

555A	Case ref. no:	Y19-0726-FH	Case Officer	Katy Claw
Property Address:	Thornby Farm, Whiteways, Stowting, Ashford			
Proposals:	Erection of a two storey/single storey rear extension together with rear extension together with internal alterations and the addition of three Car parking spaces (<i>Revised proposals</i>)			
Application Type	Planning permission and LBC			
Agent:	Gary Tidwell Associates			
General Comments Operative Conditions?				
Listing / C/A?	Grade II, AONB			
Date Consult Received:	22/07/2019			
Date Comments Sent:	02/01/2020			

Comments:

1- General & Historic Building Description and Significance:

Thornby Farm is in the dispersed settlement of Stowting which is about 1km west of Stone Street and about 3km north-west of where Stone Street descends the scarp slope at Farthing Corner.

The farmhouse is on the north side of Pilgrims Way, a narrow lane leading west towards East Brabourne and close by the Tiger Inn which is just to the west of it.

The farmhouse is late c18th – a double fronted brick farmhouse with a long main frontage facing south towards the lane. The roof is Kent peg tile with the principal range parallel to the front and with three subsidiary ranges extending back to cover the rear part of the house.

The doorcase is original, with a modern traditional door and the regularly arranged multi-pane sashes are in good order – possibly replacements for the original.

Around at the rear, the arrangement is more informal with two further single-storey hipped roof extensions – one a utility room and the other a porch – protruding from the rear of the otherwise flat rear elevation. There are a couple of original multi-pane sashes but the rest of the elevation is much altered with a variety of modern small pane casements arranged informally across the elevation.

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2-Development Proposals:

The Previous proposals were quite extensive, and included:

- Demolition of both rear single-storey extensions
- Construction of a new two-storey extension, being an extension of the eastern roof range, to form at ground floor a new utility/boot room with at first floor ensuite and office. The two-storey extension is of a traditional design, with traditional 8/8 recess sash windows with rendered splay arches over to match existing
- Construction of a new single storey orangery/kitchen extension right across the rest of the rear elevation. The kitchen extension has a false (perimeter) Kent peg tile roof around a large area of flat roof and the external walls are mostly glazed with large casements. The orangery extension is fairly traditional, with doors and windows to match the kitchen extension but with a slack pitched patent glazed roof, with lead clad glazing bars.
- Removal of the ground floor rear wall to extend the existing kitchen out into the extension (on the north-west side) together with new double doors connecting this through to the dining room at the front of the house
- Removal of the ground floor rear wall to provide a wide French door access between the middle room and the new orangery
- Infilling the north-west sash window as this will be blocked off by the new utility/boot room extension
- At first floor, opening up the existing hallway window to provide a new access to the family bathroom and study within the extension
- Conversion of a smaller room beside the stair hallway into a dressing room with a new door connection to the master bedroom.
- Widening of the opening between the two parts of the living room with the beam supported by a pair of columns

The Revised Scheme Proposals

The latest proposals have been substantially redesigned and now comprise two separate extensions at the east and west ends of the rear (north) elevation and with the previous proposal for a glazed conservatory between the two, completely omitted.

The eastern rear extension is essentially the same as the previous proposals – a two-storey extension being an extension of the existing eastern roof range. The only changes here are a slight adjustment of the arrangement of windows to the new rear elevation.

The western single-storey kitchen extension has a similar ground plan to the previous proposals but is now designed as an essentially brick construction with a hipped tiled roof, with a flat lead ridge section, set parallel to the rear of the main house.

Within, the original rear wall of the house is shown removed (as before) but with more of it left to provide a sense of definition between the original kitchen and its extension.

Additional to this there is now a fresh proposal for a single-storey extension to an existing lean-to storeroom on the west side elevation. The existing storeroom is shown extended alongside the new kitchen extension but this has a separate form with a parapetted flat roof, which also replaces the lean to roof of the original side extension.

The fenestration is generally traditional, with 8/8 box sashes intended to match those on the main building.

Within the house, the proposed minor changes to the layout at both ground and first floor are essentially similar to the original scheme proposals.

3-Comments:

Original Proposals Comments-

The proposals represented a substantial alteration to the existing building, removing the later rear extensions and involving the removal of the two existing original sash windows at the rear and a significant proportion of the rear wall of the building at ground floor level to effect connection into the new extension.

