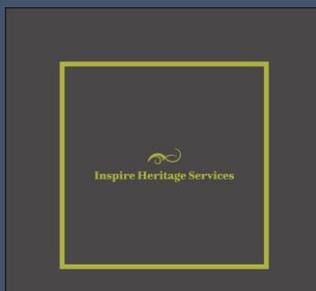




Heritage Impact Assessment
Church House
Stone
Gloucestershire,
GL13 9LB



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Title	Heritage Impact Assessment
Site	Church House, Stone
Client	Mr and Mrs E James
Proposal	Rear Extension
Reference	CH01
Date of issue	18.8.20

1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Inspire Heritage Services Ltd on behalf of the applicant Mr and Mrs James of Church House, Stone, Berkeley, Gloucestershire, GL13 9LB. It has been written by Charlotte Bowles-Lewis BA Hons, MSc, IHBC, Director of Inspire Heritage Services Ltd. The assessment has been produced to support the planning application for alterations and extensions at the property and to assess any impact upon All Saints Church, Grade II* listed, and associated monuments Grade II identified as a result of the proposals. The document should be read alongside the drawings and Design and Access Statement produced by Building Design Services and all other submitted information.
- 1.2 The site, Church House, is a detached property located within the village of Stone which is two miles from the historic town of Berkeley and the larger centre of Thornbury, around 8 miles away. Stone is a small rural village in the parish of Ham and Stone and within Stroud District Council. The site is set back from the main road, the A38, and is located adjacent to the Grade II* listed Church of All Saints and the village green and is identified on the site location plan Figure 1.



Figure 1 Site Location Plan highlighted in black

Source: web resource www.historicengland.org.uk

- 1.3 This report consists of a baseline heritage assessment compliant with paragraph 189 of the National Planning Policy Framework, which expects applicants to be able to explain the significance of heritage assets in a proportionate way. It also contains a heritage impact assessment considering the effect of the proposal.

- 1.4 The significance of the Church House, Stone and impact of the proposals upon the designated heritage assets of All Saints Church and associated monuments have been assessed using the guidance contained within the Historic England documents *Conservation Principles, Policy and Guidance (April 2008)*, *Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (2015)* and *Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)*, and the setting of the heritage assets has been assessed using the Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3, December 2017)*, which recommends a staged approach to assessment.
- 1.5 A site survey was undertaken on 9th April 2020 and the photographs included in this report were taken during the site visit. Information on the history of the site has been drawn from several sources, including National heritage datasets including The National Heritage List for England (NHLE), and the Heritage Gateway which is an online Heritage Environment Record (HER) <https://www.heritagegateway.org.uk>. Due to Covid-19 the Local and County Archives had limited access, but websites were also reviewed regarding local history and historic maps.

2.0 Heritage Designations and Descriptions

- 2.1 Church House, Stone, plate 1, is not a designated heritage asset and is not located within a designated conservation area. Stroud District Council do not have a formal local list of locally identified heritage assets but the adopted “A Heritage Strategy For Stroud” updated January 2020 states that “...local heritage assets tend to be identified on an ad hoc basis through the planning process, as individual development proposals are considered...”¹. The Council do not have adopted selection criteria for identifying non- designated heritage assets.



Plate 1
Church House
View from main road.

¹ https://www.stroud.gov.uk/media/1164372/heritage-strategy_feb-2018_updated-jan-2020.pdf

- 2.2 Church House dates from the early 19th Century and is first depicted on the 1840 Gloucestershire Tithe Map, no earlier mapping evidence or history can be found for the property. The property is set back but fronts onto the main road, the A38 and has a hedge and low wall boundary with a small garden area providing some separation from the village green. The residential dwelling is two-storey constructed in a mix of sandstone stone and red brick and has a roughcast cement render applied. The building has a smaller two-storey rear-projection, not rendered, which has a large brick chimney and flue which houses the kitchen to the ground floor and bathroom to the first floor. A smaller timber extension houses the lobby to the ground floor and landing to the first floor and this is rendered at first-floor level. The gabled roof has concrete tiles to the main house, and the outbuildings having a mix of blue slate and corrugated sheet metal to a side lean-to. The building has two in-gable wall brick chimneys to the main dwelling. The windows are a mix of timber and metal single glazed multi-pane casements. To the side, of the property is a small enclosed entrance porch and a path to the porch which is identified in figure 4, dated to 1844-1888 1st Edition Os 25.
- 2.3 Adjacent to the dwelling is a single storey outhouse which consists of a garage building to the frontage and behind a coal house and storage shed. To the rear is a large enclosed garden with hedging and brick wall to the village green and churchyard boundaries. There is a dilapidated greenhouse and the garden has several mature apple trees growing.
- 2.4 Internally the property has not been modernised with the entrance hall leading through the centre of the house to the front principal rooms of the lounge and reception areas. Stepping down to the rear of the property the utility and kitchen are accessed. The utility area retains a stone flag floor and the kitchen has an Aga cooker within the fireplace and built-in timber cupboards to the side. The central staircase is of an open string form with moulded handrail and newel post and simple square cut timber balustrades. The first floor has four bedrooms off a central landing area and steps down to a rear wing of the building to the bathroom. A further smaller winding staircase provides access to the attic space and roof. Areas internally have begun to be stripped back by the owner where there has been water ingress and damp over time this has revealed lath and plaster ceilings and walls and the construction of the building with brickwork. The timber panelled and braced doors together with associated door architraves, metal fireplaces remain. A full schedule of pictures can be viewed in Appendix 3.
- 2.5 The site of The Church of All Saints, plate 2, and its churchyard consists of fifteen designated heritage assets, see figure 2, above, taken from the Historic England website setting out their locations. The Church of All Saints was added to the List of Buildings of Architectural or Historic Interest at Grade II* on 30 March 1960. As a

