

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 18/3100/HOT 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'



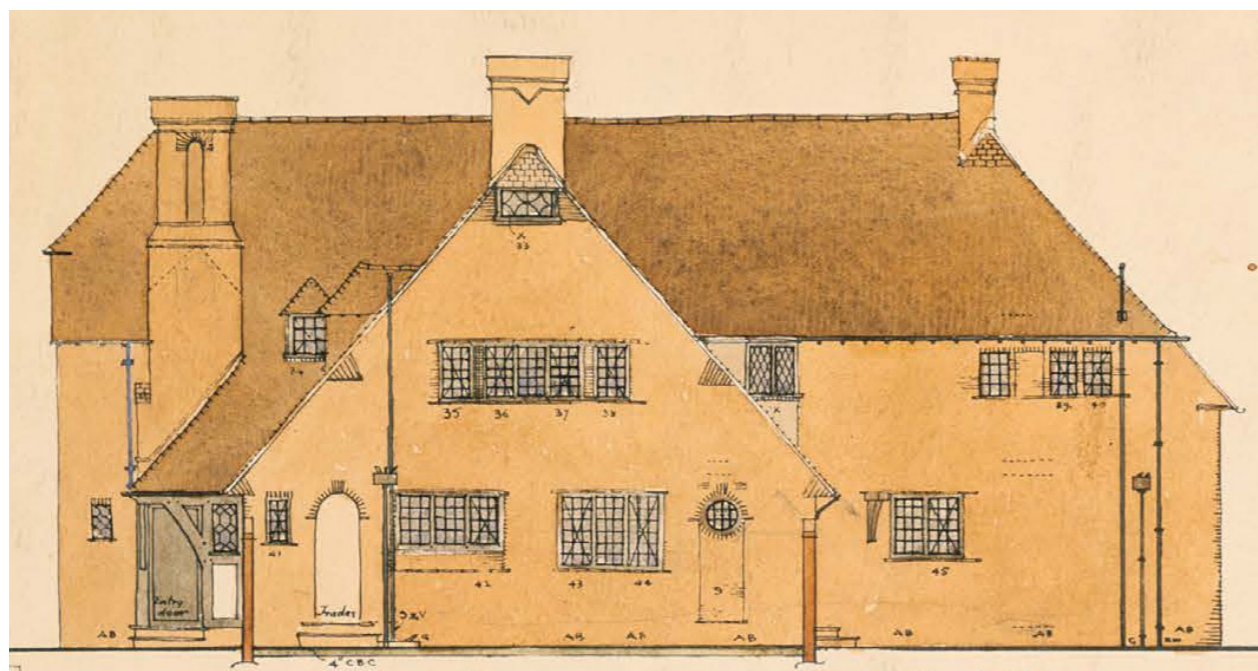
3. Sheengate view from east

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 the north elevation of Sheengate showing the triple window proposed to be reinstated *RIBA Collections*

3. List of Works windows

- 3.1 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.
- 3.2 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. [4]
- 3.3 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.
- 3.4 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.
- 3.5 Where modern replacement windows have been installed with applied leadwork, it is proposed to reinstate authentic leaded lights to these windows.
- 3.6 To provide daylight to the proposed east attic staircase, an additional conservation rooflight is proposed to the north elevation roof. The rooflight will be greatly obscured from view by the chimney stack.
- 3.7 A window schedule has been prepared listing alterations.



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



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

timber

3.8 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.

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

3.10 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."

[5]

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'



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

3.11 Vine Cottage is a typical example of Castle's work of the 1920s, and features unfinished external timber framing. It was completed six months before Sheengate in September 1924. [7]

