

Conservation Consultancy Advice:

442	Case ref. no:	Y18/1249/FH
Property Address:	The Cottage, King Street, Brenzett	
Proposals:	Erection of a two storey rear extension following demolition of existing single storey rear extension together with internal alterations	
Application Type	Planning Permission and Listed Building Consent	
Agent:	Mark Horner Architecture	
General Comments Operative Conditions?		
Listing / C/A?	Grade II	
Date Consult Received:	10/10/2018	
Date Comments Sent:		

Comments:

1- General & Historic Building Description and Significance:

The Cottage is the south-west part of a short terrace of weatherboarded cottages near the centre of Brenzett and set back at a slight angle to King Street, just south of its junction with the B2080 Appledore Road.

This was originally a terrace of four small c18th or early c19th cottages, but these have been amalgamated to form two dwellings – Harriet Cottage and The Cottage. The position of the blocked doorway of the south-west end cottage is today indicated by a small window.

The cottages are painted weatherboard with Kent peg tile roofs. Around at the rear, The Cottage has been extended at its north-east end with a two storey rear extension with a hipped roof. The upper storey of this and the rear of the main house has been tile hung with bright Kent peg tiles. There is a further low-grade lean-to outbuilding attached to the rear of the extension and the courtyard between the house and the two storey extension has been infilled with a further low-grade single storey extension. This is rendered with a plastic sheeting roof.

At the front the cottages retain most of their historic character, although somewhat compromised by the erection of a new high fence separating the front gardens of the properties. At the rear the character is spoilt by the extensions and tile hanging and the property is generally in a poor condition – unimproved and ripe for restoration and improvement.

2- Development Proposals:

Demolition of single storey infill extension and its replacement by a new two storey extension of a similar form and shape to the existing two storey extension. The existing single storey rear extension is to remain but with the rear (south-east) elevation doors and windows rearranged.

Within the existing, the interior is reordered with a new winder stair and larger bathroom with a lobby, ensuite and bedroom within the new extension at first floor.

3- Comments:

This application follows on from a pre-application enquiry made in August 2018. At the time, comments were made on the proposed rear extension as follows (in red):

Clearly the house is in need of a refurbishment and improvement. Both the single storey rear extensions are of no merit and demolition of the larger extension is to be encouraged. The proposed new extension is of a sympathetic design and an improvement on the existing. Materials should be white painted featheredge boarding to match the front (the front boarding appears to have a bevelled or moulded edge detail and this should be replicated in the new work).

The interior re-planning seems sensible and appropriate. The existing interior appears to be of little merit, save for one nice Art Nouveau cast iron fireplace (a later insertion?) and the conversion respects the primary structural sub-divisions of the building.

I would suggest a number of small amendments to the design including:

- The extension should be white weatherboarded
- New Extension (Ground Floor) – the corner and rear posts that support the building are shown in brick – these would be better in timber (or steel clad in timber) as these would appear less clumsy than the brick piers shown
- Weatherboarding should terminate with a fascia board with architrave above the doors, not simply continuing right down to the top of the doors as currently shown
- Weatherboarding should be extended around to replace the tile hanging on the back of the main house. The tiles can be re-used on the roof
- The proposed back door should be a more traditional pattern – 4-panes over two flush beaded lower panels (see sketch)
- Rainwater goods should be cast iron or aluminium

Ideally, the owner should be encouraged to take down the high fence at the front, which disrupts the run of the terrace, and replace it by, say, a 1.0m high white picket fence, as it was previously.

The Applicant states that these comments have been taken into account in the current submitted proposals.

Taking the points as expressed previously, I comment further as follows:

- The extension white weatherboarding – the design is amended to show the extension clad in white weatherboarding
- Extension Corner Posts and Weatherboarding Fascia – The elevation has been changed to show the timber posts and a fascia at the bottom of the weatherboarding. However, the ground floor plan drawing H1446/13C has not been amended and still shows brick piers at the corner and against the house. This needs to be amended.
- Tile Hanging – The rear elevation H1446/18C now shows the rear of the house also as weatherboarding
- Back Door – This has not been changed on the drawing and still shows a heavy mullion and transom to the upper panes. A door design with thinner glazing bars to the glazed panel was suggested and the scheme needs to be amended to show this
- Rainwater Goods – This is not specified on the drawings but the application form states this to be cast aluminium. These should ideally be noted on the drawings as well.

4- Recommendations:

Revert to Applicant to request the following:

- Amend ground floor plan to show timber or steel posts to support the upper floor of the extension, in line with the elevation (not brick piers as currently shown)
- Rear door design to be amended

Once these issues are resolved, recommend grant subject to the following conditions:

1. Details of construction of eaves, verges, fascias over French Doors – scale 1:10 or 1:20
2. Details of joinery of doors and windows – scale 1:1 or 1:2 and 1:5
3. Samples of materials – tile, weatherboarding, brick
4. Cast Iron or Aluminium rainwater goods