

## **The Old Forge, Alresford**

### **Heritage, Design and Access Statement**

Planning permission and listed building consent  
application for extension and alterations

July 2021



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## 1. Introduction

- 1.1. This Heritage, Design and Access Statement has been prepared in support of a planning and listed building consent application, in connection to the alteration of and extension to The Old Forge, New Alresford.
- 1.2. The present owners have recently purchased the property and are looking to make much needed renovations and repairs, as well as to construct a new extension to enhance the amenity of the dwelling.

## 2. Context

- 2.1. The Old Forge is located on Broad Street, New Alresford. A market town located approximately six miles east of Winchester. The town contains many listed buildings and much of it is located within the New Alresford Conservation Area.
- 2.2. The Old Forge is a Grade II listed building, comprising of a two storey house adjoined to a single storey former forge. The house and the forge are both listed separately, although now form a single dwelling. This unique building is considered a heritage asset and holds an important place in the history of the town.
- 2.3. Broad street is a highly characterful street comprising of mainly listed and historic buildings with a strong building frontage formed by mainly adjoining buildings. The Old Forge is unique in this way as it is only adjoined to another building on its south side, with the north side and forge adjacent to a small lane.
- 2.4. The Forge and main house are different in style, with the house formed of a simple gabled roof and later gabled victorian crosswing, and the forge a hipped and half hipped roof. The two buildings look distinctly different particularly from the west (street facing) elevation.

## 3. Heritage Statement

- 3.1. This statement is to be read in conjunction with a Heritage Statement prepared by Alison Davidson of Axford Heritage Planning.



Fig 1. East (rear) Elevation

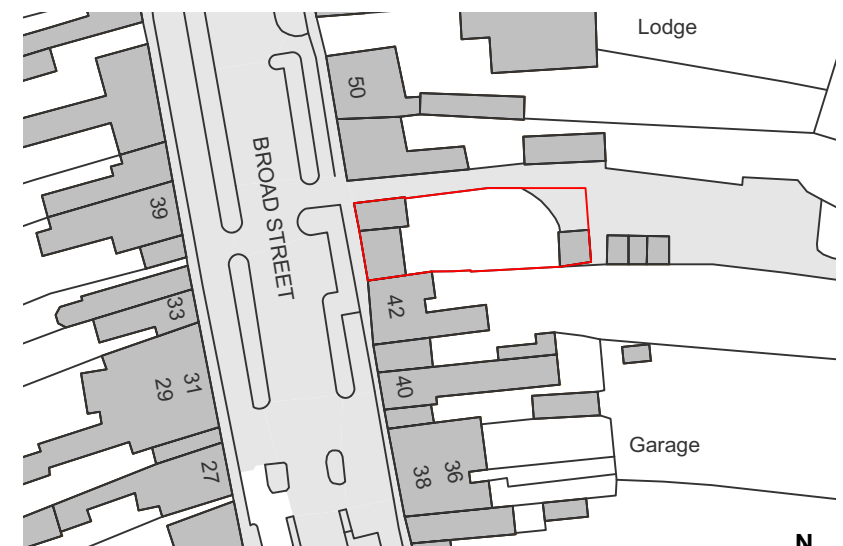


Fig 2. Site Location Plan 1:1250

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## 4. Proposals

The proposed works comprise of a two storey rear extension, alterations and some external works. These are as follows.

### 4.1. Extension and associated alterations

- 4.1.1. The main alteration proposed is a two storey rear extension to provide a new first floor bedroom and new ground floor Family Room and occasional guest bedroom.
- 4.1.2. The present house by nature of its connection to the forge contains a generous ground floor living accommodation, but a much more limited first floor, with only two double bedrooms and a very small third bedroom, and no first floor bathroom. This extension proposes to address this imbalance of accommodation.
- 4.1.3. It is proposed to construct this extension to the southern side of the of the rear elevation as a continuation of an existing victorian gable, but set slightly below the existing ridge level to distinguish it from the victorian section. This victorian section contains the least historic value.
- 4.1.4. The existing staircase is extremely tight using double kite winders with a bulkhead over restricting headroom. Whilst this staircase is historically significant, and so should be retained, it is not suitable by modern standards and falls well short of modern building regulations. For this reason it is proposed to create a new staircase in the extension to provide improved and safer first floor access. The existing staircase will remain in place as an historic feature.
- 4.1.5. The current third bedroom at first floor level is very small and only just usable as a single bedroom. It is proposed to use this room as a bathroom, retaining the existing walls.
- 4.1.6. The extension proposed extends to the rear of the house by approximately 7.5 metres, mirroring the gabled form of the victorian section. The extension has been positioned in this location for several reasons. Due to the roof form it is the most natural point to adjoin, with an existing first floor gable. Being the victorian section of the building, connection can also be achieved with no disruption to the original building fabric. It is also distanced form the forge, the most distinctive feature of this property.



