



## **0224-0002-P01-Heritage Statement**

### **Proposed Annexe at Limes Cottage, Forward Green, IP14 5HP**

#### **Listing of Existing Limes Cottage:**

The house is late C17, plastered and colourwashed, timber-framed with wattle and daub infill. There is a long-straw thatched roof with catslides to the rear and brick central ridge stack. The house has a 2-unit lobby-entry plan with outshut to rear. It consists of a single storey and attic. It has 2-window range of 2-light casements with a central plank door. A Small window over exists. At the right end, the building has a 2-light casement on each floor and plank door to the far right. The left end has a C20 single-storey extension with 2-light casement in the attic. There is an outshut under the cat-slide to the rear. INTERIOR. Tall panel framing with bracing is mainly visible, though the right end on ground floor has this covered over. Massive wall posts support chamfered bridging beams. The large stack is built of narrow bricks and has blocked back-to-back fireplaces with hoods. A fragment of winder stairs survives in the lobby with a later one leading from the left hand room. Plank doors. Only a small part of the roof is visible but wallplates, purlins and a collar are exposed in the plastered attic. In the rear outshut is a brick twin bread oven. In conclusion, it is a characteristic small house of the period which retains many features.

#### **Proposal at Limes Cottage:**

The proposed annexe is designed to be subservient and ancillary to the host dwelling. The host dwelling is a two storey house with a ridge height of 7 metres and a floor area that covers over 200 square metres. The proposed annexe's ridge height is 6 metres and the gross internal floor area is 139 square metres, ensuring that it maintains a respectful and subordinate presence on the site. Furthermore, the annexe will be positioned behind the principal elevation of the host dwelling, allowing the main dwelling to retain its prominence and architectural significance while the annexe complements it in a more understated manner.

The choice of materials for the annexe, such as timber feather-edge boarding, red clay plain tiles, timber windows, and timber fascias, soffits, and barge boards, further enhances its integration with the surrounding landscape. These materials are in harmony with the vernacular architecture and reflect the natural elements found in Forward Green, ensuring the annexe compliments the site and village's visual character.

The proposed annexe is situated in the curtilage of Limes Cottage within the village of Forward Green. In the Pre-Application Advice - DC/23/00884 - the advice given was based on incorrect information that the proposed location of the annexe was in the original curtilage of Limes Cottage. This matter has been resolved and Mid Suffolk have agreed that the triangle parcel of land to the East of Limes Cottage was an addition of land bought by the previous owners. Taking this into account the new parcel of land lends itself to being the location for the annexe as the annexe can be positioned behind the principal elevation of Limes Cottage, maintain a good connection to the host dwelling, and give the two families privacy. Also the view of Limes Cottage is not impeded as it is approached from Forward Green.



### **Impact on Heritage Asset**

The proposed annexe is expected to have a low impact on the existing listed dwelling due to several key factors. Firstly, the nature of the proposal is ancillary, meaning it serves as a secondary and complementary structure to the main dwelling. This ensures that the original character and prominence of the listed dwelling will remain largely unaffected. Additionally, the location of the proposed annexe is outside the original curtilage of the listed dwelling, meaning it is positioned in an area separate from the main dwelling and its immediate surroundings. This further minimizes any potential impact on the listed dwelling's historic features. Lastly, the existing trees to the east of the dwelling provide screening of the proposal upon entering the site, ensuring that the visual impact of the annexe is discreet and does not detract from the overall visual integrity of the listed dwelling and its setting.