

Conservation Consultancy Advice:

444	Case ref. no:	Y18/1254/FH
Property Address:	Otterpool Cottage, Otterpool Lane, Lympe	
Proposals:	Erection of a single storey side (north) extension and erection of a single storey front (east) extension and associated internal alterations	
Application Type	Planning Permission and Listed Building Consent	
Agent:	RDA Consulting Architects	
General Comments Operative Conditions?		
Listing / C/A?	Grade II, adjacent to AONB	
Date Consult Received:	11/10/2018	
Date Comments Sent:		

Comments:

1- General & Historic Building Description and Significance:

Otterpool Cottage faces directly onto Otterpool Lane (B2067) at its southern end near the junction with Aldington Road, about 1km west of Lympe village. Otterpool Cottage lies within the curtilage of Belleview House (Grade II) and appears to have been converted from one of the domestic outbuildings. Belleview House is c18th and formerly a country club but now a house and flats.

Otterpool Cottage is a long, low single storey building built of Ragstone with a hipped Kent peg tile roof. It may have originally been stables but is now converted to a dwelling. The front door leads out directly onto Otterpool Lane but is not used. The main elevation faces inwards into the communal parking area that serves all of the buildings of Belleview, but there is a small front garden area closed by fencing and trellises with hedge planting.

2- Development Proposals:

The proposals involve the erection of an additional garden room with a hipped Kent peg tile roof, lower than the main roof, at the north end built of red brick with Ragstone feature panels and with uPVC timber effect windows and doors. This proposal involves the demolition of the existing Ragstone north end wall and the stack, replaced by a new partition wall with an inner window. The boundary wall to Otterpool Lane is shown retained.

At the south-east end, the proposal is to form a porch extension, brick built with a tile hung gable end with bargeboards and partially open to form a covered entrance to the existing front door. Here the intention is to re-use an existing uPVC window and wall between the porch extension and the existing small bathroom is shown demolished to extend the bathroom into the extension.

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The living room is to be sub-divided to form a new bedroom, extension to another bedroom and corridor access to the proposed north extension.

3- Comments:

The long low stable building with its Ragstone wall and steep Kent peg tile roof forms a traditional element in the Otterpool Road street scene, with only the modern standard door and plastic window detracting from the appearance.

Around at the rear, the conversion appears to have been carried out rather unsympathetically with standard, all-bar casement uPVC windows to the garden elevation. The north hip end is Ragstone without openings and with a tall slender brick chimney stack, which appears more modern.

The Garden Room

Otterpool Cottage is a linear building and the proposed garden room extension continues this alignment and is stepped down so the form of the original building roof remains discernible. However, I have severe concerns regarding the loss of the original Ragstone of the entire north elevation, cleared away to be replaced with a thin partition with its internal window.

Whilst I can see no strong objection to the principle of a north extension, the loss of the original Ragstone wall, with its fireplace, is in my view unacceptable. The removal of the stack above roof level is of less concern.

The design of the extension itself is ok, and the hipped roof sympathetic to the design. The continuous fenestration to the east and north elevations is also ok in principle but the arrangements of the casements is clumsy and would look better without the full-length side lights to the French doors. The choice of wood grained uPVC is not acceptable, and this fenestration should be either painted softwood or oak.

The design of the Ragstone panels is very sub-urban and instead I suggest that the whole wall above cill level is built in Ragstone with only a brick dressing adjacent to the windows.

Gabled South-East Porch/Bathroom Extension

It is difficult to see from the poor quality photos provided whether the walling to the left side of the front door is Ragstone, flint or brick. If Ragstone or flint, then demolition of this wall is also not acceptable. The overall form of the porch extension is however ok, and the tile hung gable feature adds interest to the design in a way that a hipped extension would not. The detail is all important and the re-use of the modern fanlight vent uPVC is unfortunate – the design would be better with a traditional detailed timber casement (without fanlight).

If the existing external wall needs to be retained, then I suggest that the extension is altered to include a lobby entrance outside the existing front door with the extension room used as a WC, separate from the existing bathroom.

Infilling of Otterpool Lane Doorway

The proposal to convert the old door into a glass block panel will introduce a discordant element into the Otterpool Lane elevation. Instead they should reinstate a traditional plank door here and, if not required, seal it up internally.

4- Recommendations:

As the proposals stand, they have a detrimental effect on the character of the building. The designs need to be modified to include the retention of the existing external north wall (left exposed within the garden room extension) and the wall beside the east entrance door. Windows need to be traditionally detailed in painted timber (the garden room glazing could be oak). The feature Ragstone panels need to be redesigned as mentioned above. The infilling of the Otterpool Lane door with glass blocks needs to be omitted, instead this should be replaced by a traditional boarded timber door.

As the scheme stands, recommend refusal.

It may be appropriate to write to the Applicant's to outline areas of concern to the design.