



PLANNING & ARCHITECTURE

Planning - Permitted Development - Architectural Design  
Development Consultancy - Conservation



# THE OLD FORGE, HOW CAPLE

## DESIGN & ACCESS STATEMENT

INC. WATER MANAGEMENT STATEMENT

DOCUMENT AUTHORED ON: 11<sup>TH</sup> NOVEMBER, 2022

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FULL ADDRESS:  
THE OLD FORGE  
HOW CAPLE  
HR1 4TE

THE OLD FORGE, TODAY:



As viewed from the C1262

## 1: INTRODUCTION

This document is intended to show that consideration has been given to the status of the existing property and the design of the proposed development in terms of size, scale, appearance and setting. It also describes any changes to access, landscaping and planting. Reference is made in this document to pre-application advice given by the Local Authority on 13<sup>th</sup> May 2019, reference 190773/CE by Mr Owen Jeffreys, and to the previously approved application (reference 200856, dated 10/3/2020 and approved 16/6/2020) and amendment (reference 210908, dated 5/3/2021 and approved 30/3/2021).

The scheme approved under the previous application has unfortunately been made financially unviable by the significant increases in construction labour and material costs experienced since the permission was granted. Accordingly, a reduced scheme is now proposed.

## 2: STATUS AND USAGE

The Old Forge is a privately owned, two-storey dwelling with attached barn/studio and gardens in the How Caple parish.

## 3: SCOPE OF DEVELOPMENT

This application seeks approval for the conversion of the barn/studio to habitable space, and the addition of a low-impact, single-storey extension. This application proposes a reduced scheme, compared to the previous application.

## 4: SCALE

The scheme proposed under the previous application (ref. 200856) increased the usable floor area of the property by 57m<sup>2</sup> (c. 35%), including the 17m<sup>2</sup> underground bathroom. This application proposes a more modest addition of only 12m<sup>2</sup> (c. 8%), and does not include a WC. The ridge height of the barn/studio space is to increase slightly (c. 15cm) to accommodate additional insulation in both the floor and roof, and no part of the proposed extension is to extend above the eaves height of the main dwelling. Mr Jeffrey's comments from the pre-application advice stated (regarding the previously approved scheme): *"Overall, although the extension has a large footprint, its design is such that it does not overdevelop the plot or create a dominant extension which detracts from the character of the host dwelling"*. This proposal represents a scaled-back version of the original scheme.

## 5: APPEARANCE

The proposed development is intended to positively integrate the property into the landscape, and to provide additional living space. It is designed to be significantly subservient to the host dwelling, and in utilising painted metal windows, rooflights and doors creates a visual link with its namesake ('The Old Forge').

Any glazing is to be a neutral finish to blend well with the stone walls – to this end a mixture of unfinished, Oak frames and grey-painted metal frames are proposed.

The glazing shown is all at or below the ground level of the Northern end of the garden, and is intended to give the occupants a view of the garden without overlooking the neighbouring properties any more than the existing arrangements.

The comments below from Mr Jeffrey's pre-application letter are of course in relation to the previously approved scheme, however they are still pertinent to this proposal:

*"The location of the extension at the rear of the dwelling is such that the principal elevation, which is prominent from the roadside, ensure the principal historic aesthetic of the building is largely protected. Overall, although the extension has a large footprint, its design is such that it does not overdevelop the plot or create a dominant extension which detracts from the character of the host dwelling.*

*The addition of a heavily glazed structure does have the potential to raise concerns relating to neighbouring amenity and loss of privacy. However, when visiting the site and viewing the relationship with the nearest neighbouring dwellings, to the north and east of the plot, I did not have any immediate concerns with regards to neighbouring amenity due to the level at which the extension will sit.*

...

*Policy LD1 focuses on the conservation and enhancement of local landscape and townscape character. Considering the design of the extension, I do not believe it will lead to any degradation of character for the local AONB. There is no dominant vernacular style in the immediate surroundings of the property, and the extensions size and design do not give rise to concerns with regard to a loss of character for the local townscape.*

...

*The proposed rear extension is of a modern design but demonstrates a material finish which positively links the extension with the host dwelling. Although the extension is large, its wrap around nature means it does not dominate the main dwelling, and does not result in an oversized dwellinghouse or plot. As such the proposal is generally compliant with Policy SD1 and LD1."*

In respect of these comments, it is hoped that the revised proposal will be seen to have positively engaged with Mr Jeffrey's previous comments, to maintain a high-quality vernacular, not to detract or diminish local distinctiveness, and to protect neighbouring amenity still.

## 6: CHANGES TO LAYOUT

The proposed development adds to the ground floor footprint, providing a additional ground-floor living space, and a dedicated office for myself (owner at BGBUK Ltd.).

## 7: ECOLOGY, LANDSCAPING & PLANTING

The following is copied from the Design and Access Statement that accompanied the previous application, and all points remain valid:

“The surrounding landscape (the garden & surrounding treescape in particular) is of significant importance to myself and my wife – in fact it is the reason we bought the property – and to this end the design has been developed with the intention of positively integrating the property into its setting within in the AONB. To that end, the design utilises the area of the garden which is currently covered in concrete” ...  
 “Additionally, a Biodiversity Enhancement Plan is included in this application, and the recommendations within that plan are to be carried out as a part of this development. Very little impact will be made on the flora and fauna as it happens – there are no trees, hedgerows or watercourses affected.

No external lighting is proposed as a part of this development.”

The Biodiversity Enhancement Plan (attached) originally devised for the previous application is again included as, aside from the UPVC conservatory now having been replaced, the remainder of the document is still to be implemented under this proposal.

## 8: ACCESS

Pedestrian access remains largely unaltered by the proposed development- the rear door to the property will simply move a few metres away.

Vehicular access is largely unaltered, although the part of the existing Northern boundary wall proposed to be removed (in order to improve turning in and out of the existing parking spaces) under the previous application has indeed now been removed.

## 9: WATER MANAGEMENT STATEMENT

The proposed development is to utilise the same rainwater drainage as existing (same downpipe locations etc.) and as the proposed extension is sited entirely over existing hard, non-porous landscaping (concrete), and contains no additional

bathrooms, kitchens or WC's, it has no effect on the existing water management arrangements.

Foul water currently discharges to a large septic tank. This is to remain unchanged.

## 10: SUMMARY STATEMENT

This proposal has been designed with the dwelling's location, style and context in mind and seeks to provide additional living space via a well-designed, albeit scaled-back, addition to the property that utilises high-quality materials in a sympathetic and subservient fashion.