

Consultation Response from KC Conservation and Design		
2018/93539 16 Towngate, Upperthong		
Demolition porch, garage and outbuilding, construct front and side extension		
Date Responded: 19.2.19	Responding Officer: Sue Oakley	Responding Ref:
<p>I have considered this proposal for alterations to 16 Towngate in Upperthong, an undesignated heritage asset dating back to the early nineteenth century and located within the Upperthong Conservation Area. The character of Towngate is defined by groups of vernacular stone cottages and farm buildings many of which, like 16 Towngate, are built directly onto the highway. 16 Towngate is a surviving cottage in a short terrace on the north side of the road, and to each side of it are modern houses set back from the road which I consider make a negative contribution to the character and significance of the conservation area. Although 16 Towngate has undergone external alterations in the past with uPVC windows, uPVC rainwater goods, a later mono-pitch extension and a pebble-dashed garage to the rear, this property still retains its vernacular character with stone walling and stone slate roofing, traditional chimney pots, historic window openings and stone boundary walls. I consider that this property makes a positive contribution to the character and significance of the conservation area.</p> <p>Following receipt of revised drawings 18/389/05e, 18/389/04f and 18/389/06d I have the following comments:</p> <ul style="list-style-type: none"> • I have no concerns about the demolition of the pebble dashed garage which makes a negative contribution to the conservation area and setting of this cottage and I consider the stone outbuilding to make a neutral contribution, therefore I do not object to the demolition of these structures. • The demolition of the single storey mono-pitch annexe is proposed, with the construction of a longer single storey extension constructed in stone with stone slate roofing and roof lights with glazing bars. The application proposes uPVC sash windows in a cream colour with a timber appearance, reflecting the dimensions and configuration of the window openings on the main cottage and set 150mm within the reveals. These windows replace existing uPVC windows which are in a modern style. The proposed window surrounds are in natural stone to match the existing and a vertical boarded solid timber door is proposed. I consider this proposed extension to be an enhancement on the existing structure as it is designed to reflect the style of the main house and therefore I support it. Window details should be submitted for approval including opening lights and profiles. • The revised proposed two storey side extension reflects the traditional vernacular style of the existing cottage, following the same building line and roof line, and constructed in stone with stone slate roofing and roof lights with glazing bars. The proposed windows and surrounds will match those on the proposed single storey extension, with powder coated bi-fold doors on the rear gable which is considered acceptable as the north elevation is the least prominent elevation on the building. <p>In conclusion I have no concerns with this revised proposal. The replacement single storey extension enhances this undesignated heritage asset, although the two storey extension to the rear causes slight harm to the character of the cottage by adding a large extension to the north. I consider the slight harm to be outweighed by the wider public benefits associated with investment in the fabric of the building, including the sensitive upgrading of the windows and the construction of the new extensions in the same style of the historic building.</p>		