

The Old Forge  
Salisbury Road  
Breamore  
Fordingbridge  
SP6 2AE

Design and Access / Heritage Statement



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## Introduction

This Statement is prepared to support an application for the creation of a garden room at the rear of the property known as 'The Old Forge'

## Location

The site is located to the west of Salisbury Road (A338) which runs north / south through the settlement of Breamore. The site fronts on to a section of the highway that forms a route parallel to the main road but separated by a green landscaped area which creates the effect of a private drive, providing a degree of seclusion from the main road.

The site is approximately 8 miles from Salisbury to the north and 6 miles from Ringwood to the south.

## Background

- i) The Old Forge is grade 11 listed being designated in February 1987 together with the adjoining property, Old Forge Cottage
- ii) The site is located in the Breamore Conservation Area, which was first designated in 1981
- iii) The Old Forge was previously used as the name describes and developed over time to various commercial uses before becoming redundant
- iv) The building was subsequently converted into a Holiday let in 2016

The listing relates to the adjoining property and the Old Forge together and is described as ' Old Forge Cottage and Forge' and is reproduced below;

*House and smithy. C17 timber frame, with some C18 cladding, and C19 extension. Part of the walls have exposed framing with brick infill, other walls of brickwork in Flemish bond with blue headers, cement plinth. Thatch roof, hipped at the south end; slate roof to the forge. House part of two storey and three windows. Casements. Boarded door in a plain frame, the smithy has C19 features.*

## Assessment of Heritage Significance

The special heritage interest of the grade 11 listed building principally relates to the architectural and historical value of the asset as a former Forge which likely operated on this site for many years.

The listing description refers to the relationship between the Old Forge and the Cottage but there is not any reference to any historical fixtures or fittings within the Forge. Elements of the site which contribute to its special interest include the external shell of the building and its previous use.

The evolution of the use of the building is also of heritage interest. The fact the site was utilised as a Forge contributes to its architectural and historic interest. Similarly, the conversion of the building to a Holiday let contributes to the evolution and story of the site.

It is fair to say the property does not now have any historical remains regarding the use as a Forge and the interest now relates to its historic use and relationship with surrounding buildings.

The listed building retains a level of Architectural interest deriving from its form, which is vernacular in aesthetic and points to the previous use of the building when viewed from the front entrance (east elevation).

The retention of the traditional and locally distinctive building materials within this (east) elevation contributes to the architectural value of the site within the conservation area.

The property is of historical interest as a physical reminder of the past and its interest is also derived from the relationship of the building to the adjoining property and the surrounding historic landscape and architecture.

## Planning History

The full planning history for the site is not listed here but just the most significant recent one relating to the change of use to a Holiday Let in 2016;

16/10602 | Use as 1 holiday let; retention of 1st floor side window | OLD FORGE, SALISBURY ROAD, BREAMORE SP6 2EA (NB: SUBJECT TO LEGAL AGREEMENT)

## Proposal

This application seeks to form garden room accessed from the existing double doors which can be seen in the photograph below. The property currently has a large rear courtyard and this proposal seeks to enclose part of this with a 'lightweight touch'.

The existing walls can be used to form the space, with the exception of a small 'gap' between the wall and existing building which will be filled with new doors to access the part of the courtyard that will remain. This means that the new glazed roof and oak frame can be independent with minimal intrusion to the existing structures.

The existing building has been changed at the rear since its previous use and is now finished with horizontal timber cladding which will mean that now historic fabric is being disturbed as a result of this proposal.



Rear Elevation showing double doors from kitchen area



Courtyard (behind bathroom) that will remain as external space

## Conclusion

The proposal aims to provide a lightweight structure that will provide a new garden room allowing greater privacy for the users of the property and the adjoining owners. The varied weather that is encountered in this country will mean that the space can be used all year around rather than just when the weather is fair.

There will be minimal visual impact as it cannot be seen from the front and therefore its effect upon the conservation area is negligible.

The above proposals are made with National Planning Policy in mind where Conservation (for heritage policy) is defined in annex 2 as;

‘the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance’

In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset. However we believe this proposal goes further and enhances the heritage asset.