Grade II* listed building the church is deemed of more than special interest and is within the top 9% of listed buildings nationally. The list entry for the building reads as follows:

Anglican church. C13 and C14, altered during C19. Random coursed rubblestone, slate nave roof, tile chancel roof. Mostly in Decorated style. 4 bay nave with embattled parapet, with projecting gabled south porch, north vestry of 1846 and west tower. 2 bay chancel. West tower 3 stages marked by offsets, large stepped diagonal buttresses to west side, pierced parapet wall with cusped lancet panels, corner pinnacles, recessed ribbed spire with surmounting eagle. West side has in 1st stage a pointed arch moulded stone doorway with hoodmould and 3-light window over, very small openings in upper stages including 2-light belfry openings to all sides on top stage. Clock face to south. Stair turret in north-east corner. Nave windows 2-light trefoil head with quatrefoil over, east window 3-light of 1831. Interior: 8 bay king post roof with chamfered tie beams supported on side struts and corbels, and open cusped lancet panelling flanking king posts. Plastered walls. Chancel arch is double chamfered with door to rood stair on left. South wall has small cusped piscina. Wide ogee tomb recesses to north and south walls. Box pews of 1857. Font at west end with layered quatrefoil panelling set in front of cusped wooden screen into west tower. (David Verey, Buildings of England - Gloucestershire: The Vale and The Forest of Dean, 1983)

- 2.6 Within the churchyard there are fifteen Grade II designated heritage assets in the form of chest tomb monuments and the listing descriptions for each are set out within Appendix 1.



Figure 2 Designated Heritage Assets Plan with Church House identified in black

Source: web resource www.historicengland.org.uk



Plate 2 Church of All Saints, Stone

3.0 Historical Background

- 3.1 Stone is a small village in the parish of Ham and Stone, Gloucestershire. The site, Church House is a residential dwelling set back from the main road, the A38, and is located adjacent to the Grade II* listed All Saints Church and the village green on the corner of the A38.
- 3.2 Stone is first mentioned in a treaty between the future Henry II and Fitzhardinge of Berkeley when Stone was part of the larger Berkeley estate. It was late in the 14th century that the parish was formed after a successful legal challenge, a copy of the transcript from the case was made in 1700 can be seen hanging in All Saint's Church, Stone².
- 3.3 The Church of All Saints register dates from the year 1595 and is described as “...*All Saints (parish church) The church of All Saints is an edifice in the Early English and Decorated styles, consisting of chancel, nave, south porch and a western tower, with pinnacles and spire, containing 6 bells: there are memorial windows to the Rev. Charles Cripps M.A. vicar here 1848-98, Miss Cripps, Thomas Breadstone Croome, Commander and Mrs. Robinson and Mrs. Stephens: the church was new roofed in 1893, at a cost of about £400, and has 230 sittings...*”³

² A Parish not Independent: Stone, near Berkeley, Gloucestershire by Jean O. Young, 2006

³ <https://ukga.org/index.php?pageid=20484>

- 3.4 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Stone as “...a chapelry in Berkeley parish, Gloucester; 4 miles SW by S of Berkeley-Road r. station. It has a post-office under Berkeley. Real property, £2,192. Pop., 277. Houses, 62. The manor belongs to Lord Fitzhardinge. The living is a p. curacy in the diocese of Gloucester and Bristol. Value, £80. Patron, the Vicar of Berkeley. The church is decorated English and was recently repaired. Charities, £30...”⁴
- 3.5 A drawing and watercolour of All Saints Church have been located on the Know Your Place website dating from 1797, plate 3. The artist is William Davies and the painting is presumed to be part of the collection formed by Henry S. Wellcome.⁵



