

**WNS/2022/1033/FUL**

**12 Watling Street East Towcester NN12 6AF**

**Wall - Re-paint the main exterior in a masonry paint by Farrow & Ball in a warm mid grey shade. Re-paint the bottom panel (currently grey in the photos) in black masonry paint. Re-paint the bricks at the very top of the wall in a black masonry paint. Door - Strip, repair and paint the solid wood front door in a black gloss paint. Remove all brass to clean and polish and add a brass door number (12). Re-paint the door frame/surround in white. Paint the front step black using masonry paint. Windows - Replace the bottom and top upvc windows with upvc timber effect, flush fit casement windows with Georgian effect bars and an off white finish.**

The property lies within Towcester Conservation Area where proposals should seek to preserve or enhance the character or appearance of the area. To assist this the property is covered by an Article 4(2) which has removed permitted development rights from the parts of the building fronting the highway. This part of the area is characterised by the linear development of C18 and C19 terraced properties fronting the highways; the loss of traditional windows and door has diminished the townscape quality of this part of the conservation area and the character of this dwelling with the installation of PVCu top hung windows, enhancements should be sought.

It is proposed to repaint the principal elevation, repaint the door and replace the windows. The buildings brick walls are currently painted white, it is proposed to repaint in a light grey (Elephants, Breathe). Painted or rendered finishes are not unusual in Towcester however there is a consistency to the colour of the finish being white / off white or replicating the limestone colour of the local stone this is referred to in the Character Appraisal (Para 5.2). The colour proposed for the brick work although a grey and not consistent with the general colour scheme does have a warmth to it; the colour is considered acceptable. The painting of the plinth and dentile course in black is also proposed, I have no issue with painting these elements to match however the use of dark colours on architectural detailing tends to obscure detailing and the use of black should be avoided; a mid/dark grey to would be preferred which would both create a contrast between the wall and its architectural elements and allow the detailing to be visible. The current door is painted in a dark grey, the use of dark colours including black is acceptable.

It is also proposed to replace the windows. The original windows of this property would have been sash, the current windows are unsympathetic in style (top hung casement) and materials. As changes are proposed the replacement should seek to enhance the appearance of the dwelling. Ideally the windows should be of timber construction in the sash style; double glazing could be accommodated within this style. The cruciform casement style with top hung openings and applied glazing bars is will neither preserve or enhance the character or

appearance of the area or the building and should be resisted. A more sympathetic window replacement should be sought.

Mandy Lumb

Senior Conservation Officer

20 June 2022