

Application: 21/00976/LBC

Location; Chilvers Cottage, Lodge Lane, Ardleigh

Statement of Significance

Details:

1. Ardleigh Lodge Lane TM 02 NW 5/35 1 and 2

2. Formally a pair of cottages c.18 features. Timber framed and rough rendered, weatherboarded return. The roof is mainly a red plain peg tiled roof, with a low pitch roof to the rear covered in clay pantiles and a further level gable end with clay pantiles. Off centre right red brick chimney stack. One storey and attics. Two gabled dormers. Three vari-light small paned casements, pentice boards over, two vertically boarded doors, pentice boards continuing over. A family named Chilvers lived there 1796. F.H. Erith "Ardleigh in 1796", 1978.

Selected Sources:

Legacy Record - This information may be included in the List Entry Details

National Grid Reference Site Coordinates: TM 03636 29008

The Site is currently a Single residential dwelling with out buildings from previous permission, together with low level structures.

Proposed Works

Strip and replace tiles with like for like, and add new breather membrane underlay felt, new battens beneath the existing peg roof structure to the main roof, as there is no barrier here between the battens and the loft space and this is causing damage to the existing structure.

The low pitch pantile roof to the rear is less than 30 degrees roof pitch, which is not suitable for a traditional pantile finish. Tiles be replaced with slates or similar of a suitable size for the roof pitch.

The low level gable end pantile roof to be stripped and re-roofed using suitable like for like tiles, as this is of a suitable roof pitch to accept these coverings.

Justification

Many tiles have been lost or damaged over the years, allowing water to seep in. The peg tiles are "torched" in place using lime mortar, which is known to retain excessive moisture in the roof and can lead to failure of roof battens. There is no underlay felt to the peg tile roof areas

so there is no barrier here between the battens and the loft space and this is causing damage to the existing structure and which would suggest that no re-roofing work has been carried out for many decades, perhaps as much as 80-100 years.

The low pitch pantile roof to the rear is less than 30 degrees roof pitch, which is not suitable for a traditional pantile finish. This has caused the pantiles to let in water and has created a leak in the kitchen, but has also lead to some of the tiles deteriorating due to frost damage as the freeze/thaw cycle has affected the tiles with rainwater not running off as quickly as intended.

Impact Statement

The historical impact of the site and its immediate surroundings have been considered in the approach to the proposed additions and repairs.

The proposed changes/building work put forward as part of this LBC application will be constructed in a way that is to interrupt the fabric of the existing structure and will be in keeping with the character and age of the house, whilst achieving a sustainable finish that will last. The roof will be replaced using like for like heritage clay tiles, which will age rapidly and tone down so as not to conflict with the matured character of the house.

There are no neighbouring properties to the sides of the address.