



CANNON
Architectural Design Ltd.



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DESIGN, ACCESS AND HERITAGE STATEMENT
to accompany a Planning and Listed Building Application
for the Restoration and conversion of existing outbuilding

The Old Forge
High Street
Elmdon
Saffron Walden
Essex
CB11 4NL

Prepared on behalf of
Mr and Mrs Sutherland



June 2023

INTRODUCTION

The proposal is to restore and convert an existing outbuilding in the grounds of The Old Forge, to provide ancillary accommodation to enhance the amenity. The accommodation will include a bedroom, a living room and an existing study. The Old Forge is a listed building.

DESCRIPTION



The Old Forge in Elmdon is a detached Georgian house with slate roof and rendered facades. It is listed Grade 2. Within the curtilage of the listed property there is a timber framed outbuilding, clad in black weatherboard and with a clay pan tiled roof. The outbuilding houses a chimney, which has been removed at eaves level at an unknown time. The chimney is thought to be the original forge chimney. The outbuilding is

currently used as a shed, storage area and home office.

This application focuses on the outbuilding within the curtilage of the listed building. The proposal seeks to restore and weatherproof the existing outbuilding giving the building a new purpose, protecting the forge chimney and providing ancillary amenity space to the owners of the Old Forge House.

DESIGN

The intention is to renovate the existing structure without increasing the footprint or altering the relationship between the outbuilding and the house. The existing outbuilding is divided into three sections.



On the right hand end of the outbuilding, under a separate lower roof, is a room being used as a home office.



There is an enclosed shed portion on the left side, this houses a chimney which has been removed at an unknown time down to eaves level. It is believed that this is the remains of the original forge chimney.



The middle portion of the outbuilding was an open area used for storage. The mezzanine with no historic timbers has now been removed.

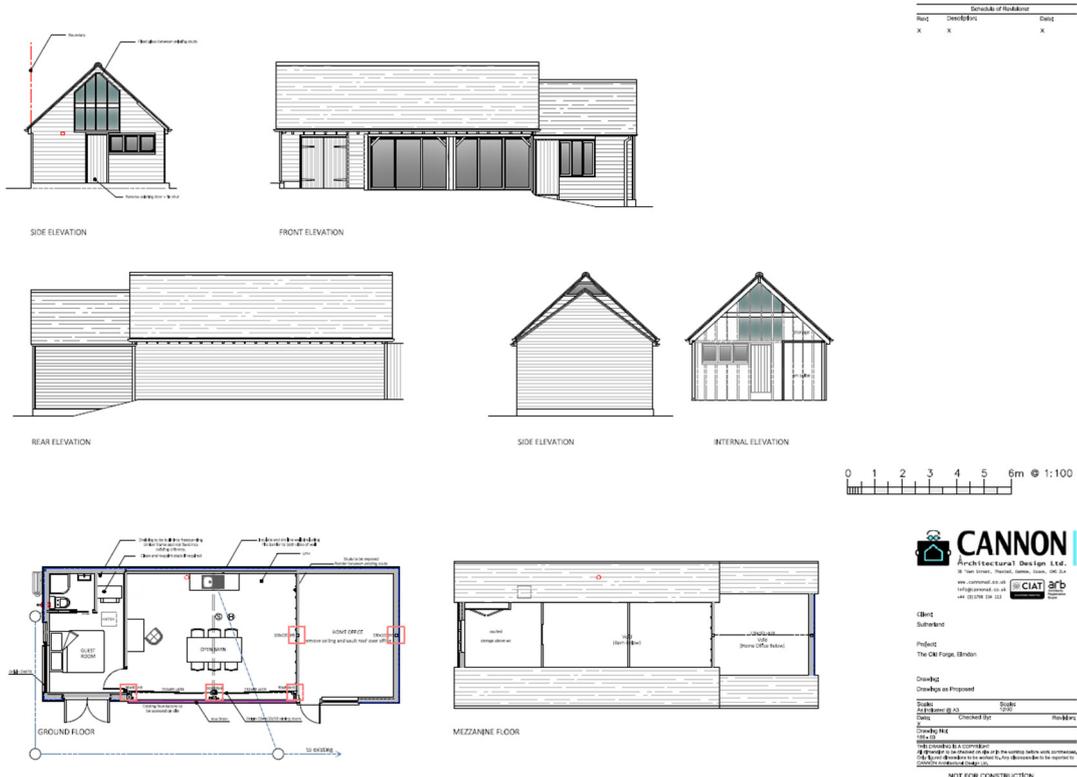
THE PROPOSAL

The proposal focuses on the higher roofed portion of the outbuilding; no works are proposed to the lower roofed portion of the structure beyond the modification of the ceiling and the replacement of the door and adjacent window. The proposal seeks to retain as much of the historic fabric as possible. However, there is a fire damaged beam within the barn that needs immediate assessment and probable replacement. The proposal seeks to insulate and weathertight the structure maintaining the already divided sections. It is proposed that the left-hand portion, which houses the chimney, is converted into an accessible guest room with en-suite. The remains of the chimney would be repaired and cleaned and would remain a feature within the room and the en-suite. The timber doors would remain in place and a glazed sliding door inserted

behind these. Above the proposed ensuite, it is proposed a new mezzanine floor to be used as a storage and accessed via a ladder from the bedroom.

