

HERITAGE STATEMENT

To accompany the following application: -

Change of use from B&B to single dwelling house

The Forge, Church Road, Churchill, OX7 6NJ



The above shows the front western elevation of The Forge from Church Road

Introduction

This heritage statement has been prepared in support of the application to change the use of The Forge from a B&B/guest house to a single dwelling house. The property is believed to have originally been built as a dwelling house in the 1820s and then modified with the addition of a forge prior to it being converted to a B&B in the 1960s. This statement aims to demonstrate the consideration given to the architectural, historical, and environmental aspects of the proposed change of use.

Property Description and Historical Context

The Forge is positioned on Church Road in a 20mph zone diagonally opposite The Chequers pub in the centre of Churchill Conservation Area in an Area of Outstanding Natural Beauty/National Landscape. The southern elevation of the property overlooks the car park to The Forge MOT Garage, the eastern elevation fronts the Forge MOT Garage office, and the northern elevation adjoins the Village Green.

The property is of traditional Cotswold architecture with Cotswold stone walls, steel framed windows and a pitched tiled roof. It is not listed and is not believed to be known for any significant historical figures or events, however it is prominent building in the centre of the village.

Proposal Description

The proposal to change the use to a single dwelling house from a B&B does not involve any structural alterations or additions and the appearance of the property will remain unchanged. The floor layout will remain as shown in the accompanying plans.



The above shows the southern elevation of the Forge from the Forge MOT Garage car park

Impact Assessment

The exterior and internal layout of The Forge will remain as existing, hence there will be no impact on the character or setting in the village. The reduction in guest traffic to the property should have a favourable impact on any environmental impact this traffic would have otherwise had. The gardens to the front and rear of the property will continue to be maintained as existing and biodiversity encouraged.



This shows the northern elevation of The Forge looking at it from the Village Green

Consultation Summary

Neighbours consulted on the proposed change of use to a dwelling house have all expressed their support and understand the applicants wishes to retire from the B&B business.