Plate 3 Image of Church of All Saints 1797

Source: web resource <http://www.kypwest.org.uk/>

- 3.6 The Church of All Saints churchyard has fifteen Grade II designated heritage assets in the form of chest tomb monuments. The chest tombs are of a similar form all constructed in limestone with moulded plinths with each tomb having differing architectural decoration or stone inscriptions. The tomb of Hall family is enclosed by railings and includes two chest tombs and one carved headstone. Six are unidentified but the remaining are memorials to the following people:

- Thomas Dudbridge died in 1683,
- Benjamin Gazard died in 1739,

⁴ <https://www.visionofbritain.org.uk/place/25047>

⁵ <https://www.artuk.org/discover/artworks/all-saints-church-and-graveyard-at-stone-in-ham-and-stone-parish-near-berkeley-gloucestershire-240934>

- Catharine Plomley died in 1744,
- John Pill died in 1781,
- John Kingscott died in 1782,
- The Cole memorial,
- The Dorney Monument.

There are several thousand people buried in this area and from reviewing the records between the years 1594 and 1791 alone, 3,300 people were buried here. The most notable tomb within the churchyard belongs to Thomas Dudbridge, churchwarden of All Saints' church. In his will dated 1681 he left a large sum of money to be invested and then used to help the poor. Dudbridge laid a condition on this legacy that his tomb must be kept tidy and in good condition for posterity. Other interesting memorials not designated as individual assets include a plaque commemorating test pilot T.A.N. Forsyth, who crashed his plane in Big Elms Field in June 1943. William Ingram a gamekeeper, murdered during the 'great Berkeley poaching affray' at Catgrove woods in January 1816. Sir Stanley Hooker an engineer who improved the performance of the Rolls-Royce Merlin engine for the Spitfire, which was critical to the Battle of Britain. Hooker went on to guide the development of the Rolls-Royce RB-211 engine, the forerunner of the large turbofan engines seen on all of today's wide-bodied civil aircraft that take us on holiday.⁶



*Plate 4 Chest Tombs within The Church of All Saints and Church House
in view beyond the hedgerow*

3.7 Church House is located adjacent to the village green with vehicle access off Court Meadow and across the village green. The image below is un-dated showing the village green setting and a small path which is now that of Court Meadow. The buildings

⁶ <https://www.alkingtonparishcouncil.org.uk/uploads/stalkingham-94-aug19-final.pdf>

located to the left within plate 5 are today mainly residential dwellings, to the right of the picture and out of view are Church House and the Church of All Saints.



Plate 5 Historic image of the Green Stone un-dated

Source: web resource <http://www.kypwest.org.uk/>

- 3.8 Traditionally, a village green was common grassland at the centre of a rural settlement used for grazing of cattle and other stock. The village green also provided an open-air meeting place for the local people, which is used for public celebrations. The current village green has a small area marked out for cricket and is well used by the community for events and activities.



Plate 6 Church House, The Church of All Saints and village green from Court Meadow

- 3.9 Church house, is first depicted on the 1840 Gloucestershire Tithe map and its form and massing have remained unchanged until the present day. The only noticeable alteration is that of a single-storey extension to the outhouse to form a garage within the dwelling curtilage as seen in figure 4.



Plate 7 Church House front and side elevations from village green adjacent main road.



Plate 8 Rear Elevation of Church House

3.11 A search of the online Stroud District Council planning pages reveals there is no planning history relating to Church House.



Figure 3 Church House highlighted in black on the 1840 Gloucestershire Tithe map

Source: web resource <http://www.kypwest.org.uk/>



Figure 4 Church House highlighted in black on the 1844-1888 1st Edition OS 25"

Source: web resource <http://www.kypwest.org.uk/>



Figure 5 Church House highlighted in black on the 1894-1903 2nd Edition OS 25"

Source: web resource <http://www.kypwest.org.uk/>

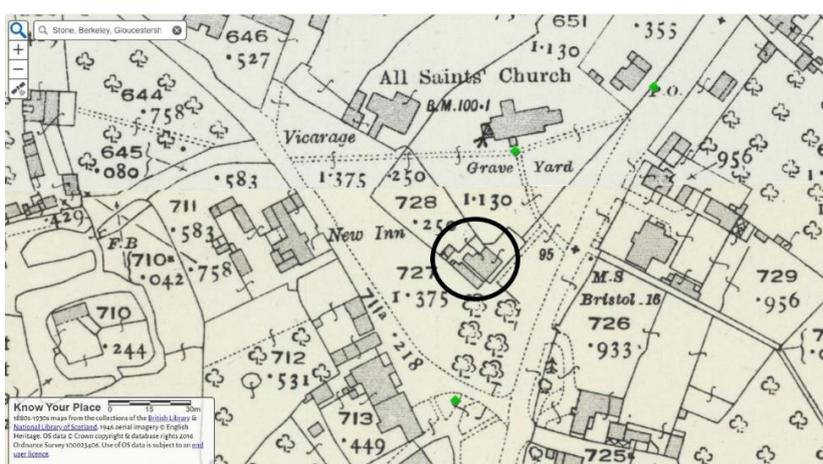


Figure 6 Church House highlighted in black on the 1898-1939 3rd Edition OS 25"

Source: web resource <http://www.kypwest.org.uk/>

4.0 Assessment of Significance

4.1 A heritage assets significance is derived from the historic, architectural, artistic and archaeological interest or a combination of these. The Church of All Saints, the memorials as a group and Church House are assessed in turn within this chapter.