It is proposed that the currently open section of the barn will be insulated with natural materials, with folding/sliding doors inserted, opening inwards so as to not disturb the current oak posts. The room would house a log burner, kitchenette and workspace. The gable end chicken wire ventilation opening at ridge height would be replaced with glass on the east elevation; on the west elevation, it is proposed to insert glass panels between the existing studs.

- Design principles: To bring purpose to the existing outbuilding, creating useful space and an additional guest room for the house whilst retaining original features.
- Materials: Retain/ Repair and replace existing timber structure. New black weatherboarding to match existing. Reuse existing clay pantile roof. Repair plinth where required with red clay bricks
- Amount, layout and scale: There is to be no change to the scale or layout of the outbuilding.
- Landscaping: the outbuilding is set within a mature garden
- Appearance: The appearance of the outbuilding is designed to remain as close to the existing as possible, preserving as much of the existing fabric as is practical and protecting the existing chimney.



ACCESS AND TRANSPORT

- Access for the disabled: the outbuilding will have level access and ground floor accommodation.
- Parking, public transport etc.: there is adequate parking for four vehicles on site.

HERITAGE STATEMENT

The outbuilding at the Old Forge is curtilage listed, because it is within the curtilage of the listed building and – in part – predates 1948.

THE LIST DESCRIPTION

The Old Forge was listed in 1980, and the citation is as follows:

Details

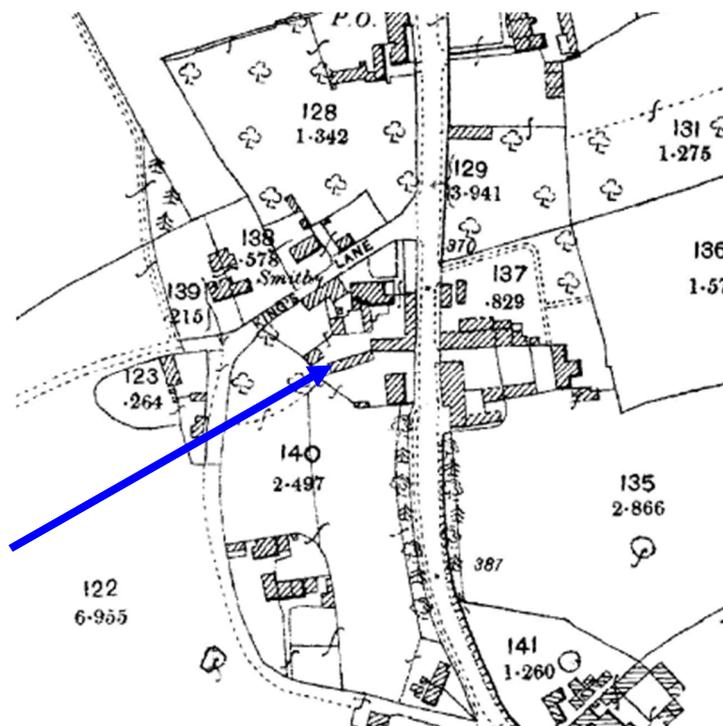
ELMDON HIGH STREET 1. 5222 (west side) The Forge TL 4639 31/1081

II

2. Early C19 timber-framed and plastered house. Two storeys. Two window range of double-hung sashes with glazing bars. A central doorway has narrow pilasters and a shallow cornice. Roof slate, hipped.

Listing NGR: TL4612639385

A brief history of the building, in so far as it is known, including the planning history



Nineteenth century maps show a complex of buildings incorporating the neighbouring properties to the north, with the annotation 'Smithy.' The precise location of the smithy is unknown. A number of buildings have either disappeared or have moved. This is consistent with the fact that the majority of the outbuilding is constructed from regularised timber, suggesting a construction date in the twentieth century. The only historic timbers are in the west gable wall, and may have been reused. There are, however, the remains of the chimney.

Reference to printed histories of Elmdon indicate that the Smithy was run for at least six generations by the Brand family, whose involvement only ceased when the premises were sold to the owner of Hill Farm, opposite, in 1940.

KEY ELEMENTS THAT CONTRIBUTE TO THE SIGNIFICANCE

The key element is the contribution to the setting of The Old Forge itself. As part of that contribution, the appearance is important, including the use of vernacular materials and the retention of the open 'cart shed' central bay, albeit with glazing in the openings. Of lesser significance but nevertheless of historic interest is the remains of the forge chimney, if indeed it is a part of the old smithy.

ASSESSMENT OF IMPACT ON SIGNIFICANCE AND MITIGATION

Preliminary advice from the Conservation Officer has led to the removal of the roof lights originally proposed, and the use of narrow profile aluminium framed glazing.

POLICY

The proposal complies with Uttlesford's planning Policy ENV2- Development affecting Listed Buildings.

Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

CONSULTATION

A preliminary enquiry was made in September 2021 (UTT/21/2932/PA refers). The response from Rosemary Clark, dated 14th December 2021, indicated that the proposals would be acceptable in principle. Application UTT/22/1076/HHF was also previously approved, along with UTT/23/0467/DOC. This application now only solely requests approval for the changes to fenestration, ground floor specification, and revised design to en-suite.

CONCLUSION

The works to the outbuilding are designed to be in keeping with its current form and aesthetics. As such it is considered that the proposal complies with the policies of Uttlesford District Council.