

HERITAGE STATEMENT & HERITAGE IMPACT ASSESSMENT

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Outbuilding Conversion
Osborne House, Frocester
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Introduction

Osborne House is located 1 mile to the South of the village of Eastington. The site is off Bath Road, which connects Eastington to Frocester.

Osborne House is a Detached house with adjoining walled courtyard incorporating coach house and stable. The house is a Grade II listed building.

The proposal seeks create an ancillary bedroom with bathroom, an outside WC and secure storage. The outbuilding is a non-designated heritage asset.

The detail of the statement is proportionate to the Significance and Impact of the proposal.



OS Maps

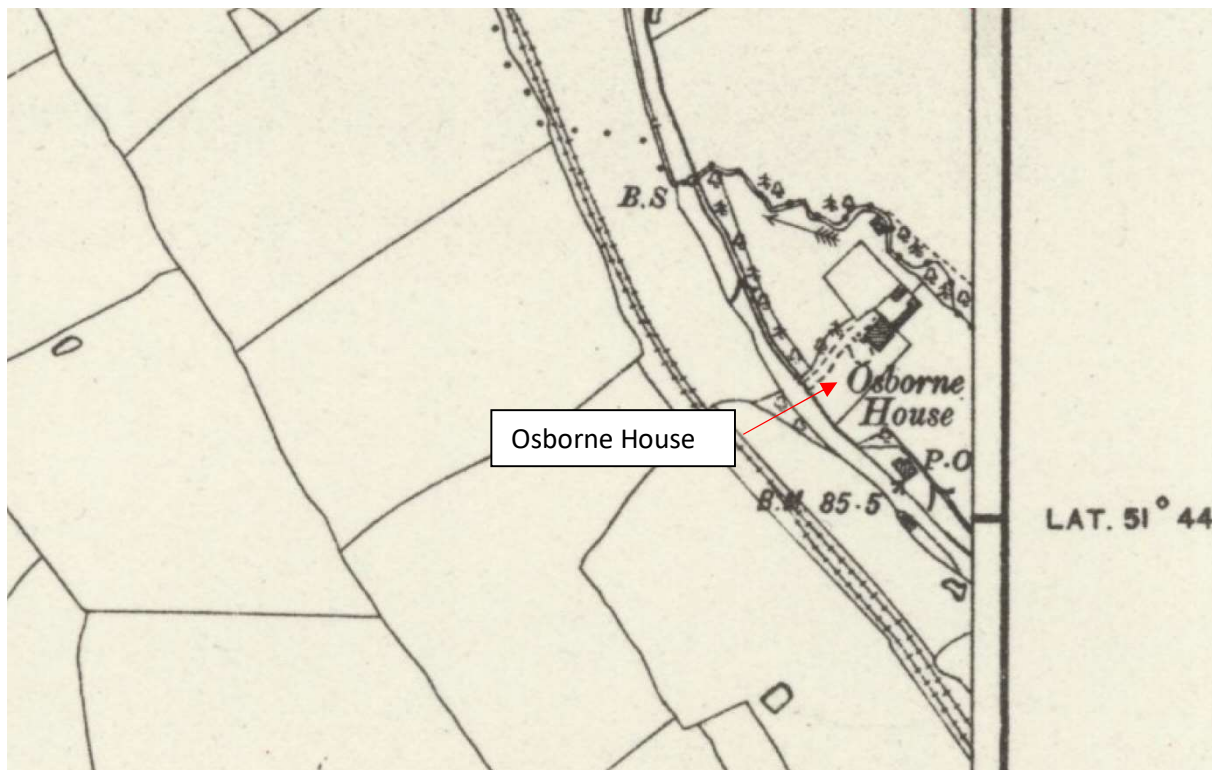
OS Six-inch Surveyed 1885



OS Six-inch Surveyed 1903



OS Six-inch Surveyed 1924



Background

Osborne House dates from c1830 as indicated in the Listing which is stated in Appendix A. The grounds consist of the Detached House with walled courtyard incorporating Stables and Coach House, along with a formal Walled Garden with 4 piers to the North West of the House.

The buildings are typical of the Stroud Valley and constructed from a mixture of cut Limestone and red brick with dressed quoins and timber framed roofs with Welsh slate tiles. The boundaries are red brick walls with stone copings and in places modern timber post and rail fencing.

