

**Assessment of Significance for  
Proposed alterations and Additions at  
Cusacks Glebe, Saintbury, Glos. WR127PX  
CDC Refs: 12/00316/LBC & 12/00318/FUL**

Cusacks Green is a Farm house, originally built in the 15<sup>th</sup>C, which has been added to and altered over the Years. It is near the bottom of the village, which, in the main is linear development, either side of the road leading up the hill to the Church.

It was probably built as a single room building with 3 bays and has internal cruck construction. It was added to later at the East end, and with a further wing, originally a barn, added to the North side of this wing in the 18thC.

There is a walled courtyard on the North side with 2 single storey sheds. To the North East of the courtyard is a Garage block, with a Store room over, built at a much later date and of no particular architectural significance. All the buildings are in stone with stone tiled roofs. The Garage is of timber construction on a stone base and is clad with timber boarding.

Two bays of the original house have blue lias stone floors.

There is no evidence on the ground, or in records, of any further buildings that would require archaeological investigation.

As a house it is of historical importance. A First Floor has been added throughout, but apart from repairs and

replacements, bathrooms, electrics and central heating no alterations have taken place for some 200 years.

Architecturally it is a simple traditional building, but historically it is significant in that it retains its old structure, main staircase, doors etc.

The recent internal alterations to form the bathrooms are poor and badly planned.

A wing for a new Kitchen on the South side has been proposed and discussed with the Conservation Officer who suggested that this should be of timber construction on a stone base. The extension will have lower roof level than the existing house and with the land rising on the South the visual significance of the building will be reduced.

It is proposed to reduce the ground level on the South and East side as it is now well above the internal floor levels. This will reduce dampness in the stone floored rooms, which we have no wish to lift, and with a French drain will reduce the possibility of future flooding

The house is approached by a gravel drive from the road with a parking area by the gate .As this is some 30M from the North entrance back door, by a winding path, it is proposed to bring the drive up to the house for ease of access and to indicate where the front door is, so that the North door can now serve as the front entrance, leaving the original front door on the South as access to the South Garden which can then be a private area. The pedestrian

access from the road to the South side may then be abandoned in the course of time.

The proposed replacement Garage block would be in stone up to the first floor with the elevations above this level clad in timber. There would be a self contained Guest flat above. Although the building would be larger and higher than the existing, this has been discussed with the Conservation Officer, who raised no objections to a replacement building in principle.

Internally we propose as few alterations as possible and all the important features would remain unaltered. The existing recent partitions to form bathrooms and eaves cupboards would be removed, to show the original form of the first floor and one new bathroom would be formed within the originally divided space. A further Bathroom would also be formed in the Attic room above the principal Bedroom No1. This will be approached by a spiral staircase, the design of which has still to be decided on by the owners.

The two cruck trusses on the first floor will be further exposed by the removal of recent stud partitions to show the structure of the building and as with all beams in the house they will be cleaned back to the original timber.

The first floor, blocked up, 17thC Stone fireplace will be opened and the two downstairs fireplaces will be improved to details yet to be discussed and submitted.

One new matching mullioned window will be built on the South side of the Drawing room, where there is evidence

of an original opening. Two new matching dormers will be constructed on the South side to improve the light in the first floor rooms.

On the North side of the house an old 3 light mullioned widow has had its central light blocked by the construction of the Courtyard wall. It is proposed to move the wall to one side and reconstruct the window. In doing so an improved entrance opening and gate would be formed, leading to what will now be the Front door. To protect this entrance and to give cover to visitors, a small flat roof would be linked between the gate and the front door, below the level of, and screened by the rebuilt wall.

The proposed alterations and additions will give this building a new lease of life as a family house, suited to present day living, whilst retaining its historical features and history.