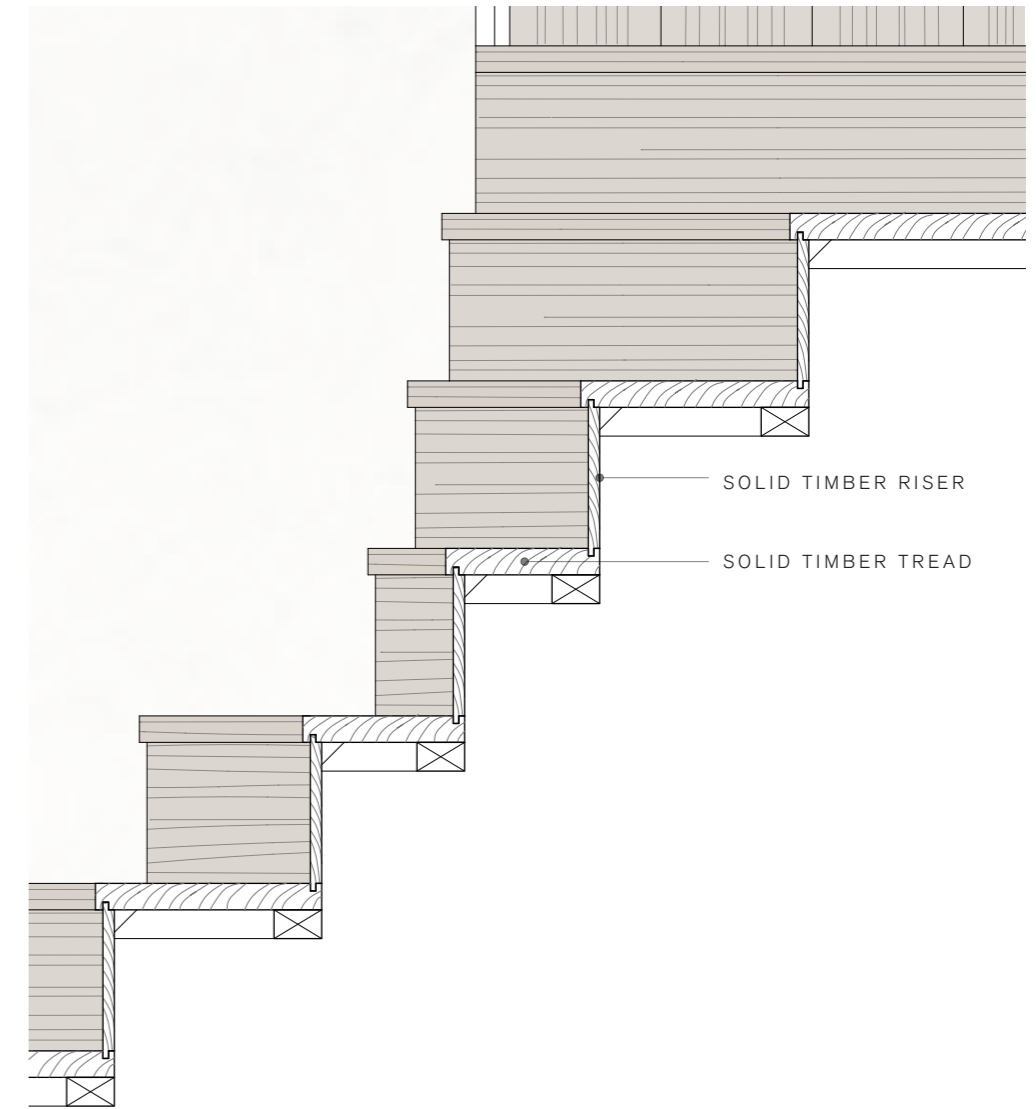
18. Revised east attic stair section





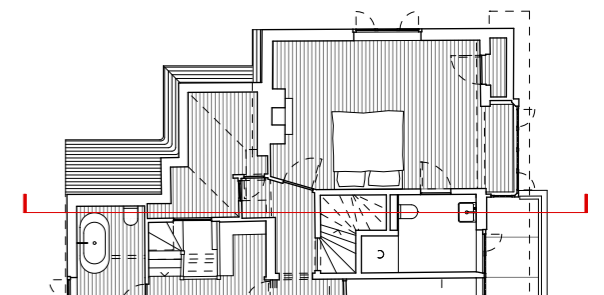
SECTION B

1:50 @ A3



STAIR DETAIL

1:10 @ A3





20. Existing first floor terrace

FIRST FLOOR GALLERY

3.46 [20] Repoint fireplace brickwork with lime mortar.

