



NORTH WING, OWLETT'S

COBHAM, KENT

DESIGN &
ACCESS
STATEMENT
INCLUDING
HERITAGE
IMPACT REPORT

MAY 2023

FOREWORD

This document has been produced to accompany the application for Listed Building consent under the Town and Country Planning Acts from Gravesham Borough Council for the repair of existing timber casement window on front elevation, replacement flaunching with integrated lead tray, lead valley repairs between roof slopes and installation of new extract in rear wall to serve bathroom.

at

North Wing Owletts, Cobham, Kent.

Historic background provided by CGMS report dated 2009 commissioned by The National Trust.

Issue/ Revision	Date	Description
A	May 2023	GBC Planning

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1. INTRODUCTION



1.1 Introduction

This document has been produced to accompany the application for Listed Building consent under the Town and Country Planning Acts from Gravesham Borough Council for proposals at Owletts Mansion, which is a Grade II* Listed private Let Estate property, owned by The National Trust, located along The Street, Cobham.

The main house is a large double pile red brick house with a symmetrical principal front to the south featuring a central porch and two outer closet turrets. The hipped roof is partially concealed by a raised parapet. Two substantial stacks rise from the centre of the house.

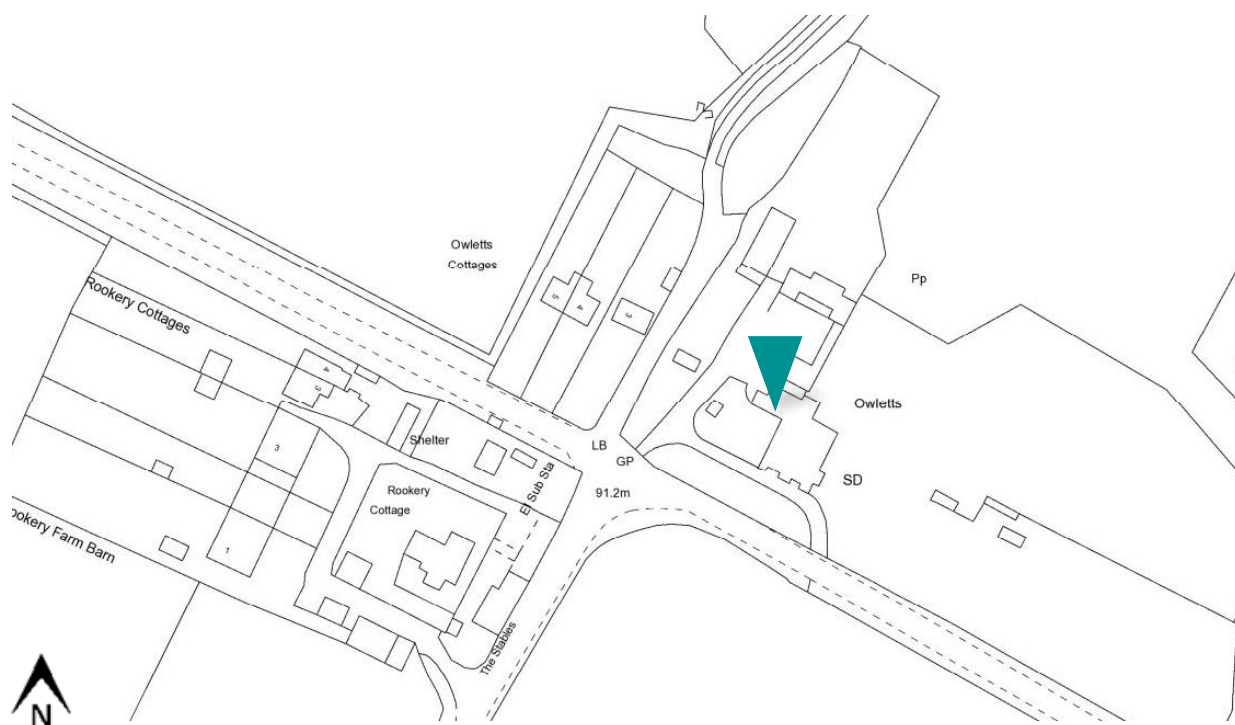
The original house was extended with an attached north wing to the northwest and with a lower two storey section to the north and a single storey to the northeast. All extensions are also in red brick.

