

Heritage Assessment- Kitchen:

The kitchen features exposed timber joists, contributing to a traditional aesthetic in line with the character of the property. An existing Aga and chimney breast are present, with the latter constructed in a stretcher bond brickwork pattern, suggesting it may be a later addition rather than original to the house.

The flooring is tiled, and the walls are partially tiled with a traditional-style kitchen worktop. While these finishes align with a classic design, the materials—particularly the wall and floor tiles—are not considered to have historical significance. A timber sash window provides natural light and is more consistent with the original architectural features of the property.



Timber sash windows

Timber joists

Existing Aga enclosure with stretcher bond mansonry chimney breast above

Proposed:

The existing kitchen is small, with limited countertop space, poor connectivity to the rest of the house, and insufficient natural light. We propose to extend the rear gable end by 1.5m to create an open-plan kitchen that connects to the garden room and makes full use of natural daylight from the proposed structural glazing. The existing chimney breasts will be retained and the rear bay extension will connect to the existing via structural openings



Existing historic wall featuring timber sash windows



Proposed openings to historic wall to allow for rear extension