



The Estate Office, The Vallets, Wormbridge, Hereford HR2 9BA
www.balfours.co.uk
01981 570727

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY LISTED BUILDING CONSENT APPLICATION**



The Old Forge

Thruxton

Herefordshire

HR2 9BD

1. Introduction

The Old Forge, Thruxton is a Grade II Listed detached redbrick cottage under a slate roof, situated in the settlement of Thruxton, in south Herefordshire.

It is proposed that the existing wooden frame single glazed windows be replaced with wooden frame double glazed windows. The four panelled front door is to be retained and the back door of the property replaced with a more traditional wooden boarded door.

2. Herefordshire Local Plan Core Strategy

The relevant national and local policies are deemed to be found in:

- National Policy Framework 2012
- Herefordshire Local Plan Core Strategy 2011-2031

The most relevant policies within the Herefordshire Local Plan Core Strategy are considered to be:

- SS6 – Environmental Quality and Local Distinctiveness
- LD4 – Historic Environment and Heritage Assets

Policy SS6 states that *“Development proposals should conserve and enhance those.... heritage assets especially those with environmental designations.”*

Taking this requirement into account, the proposed windows have been designed in a more traditional manner than the current windows installed. The appearance of the back door (D1) will be improved by installing a more traditional boarded style door.

Policy LD4 states that *“The scope of works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance.”*

The proposed works to the property are replacement windows and a door that have been designed in a sympathetic manner to the buildings history, whilst incorporating modern methods and materials to offer greater energy efficiency and sound proofing.

The proposed replacement wooden windows incorporate glazing bars at a similar spacing to the existing windows in order to maintain the appearance of the property.

At present only windows W3, W5 and W7 have wooden sills, but there is evidence that some of the windows may have historically had sills (as evidenced by some of the cement fillings around the bottoms of the windows). Window W8 has a form of sill that has been created from roofing tiles. It is proposed that the replacement windows all have traditional wooden sills to allow the run off of water from the windows in order to prevent damage to the sill. A wooden sill will also prevent water running into the brick work which could cause damage to the fabric of the building. Water damage to the existing windows has clearly been a problem in the past as evidenced by the rotten flush sills on many windows and the attempt to create a sill from of tiles in window W8.

Where present, existing brick head fill panels will be retained.

3. Environmental Sustainability

The proposed alterations will substantially improve the energy performance of the existing building by installing double glazed wooden frame windows. This substantial benefit is achievable without adverse effect on the heritage status of the building (see separate Heritage Impact Assessment).

The property, which has in the past been rented out, will continue to be rented and it is anticipated that the proposed development will mean that the property can reach Band E as required under The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 and Minimum Energy Efficiency Standards (MEES) 2018.

4. Access and Movement

Existing accesses from the minor council maintained road (C1222) and B4348 will be retained and not affected in any way by the proposed development. The proposed development will not create any additional traffic to or from the property.

Vehicle movements around the property will remain unchanged and will not be affected by the proposed development. The proposed development will not necessitate any additional vehicle movements at the property.

5. Appearance

For windows W1 and W2 the proposed replacements have been designed to match as closely as possible the proportions of the existing windows so that the appearance will remain unchanged. The proposed windows W3, W4, W5 and W6 will be more traditional in appearance and are considered to be an improvement to the existing.

The proposed replacement back door D1 will be a traditional boarded door design that is considered to be an improvement to the existing door that is more modern in appearance.

6. Layout

The existing layout of the building will not in any way be altered.