There is a courtyard featuring a former stable (later converted) and a range of stores and other service buildings to the north of the north wing. To the east of the house was a large garden with a partially walled vegetable garden section.

To the east and west of the main property were a series of five cottages, one was building in 1805 in red brick. The remaining four were constructed in c1927 to designs by Sir Herbert Baker.

This application is concerned with North Wing, a later extension of an earlier single-storey adjoined structure, replaced in 1877. It is for the repair of existing timber casement window on front elevation, replacement flaunching with integrated lead tray, lead valley repairs between roof slopes and installation of new extract in rear wall to serve bathroom.

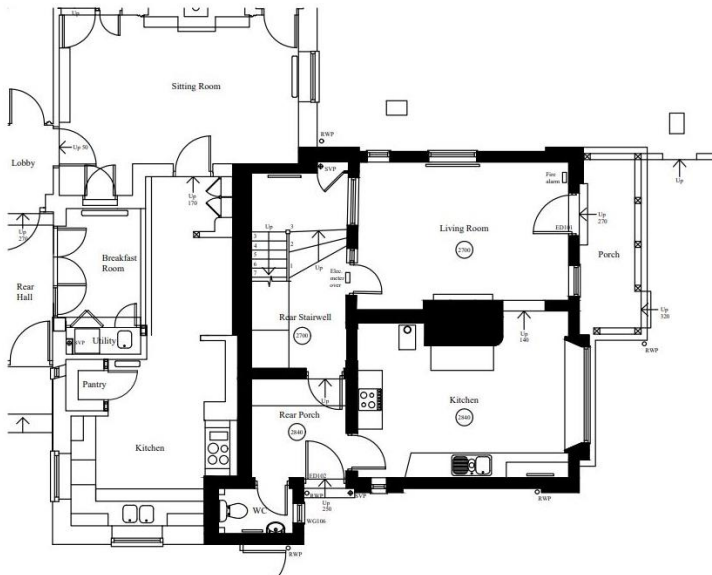
This has been approached with an understanding of the building's history, development and significance, which is described within the Section 3 – The Heritage Asset & Significance'.