4.2 **The Church of All Saints** each of these interests are assessed below:

- **Historic interest** is of high historic value, being a key part of the community since the 13th century.
- **Architectural interest** is derived from the highly decorated style of the Church of All Saints. It is built from random coursed rubblestone with a natural blue slate nave roof. The north vestry was added in 1846 and the nave windows are two-light trefoil head with quatrefoil over and the east window is a three-light dating to 1831. The west tower has three stages marked by offsets, large stepped diagonal buttresses to west side, pierced parapet wall with cusped lancet panels, corner pinnacles, recessed ribbed spire with surmounting eagle and the Clock face to the south. Internally the church has an eight-bay king post roof with chamfered tie beams supported on side struts and corbels, and open cusped lancet panelling flanking king posts and the box-pews of 1857 remain.
- **Archaeological interest** The Church of All Saints is of archaeological interest this is due to the history and evolution of the church being interpreted through the observation of the fabric and constructional details of the Church. Dating from the 13th and 14th century its constant use and alterations of the fabric retains evidential value and serves as a record of its development through time. For these reasons, part of the building's special interest and significance derives from its archaeological value.
- **Artistic interest** The church is not considered to derive significance from artistic values, albeit that it is an attractive vernacular building aesthetically within the conservation area.

4.3 The setting of the Church of All Saints plays an important role within its significance, being key to the initial existence of the parish. The enclosed churchyard and village green adjacent are also an important aspect of the setting, with Church House located to the south.

4.4 The Church of All Saints is of high historic value, being part of the community since the 13th century, with archaeological interest retained within its walls and churchyard. The building's architectural interest is derived from its highly decorative form and using local materials and features. The later additions of the vestry are also of architectural interest providing evidence of the design solutions developed in the late 18th century in response to the needs of this growing parish. Therefore, the church is of architectural, historic and archaeological interest. As a multi-phased building with

evidence of its history retained in its fabric it also has some archaeological interest. Aside from its aesthetic value, the building's significance is not derived from artistic interest.

4.5 **The fifteen designated monuments within the churchyard** are assessed as a group and each of these interests are assessed below:

- **Historic interest** The individuals commemorated within the tombs are not of national significance but are of local importance and wealth. The chest tombs are however early examples dating from 1683 until 1782 therefore of significance due to their early date.
- **Architectural interest** is derived from the local materials and carved chest tomb features and inscriptions.
- **Archaeological interest** as with the Church of All Saints the fabric retains evidential value and is part of the monuments special interest, providing continuity of use by families. The chest tombs are also of group value and are important to the setting of the church.
- **Artistic interest** The memorials are not considered to derive significance from artistic values, albeit there are attractive architecturally with carved stonework.

4.6 The fifteen designated monuments with the graveyard are of architectural, historic and archaeological interest. Such monuments are particularly rich sources of information about past lives and they tell a complex story about the evolution of local society and its parish. The tombs reflect a high design quality and wealth and are early examples surviving in this location. The monuments have group value and contribute to the setting of the Church of All Saints as a designated heritage asset.

4.7 **Church House** each of these interests are assessed below:

- **Historic interest** is derived from being an early 19th-century rural dwelling.
- **Architectural interest** is derived from the vernacular character of the residential dwelling. Its simple spatial form remaining unchanged for several years and internal features such as panelled doors, fireplaces and architraves remain in-situ.
- **Archaeological interest** Interpreting the history and evolution of the house has been possible through the observation of the fabric and constructional details of the building such as the materials used to the construct the property from local sandstone stone and brick, lath and plaster walls and ceilings, lime plaster walls and stone flags for flooring. As with any building of age, the fabric retains evidential value and serves as a record of its development through time. For these reasons, part of the building's special interest and significance derives from its archaeological value.

- **Artistic interest** The building is not considered to derive significance from artistic values, albeit that it is an attractive vernacular building aesthetically.

4.8 The building is prominent in the street scene and it's setting on the village green.

4.9 Church House, the subject of the application, is a simple residential dwelling dating from the early 19th Century. The building has had limited alterations and remains in its form and spatial character as built. Church House is of architectural and historic interest. Again, evidence of its history is retained in its fabric and it also has some archaeological interest. From reviewing the significance of Church House, the building is identified as non-designated heritage asset due to its age, historic form and architectural interest.

5.0 Policy Context

5.1 This heritage impact assessment is written within the following legislative, planning policy, and guidance context.

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.3 The site is not located within a designated conservation area.

