

HERITAGE STATEMENT

*1073 – Development at No.1 Rectory
Cottages, Low Rd, Forncett St Peter
NR16 1HY*

**HOUSEHOLDER AND LISTED BUILDING CONSENT APPLICATION FOR A
SINGLE STOREY FRONT AND REAR EXTENSION. NEW FIRST / SECOND
FLOOR EXTENSION OVER EXISTING GARAGE / KITCHEN. NEW GARAGE /
WORKSHOP AND FENESTRATION CHANGES.**

January 2024



Existing West Elevation from Historic Archive

1.0 - Introduction to Site and Development

1.1 This statement is in support of a Householder Planning and Listed Building Consent application, submitted to South Norfolk Council for development at No.1 Rectory Cottages, Low Rd, Forncett St Peter. The proposed works include:

- Front extension to form new entrance, kitchen, and dining area.
- First / second floor extension over the ex. single storey garage and kitchen.
 - West elevation dormer windows in new high-level roof.
- Rear single storey garden room extension.
- Fenestration changes to the main house.
- New double garage, workshop, and log store building.
- Associated hardstanding and landscaping.

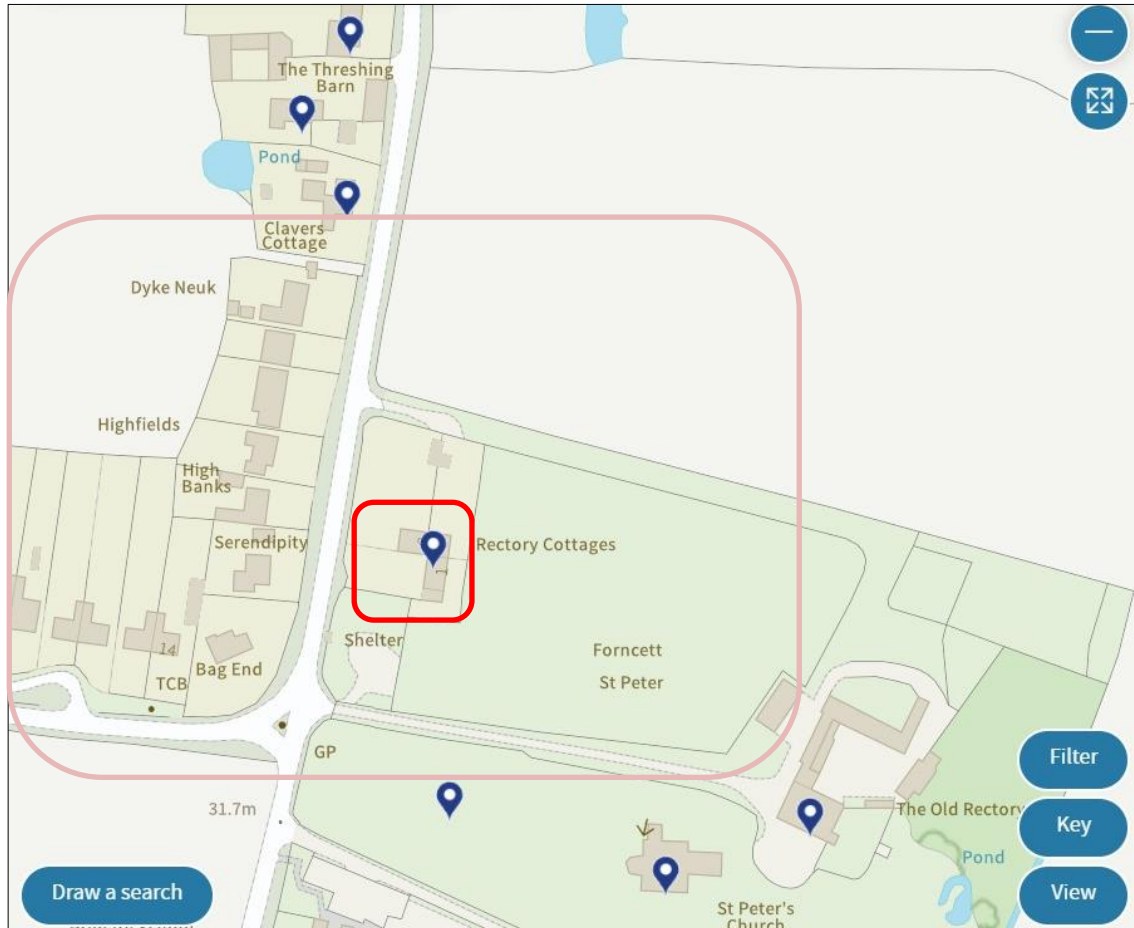
1.2 Three attached properties make up No. 1, 2 and 3 Rectory Cottages. The 'L' shaped unit sits North of St Peters Church, the group is listed under the name *1, 2 AND 3 CHURCH COTTAGES, THE STREET*. As can be seen from the accompanying site plans and image above, No. 1 Rectory Cottages is the Southern portion of the block.