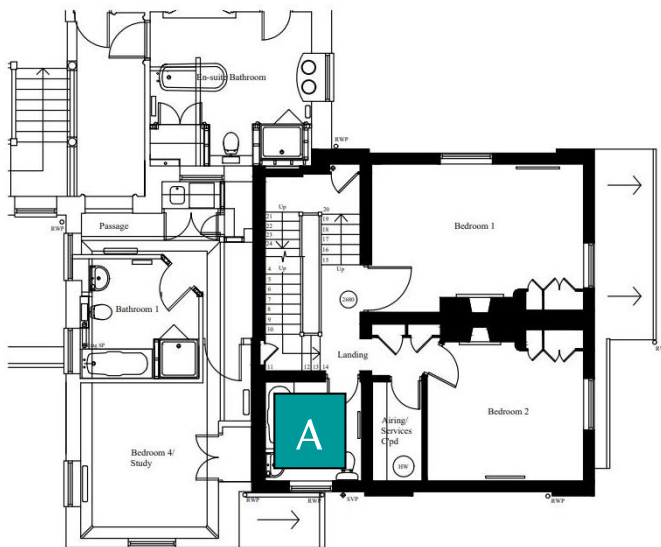
2. EXTENT OF USE & LAYOUT



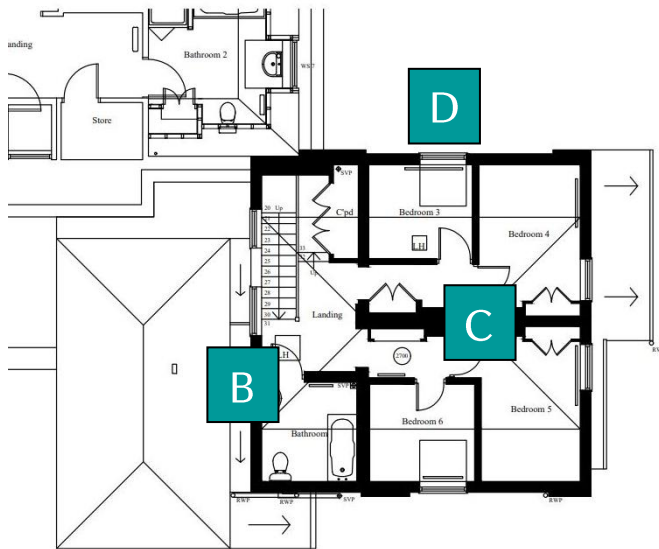
2.1 Outline of the existing layout (no changes proposed)



Ground Floor



First Floor



Second Floor

2.2_Existing Access

The property is independently accessed via the side main door, via the drive along the verandah. The staircase is located along the party wall to the main Owletts Mansion and ascends to the first and second floors. The bathroom is located on the first floor, to the rear of North Wing, as you exit the top of the stairs. Continuing up the flight of stairs, you enter the upper, second floor, which consists of accommodation within the roof place. The window requiring attention is located in the smaller room on the right, looking out towards the main road.

2.3_Proposed Access

This will not change from existing.

2.4_Extent of proposals

The proposals affect:

- A- the bathroom internal and external walls
- B- the valley between the main mansion and north wing
- C- the main central chimney to north wing
- D- 1 no. window to north wing on the front elevation.

3. THE HERITAGE ASSET & SIGNIFICANCE



3.1_Designation

Heritage Category: II*

List Entry Number: 1049097

Date first listed: 27-Aug-1952

Statutory Address: OWLETTS, THE STREET

TQ 66 NE COBHAM THE STREET 5/30 (north side)

27.8.52 Owletts

Built in 1683/4 by Bonham Hayes. Red brick, moulded brick string course. Panelled parapet added C18. Steeply pitched hipped tiled roof. Narrow end bays project to form closets. Slight central projection. Seven sash windows and 3 dormers. Modern porch with re-set panelled door. Engaged Doric columns, pediment and semi-circular fanlight. Two steps with wrought iron handrails. Two massive panelled chimney stacks dated 1683. Lead downpipes with heads inscribed G.G.1754. Three sash windows and 2 dormers to east and west facades. Large modern single-storey bay to east. Central projection to north facade marking staircase with 2 tall "croise" windows with leaded lights and 3 ox eye windows above. Two projections added by Sir Herbert Baker in 1925 and C19 wing added at north-west corner. Internally fine staircase and plaster ceiling, bolection mouldings to fireplaces and panelling dated from 1684. In 1894 the house passed to the Edmeades family of Nurstead then by marriage to the Baker family until in 1938 Sir Herbert Baker who lived there gave it to the National Trust.

3.2_Later extension

Owletts House is a principally square block facing south. It has two main storeys with attic dormers behind a parapet and basement windows sunk within shallow light-wells. The building is a bright orange-red brick in Flemish bond. Fine gauged or rubbed bricks were used in the window heads and moulded string course at first floor level on the south front. The later north wing is in a similarly coloured brick with a somewhat harder fabric also in Flemish bond. Sir Herbert Baker's extensions to the north of the house are distinguished by being of stretcher bond and with a slightly paler colour.

Thomas Henry Baker and Francis Georgina Davis had ten children and extended the house to accommodate them by adding a north wing in 1877, replacing the earlier single storey structure shown a plan dating to 1758. Their initials are cut into the bricks over the back door, which have been relocated into a later extension by Sir Herbert Baker.

