

2 January 2024

### **18 AND 20 BENEFIELD ROAD, OUNDLE**

18 and 20 Benefield Road are now one property, but were originally two separate cottages, probably one room up, one room down. From Benefield Road they read very much as the end elements of a row of at least four small cottages which was built up piecemeal in the 18<sup>th</sup> century (as opposed to being a unified development). The row is listed as Grade II, and now stands within the extended conservation area.

The rear elevation is even more varied, reflecting the differing histories of the various cottages, most or all of which have seen piecemeal, and generally low-quality additions and extensions. That is certainly the case with 18 and 20, where the shallow rear extension (which the mid-roof ridge suggests was constructed as two separate builds, probably in the mid-20<sup>th</sup> century) is of poor quality. It can hardly be said to add to the property's special interest; rather in my opinion it detracts from it.

The proposed extension is single storey, and extends only to the shared rear access to the row of cottages. This will retain this aspect of the 'urban grain', and the somewhat communal aspect of such cottage developments.

I would add only that, as with 18-20, many of the rear extensions to the cottages are 20<sup>th</sup>-century; their rear aspect is far from unchanged. Moreover, looming to the immediate west of the cottages is the tall blank side wall of the adjoining property which markedly impacts adversely on the setting of the listed buildings, and the character and appearance of this section of the conservation area.

I submit that there is no substantial reason why the application for the extension should not be consented.

Dr Paul Stamper, FSA

Website: <https://paulstamperheritage.wordpress.com>