

**DESIGN AND ACCESS STATEMENT  
(Inc Heritage Statement)**

**Listed Building Consent  
for  
Single storey rear extension & internal alterations  
The Old Forge, Daisy Green, Great Ashfield IP31 3HX**

**Jan 2021**

**Including:  
Design & Access Statement  
Listing  
Heritage Statement  
Schedule of Works  
Justification**



**Agent:** Andrew Brinkley  
Suffolk Building Design  
11 East Street  
Sudbury  
Suffolk  
CO10 0RU

01787 827200

**Applicant:** Mr N Skellett

## **1. Introduction**

The Old Forge is grade II listed. It is the semi-detached part to the South of the building. The North part is The Old Forge Cottage. The building is early C15 with alterations of C16 and C17. An open hall house with complex alterations resulting in a plan of 4 cells by early/mid C16. One storey and attics. Timber-framed and plastered. Thatched roof, hipped to the South end.

To the rear of the property there is a slate roofed lean-to extension with solid brick walls. This provided accommodation for a very small and simple kitchen.

The proposal is to continue the lean-to roof across the back of the property for a further 2.8m to increase the size of the kitchen and make it more of a useable size.

The house has been altered & refurbished over time.

This application consists of the following elements:

Single storey rear extension to increase size of kitchen

Remove existing kitchen door / window and section of wall below window

Replace existing blocked up sitting room rear door with full height glazing.

## **2. Amount of Development & Layout and Scale**

The application is for the sympathetic and good quality alterations to this important building.

The works will be to a 18-19C single storey rear extension. It is not known exactly when this extension was built. The main work consists building the 2.8m extension to the lean-to which is fundamental to the proposal of increasing the kitchen size. The extension will consist of a brick plinth with a handmade timber door and flush casement windows, under a natural slate roof, which will link into the existing slate roof.



Location of proposed extension

The proposed extension will cover over the rear door and window to the sitting room. This door has been block up, it is proposed to replace the door with full height glazing to allow more light into the sitting room



Door to be replaced



Boarded up doorway

## 2. How principles and concepts take account of:

- i) **the special architectural or historic importance of the building**
  - The proposals' main objective is to sympathetically enhance the dwelling to provide sympathetic yet efficient alterations & improvements which will ensure on-going maintenance of the historic exterior & interior without affecting any historic fabric and employing reversible techniques.
  - Minimum intervention to the existing historic frame is a priority
  - The window/door design and scale will reflect the local vernacular style by incorporating materials and reflect appearances which are traditional to the local area
  - Materials used will be of high quality.

**ii) the building's setting**

- The building is within a typical village setting adjacent other listed and historic buildings.
- The buildings' setting is unaffected.

**3. Consultation**

- Due to the simple nature of the application a pre app wasn't thought to be necessary.

**4. Landscaping**

Remains unchanged

**5. Sustainability**

The proposal will meet current sustainability criteria for new houses, in line with the Building Regulations.

**Materials**

- Modern, sustainable and low embodied energy materials will be used as much as possible in the design.
- A natural and renewable material, timber will be used for external joinery, as opposed to uPVC and will be obtained from suppliers who are members of the Forest Stewardship Council (FSC) - FSC products have their forests of origin independently inspected and evaluated according to specific environmental, social and economic criteria.
- The use of manmade materials such as plastic or coated sheets for external cladding, manmade coatings for internal wall surfaces and polyester carpets is avoided.
- Roof tiles will be natural slate

**Recycling**

- Timber, glass, brick, clay used in the construction are inherently re-cyclable.

**6. Access component (external & site access only)**

The application is only for domestic works, therefore not applicable.

**Access for emergency services**

External circulation routes: Unaffected by the proposal – private access drive from the Highway to the house & side access.

Safe and final egress from buildings: There are no constraints for egress from the original house.

## List Description from Historic England website

Location

Statutory Address:

OLD FORGE COTTAGE

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

Mid Suffolk (District Authority)

Parish:

Great Ashfield

National Grid Reference:

TM 00674 68085

Details

TM 06 NW GT ASHFIELD LONG THURLOW

3/51 Old Forge Cottage - II

House, early C15 with alterations of C16 and C17. An open hall house with complex alterations resulting in a plan of 4 cells by early/mid C16. One storey and attics. Timber-framed and plastered. Thatched roof, hipped at right hand end. An axial chimney, the shaft rebuilt in C19 red brick. C19 small-pane casements. A C19 boarded door at cross-entry position with C19 porch on slender posts and with trelliswork sides. Two C19 slated raking dormers with casements. A second C19 entrance door to right of similar form. Interior: A 2-bay open hall at the centre of the house. The open truss has an uncambered tiebeam with chamfered archbraces and shafts beneath. Widely-spaced studding with long arch windbraces and blocked diamond-mullioned windows at front and rear. Altered coupled-rafter roof. A large mid/late C16 chimney in the upper bay and an inserted 1st floor which leaves the archbraces of the medieval open truss rising through it. To right of the chimney is a 2-cell range probably of early/mid C16 with good framing: studding with prominent arch windbraces. The right hand cell has high quality unchamfered 1st floor joists; but the 1st floor in the left hand cell is clamped with chamfered joists, and may be a later C16 insertion. The service cell to left of the hall was rebuilt in early C17.

Listing NGR: TM0067468085

## **Schedule of Works**

1. Single storey rear extension to increase size of kitchen
2. Remove existing kitchen door / window and section of wall below window
3. Replace existing blocked up sitting room rear door with full height glazing.

## **Justification for THE WORKS**

### **Single storey rear extension & internal alterations**

#### **The Old Forge, Daisy Green, Great Ashfield IP31 3HX**

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The proposal is to continue the lean-to roof across the back of the property for a further 2.8m to increase the size of the kitchen and make it more of a useable size.

The quality and fabric of the interior of the house is typical of its age and modernisation.

None of its inherent quality is affected by the current proposal as all alteration works only affect more modern additions that do not add to the architectural interest of the building.

There is no impact on the landscaping or setting of the house.

The proposed extension to the rear will fit in with the additions to the property, leaving the principle front elevation unaffected. The extension will be of traditional appearance using good quality materials.



# Heritage Statement

**Single storey rear extension & internal alterations**

**The Old Forge, Daisy Green, Great Ashfield IP31 3HX**

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Development Proposal  
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## Architectural Significance

The purpose of this Heritage Statement is:

1. To provide information regarding the justification for the extension and internal works
2. To demonstrate and justify the impact upon the building.

The Old Forge is grade II listed. It is the semi-detached part to the South of the building. The North part is The Old Forge Cottage. The building is early C15 with alterations of C16 and C17. An open hall house with complex alterations resulting in a plan of 4 cells by early/mid C16. One storey and attics. An axial chimney, the shaft rebuilt in C19 red brick. C19 small-pane casements. A C19 boarded door at cross-entry position with C19 porch on slender posts and with trelliswork sides. Timber-framed and plastered. Thatched roof, hipped to the South end.

The house is currently used as a private residence.



**Front**

## Setting

The setting of the listed building is very important and this will not be affected by the proposal as the extension is very small in comparison to the existing house.

## Development Proposal

- Single storey rear extension to increase size of kitchen
- Remove existing kitchen door / window and section of wall below window
- Replace existing blocked up sitting room rear door with full height glazing.

## Conclusion

The character of the building is the main original element, this will not be affected by this proposal, only enhanced.

The proposal involves an extension, in the context of a building which has been altered, extended throughout its history.

This proposal seeks to enhance the historic character of the building with sympathetic elements of quality construction and design. This proposal is deemed to be in the long term interest of the building.