Having said this, the rear of the existing building has been much compromised by these existing rear extensions, and the use of modern casement windows such that the existing rear elevation hasn't got a great deal of intrinsic merit. Only the two surviving 8/8 sashes at ground floor are original and worthy of consideration.

The demolition of the existing modern rear extensions is uncontroversial and is acceptable.

The proposed two storey rear extension is a simple logical extension to the existing building with the roof form simply extended outwards to cover it. The arrangement of windows and doors are simple and logical also. I suggest however that these are moved very slightly further away from the corner to improve the proportion. It is essential that the details all match the existing – including eaves detail, the joinery, Flemish bond brickwork and flat rendered arches over the recessed windows with sub-cills. The existing window (to be covered over) could, if in good condition, be transferred across to the new elevation.

The kitchen and orangery extensions are of more concern. Both these are of a less traditional design and appearance. The hipped roof over the kitchen is a fake, a pelmet around a flat roof extension. The elevation treatment is also of concern with oversized plain glazed casements out of scale with the fenestration of the existing building. The three rooflights give an over busy appearance to the roof.

Although the proposed ground plan of the extension is reasonable the design needs to be reconsidered in a more traditional way – perhaps with the roof formed as a true hipped roof running parallel to the house, with a valley gutter between it and the existing rear elevation. The rooflights could then be positioned on the inner slope of this roof – out of site and bringing light down to the rear of the kitchen which otherwise would be very dark.

It would be helpful if the extension was designed more as a masonry building with brickwork at the corners at both the east and west ends of this part of the extension.

The removal of the whole of the rear wall of the existing kitchen is of concern but the brickwork here has been very much mucked about in the past and so perhaps the loss of this historic fabric is not of such great concern, a slight reduction in the size of the opening, leaving a return at the north west corner would help preserve the legibility of the original house.

There are similar concerns about the orangery. Again, the scale of the fenestration is too large and the elevation needs to be redesigned. It would help if this element were recessed slightly – set back between the two-storey north east and the one storey north west kitchen extension. The design and window arrangement needs to differ from that of the kitchen block with perhaps some glazing bars to reduce the scale of the glazing. A traditional design motif is to have vertical glazing bars in a similar way as was done in old Vine houses.

Again the original rear wall of the house is shown removed and this needs to be amended to reduce the amount taken away, perhaps with the original sash window retained within the house together with a new opening for French doors to the side of it to provide access into the living room.

I can see no problem with the proposal to form a wider opening with columns between the two parts of the living room, this a traditional way of combining spaces and can sometimes be seen as an original feature of Georgian Houses.

The widened opening through the first floor rear window into the office and ensuite is of some concern and this should ideally be reduced in width a little.

Revised Scheme Proposals -Comments-

In broad terms the proposals have been redesigned in line with comments made previously (*July 2019*)

The design of the eastern two-storey extension was previously considered to be acceptable and the minor changes to the fenestration spacing have improved the design and are generally acceptable. The vertical boarded door seems of an inappropriate design for the house and I suggest a more traditional half-glazed door design would be more appropriate (*see enclosed drawing*)

The omission of the centre conservatory is welcomed, with the rear wall of the original house here left

unaltered. The applicant needs to consider how to deal with the scar left by the demolition of the former utility room, which will be left partly exposed, next to the new two storey extension. They might consider forming an additional window here to improve the proportions and provide additional light to the remodelled through living room.

The redesigned kitchen extension is much improved, with the change to brickwork, with sash windows, appearing more appropriate than the previous design. The roof form still appears awkward and it would be preferable if this were changed to a simple ridged hipped roof, omitting the flat roof ridge area. The eaves could be being lowered, set directly above the windows, omitting the brick arches here, so as to reduce the impact of the raised ridge height (as a result of the omission of the flat roofed section)

The retention of slightly more of the rear wall, forming a little nib on the west side is welcomed as this helps to define the position of the original rear wall of the house. This will be further enhanced by having a down stand beam over the room at this point – the drawings do not show this.

The fresh proposal to extend the lean-to storeroom to form a boot room is less successful, with the parapetted flat roof appearing as a rather unsightly “box” on the side elevation. The ground plan of this extension is however ok and I suggest the design could be improved were this element of extension also to have a pitched roof – similar to the kitchen extension and forming a lean to against the west wall of the house at the point where the existing extension is. If the eaves were lowered and the north end of the roof hipped, then this would avoid a clash with the existing first floor bathroom window on the west elevation.

