

HERITAGE IMPACT ASSESSMENT

To Support a Planning Application with Listed Building Consent for extensions and alterations at:

Cobham Cottage
Bowling Bank
Isycoed
LL13 9RY



The Front Elevation

THE SITE

The existing property is a two-storey detached Grade II Listed property within the village of Isycoed and accessed from Bowling Bank. Set back from the North side of a minor road, reached from a series of by-roads running S and SE from the B5130. It is of notable character and heritage value as a well-preserved historic cottage and was first Listed in March 1995.

LISTING

History

Probably built C17, the house was partially reconstructed in brick perhaps C18. The front and side elevations were covered with scribed render, probably early C19. C19 and C20 alterations.

Exterior

Render on brick and timber frame, scribing visible on left hand return elevation; stone plinth, slate roof with red ridge tiles and rendered chimney to left. 1 storey with attic. Central entrance with gabled porch, 1 C20 window on each side. Low brick extensions to both sides, that to the right probably of C18 origin. A heavy post is visible in the right hand return elevation. Rear has exposed brick of at least 2 phases resulting from successive rebuilding of the timber-frame, and 2 windows, one blocked.

Interior

2 rooms per floor, one with a heavy chamfered beam and wide fireplace with a simple staircase to left. Other beams and partitions are blocked in but the inner wall is said to be timber-framed. Timber framed gable end of house is visible in the attic of the C18 outbuilding.

Reasons for Listing

Listed as a relatively well-preserved small house of the period.

The new proposed extension is sited to the rear outrigger so as to have no detrimental impact on the structure, scale, design, appearance or setting of the Listed Building. It also would not be visible by adjoining neighbours or on approach to the property.

As well as the siting of the extension being furthest from the Listed element of the property, it also allows for views across the garden and the open countryside.

It is felt that this extension would not adversely affect the Listed asset and its setting and that the historical and architectural interest is well preserved.

The addition would be single storey and replace an existing extension of little architectural merit.

The proposed extension is designed to high standards of detailing and design and has no adverse impact on either the residential amenity or privacy of the neighbouring properties or cause harm to the character of the Listed Building.

The oak and glass materials proposed sits well alongside the traditional red-brick property yet makes it easy to read the building historically. The proposed extension has been designed to respect the Listed Asset, not dominate or prove to be overbearing and enhance its usage as a family home in perpetuity.

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Existing single storey rear extension



Precedents for the exterior



Precedents for the interior



Proposed oak feather edge cladding for the unglazed areas

STREET SCENE



The proposed extension will not be visible from the road or any public vantage point.



Planting and a wall separate the rear element of the house from the Listed part to the front