National Planning Policy Framework (NPPF) (updated June 2019)

5.4 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation and enhancement of the historic environment. Individual aspects of the historic environment are considered to constitute heritage assets. Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

- 5.5 Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.
- 5.6 The NPPF requires that a harmful impact on the significance of a heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 195 and 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test. Paragraph 18 of the National Planning Policy Guidance also confirms that within each category of harm, the extent of harm may vary and should be clearly articulated.

Local Planning Policy

- 5.7 The Site lies within the administrative boundary of Stroud District Council, which prepared and adopted the Stroud Local Plan in November 2015. The following heritage-based policies are relevant to the application proposals:
- Delivery Policy ES10 Valuing our historic environment and assets
 - Core Policy CP14 High Quality Sustainable Development
- 5.8 The Historic Environment plays a key role in defining the distinctive character of the District. These policies set out the Council’s aim to conserve the historic environment of Stroud District, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.

6.0 Proposals and Impact

- 6.1 This section considers the proposals and the effects of the proposed development on the setting and significance of the Church of All Saints and the associated chest tomb monuments in the churchyard. The scheme also considers the impact of the proposals on the non-designated heritage asset of Church House.
- 6.2 The alterations proposed are set out below and include the following works –
- The removal of the two-storey rear extension and linking aspect and rebuilding
 - The partial removal of the single-storey outbuilding and the addition of a single-storey rear and side extension
 - Addition of conservation roof lights and dormer window
 - External repairs to replace the render, roof and new windows and doors

- 6.3 A structural survey has been undertaken by Dunford Structural Engineering, refer to planning application submission and the report sets out that the rear extension and linking aspect is constructed in a mix of materials including timber, stone and brick has undergone significant piecemeal alteration and repair since its original construction, refer to Appendix 3 for images. The survey identified several significant structural issues relating to the construction and foundations to make this aspect habitable constitutes rebuilding. Therefore the scheme includes a replacement two-storey gable extension proposed to be rebuilt, see figure 7 as part of the overall scheme. This will be built in matching materials to the existing dwelling and have a new natural blue slate roof. The scale of the extension incorporates a new link aspect from the first-floor landing and the extension has been designed to ensure that views of the Church of All Saints from the roadside, A38, will be retained.
- 6.4 The partial removal of the single-storey outbuilding is proposed, this is currently in a dilapidated state of repair and the exterior boundary wall fronting on the village green will be retained and repaired as part of the proposals. The scheme also retains the garage to the front of the property. Therefore, there will be no change to the character and appearance of the village and street scene. The addition of a contemporary flat roof single-storey rear and side extension is proposed, refer to figure 7 and 8, to provide a family kitchen and dining room. This is to be rendered in a roughcast form to match the existing dwelling and have new bi-fold aluminium doors. A hidden plateau roof light is proposed to allow light to flood into the kitchen area. The new utility room will have a new floor laid will utilise the salvaged historic stone flag flooring from the utility room.

