

Maldon (Essex)

HardiePlank™ siding solution wins approval for use on cottage in conservation area

Following a lengthy appeal procedure, the Central Inspectorate has ruled that a 300 year old cottage in a conservation area in Maldon, Essex can retain its James Hardie HardiePlank™ siding solution.

After previous objections by Maldon Council and a directive to remove the product, the owners were forced to call in the Inspectorate. After a thorough examination and evaluation process, it has overruled the Council by concluding HardiePlank™ siding solution is aesthetic and durable qualities make it an ideal choice for replacing the two external walls concerned.

Using the natural wood texture version of HardiePlank™ siding solution ensured that the property could be sympathetically restored and remain in keeping with the traditional architecture and character of the town, retaining the seaside feel and charm. In addition, HardiePlank™ siding solution helps to maximise the thermal insulation and energy conservation properties of the house, which was previously inefficient. Its superior fire resistant characteristics compared to timber have also alleviated anxieties and concerns from neighbours.





“Our 300 year old holiday home was in desperate need of a complete internal and external refurbishment,” explained owner, Carla Bennett. “We are located in a conservation area so it was important that the cottage was sympathetically restored and remained in keeping with local planning constraints and regulations. **HardiePlank** siding was a natural choice for us thanks to its pleasing aesthetics, low maintenance, durability and sustainability. Unlike other cladding and siding materials such as timber, **HardiePlank™** siding does not need further maintenance after installation and can be easily cleaned with soap and water.”

She added: “**HardiePlank™** siding solution has provided the complete and most cost-effective solution for replacing the two exterior walls on our property and we are totally delighted to have finally won the right to keep it where it belongs – on the wall!”

The rear wall had originally been constructed with flimsy Thames wooden board and supported by an original silver birch type wooden framework. There was no cavity wall, damp or thermal insulation to the single wall construction. Neighbours adjacent to the property had raised numerous concerns that the existing walls were a potential fire hazard.

The second, South West facing wall was originally constructed with red brickwork, which had been subject of attempts to deal with damp problems in the walls and roof eaves. The brick had been covered in an inferior maritime tar coating which impregnated the porous brick surface. This led to problems further down the line when the previous owner decided to render over the tar. The tar prevented the render from “breathing” properly, causing unsightly cracking to the property facia.

Commented Pierre Castien, General Manager of James Hardie Europe: “We are very pleased with the successful outcome of Mr Bennett’s appeal. This is a great test case for our customers to reference should the suitability of our fibre cement cladding solutions ever be called into question on grounds of aesthetics or local building regulations.”



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