3.47 [21] Remove tiled hearth, replace with large stone slabs.

MASTER BEDROOM

3.48 [22] Remove tiled hearth, replace with large stone slabs.

TERRACE

3.49 [23] The first floor terrace leading off the Master Bedroom is currently floored with a bitumen roof covering, susceptible to damage in use. It is proposed to install York stone pavers over. [20]

first floor

MASTER BATHROOM

3.50 [24] The layout of the Master Bathroom indicated in the previous application has been revised to provide a more open room.

BEDROOM 2

3.51 [25] New structural opening and door to Shower Room.

Donald Insall Associates note *"the removal of such fabric on such a small scale is not considered to cause harm to the special interest of the listed building; the plan form would remain unaltered and the impact on the spatial arrangement of these spaces would be negligible"*.

3.52 [26] Remove tiled hearth, replace with large stone slabs.

EAST ATTIC STAIR

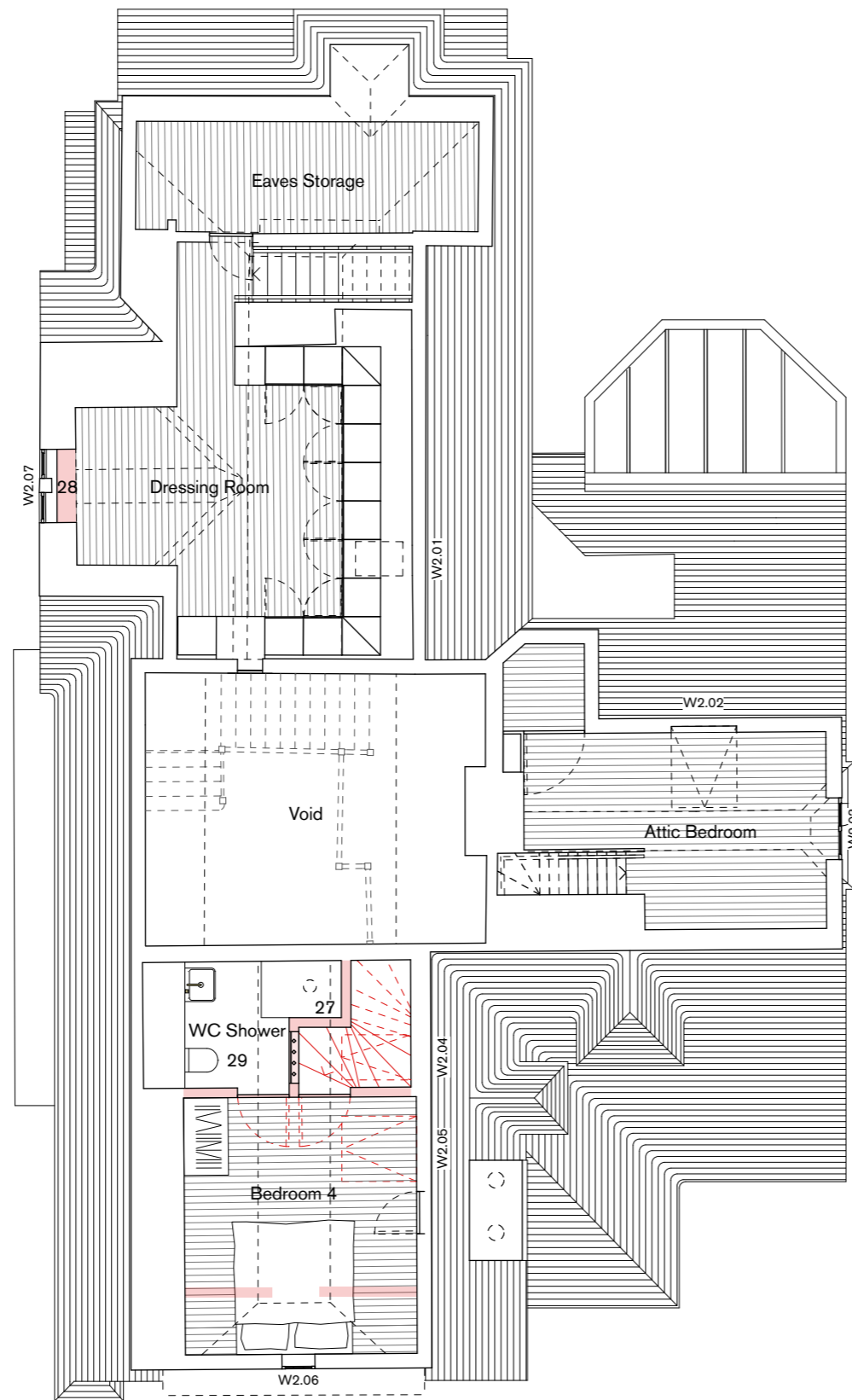
3.53 [27] Proposed remodelling of modern staircase from first to second floor and form Shower Room in existing stair void to serve Bedroom 2.

Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

27 Revised staircase

28 Remove modern timber window surround

29 Shower Room to existing stair void



second floor

21. Proposed second floor plan with proposed amendments highlighted in red



22. Modern timber lining to be removed

second floor

DRESSING ROOM

3.54 [28] It is proposed to remove the modern timber window seat and surround.

[22]

BEDROOM 4

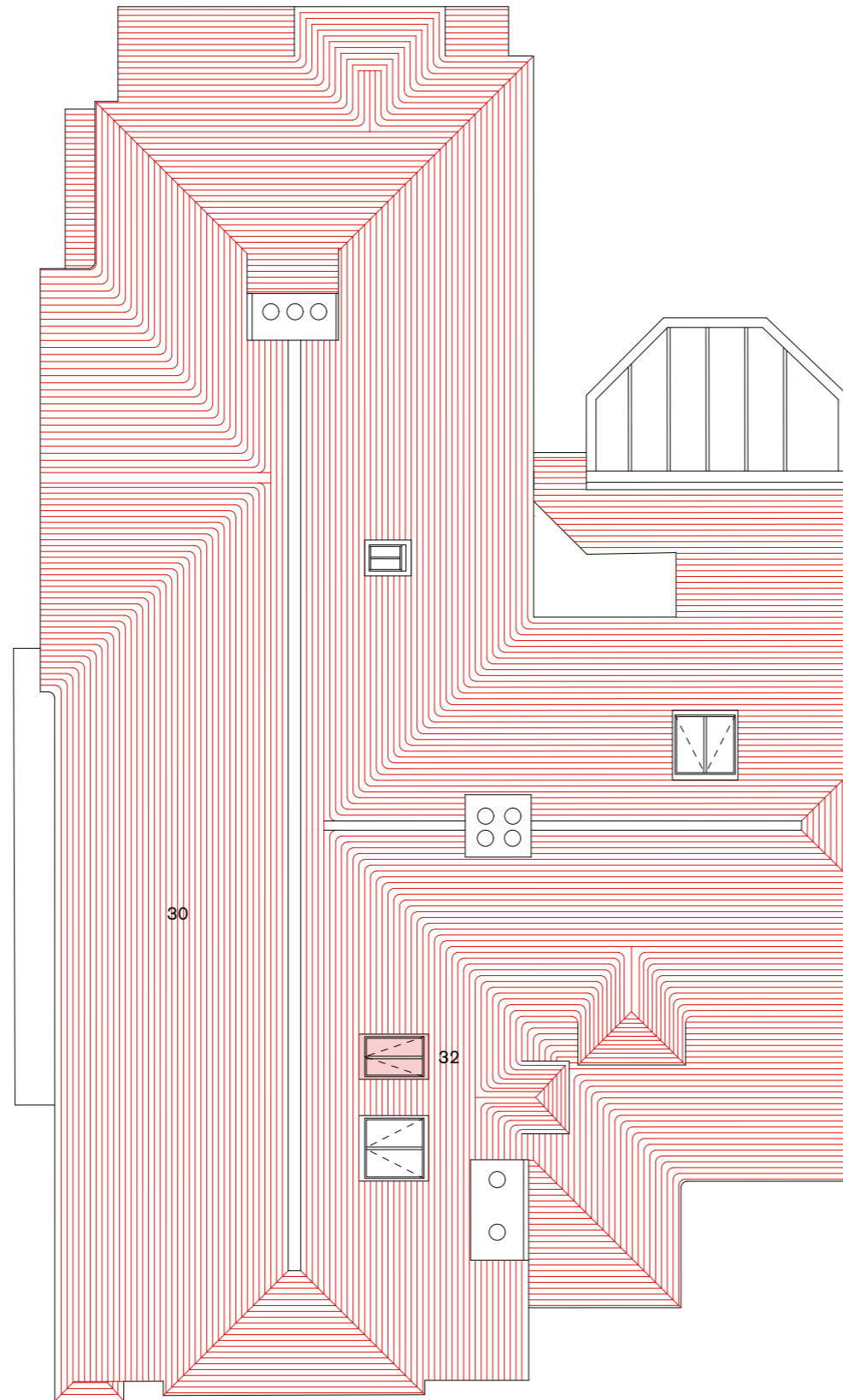
3.55 [29] As noted under STAIR above, it is proposed to remove the modern shower room and form a new shower room over the existing stair void.