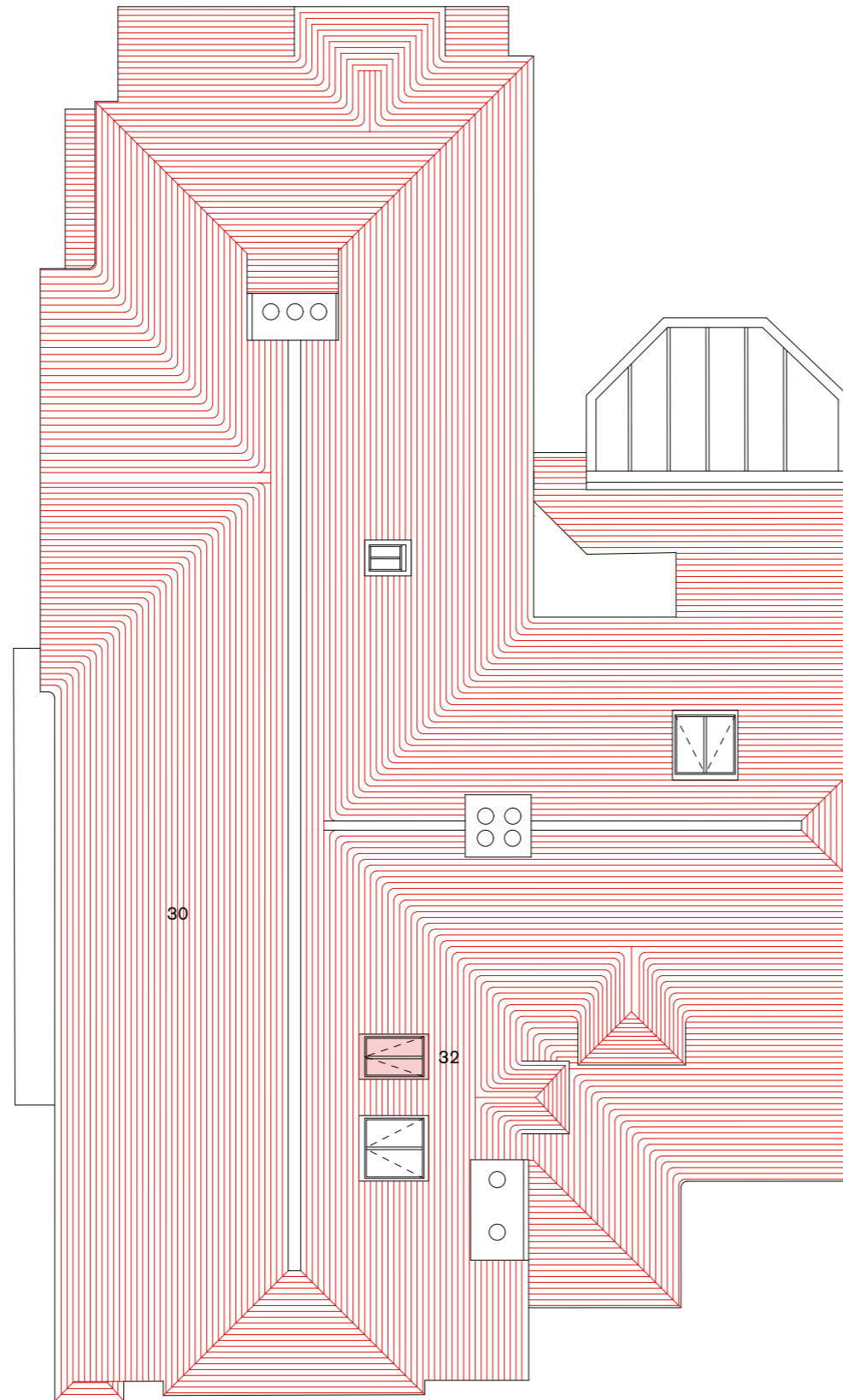
3.12 Unfinished timber framing ties with Arts & Crafts movement antecedents, and other houses of the period - Sir Edwin Lutyens' Arts & Crafts work, the quintessence of the movement - Munstead Wood (1896), Orchards (1897), Deanery Garden (1900), Great Dixter (1910) – always featured untreated timber 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"*.

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

30 Reinstatement of original roof

32 Proposed additional conservation rooflight



roof



9. Original swept verge and ridge tiles of the roof

roof

3.13 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.

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"*.

[9]

