Old Engine House

SMD/2019/0042 //0043

SMDC Conservation Officer Comments

This application follows on from SMD/2018/37 & 38 which proposed to relocate the garden area from across the track to an area wrapping around the building. I have made objections to this proposal because of harm to the landscape setting of the building. This application seeks approval for the construction of an attached garage and patio area. As the two applications are interlinked (and plans inter-linked) both developments need to be considered together.

There is little information submitted to define the historic significance of the building and to justify the construction of a garage in this location. The starting point of any discussion is to understand that a few years ago this was a completely ruinous structure and the only justification for extensive rebuild and conversion to a house was to achieve a faithful reinstatement and conservation of the former engine house, a Grade II Listed Building (thereby protecting and enhancing its significance and setting. The proposal to construct a large and very domestic-looking garage harms that overall aspiration to achieve a faithful reinstatement of the engine shed.

The attached photo shows an historic image of the building. The attached building to the rear is no longer standing and only a section of walling is still standing at the rear. Whilst the proposed garage would not stand on the exact site of this former building the presence of an attached, domestic garage will harm the appearance of the Listed Building and harm its setting. If a garage is to be acceptable in policy terms then I feel that it should be on the footprint of the former building and respect the site's industrial character. I would suggest that further sketch schemes are submitted for comment.

The discussion about the patio area needs to follow on from the debate about the garage and garden area.

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Towerhill Colliery

This is the engine house and stables used for the horses on the Stone Trough-Kent Green Coal tramway.
The remains of this building can still be seen

