# FORGE COTTAGE

## DESIGN AND ACCESS STATEMENT

### BACKGROUND

Forge Cottage is situated in the Wootton Rivers Conservation area and is Grade II listed

### PRINCIPLE OF DEVELOPMENT

The Cottage has been well maintained. To the west is a small lean-to extension off the kitchen. This measures only 1800mm wide and as such, cannot comfortably house a dining room table and chairs. The windows are single glazed and there is little or no insulation.

Two of the windows on the front elevation are badly rotten and require replacement.

### PROPOSAL

It is proposed to demolish the existing extension and replace it with a slightly bigger orangery which will be able to house a table and chairs. It will also provide a better connection to the garden and patio and be much better insulated. The design is kept simple to provide uncluttered views of the garden and Martinsell beyond.

The replacement windows to the front will be of painted hardwood with slimline double glazing units with integrated glazing bars.

### MATERIALS

The walls will be constructed of matching face brick – salvaged for the existing conservatory if possible. The windows, rooflight and doors will be painted hardwood.

### CONCLUSION

The proposal is modest in scale and will not detract from attractive cottage but at the same time will allow for more comfortable living.



Front Elevation



West elevation



View to the north



South Elevation

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# HERITAGE STATEMENT

## SIGNIFICANCE OF THE HERITAGE ASSET

The Wotton Rivers' Neighbourhood Development Plan 2017-2026 states –
*The significant number of Grade II listed thatched houses and cottages clustered around the 16th Century inn, form the historic core of the village and are set in an attractive landscape where the curved alignment of the street creates interesting views in both directions.*

Forge Cottage is one of the many listed thatched cottages lining the road. Originally two cottages with a barn to the north which has been retained.





## IMPACT ON THE SIGNIFICANCE

As the proposed extension replaces an existing one and it is similar in scale there will be no additional impact on the historical asset. The opening through from the kitchen has already been made.
The existing thatch line will remain unchanged..



## AVOIDANCE OF HARMFUL IMPACTS

The Neighbourhood Development Plan states-

*Objective 1. Historic Environment -Protect, maintain and where possible enhance the rich historical environment that we have inherited, ensuring the listed buildings and the character of the parish landscape are not compromised by the design, scale or presence of the new development, or by the materials used.*
*Objective 2. Landscape. - In line with the setting within the North wessex Downs ANOB, to conserve and enhance the rural nature of the landscape in which the parish sits, protecting the view from it and access to it.*

Only the south elevation of the extension is visible from the road. As it sits under the thatch line the overall significance of the listed building should not be too different from the status quo.



## REPLACEMENT WINDOWS

Two of the windows on the front elevation are rotten and need replacing. It is proposed to replace them with new, painted hardwood ones with slimline double glazing units and structural glazing bars with ovolo mouldings to the inside and putty style to the exterior. The glazing configuration will remain the same.