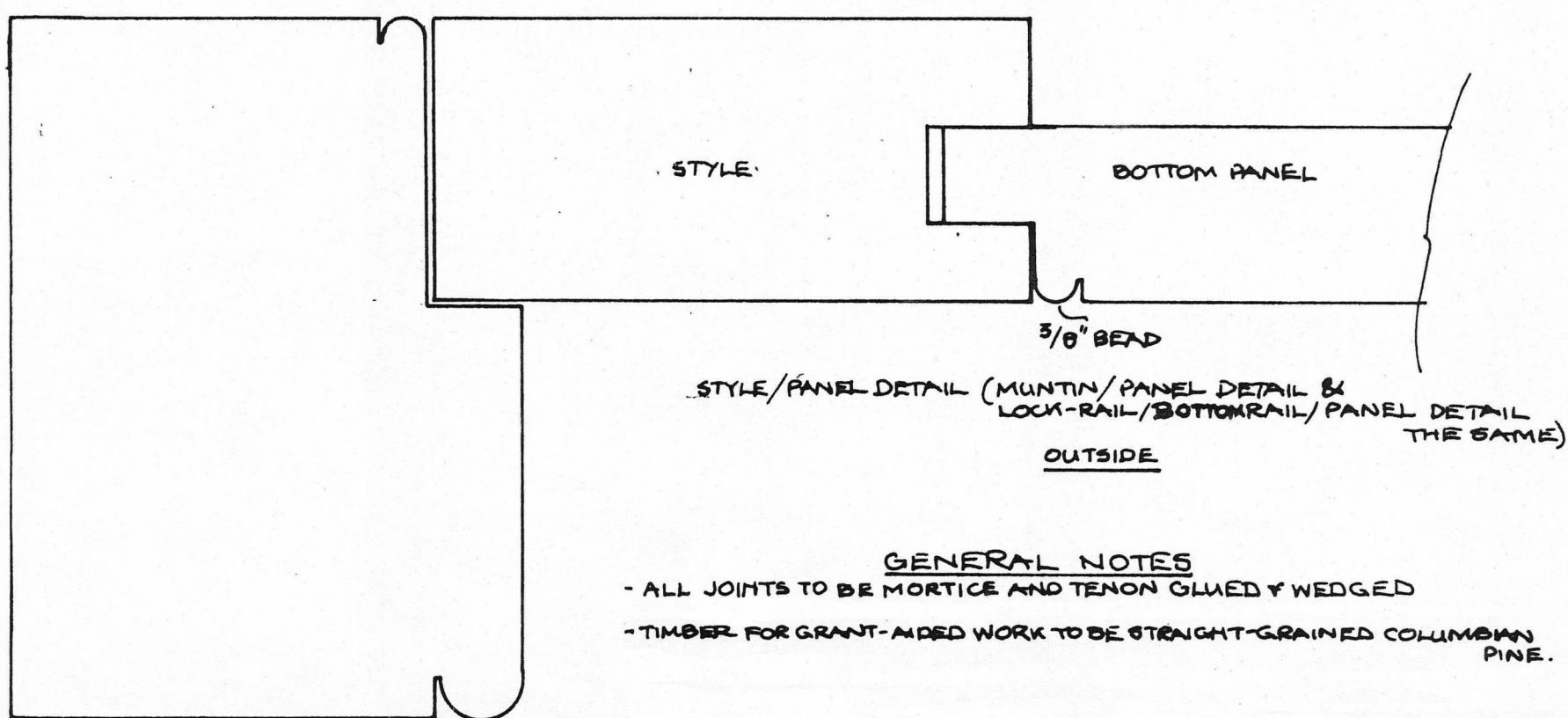
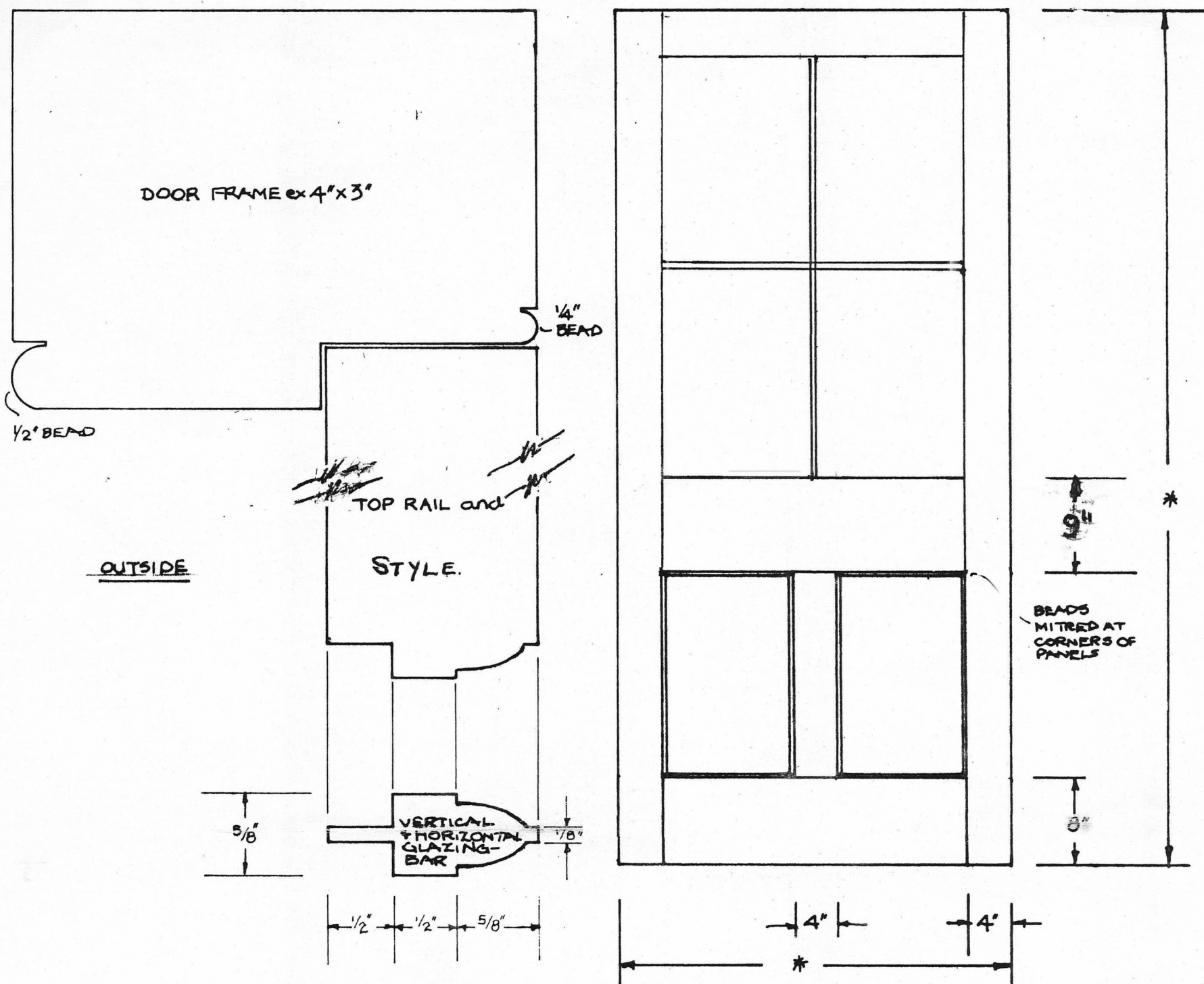
The boarded door design here seems inappropriate and I suggest a half-glazed door of a design similar to that suggested for the east extension