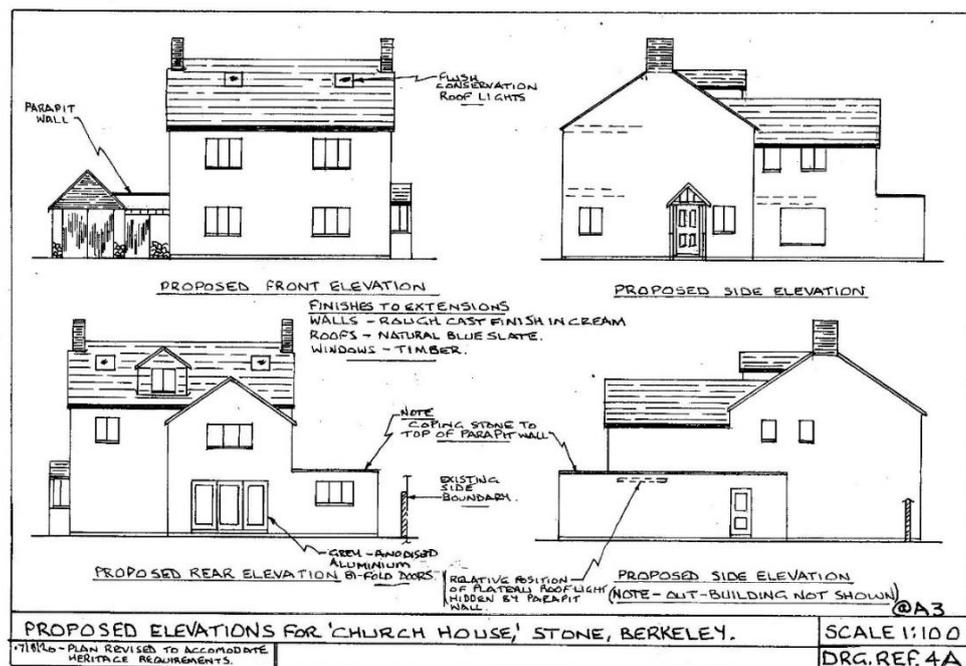


Figure 7 Proposed external elevations for Church House

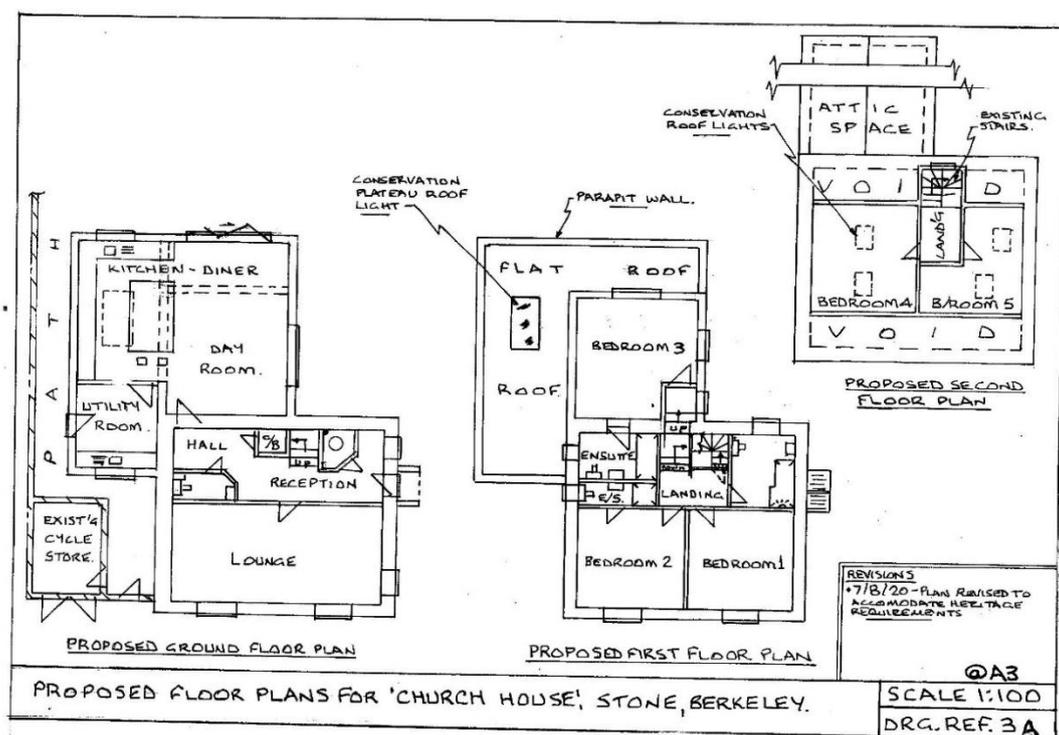


Figure 8 Proposed ground floor plan for Church House

- 6.5 The application includes the introduction of four flush-fitting conservation roof lights to the roofscape and a rear dormer window to facilitate access to the attic space. The new attic space will allow for further bedrooms for the growing family and visitors. The historic stairs will be retained as part of the proposals and the conservation roof lights added will allow light into the bedrooms.
- 6.6 Finally external repairs to are proposed to Church House which has been vacant for many years. The proposals include the replacement of harmful cement render to the external elevations with a roughcast lime mortar, the replacement of inadequate and failing cast iron gutters and downpipes with aluminium and the rotten timber windows will be assessed, removed and replaced in matching design in timber or repaired. A significant aspect of the renovation works will be the removal of the current cement tiles to the roof and replacement with a natural blue slate roof. These aspects will be beneficial to the property and an enhancement to the character of Church House and the wider street scene.
- 6.7 The landscaping proposals will retain the rich boundary hedges to the churchyard and village green with the brick walls repaired. The orchard trees in the garden will be retained.
- 6.8 The proposed extension will introduce change within the wider setting of the grade 1 listed Church of All Saints, however, this change will not negatively impact on the historic building's architectural and historic significance, its setting or key views. The

designated memorials will not be impacted by the proposed development to Church House. The ability to appreciate the significance of the Church and the chest tombs will not be diminished, it's key relationship with the village green and Church House will be preserved. The extension is subservient to the existing dwelling and is designed in a sympathetic gabled form and utilises high-quality materials which respect the historic character of the building. The works overall will be a positive enhancement to Church House and the extension forms part of the evolution of Church House and provides a scheme which ensures that the property is brought back into family use and is preserved for generations to come.