*Fig 3. Perspective view of proposed extension from the garden (east)*



*Fig 4. Precedent Image: Ditchling Museum  
Continuous clay tile hanging to walls and roof*

4.1.7. This form is also consistent with the general pattern of development along Broad Street, with a strong frontage of mainly adjoining buildings, extending backwards in a linear form. This can be seen by reviewing the block plan (see Fig 5. opposite) where it is evident that on both sides of the road a similar pattern of development has occurred. The 7.5m extension to the Old Forge is also quite modest by comparison to nearby examples many of which extend 10 - 20 metres back.

4.1.8. The impact on the amenity of neighbouring properties has also been considered, in particular that of No 42 which adjoins the Old Forge on the southern side. The extension has been kept deliberately low in scale. The ridge sits below the existing gabled ridge to the rear and which is itself approximately 700mm lower than the main ridge of the house. The extension will have a vaulted ceiling inside allowing the spring of the skelling to be kept to around two meters, keeping the eaves level low. Being located to the north of No 42 and located east of taller adjacent existing buildings the extension will not interrupt direct sunlight to the garden of No 42.

4.1.9. It is proposed to use traditional materials but in a contemporary way in order to distinguish the extension from the historic building. A palette of brick and plain clay tiles is proposed. A contemporary soft curved transition detail is proposed between tile hung wall and the roof to create interest. See figure 4 - precedent image Ditchling Museum, where a similar detail has been used to great affect.

#### 4.2. New ground floor WC

As part of the internal alterations it is proposed to demolish the existing thin modern partition providing access to a ground floor bathroom, and reconfigure this space to include a more open Entrance Hall, a Store and ground floor WC. This will require no adaption of historic walls, and will partially reinstate an historic section of wall which has previously been removed.

#### 4.3. Entrance Hall

It is proposed to carry out plaster repairs to the damp sections of the external wall to this room. In addition it is proposed to remove the modern plasterboard from the partition wall to the adjacent reception room. It is believed that this wall is formed of historic studwork, which can become a visual feature by removing the modern plasterboard.

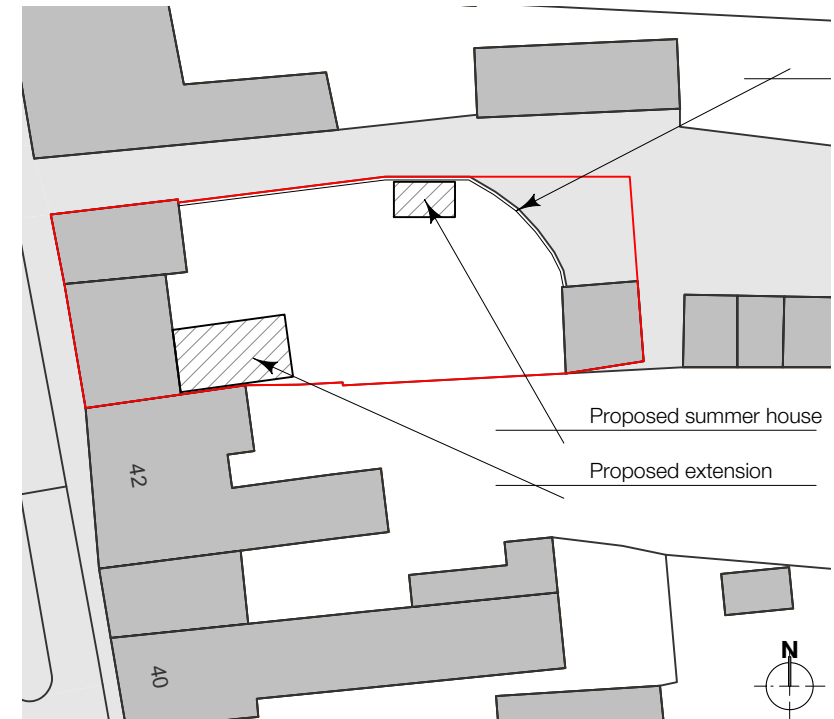


Fig 5. Block plan of Broad Street showing proposed extension in context 1:1500 scale  
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Fig 6. Perspective Section showing new extension in context