Donald Insall Associates note *"The second floor was heavily extended in 2012, and the finishes and fittings in these rooms are modern and without significance"*.

Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

30 Reinstatement of original roof

32 Proposed additional conservation rooflight



roof / exterior

Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

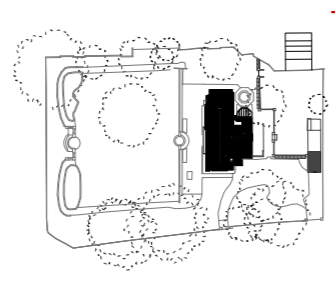
17 Use retained window from Book Room link (14) in place of modern triple doors

19 Replacement glazing for applied leaded light

30 Reinstatement of original roof

31 Remove and replace all chimney pots with concealed pots as the original intent

32 Proposed additional conservation rooflight



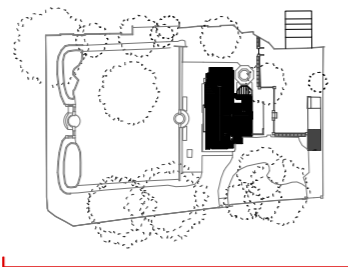
24. Proposed north elevation with proposed amendments highlighted in red

Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

30 Reinstatement of original roof

31 Remove and replace all chimney pots with concealed pots as the original intent

34 Strip the white paint to to reveal the original buff coloured render



25. Proposed east elevation with proposed amendments highlighted in red

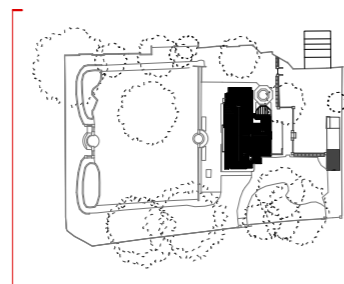
Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