7.0 Summary and Conclusion

- 7.1 This report has presented an assessment of the history and significance of Church House and its setting to a proportionate level in accordance with the requirements of paragraph 128 of the NPPF. It presents to Stroud District Council, the decision-maker, a description of the proposed works and their effects on the setting of All Saints Church and adjacent memorials as well as Church House. The report does not undertake any planning balance, which is a matter for the Council.
- 7.2 In preparing the design and detailing of the proposal consideration has been given to the Stroud District Local Plan (November 2015). It is concluded that the proposals, taken as a whole, are sympathetic to the character and appearance of the Church House and would not have a harmful impact on the architectural and historic interest or the setting of the Grade I Church of All Saints and the designated chest tombs.
- 7.3 The proposals to extend the property provide a sympathetic restoration of the building and will bring the Church House back into beneficial use as a family home. The works include the replacement of harmful cement render to the external elevations, the replacement of inadequate and failing cast iron gutters and downpipes, replacement of rotten windows on a like for like basis in timber, the removal of cement tiles and replacement with a natural slate roof and internally refurbishment of the property to provide a family home for the applicants who have recently purchased the property. The landscaping treatments will retain the rich boundary hedges to the churchyard aspect and brick walls to the village green together with the orchard trees in the garden. The repair, maintenance and improvements wholly respect the character and appearance of the property and seek to preserve its long-term viability as a family home.

- 7.4 Conservation is considered to be the process of carefully managed change; it is not the same as preservation. At this site, the proposed changes are based on an understanding of the buildings and areas key heritage values and character.
- 7.5 Overall, the proposed changes will preserve the setting and significance of the designated heritage assets as identified within this report. The scheme also accords with Stroud Districts Councils local plan policies ES10 and CP14 whereby the Plan expects that our historic environment will act as a positive stimulus and inspiration to place-making in all parts of the District, reinforcing local identity and helping to increase the appeal of our area as a place to live, work, visit and invest in.

Appendix 1 Historic England Statutory List Descriptions**Name: Church of All Saints****Designation Type: Listing****Grade: II*****List Entry Number: 1274801**

Anglican church. C13 and C14, altered during C19. Random coursed rubblestone, slate nave roof, tile chancel roof. Mostly in Decorated style. 4 bay nave with embattled parapet, with projecting gabled south porch, north vestry of 1846 and west tower. 2 bay chancel. West tower 3 stages marked by offsets, large stepped diagonal buttresses to west side, pierced parapet wall with cusped lancet panels, corner pinnacles, recessed ribbed spire with surmounting eagle. West side has in 1st stage a pointed arch moulded stone doorway with hoodmould and 3-light window over, very small openings in upper stages including 2-light belfry openings to all sides on top stage. Clock face to south. Stair turret in north-east corner. Nave windows 2-light trefoil head with quatrefoil over, east window 3-light of 1831. Interior: 8 bay king post roof with chamfered tie beams supported on side struts and corbels, and open cusped lancet panelling flanking king posts. Plastered walls. Chancel arch is double chamfered with door to rood stair on left. South wall has small cusped piscina. Wide ogee tomb recesses to north and south walls. Box pews of 1857. Font at west end with layered quatrefoil panelling set in front of cusped wooden screen into west tower. (David Verey, Buildings of England - Gloucestershire: The Vale and The Forest of Dean, 1983)

Name: Pill Monument, About 2 Metres From East Window In Churchyard Of Church Of All Saints**Designation Type: Listing****Grade: II****List Entry Number: 1274573**

Chest tomb. John Pill, died 1781. Limestone. Flat top, moulded plinth and capping on base. Lyre ends with urn to east, hourglass to west. Eared rectangular panel to south, moulded rectangle to north.

Name: Unidentified Monument, About 6 Metres South Of Bay 1 Of Nave From East, In Churchyard Of Church Of All Saints**Designation Type: Listing**

Grade: II

List UID: 1222557

Chest tomb. Late C18. Limestone. Flat top, moulded plinth and capping on large base. 1/4 baluster corners, plain panels all round.

Name: Railed Enclosure Of Hall Family Monuments, About 8 Metres South Of Bay 1 Of Nave From East In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1222463

Railed enclosure containing 2 chest tombs and one carved headstone. 2 chest tombs of C18. One to north elaborately carved with lyre ends and side panels to north, partially overgrown. Chest to south very plain with flat top with slightly raised corners, plain side panels. Inscriptions largely indecipherable.

Name: Unidentified Monument, About 13 Metres South Of Bay 1 Of Nave From East In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1222577

Chest tomb. Dated 1760. Limestone. Flat top, moulded plinth and capping on base. Gadrooned 1/4 balusters, moulded oval panel to west, cartouche to east. Recessed side rectangular panels.

Name: Unidentified Monument, About 8 Metres South East Of South Porch In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1222462

Chest tomb, dated 1720. Limestone. Flat top, moulded plinth and capping with additional moulding to top edge. Gadrooned 1/4 balusters, fielded side panels, plain rectangular end panels.