I attach annotated sketch plans illustrating how these changes in the form might be arranged.

4-Recommendations:

Revert to applicant commenting that the revised scheme proposals are improved but that the proposals need to incorporate the following additional changes:

- East extension – amend door design to 1/2 glazed pattern (*see sketch*)
- Centre section – consider how to deal with the scar left by demolished utility room and consider an additional window here
- West kitchen extension – redesign roof as a simple hipped roof with ridge, omitting the centre flat roof area.
Reduce the eaves height by omitting the brick arches over the windows.
Indicate a downstand beam on the line of the original rear wall.
- Side west extension – consider re-designing this with a hipped tiled roof
Consider amending door design to half price (as per extension)



EARLY VICTORIAN

STYLE DOOR

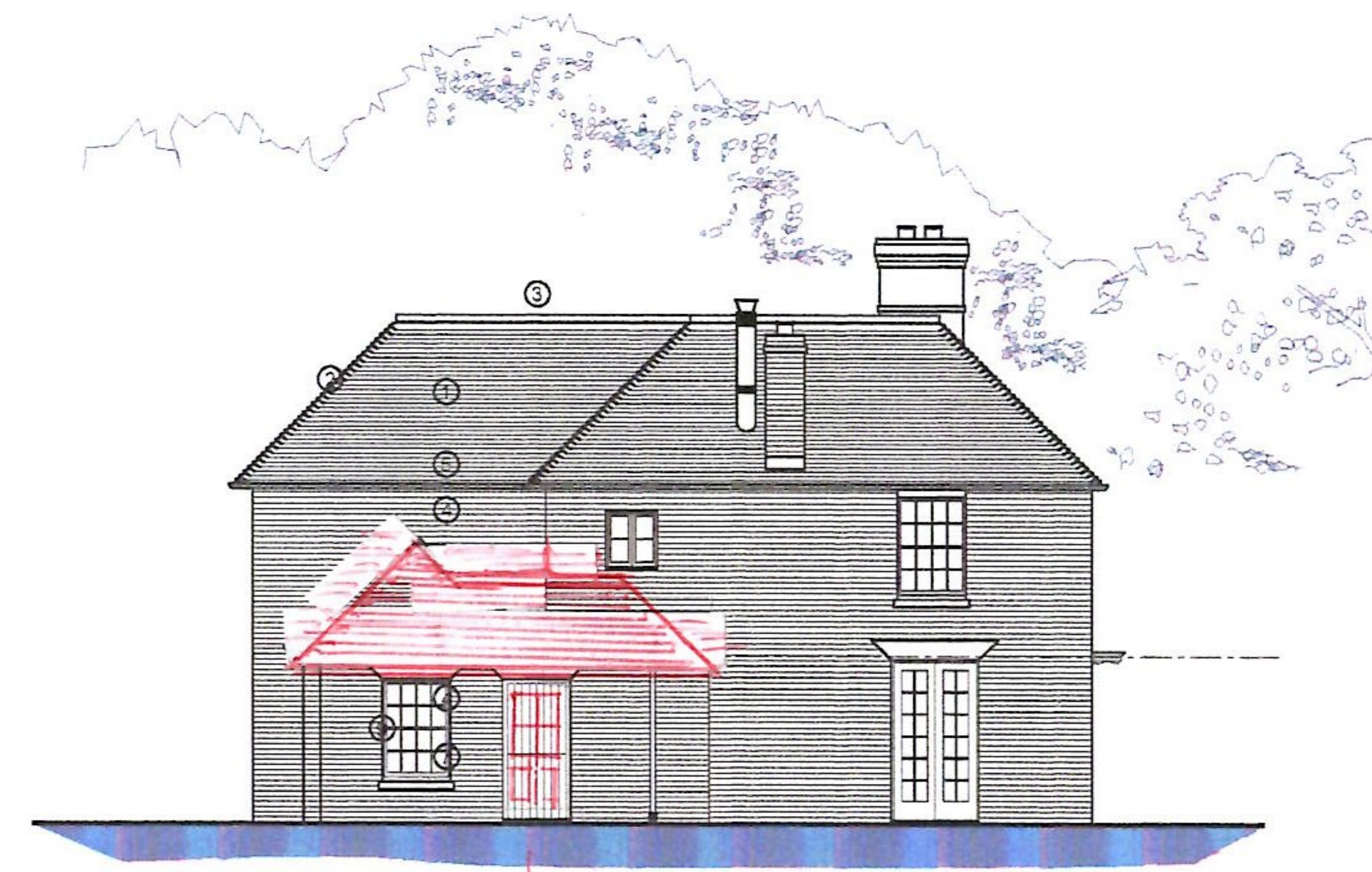
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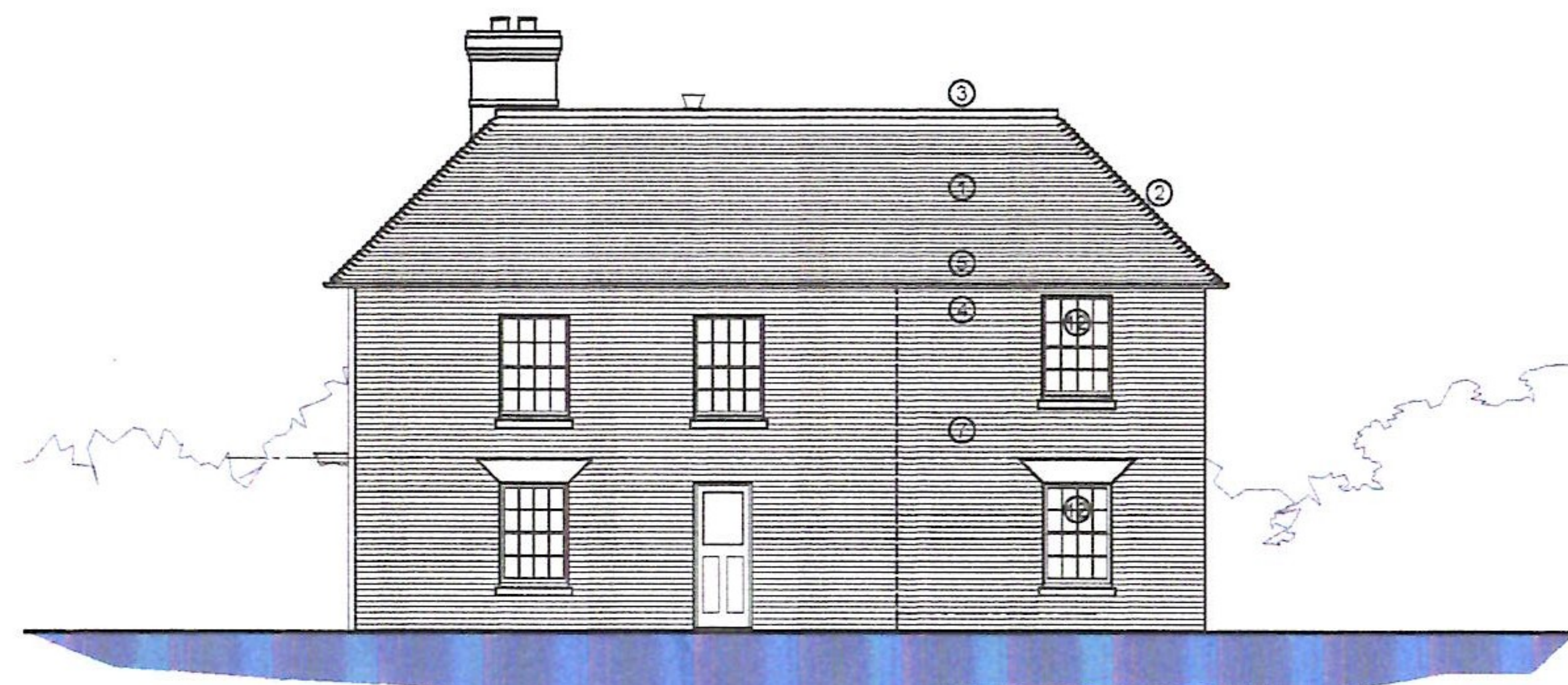
SSS A



