

HERITAGE STATEMENT

2 ELIZABETH COTTAGES, RODMERSHAM GREEN RODMERSHAM, KENT ME9 0PU

DESCRIPTION

NUMBER 2 ELIZABETH COTTAGES IS A FAMILY TERRACE HOUSE

THE TERRACE COMPRISES OF 4 MATCHING COTTAGES BUILT IN 1904

THE TERRACE IS WITHIN THE RODMERSHAM GREEN CONSERVATION AREA

STREET SCENE AND FRONT ELEVATIONS

FROM THE FRONT ELEVATION ALL THE HOMES HAVE PREDOMINATLY RETAINED THEIR ORIGINAL FEATURES OF GREY ROOF SLATE TILES AND BRICK CHIMNEY STACKS, FRONT BAY WINDOWS

THE GREY SLATE ROOF IS AT A PITCH OF 35 DEGREES

ON THE FIRST FLOOR, TWO OF THE COTTAGES HAVE RETAINED THEIR SASH WOOD WINDOWS AND THE OTHER TWO COTTAGES, NUMBERS 1 AND 2 HAVE REPLACED THEIR FIRST FLOOR BEDROOM WINDOWS IN MODERN WHITE UPVC STYLE

ALL THE FRONT DOORS HAVE BEEN REPLACED AT SOME TIME AND NUMBER 3 AND 4 HAVE A WOODEN DOOR IN THE STYLE OF THE ORIGINAL HOME.THESE TWO DOORS HAVE THE RED BRICK ARCH (AS WELL AS NUMBER TWO) OVER THE FRONT DOOR AND THIS HAD ADDED TO THE ORIGINAL CHARM OF THE BUILDINGS

ALL 4 COTTAGES HAVE RETAINED THEIR ORIGINAL BAY WINDOWS

NUMBER 3 AND 4 HAVE REPLACED THE BAY WINDOW FRAMES WITH UPVC

NUMBERS 3 AND 4 HAVE RETAINED THEIR ORIGINAL WOODEN WINDOWS WITH THE CORRECT WINDOW FENSTRATION

ALL HOMES HAVE OFF STREET PARKING AND NUMBER 1 HAS A SMALL MATURE LAWN AREA AS WELL AS A SMALL GARAGE THAT HAS BEEN ADDED AT SOME TIME AND IS MADE FROM BLOCHWORK WITH A CORRIGATED ROOF AND WHITE RENDER FINISH ON ITS FLANK WALL AND THAT FINISH EXTENDES TO THE MAIN FLANK AND FRONT ELEVATION

ALL 4 COTTAGES ARE LINKED AT ROOF EVES LEVEL BY A MODERN A WOODEN WHITE FACIA AND SOFFIT WITH A MODERN RAIN WATER GULLY THAT HAS A TWO WAY FLOW. THIS FLOW LEADS THE RAIN WATER TO TWO CAST IRON BLACK RAIN WATER DOWN PIPES IN THEIR ORIGINAL POSITION AND BLACK PAINT FINISH

REAR ELEVATIONS

ALL 4 COTTAGES HAVE RETAINED THEIR ORIGINAL MULTI STOCK BRICKWORK THAT FORMS THE SIDE RETURNS ON THE GROUND AND FIRST FLOOR

HOUSES 1 AND 2 HAVE A SIDE IN FILL LINKED ARE OF A MONO CORRIGATED TRANSPARENT SURFACE

HOUSE 1 HAS A RENDERED WHITE FINISH TO ALL BRICKWORK PARTS TO THE REAR ELEVATIONS AS WELL AS THE GABLE END

HOUSE 2 HAS RETAINED ITS ORIGINAL MULTI STOCK BRICKWORK

HOUSE NEXT DOOR NUMBER 3 HAS A WHITE RENDER FINISH TO ALL REAR SECTIONS OF THE BUILDING.

NUMBER 3 HAS THE BENEFIT OF A NEW MODEST DORMER WITH PITCHED ROOF AND MATCHING GREY SLATE TILES TO ITS ROOF AND SIDES AND IT SITS WELL WITHIN THE MAIN REAR SECTION OF NUMBER 3

THE DORMER IS SET DOWN FROM THE TILED RIDGE AND UP FROM THE EVES AND IS FULLY GLACED WITH THREE WINDOW WOODEN WHITE WINDOWS THAT HELP TO LIGHTEN THE SCALE AND MASS OF THIS NEW ADDITION

NUMBER 2 ELIZABETH COTTAGES

THE FRONT ROOF IS CLAD IN GREY ROOF SLATE TILES THAT MATCHES ALL THE OTHER ROOFS ON THE TERRACE

NUMBER TWO HAS A MODERN VELUX WINDOW IN A CENTRAL POSITION TO ALLOW LIGHT AND AIR INTO THE EXISTING LOFT SPACE

THE VELUX IS LOW IN PROFILE TO THE ROOF SLOPE

THE FIRST FLOOR REAR WINDOWS AT BOTH GROUND AND FIRST FLOOR LEVEL HAS BEEN REPLACED WITH WHITE UPVC WINDOWS

A MODERN REAR GROUND FLOOR DOOR LEADS OUT TO THE REAR GARDEN SPACE

INTENTION OF THE NEW PROPOSAL AND ITS IMPACT ON THE HERITAGE ASPECTS OF NUMBER 2 ELIZABETH COTTAGES

THE PROPOSED PLAN IS TO CONVERT THE LOFT SPACE INTO A HABITABLE ROOM WITH A NEW STAIRCASE UP FROM THE EXISTING FIRST FLOOR

