

## **Heritage Statement**

**Forge Cottage,  
Duck End,  
Stebbing,  
CM6 3RY**



**Householder planning & listed building consent for Uttlesford District Council**

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## **Introduction**

The purpose of this heritage statement is to support the Householder planning & listed building consent application at Forge Cottage.

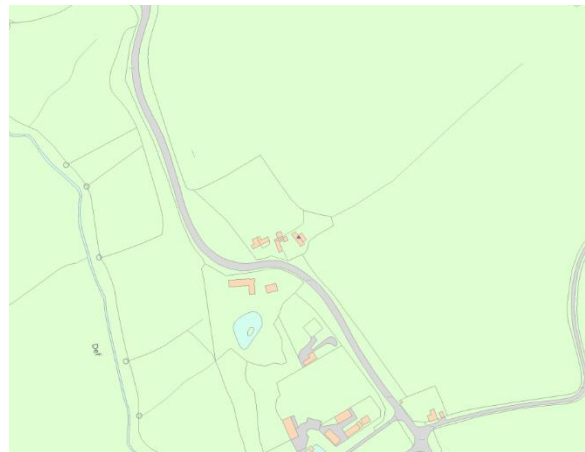
The proposed development at Forge Cottage is made of several parts, the demolition of two dilapidated outbuildings, a complementary cart lodge on the front driveway, window and door replacements along with thermal upgrades to the existing single storey rear extension and some minor internal alterations. Due to the listing of the structure, great care has gone into the design to minimise any impact on the original building.

The original building is a Grade II listed building that was first listed on 6th August 1984 and has since been extended to the rear as a single storey projection. This projection carries no resemblance to the main structure of the house and is not complementary to the aesthetics of the host dwelling and therefore this rear extension has no effect on the historical or architectural significance of the house.

## **Listing**

Forge Cottage (listed as A Thatched Cottage 20 metres East of Forge Cottage) is a grade II listed building (listing number 1112791) situated among a wealth of heritage assets in the local area.

Cottage C17 or earlier. Timber framed and weatherboarded. Thatched roof, with flat dormer, outshot over plain board door to left, and ½ hipped to right. 3 range C19 casement windows. Central Board door with square light. One off centre and one external red brick chimney stack.



## **Building Description**

The property at Forge Cottage, Duck End, Stebbing, CM6 3RY, is a timber-framed, thatched roof cottage dating back to the 17<sup>th</sup> Century which has been since extended to the rear with a single storey flat roofed addition, constructed of timber frame and rendered.

The roof mainly comprises of thatched roof, whilst the rear extension has a flat roof and is covered with a bituminous roofing felt. The windows of the main property are timber framed with a white coloured featheredged cladding board to the exterior and red brick chimneys visible from the rear. The rear extension comprises of dilapidated timber frame windows which need replacing along with a timber external door which no longer is fit for purpose and also requires replacement. The walls of the extension comprise of a timber framed construction with a rendered external finish.

Forge Cottage is of historical significance due to its thatched roof which is representative of traditional thatched cottages in the area with the property being preserved in this state from the street scene Unfortunately due to the uncomplimentary extension at the rear, the historical significance of the rear has been lost and cannot be retained further.

## **Proposed Works**

### **1. Demolition of Outbuildings.**

There are two outbuildings towards the norther corner of Forge Cottage, one of which is a timber framed shed like structure and one being a brick-built store.

These two buildings are proposed to be demolished. The stores have fallen into disrepair and need demolition. The timber framed shed like structure has become rotten due to its construction and within the floor has become infested with rats which has obvious health risks, this shed is to be demolished and not replaced. The brick-built store is dilapidated and is at risk of collapse, the owner is wanting to demolish this store as soon as possible to remove any risk of injury should it collapse unintentionally.

### **2. Complementary Cart Lodge.**

A timber framed cart lodge is planned for the South end of Forge Cottage. The cart lodge has been designed in such a way to complement the main property. Despite being of alternative materials the design and style of the structure will complement the host building. Being designed out of timber frame with Oak features along with a slate tiled roof is reminiscent of a design that was common in the 17<sup>th</sup> century. Three out of the four sides of the cart lodge will be enclosed and will feature cladding that will be closely resembling the cladding on Forge Cottage.

The cart lodge will feature exposed rafter feet with bracketed guttering, oak posts sitting on red brick plinths that will closely resemble the brickwork of the chimneys on Forge Cottage. This will be to shelter 2 cars and will feature space for log storage which has been lost due to the proposed demolition of the outbuildings.

It is to be noted that a garage of a much larger nature was approved across the road at Duck End Cottage (UTT/1650/12/LB).

### **3. Internal Alterations.**

The internal alterations are solely kept within the single storey rear extension and therefore any demolition and alteration work that are proposed will not affect any of the original structure or heritage of Forge Cottage.

The proposed alteration is to remove the wall between the current WC and bathroom to create a larger bathroom for the occupants. This alteration does not compromise the historical character of the building.

### **4. Window and Door Replacements.**

This part of the proposal is again solely relating to the rear extension. Due to the design and age of the rear extension it has now been necessary to replace the existing windows and door from the kitchen to the outside. These windows and doors are no longer fit for purpose and are in need of replacement. The proposal seeks to change the kitchen external door to a stable style door in white UPVC and the windows to follow the same casement arrangements but to also be in white UPVC.

This will help to increase the energy efficiency of the entire building as currently the windows and doors have reached the end of their lives. During this the applicant would also like to take the



opportunity to upgrade the external walls with thermal insulation, this will be done by adding insulation to the internal walls of the extension so as not to affect any of the external view and size of the extension.

### **Conclusion**

In conclusion, the proposed renovation work to the property at Forge Cottage has been designed to improve the living conditions in the property while preserving its heritage value. The majority of the alterations to the property are on the rear, not visible from the street, and are to the already existing single storey rear extension which has no historical significance. The cart lodge is to use materials that are complementary in nature to Forge Cottage and is a design that is in keeping with the heritage of the local area. The proposed renovation work will not impact the building's historical significance, as all the original features will remain and will not be altered, and the only visible change on the external appearance is the minor adjustments to the two windows and door on the north side of the building.

Overall, the proposed renovation work will improve the property's liveability, will increase its energy efficiency while preserving its heritage value. The proposed cart lodge will not impact negatively on the host dwelling but will enhance its appearance by having a complementary addition on the plot.

**Appendix A – Images – More available on request from planning officer**



***a** - North corner of Forge Cottage showing the windows on the rear extension that are to be replaced*



***b** - East corner showing rear elevation of property and the dilapidated stores in the background*



*ç- External door to be replaced leading into kitchen*



*d- brick built store that is to be demolished*



d- Timber framed shed like store that is to be demolished