The north wing is a three-storey block in red Flemish Bond brick with a half-hipped roof in red clay tile. It is lit principally by windows to the west and south and the northern elevation is largely blind apart from a single dormer above the eaves and a glazed door on the ground floor. There is a clear stepped straight joint and change in the character of the brickwork between the north wing and the two-storey block described above. The main entrance to this wing is on the western side where there is a doorway within a porch. The porch runs nearly the full width of the block and has heavy turned posts with diagonal braces up to the eaves of the porch's lean-to roof. A secondary door to the north is within a small brick porch. The windows throughout the building are sash windows.

3.3 Approach and Methodology - Proposals

We discuss here our intention to carry out the following work:

- A New extract fan.
- B Lead valley repair
- C Chimney repair
- D Window repair

We also state here the impact on significance.

Higher significance: for example, fabric that relates to its original form, of high architectural merit or importance to the asset.

Medium significance: for example, fabric that is not of extreme importance, some of the original building can be appreciated and there is adequate fabric quality showing the change in the buildings use and style.

Low significance: for example, fabric that detracts from or is detrimental to the original form, fabric and legibility of the original building, character or significance.

Proposed methodology set out for each of the above proposals are:

Issues

Outlining the main reason for intervention based on a defect or problem associated with performance or defect.

Proposed

How we intend to deal with the issues.

Recording

How the existing situation will be recorded before work starts.

Removal/ repairs/ Reinstatement

Fabric or elements affected or to be removed for the proposals.

Architectural and fabric significance

An indication of the proposals on the significance.

A New extract fan in bathroom

Issues

The bathroom is suffering from a severe case of damp, which has affected the walls and ceilings. These have been cleaned off, but the damp has penetrated into the surfaces, and this now requires redecoration. There is no extract fan in the room and only a sash window existing. Opening the window would help, but this is not an ideal remedy.

Proposed

The proposal here is to install a wall mounted extractor, which will allow a constant air flow, especially whilst the showers and bath are being used. This will allow the condensation to escape. The proposal is to install a cast iron grille externally and locate it approx. 300mm away from the window reveal.

Recording

The existing situation has been recorded in photographs, and a further closer view of the brickwork will be recorded once scaffold is up, but before work starts.

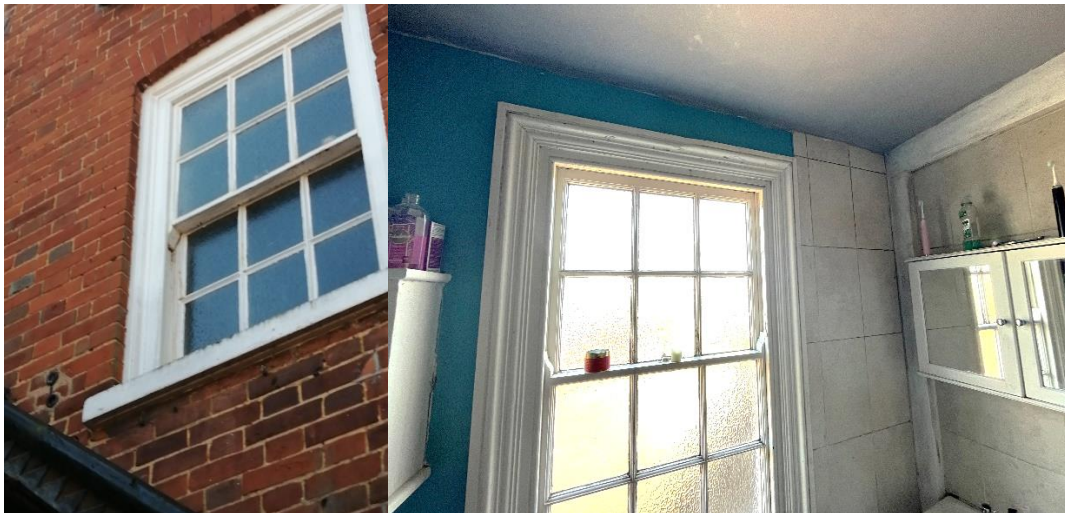
Removal/ repairs/ Reinstatement

Some existing bricks will be removed, and this will be approximately 100mm diameter, at the depth of the wall.

