

Rose Cottage - Statement of Significance

Description

Rose Cottage is a double fronted 17th Century cottage in the beautiful hamlet of Clent. The cottage sits on top of a sandstone bank approximately 2.4m above ground level.

The dwelling is a four bed, two story building within the Holy Cross Conservation Area.

The cottage has been extended a number of times by the previous owners (pre-2000) to create a kitchen and bathroom at the rear of the property.

It is having a traditional pitched roof with slate tiles and the majority of the house has external white rendered walls.

The Cottage has a unique layout as the front does not actually face the road, instead faces towards the Bell and Cross, and has a driveway at the end of the garden with a dropped kerb which faces the Bromsgrove Road.

Proposal

We propose to build a single car garage set back from the road by approximately 2 meters.

It is proposed that the building will be built of brick with timber double doors and traditional tiled roof, this is to be visually pleasing and sympathetic to the semi-rural location.

The garage will provide secure storage for our car and also security to the house as currently the property is not actually closed off and the boundary is open.

This has caused some issues as we have a number of people who attend the library outside the property have then just walked into the garden and even the property and with two small children and a dog is less than ideal.

Where possible we will be using reclaimed period materials and we plan on replicating the existing garage (Glenden Cottage) opposite our proposal to reduce any impact on the beautiful location.



Key Issues

The main issue we see with proposal as the requirement to remove the existing silver birch tree that is present in the garden, and whilst we would not wish to remove the tree we do have two other trees in the small garden.

In addition, the tree is directly under the telephone cables for a number of neighbouring properties and as we understand has caused issues in the past and will require attention regardless of this application.



Approach

The proposal of works we wish you to consider at Rose Cottage will be conducted in a sympathetic manner in both the use of materials the surrounding area and buildings.

We are moving from a conservation area in Harborne Birmingham to Clent where we have recently been through the planning process so understand the importance of attention to detail and the sensitivity of making sure that new building and construction are within keeping of the aesthetics of the local area.

It is of utmost importance to us that what we are proposing to carry out at Rose Cottage fits seamlessly into the hamlet of Clent village.

We are more than happy to amend and re-model the design of the garage proposal to satisfy your requirements. Any advice and input would be welcomed so that we can move forward with our proposal.