Connecting the Coach House to the Detached house is a lean-to store (Outbuilding) with a single pitch Welsh slate roof supported by a solid Cotswold stone rear wall and a mixture of stone walls and oak columns on saddle stones to the front, this is the Outbuilding this proposal seeks to repair and convert.



Setting - There would have been a functional relationship between the Stables, Coach House and Outbuilding and clear views between the three buildings. The outbuilding forms part of the historic grouping of buildings and contributes to the pattern of the grouping.

The Detached House is the primary building of the grouping and with the secondary buildings to the rear of the House. The House overlooks the courtyard and views of the Outbuilding are at an oblique angle.

The Outbuilding has been previously repaired and poorly maintained with modern materials and currently only acts as a miscellaneous store. There is a real risk the building will deteriorate further without further repair, at present there is no functional use for the building, being too narrow and damp for storage.

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This is Grade II Listed

List Entry Number 1171532

See Appendix A for listing

Significance & Setting

The buildings have already been converted to a residential use. This has changed the functional relationship between House, Coach House, Stables and Outbuilding. However, one can clearly still see the pattern of buildings and understand the historical courtyard pattern.

The Outbuilding is part of the setting of Osborne House, although it is to its secondary elevation.

Impact

The proposed repair and conversion of the Outbuilding is considered positive as it will ensure the long-term retention of the Outbuilding, a non-designated heritage asset.

The removal of the modern repairs, such as softwood, is considered positive as it removes materials that are aesthetically out of place in the curtilage of a Listed Building. The proposal also remains sensitive to the historic fabric, by leaving elements such as the rear wall stone wall untouched and retaining the existing roof structure.

The proposed conversion of the Outbuilding is considered to have a slight impact on the setting due to change in historic use and setting of Osborne House. This is at the lowest level of harm due to minimal external alteration and the fact that the Stables and Coach House, also in the walled courtyard, have already been converted for ancillary use.

Conclusion

The proposal ensures the optimal viable use of a non-designated heritage asset - the Outbuilding – while remaining sensitive to the historic fabric.

It will enhance the immediate setting by the removal of previous modern repairs within the curtilage of a Listed Building and ensure a functional use for the Outbuilding. Minor change is necessary to convert the building to a residential use to achieve this, but the change does not equate to harm.

Appendix A:

Detached house with adjoining walled courtyard incorporating coach house and stable. Set of 4 piers with linking wall to north west side, linked to courtyard. c1830; later C19 addition to rear. Ashlar limestone; coursed rubble to rear and courtyard; ashlar chimneys; Welsh slate roofs. Two-storey; lower parallel rear range. Courtyard to rear has stables on north west side with small coach house opposite. South west front: 3-window fenestration, all 12-pane sashes, outer in very slight break-forwards. Central doorway with moulded architraves and glazed double doors; portico porch with paired square piers, entablature and blocking course. Plain plinth and upper floor level band. Projecting eaves to low-pitched hipped roof. Upper floor windows retain later C19 sunblind valancing. South east side: 2-window fenestration. Two eaves-mounted chimneys, one to side, other to rear, both with modillion cornice. Rear: lower 2-storey service range with mixed sash and casement fenestration. Walled courtyard has stable with segmental arched stable doors, central parapet-gabled break forward having kneelers. Central segmental arched doorway with similar loft door above. Coach house has large round arched doorway in gabled front end, rear with hipped roof. Row of 4 square piers with gabled weathered caps form end feature to walled garden. Central square-headed doorway; outer copings sweeping up to piers. Remainder of walled garden is not of special interest. Interior: slender turned balusters to open well staircase. Central rectangular sky-light. A good example of the villa style, unusual in retaining complete stabling and coach house facilities in small courtyard. (N.M. Herbert, 'Frocester' in V.C.H. Glos. x, 1972, pp. 170-178).

Listing NGR: SO7815104065

Appendix B: Site Photography



Historic Fabric – Rear stone wall of the outbuilding to be retained.



Modern materials – Painted softwood cladding to be removed.



Modern window in a state of disrepair to be replaced.



Current internal modern use of the Outbuilding.