Architectural and fabric significance

Existing brickwork – Medium – as this is from the original 1877 extension by Herbert Baker. We will be affecting 3 no. bricks.

Wall tiles – Low – of modern materiality. We will be affecting 1 no tile.



B Lead valley repair

Issues

The valley between the main mansion and North Wing is displaying some issues internally, which is the result of water ingress and damage to both historic joinery and plaster. This has resulted in significant dry rot and mould.

Proposed

We proposed to investigate the lead valley to see whether the lead work is dressed up the valley sufficiently and if there are any defects present, cracks for example. We will then carefully lift the tiling, and check roofing membrane, and falls. These will then be rectified as a repair and no difference in appearance will take place.

Recording

The existing situation will be recorded in photographs, and a further closer view of the valley will be recorded once scaffold is up, but before work starts.

Removal/ repairs/ Reinstatement

We will endeavour to retain the existing lead, if not defective. Tiles will only be replaced if chipped, or delaminated.

Architectural and fabric significance

Existing Lead – Medium – this could hold some original fabric, albeit from the 1877 extension.

We may be lifting lead or repairing a bay if defective.

Roof tiles – Medium – this could hold some original fabric, any defective tiles would be replaced, albeit a small number.

C Chimney repair

Issues

There is an apparent leak on the internal face of the chimney breast at second floor. This has affected both sides of the chimney breast and has made its way along the ceiling.

Proposed

The proposal is to arrange for scaffolding over to reach all sides at flaunching level. This will enable us to have a closer view of the external chimney, to check the flaunching and brickwork. The proposal here is to remove the existing flaunching and pots. A Code 6 lead tray will be installed at flaunching level and NHL 3.5 lime constructed over to form new flaunching. Any cementitious mortar on the stack will be carefully removed by hand tools and replaced in NHL 2.5.

Recording

The existing situation will be recorded in photographs, and a further closer view of the brickwork and flaunching will be recorded once scaffold is up, but before work starts.

Removal/ repairs/ Reinstatement

The flaunching will be removed, including any cement mortar to the stack. Some internal repairs and reinstatement to the ceiling will be planned here to remove the small sections of defective ceiling. Lime plaster will be applied over laths. Existing laths will be retained if these are in good order, otherwise we proposed to use oak riven laths.

Architectural and fabric significance

Ceiling plaster – Medium – this could hold some original fabric, albeit from the 1877 extension. This would extend to the area of dampness.

Wall plaster – Medium – this could hold some original fabric, albeit from the 1877 extension. This would extend to the area of dampness.

Chimney mortar – to be determined with high level access. Cement would be low. Lime, possibly medium. Flaunching – medium. Proposals would extend to cementitious mortar and flaunching.



D Window repair

Issues

The existing timber casement window is suffering from a severe case of rot, which has primarily affected the left side opener (as you look at it from inside). The glazing bar and frame has no structural integrity to it, which is easy to crush between your fingers. There is evidence of a previous splice repair, which has now bowed, and this has displaced the frame, causing significant air and water ingress internally. The right side is less serious, but has defects, nonetheless.

Proposed

The proposal is to remove and fabricate a new opener on the left side, as the existing one is not repairable. This will be done to match the existing dimensions, style and glazing bar mouldings. The right side will be repaired using splice techniques in a workshop. All timber to match the existing, either in soft or hardwood (to be determined). The joinery will be primed and painted white to match existing.

Recording

We have recorded the measurements of the window and taken joinery detail measurements and photographs. The existing condition has been recorded.

Removal/ repairs/ Reinstatement

The left side window will be removed and replaced. Some minor repairs will be made generally, which will include splice repairs. The existing paint will be removed and redecorated.

Architectural and fabric significance

Window – Medium – this could hold some original fabric, albeit from the 1877 extension. The drawing details to repairs and replacement. However, there are quite a few modern filler repairs and later timber scarf repairs, which have failed or are failing.



APPENDIX 1 – Record photographs





















