



Garage at Romney, Marford

Heritage Impact Assessment

D2 Architects

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1.0 Introduction

This document has been prepared in support of an application for permission to erect a garage in the curtilage of Romney, Marford on behalf Mr Mackenzie-Grieve.

Romney is one of a number of Grade II listed Cottages set in the Marford conservation area. It features the curved elevations, conical roofs, dentilled eaves cornice, ogee arched and semi-circular windows in keeping with the unique character of Marford.

Romney Cottage itself differs from the other properties in the row, due to it being located mid-terrace it subsequently lacks any garage space.

2.0 Heritage

2.1 Description of Architectural Character of the Cottage

The house is a typical example of the Marford character, featuring much of the architectural detailing typical of a Marford dwelling. It features the curved elevations, conical roofs, dentilled eaves cornice, ogee arched and circular windows with metal casements, finials, moulded labels, and cruciform decoration.

Whilst the design of the buildings was strictly controlled by the Trevalyn estate for uniformity, the layout and position of the buildings is more organic with properties positioned in large plots and at varying angles facing the road. Along Marford Hill the estate cottages sit close to the highway creating a strong building line to both sides. The site of Romney Cottage sits on the junction of the former heart of the village; the crossroads at the present junction of Springfield Lane and Marford Hill where Holly and Beech Cottage sit opposite.

Romney is part of a group of cottages and houses built in Cottage Orne style for the Trevalyn Estate while it was under the stewardship of John Boydell. The buildings along Marford Hill were completed by 1820, building phases of 1814 and 1816 are suggested by Trevalyn accounts. In 1814 Julius Flowers constructed a pise cottage, some buildings may be partially of this material. This block of cottages is said to have originally comprised 14 separate dwellings and John Boydell is recorded as the tenant on an early C19 map. Stone Cottage incorporates part of an earlier building. **The present arrangement probably originated mid C20 when the block was owned by the Randles family who used part of the building and the rear yard for business purposes. Much of the rear was extended back and interiors remodelled.** Myrtle Cottage in the process of renovation at time of 1995 survey.

The Exterior is painted brick, render, stone and timber framing to Stone Cottage, slate roof, brick and chimneys, some rendered. Long curved street frontage with dentil eaves cornice, projecting gabled bays at each end. Symmetrical with slightly projecting central bay with segmental pediment and entrance with arched head and pediment. On each side of this 3 grouped arched windows, a single arched window and a door with arched opening, triangular pediment and heavy label. Upper floor has large Diocletian style tripartite window. Gables with upswept roofs, the dentil cornice returns for a short distance at eaves level and there are large arched openings at first floor, that to left partly blocked, and C20 bowed windows at ground floor. Return elevations have full-height semi-circular bays and a

similar disposition of arched openings. Rear elevation has central garage doors with taking-in door above and gabled dormer windows.



Figure 1. Front Photograph

2.2 Alterations

Alterations have been made throughout 19th Century and 20th Century. These alterations are both internal and external, with Romney specifically having been remodelled.

2.3 Current Condition

The Cottages are currently being used as a homes which have been altered or extended with modern additions, included a number of garages having been built both attached and detached to the cottages in the area.



Figure 2. Rear Photograph

2.4 Architectural Character of the Outbuildings

The outbuildings at Romney are believed to have originated circa mid-20th Century due to the construction and materials used, namely the flat concrete roof. Two compartments of which are W/C's with the third being a coal shed.

The outbuildings bear no architectural value in terms of the listed building having been constructed much later than the cottages and in an entirely different architectural style.

They are currently disused and the demolition of these outbuildings would not detrimentally impact the overall character of the property.



3.0 Heritage Impact Criteria – TAN 24

“The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.”

The outbuilding is not only in an unusable condition but its use as outside W/C's and coal store is no longer necessary and completely redundant.

“The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation.”

As previously mentioned, the original use of the building is now redundant and is no longer fit for purpose with no realistic prospect of conversion for another feasible use.

“The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss resulting from demolition.”

The erection of a new garage will increase the functionality of the main cottage as a family home, the design of which contrasts and compliments the original listed cottage. The loss of the outbuilding and erection of a new garage will not detrimentally impact the community.