5 Glazed shutter to Garden Hall

30 Reinstatement of original roof

31 Remove and replace all chimney pots with concealed pots as the original intent

33 Remove the black paint finish to all external timbers and window frames



26. Proposed south elevation with proposed amendments highlighted in red

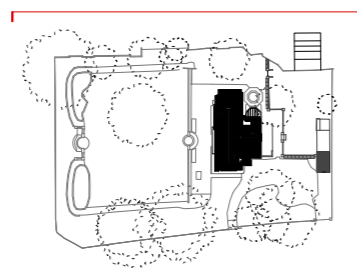
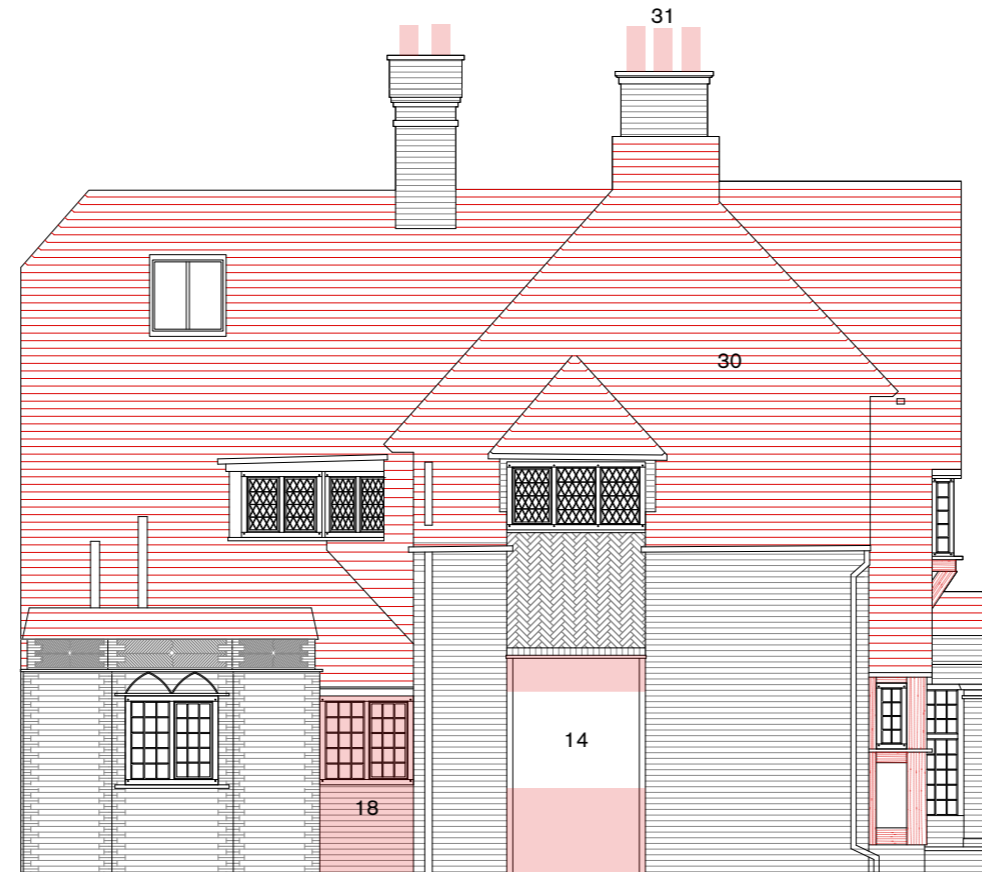
Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

14 Remove and retain Book Room window (removal already consented)

18 Reinstate window as per original drawings, infill above and below

30 Reinstatement of original roof

31 Remove and replace all chimney pots with concealed pots as the original intent



27. Proposed west elevation with proposed amendments highlighted in red



28. Original swept verge and ridge tiles of the roof

ROOF

3.56 The original photo of the house at completion shows clay roof tiles of varied tone and texture, with swept verges and corner tiles to hips, to the main roof and area of vertical tiling. The current roof tiles lie flat on the roof, show no variation of tone and on the pitched roof have weathered to a dull, even tone, even to the south-facing pitch, and on the areas of vertical tile-hanging have not weathered at all, and are assumed to be modern. [28]

Donald Insall Associates note *"When comparing the appearance of the existing elevations to the historic 1930s photograph, it is evident that building's elevation and roofscape have undergone alterations... The loss of the variation in colour of the roof tiles suggests that all the roof tiles were replaced at the same time as these alterations, likely in the mid-late 20th century. The proposals seek to reinstate the original appearance of the elevations and the roofscape; the proposed natural clay replacement tiles to both the south elevation and the roof, would reinstate a natural variation in tone as per the historic finish"*.

3.57 [30] It is proposed to re-tile the roof and areas of vertical tile-hanging following the original form and detailing, with varied natural clay tiles.

Donald Insall Associates note *"The wall hung tiles here have been replaced, and have an unnaturally clean finish"*.

3.58 [31] It is proposed to remove and replace all chimney pots with concealed pots as the original intent.

3.59 [32] 1 No. conservation rooflight is proposed in addition to the current consent.

Donald Insall Associates note *"The installation of a new rooflight, in addition to a previously consented rooflight, would cause no harm to the building's significance"*.

roof / exterior

EXTERIOR

3.60 The existing rainwater goods are UPVC and are proposed to be replaced in cast iron with half-round gutters on traditional rise and fall brackets.

3.61 [33] It is proposed to remove the black paint finish to all external timbers and window frames, to reinstate the natural timber finish.

3.62 [34] It is proposed to strip the white paint to rendered panels to reveal the original buff coloured render.



29. Existing bay window of the Music Room

- 4.1 The proposed works, while individually minor in nature, are intended collectively to effect a marked improvement of the heritage asset, and to ensure the enjoyment and longevity of the house.

Donald Insall Associates note *"It is considered that the proposals would preserve the special interest of the Grade II-listed building and preserve the character and appearance of the Christchurch Road, East Sheen Conservation Area"*.

4. Conclusion