#### 4.4. Alterations to the forge

- 4.4.1. It is also proposed to carry out some alterations to the forge to reverse some modern interventions and address existing damp issues. These are as follows.
- 4.4.2. The roof has been re-clad with concrete tiles at some point in recent history. It is proposed to re-roof the existing forge with historically appropriate plain clay tiles, which would have traditionally been the material used for this roof.
- 4.4.3. It is also proposed to reverse the modern partitions and ceiling which have been installed to the east end of the forge. This will reinstate the vaulted ceiling, restoring it to its original form and there by creating an open and improved living space.
- 4.4.4. These alterations also present the opportunity to upgrade the existing insulation to improve thermal efficiency. Initial investigations have revealed that the roof has been insulated with polystyrene insulation, which is a poorly performing insulation product. This upgrade would substantially improve the thermal performance of the building.
- 4.4.5. The Forge also suffers from damp, which the current owners are seeking to address. The principal reason for this is believed to be due to the insertion of a concrete floor, which is likely to have removed the ability of the floor to breathe and redirected moisture up the walls. It is proposed to install a limecrete floor, which will be breathable and should resolve this damp issue.
- 4.4.6. The final alteration proposed to the forge is to the fenestration of the rear (east) elevation. Evidence from historic photographs show that this area has been rebuilt using a modern arrangement of windows and external door. It is proposed to replace this with an arrangement more similar to the original format, which replicates the original style of windows still evident on the front (west) elevation of the forge.

#### 4.5. Patio Doors

- 4.5.1. It is proposed to form a new doorway from an existing window to the centre of the ground floor. This will allow a greatly improved access to the house from the garden.



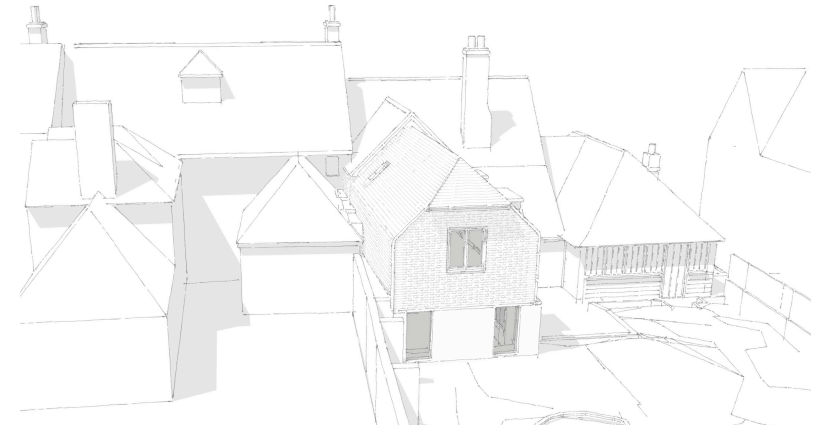
Fig 7. Interior of the forge



Fig 8. Rear view of the forge - from garden

#### 4.6. External Alterations

- 4.6.1. Some modest adaptations will also be carried out to the existing landscaping to create a more generous patio, and to emphasise some of the more historic features, in particular the original forge circle which still exists on the property. This will better represent the historic character of the house.
- 4.6.2. An existing poor quality modern corner shed will also be demolished.
- 4.6.3. It is proposed to replace the existing poor quality half height brick boundary wall and fence on the north side with a new two metre high brick wall. This will improve the aesthetic quality of this boundary wall.
- 4.6.4. A modest summer house is also proposed to the north west corner of the garden.



*Fig 9. Aerial view from the east*



*Fig 10. View from the garden of The Old Forge towards the garden wall and fence to be rebuilt*



## 5. Photographs



Fig 11. View from garden - east elevation



Fig 12. Location of proposed extension - existing victorian gabled section



Fig 13. View to the south towards No 42

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