Name: Unidentified Monument, About 6.5 Metres South East Of South Porch In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1274627

Chest tomb. Mid C18. Limestone. Flat top, moulded plinth and capping on base. Nearly square. End panels have frieze and recessed square panels. Sides have slightly raised panels, both falling in.

Name: Plomley Monument, About 16 Metres South West Of South Porch In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1274636

Chest tomb. Catharine Plomley, died 1744. Limestone. Flat top, moulded plinth and capping with additional moulding to top edge. Gadrooned 1/4 balusters, fielded inscription panel to north, remaining panels plain.

Name: Cole And Unidentified Monument About 12 Metres South West Of South Porch In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1222461

Pair of chest tombs. Late C18. Limestone. Flat top, moulded capping, plain plinth on base. 2 raised ovals to each side with fluted strip between, relief devices to ends. Corner piers carved with small pattern all over. Both in very poor condition and substantially overgrown at time of survey (December 1984).

Name: Dorney Monument, About 6 Metres South West Of South Porch In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1274635

Chest tomb. Late C18. Limestone. Flat top, moulded plinth and capping with additional moulding to top edge. 1/4 baluster corners, recessed end rectangular panels with cusped and rounded top and bottom. Sides have double moulded rectangular panels with eared outer moulding. Partially overgrown at time of survey (December 1984)

Name: Dudbridge Monument, About 6.5 Metres South West Of South West Tower Buttress In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II

List UID: 1222460

Chest tomb. Thomas Dudbridge, died 1683. Limestone. Flat top, moulded plinth and capping. Plain recessed panels to all sides with inscription to north and verse to south, deeply cut.

Name: Unidentified Monument, About 11 Metres South West Of West Door In Churchyard Of All Saints

Designation Type: Listing

Grade: II

List UID: 1222161

Chest tomb. Early C18. Limestone. Flat top, moulded plinth and capping. Panelled corner piers, 2 octagonal raised panels to north, raised shields to ends and large raised oval to south between low relief foliage panels.

Name: 2 Unidentified Monuments, About 11 Metres West South West Of West Door In Churchyard Of Church Of All Saints

Designation Type: Listing

Grade: II**List UID: 1274634**

2 Chest tombs end to end. Mid C18. Limestone. Flat tops, moulded plinths and capping. Chest to east has heavy lyre ends and oval panel visible on south, rest completely overgrown at time of survey (December 1984). Chest to west is on base, has fluted column corners with plinth curved at base to reflect shape of columns, plain incised panels to sides.

Name: Kingscott Monument, About 10 Metres West Of West Door In Churchyard Of Church Of All Saints**Designation Type: Listing****Grade: II****List UID: 1222160**

Chest tomb. John Kingscott died 1782. Limestone. Slight tent top, moulded capping and plain plinth. Panelled corner piers with rosette in frieze. South side has 2 large low relief cartouche panels with inscriptions and cherub head between. Remaining sides plain.

Name: Gazard Monument, About 8 Metres West Of West Door In Churchyard Of Church Of All Saints**Designation Type: Listing****Grade: II****List UID: 1222401**

Chest tomb. Earliest decipherable inscription to Benjamin Gazard, died 1739. Limestone. Flat top, moulded plinth and capping. 1/4 baluster corners. Ends have cherub and cartouche to west, palms to east. Side inscription panels are eared rectangles with corner rosettes.

Name: Unidentified Monument, About 2.5 Metres South West Of South West Tower Buttress In Churchyard Of Church Of All Saints**Designation Type: Listing****Grade: II**

List UID: 1222459

Chest tomb. Late C18. Limestone. Slight tent top, plain plinth and moulded capping. Panelled corner piers with rosette in frieze. South side has 2 large low relief cartouche panels with inscriptions and cherub head between. Remaining sides plain.

Appendix 2: SOURCES

Department for Communities and Local Government. National Planning Policy Framework (2018)

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Historic England. Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)

National Heritage List for England

Know Your Place <http://www.kypwest.org.uk/>

<https://www.alkingtonparishcouncil.org.uk/uploads/stalkingham-94-aug19-final.pdf>

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https://www.stroud.gov.uk/media/1164372/heritage-strategy_feb-2018_updated-jan-2020.pdf

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy>

Appendix 3 Photographs of Church House

Exterior of Church House

Frontage



Rear



Outbuildings



Porch



Garden Area



Rear Side Elevation



Font windows



Rear elevation and access to front garden



Interior Church House Lounge and dining room



Kitchen



Staircase



Timber panelled doors



Stone flags to utility room



First Floor Fire places below -



Lath and plaster below



Roof void below



Bathroom to first floor



Wall construction brick and stone



The Church of All Saints, Churchyard and views



Churchyard



View of Vicarage from Churchyard



Church of All Saints



View of Church and Church House from Court Meadow



View of Church and Church House from Village Green



Modern housing to A38 opposite Church



Housing on Court Meadow



View of Village Green

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