1.3 Partly white painted, red brick masonry walls, with traditional red / orange pantiles and painted windows / doors. The property extends over three floors with dormer windows to the second floor, as shown above and is of traditional cottage aesthetic.

1.4 The vehicle access road (Low Rd) sits to the West, the site is surrounded by neighbouring amenity grassland to the South and East and arable Farmland to the North. Proposed works will be within the existing amenity of No.1 Rectory Cottages.

2.0 – Impact on Listed Buildings

6.1 All three attached dwellings are designated listed by Historic England under the Statutory Address No. 1, 2 AND 3 CHURCH COTTAGES, THE STREET with list entry number – 1050339 first listed on 26th June 1981.



Aerial View Showing Location of Listed Buildings Close to Site

6.2 Existing listed buildings in the immediate surrounding area, as shown above are in two small groups to the North and South. The listed buildings to the North are separated by half a dozen dwellings not listed and the Church and Old Rectory are some distance South-east heavily screened with planting and trees.

6.3 We believe the three main aspects of our proposals (new garage / log store, two storey extension over kitchen / garage and front / rear extension) all cause no harm on either cluster of listed buildings largely due to not being visible past existing buildings or dense screening.

7.0 – Proposed Scale and Appearance

7.1 Garage / workshop will be single storey structure with a lower pitch than the main dwelling to reduce impact on neighbouring gable. Timber clad walls with a shallow brick plinth.

- 7.2 Rear garden room is a modest, single storey structure, heavily glazed with clad walls and pantile roofs.
- 7.3 **First and second floor extensions over the existing single garage / kitchen area would ensure ridge heights are not higher than existing.** The new roof only requires enough height to achieve access into second floor room and would be positioned as low as practically possible, following detailed design.
- 7.4 **It should be noted insulation values have increased since the June 2023 changes making overall roof construction depths can be 300mm+ which is much thicker than the existing structure, also the access to second floor level and position is fixed adjacent the existing chimney.**
- 7.5 The new front extension is single storey and will abut into the new extended main block wall structure.
- 7.6 Internally the extension areas will be vaulted, and the existing kitchen will house a large new staircase giving access to the existing first and second floor rooms. The existing garage largely becomes rear access utility / W/C.
- 7.7 As can be seen from the accompanying drawings / info the applicants are proposing a significant new oak frame structure for the main house. Externally the house will be finished with featheredged cladding either black painted or weathered grey (Douglas Fir). Traditional pantiles and a mix between traditional painted timber windows and doors for the replacement units and new Aluminium for the extension fenestration.

8.0 Summary

- 8.1 The existing property is in good condition structurally but needs full renovation, the applicants will provide significant investment to modernise the property and enhance the thermal efficiency, overall improving the councils housing stock. **These proposals if granted would also justify further expenditure on the existing dwellings also within the applicant's ownership.**
- 8.2 **In our opinion the benefits of this scheme outweigh any harm on the immediate surrounding area.** The site is (and will remain) heavily screened by trees and planting from the main road.