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

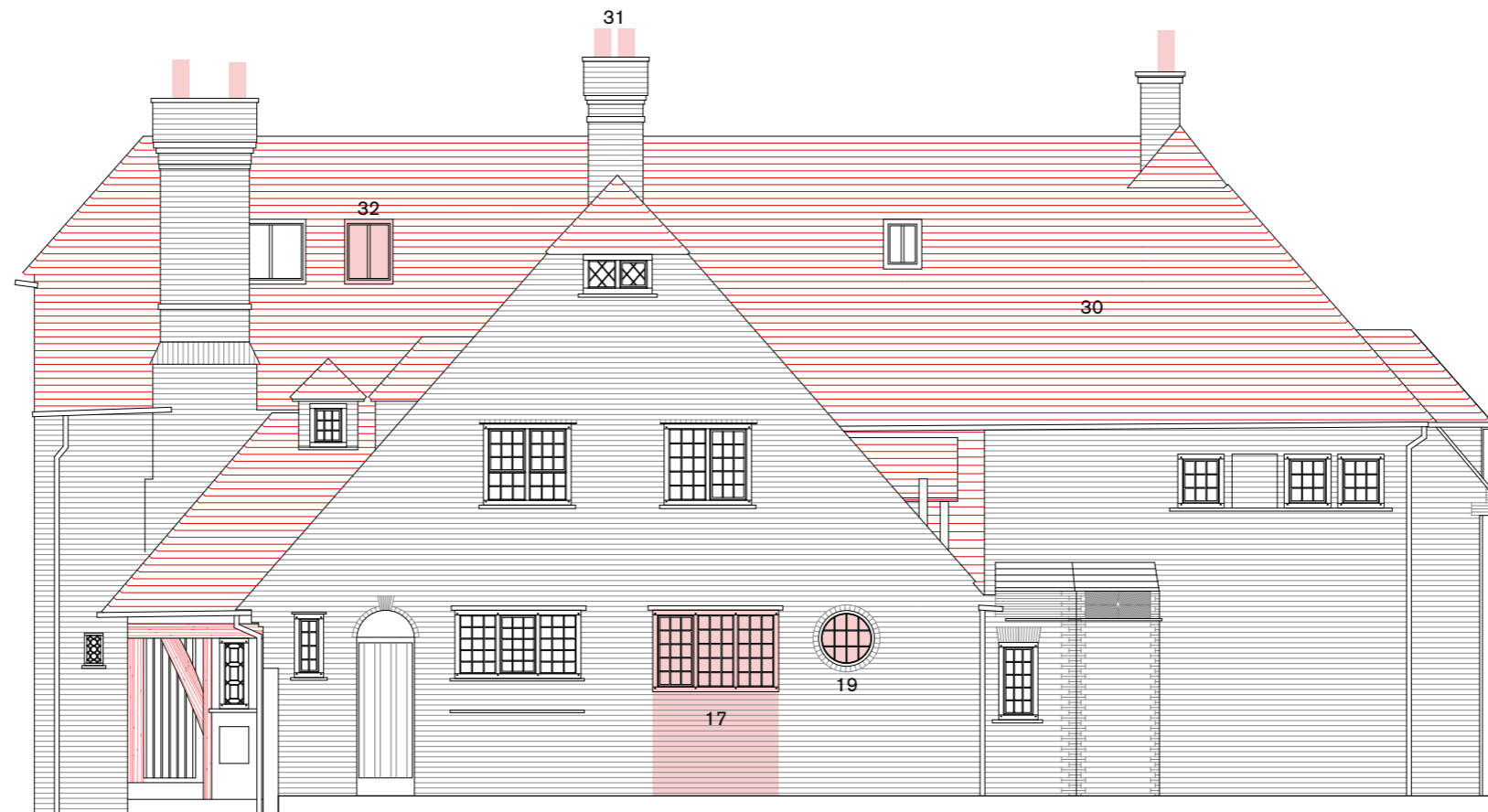
17 Use retained window from Book Room link (14) in place of modern triple doors

19 Replacement glazing for applied leaded light

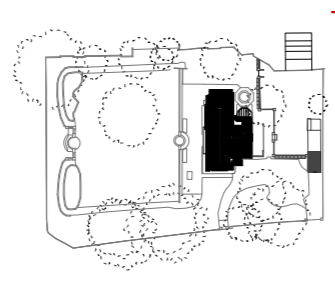
30 Reinstatement of original roof

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

32 Proposed additional conservation rooflight



general



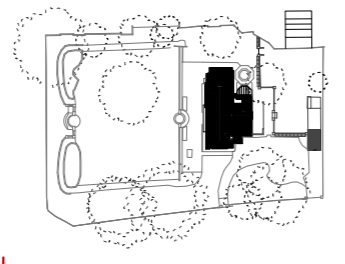
10. Proposed north elevation with proposed amendments highlighted in red

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



11. Proposed east elevation with proposed amendments highlighted in red

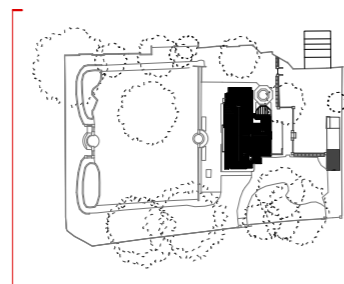
Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