rear elevation proposed scale 1:100



side elevation proposed scale 1:100



side elevation proposed scale 1:100

key

- 1 pitched roof finished in reclaimed clay kent peg plain tiles to match existing
- 2 reclaimed clay bonnet hips to match existing
- 3 handmade clay plain ridge tiles
- 4 exposed rafter feet to match existing
- 5 black half round cast iron guttering and circular downpipes to match existing
- 6 exposed oak frame
- 7 clay reclaimed facing brickwork to match existing in conservation mortar
- 8 lead capped traditional patent glazing
- 9 traditional timber flush casement windows
- 10 traditional timber fully glazed french casements
- 11 timber vertically boarded door
- 12 conservation rooflights (moved to rear pitch of kitchen extension roof)
- 13 traditional lead flat roof with wood cored rolled joints

P3	orangery omitted, store extension added to form boot room	24 09 2019
P2	updated to Conservation Officer's comments: window spacing adjusted to 2 storey extension glazing redesigned to kitchen and rooflights repositioned, kitchen and orangery roof redesigned, orangery external wall set back 110mm openings within rear wall reduced	16 09 2019
P1	two storey extension lengthened by 300mm	06 04 2019
Revision:	Description:	Date:

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Client:
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Project:
THORNBURY FARM
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TN25 6BA
Title:

Elevations as Proposed

Scale: 1:100 @ A2 Date: FEB 19 Drawn: GT
Drawing Number: Revision:

01.525.11

P3

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