THERE ARE TWO EXTERIOR VISABLE ASPECTS TO THE PROPOSED PLANS

ELEMENT 1

CONSERVATION VELUX ROOF LIGHTS

THE TWO PROPOSED CONSERVATION ROOF LIGHTS ARE TO BE ABLE TO PROVIDE

LIGHT AND AIR TO THE FRONT SECTION OF THE LOFT CONVERSION

THEY WILL BE FITTED ALMOST FLUSH TO THE EXISTING FRONT ROOF SLOPE

THEY WILL BE SET UP FROM THE EVES AND DOWN FROM THE RIDGE

THE CONSERVATION ROOF LIGHTS HAVE A CENTRAL VERTICAL BAR FENSTRATION THAT IS IN THE TRADITION OF PERIOD ROOF LIGHTS FROM THE CONSTRUCTION DATE OF THE TERRACE

THIS WILL BE THE ONLY PROPOSED CHANGE TO THE FRONT ROOF SLOPE AND MAIN FRONT ELEVATION AS SEEN FROM THE HIGHWAY

AS YOU CAN SEE THE FRONT ROOF SLOPE AT PRESENT HAS A LARGE MODERN VELUX

SO IN TERMS OF HERITAGE THE TWO NEW RECESSED CONSERVATION ROOF LIGHTS ARE AN IMPROVEMENT TO THE MODERN ROOF LIGHT NOW IN PLACE AND ARE MORE IN TRADITION TO THE DESIGN AND BUILD OF THE ORIGINAL TERRACE AND HOUSE NUMBER 2 WITHIN IT

ELEMENT TWO

REAR CENTRAL DORMER

THE PROPOSED NEW REAR ROOF DORMER HAS BEEN DESIGNED TO INTERGATE INTO THE MAIN REAR ROOF SLOPE

THE USE OF THE MATCHING GREY SLATE ROOF TILES TO BOTH THE TOP PITCHED ROOF AND THE DORMER SIDES IS A DETAIL TO MIRROR THE DESIGN AND STYLE OF OTHER SIMILAR PERIOD ORIGINAL DORMERS AND IT WILL SIT WELL WITHIN THE MAIN REAR ROOF PLANE

THE USE OF A WHITE WOODEN WINDOW WITHS THREE GLAZED FENSTATION PANNELS ARE PERIOD TO THE BUILDING

THE FULLY GLAZED FRONT SECTION OF THE REAR DORMER ELEVATION WILL CREATE A LIGHTER DESIGN AND REDUCE THE VISUAL SIZE AND MASS OF THIS NEW ADDITION

THE DORMER IS SUBSERVIANT TO THE MAIN REAR ROOF SLOPE

THE DORMER ROOF PITCH MATCHES THE SAME PITCH OF THE SIDE RETURN ROOF AS WELL AS MATCHING GREY ROOF SLATE ROOF TILES

THIS IS AN IMPORTANT DETAIL FROM THNE HERITAGE AND HISTORICAL POIT OF VIEW AND ALL THE EXISTING ROOF ELEMENTS ARE WORTH PRESERVING FOR THE FUTURE UNDERSTANDING OF THE HISTORICAL DESIGN OVER THE YEARS IN BOTH RURAL, TOWN AND CITY CONTEXT

WE CAN ALL LEARN SO MUCH FROM THE PAST AND INCORPORATE INTO THE FUTURE OF ALL OUR NEW HOUSES AS WELL AS THE CONVERSIONS AND ADDITIONS WE DESIGN AND BUILD INTO OUR EXISTING FLATS AND HOUSES

THE CHARACTER WE DESIGN INTO THE NEW HOUSE DESIGN AND EXISTING CONVERSIONS WILL BE SO MUCH BETTER WITH THE KNOWLEDGE WE HAVE LEARNT BY LOOKING AT THE ORIGINAL DETAILS AND ASPECTS OF ALL OUR PERIOD HOMES

THERE IS ALWAYS A NEED TO UNDERSTAND HOW THE HISTORICAL TIME TABLE OF OUR EMERGING FROM THE CAVES AND SIMPLE WOODEN SHELTERS AND HOW WE IMPROVED OUR HOMES OVER A PROLONGED PERIOD OF TIME USING DESIGN AND EVER IMPROVING MATERIALS

ANY HERITAGE DETAIL THAT EXISTS WITHIN ANY PERIOD PROPERTY SHOULD ALWAYS BE LOOKED AT IN DETAIL IN ORDER TO SEEK TO HOLD ONTO THE DETAILS AS THEY WILL ALWAYS SHOW THE HUMAN KNOWLEDGE JOURNEY WE HAVE BEEN ON FROM THE START

WE MUST UNDERSTAND THE PAST TO BE ABLE TO MOVE INTO THE FUTURE WITH GREATER KNOWLEDGE IN ORDER TO BETTER DESIGN THAT CAN INCLUDE GREATER SUSTAINABILITY AND REDUCE THE NEED TO USE FOSSIL FUELS WITH OUR NEWLY INSULATED HOMES OF TODAY AND TOMORROW

THE NEW LOFT CONVERSION WITH ITS TWO FRONT CONSERVATION ROOF LIGHTS AS WELL AS ITS NEW DORMER WILL GREATLY ADD TO THE FAMILIES USE AND ENJOYMENT AND USE OF THEIR HOME BY ADDING SPACE TO LIVE AND ENJOY IN WHILE ENSURING THE HISTORICAL ASPECTS AND DETAILS OF THE ORIGINAL DESIGN AND BUILD HAS BEEN KEPT AND PRESERVED TO ADD TO THE BETTER DESIGN AND HISTORICAL CONTEXT OF A WONDERFUL PERIOD HOME