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



12. Proposed south elevation with proposed amendments highlighted in red

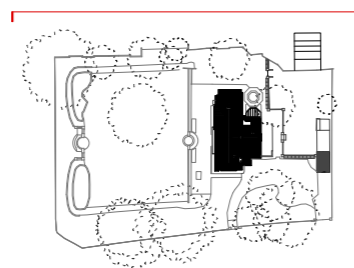
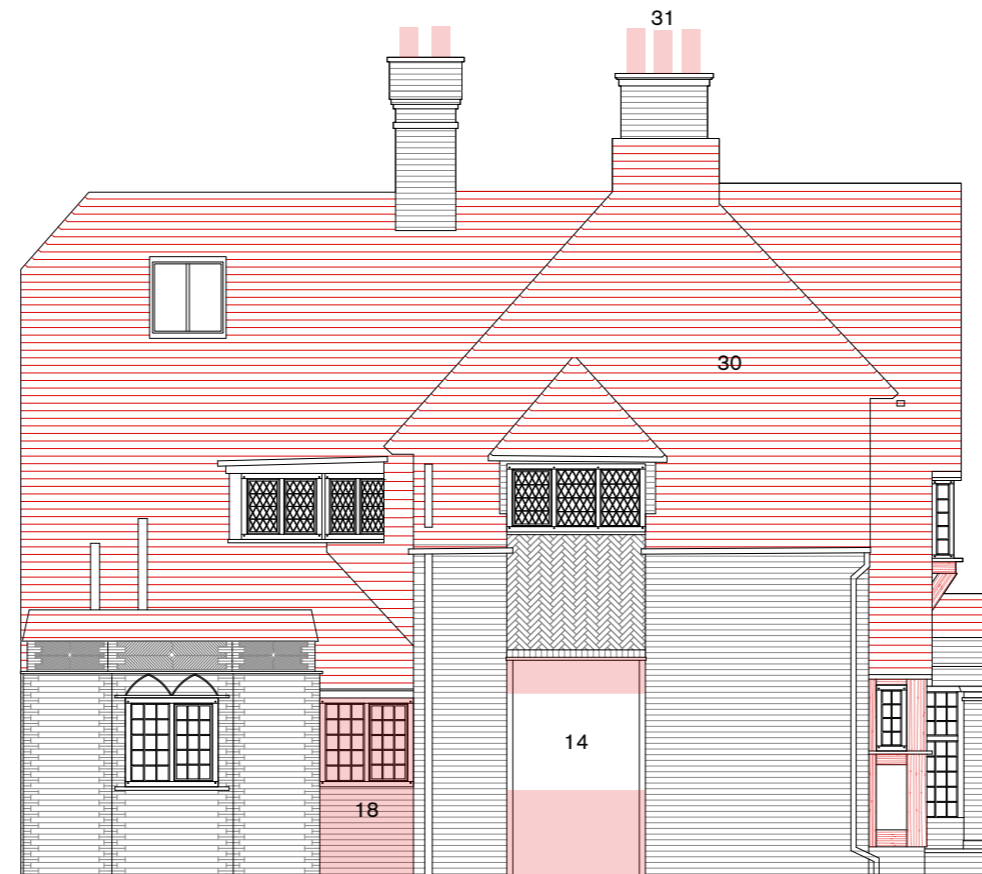
Proposed amendments to existing consent (18/3099/LBC, approved 05/09/2019)

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



13. Proposed west elevation with proposed amendments highlighted in red

- 3.14 [5] It is proposed to convert the existing solid timber garden door to open outwards, and to install an inner metal-framed glazed door to allow a clear view into the garden, while retaining the original fabric.
- 3.15 [14] Remove and retain window for reuse (removal of window already consented).
- 3.16 [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"*.
- 3.17 [18] Reinstate window as per original drawings, infill above and below.
- 3.18 [19] Replace modern applied leaded glazing with historically sympathetic alternative.
- 3.19 [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"*.
- 3.20 [31] It is proposed to remove and replace all chimney pots with concealed pots as the original intent.
- 3.21 [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"*.
- 3.22 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.
- 3.23 [33] It is proposed to remove the black paint finish to all external timbers and window frames, to reinstate the natural timber finish.
- 3.24 [34] It is proposed to strip the white paint to rendered panels to reveal the original buff coloured render.

general



14. 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