

DESIGN & ACCESS STATEMENT **(Inclusive of Heritage Statement)**

Yew Tree House, Cherington, Tetbury, GL8 8SW



Background:

Yew Tree House is a semi-detached, three bedroom property which is Grade II Listed (NHLE ref: 1305076). The property sits to the west of the village green and has an interesting history having originally been constructed as a residential dwelling known as Yew Trees and turned into a public house in the mid C20th. The public house was called Yew Tree Inn or known more locally as The Cherington. The pub ceased to trade in 1989 and the property was converted back into a residential dwelling.

The property has seen a lot of alteration from its original construction and sadly, very little of the historic fabric remains. The front elevation has an ornate dressed stone façade which from the exterior is the only part which hasn't seen much alteration. At the rear of the property, there were historically two C18th or C19th rear gables, only the gable on the right partially remains. The gable on the left has been heavily altered with the walls having been raised and a flat roof added. On the right hand side of the house there is a single storey extension and a modern timber porch. Much of the alteration work was completed around the 1960s when the property was converted into a public house. Internally, all historic features have been removed and what remains is the shell of an older building with mid to late C20th alterations.

Planning permission and Listed Building Consent was granted on 24th February 2021 (REF: 20/01064/FUL & 20/01065/LBC) for a scheme of internal alterations with some external works which will address the current issues with the house by improving the external appearance of the extensions and replacing some of the inappropriate materials which were introduced. This application is carried out in the same vein as the original seeking to ensure the cellar is a useable space to prevent further decay to the historic fabric and remove the inappropriate fireplace surround installed in the 1990s and exposing the original structure.

Yew Tree House sits in the north of its plot with the garden at the front which is mainly laid to lawn. The property is located within the Cherington Conservation Area and the Cotswold National Landscape.

The property derives its significance from its architectural and historic interests. The architectural interest is particularly in relation with the dressed stone façade, its vernacular materials and styles. The historic interest in the property relates with its ages and use as the former village pub. The property positively contributes to the setting of the village particularly owing to its central and prominent position to the west of the village green.

Proposed Development:

This application relates solely to Yew Tree House. To assist the reader, the alterations to each part of the property have been broken down into the logical areas.

Cellar

The original cellar for the Public House is located to the left hand side of the front door with an external access hatch used for beer barrels. Internally, there was originally a staircase from the restaurant area into the cellar, however this was removed during the conversion in the 1990s. The original staircase was in the approximate location of a modern staircase to the first floor – within the cellar it is possible to see where the access has been blocked-up with metal corrugated sheets and concrete to create a first-floor slab.

The proposed works seek to reinstate the internal access to the cellar and make it a workable space whilst at the same time respecting the original use by using a light touch method. Works will include creating an opening in the living room floor in the same place as the original cellar entrance and inserting a spiral staircase with a round lockable hatch being flush to the floor and in the same floor finish with a satin nickel frame surround. Externally, the decayed timber cellar hatch will be replaced with a side hung glazed version to provide natural light and an egress route in-case of fire.

The barrel vault and walls within the cellar will all be repaired with the walls tanked and painted along with the floor levelled and bottom two steps removed to provide more storage room with a tiled/vinyl finished. Utilities will be provided by surface mounted conduits with lighting and two double sockets provided.



Figure 1: Decayed external cellar hatch to be replaced with glazed side hung hatch.



Figure 2: Steps down to the cellar. Proposals seek to remove the bottom two steps to provide additional storage space.



Figure 3: Internal access from the cellar to the living room has previously been filled in. The proposals seek to reinstate the access with the insertion of a spiral staircase.



Figure 4: Barrell vault and cellar walls to be restored.

Fireplace

The current iteration of the living room fireplace dates from the 1990s including the pine mantelpiece and surround. This is confirmed as the sales particulars from the 1980s show the earlier preferred fireplace design (figure 6). The proposed works seek to reverse the more modern alterations bringing the fireplace closer to its original design being more sympathetic to the building with no loss of historic fabric. The pine mantelpiece and surround will be removed with the underlying timber lintel restored as will the ashlar to either side of the fireplace if in good condition (if the ashlar is in poor condition or has been removed for any reason the area will be lime plastered).

The incongruous black plaster to the fireplace reveals will be removed to expose the natural stone underneath matching the dining room side with the modern hearth removed and replaced with natural Cotswold flagstones projecting forwards as short as possible.



Figure 5: Current fireplace with modern pine surround.



Figure 6: Photograph of the fireplace with how it appeared in C.1980 from old sales particulars.

Planning History

New opening between Yew Tree House and The Pint, and remedial works to porch
Ref. No: 01/01632/LBC | Status: Application Permitted

New opening between Yew Tree House and The Pint, and remedial works to porch
Ref. No: 01/01633/FUL | Status: Application Permitted

Alterations and extension to former public house to form three dwellings
Ref. No: 91.00571 | Status: Application Permitted

Erection of a Canopy over entrance door.
Ref. No: 91.01694 | Status: Application Refused

Replacement of two windows to front
Ref. No: 10/01152/LBC | Status: Application Permitted

Installation of conservation glazing to two first floor sash windows on front elevation
Ref. No: 10/03792/LBC | Status: Application Permitted

Fell larger of two ornamental Cherry trees in small garden
Ref. No: 11/03334/TCONR | Status: Application Permitted

Laburnum (unknown on application form) - fell because tree is diseased/dead
Ref. No: 20/00247/TCONR | Status: No objection

Weeping willow -Fell; Magnolia - Fell; Fruit tree - Fell
Ref. No: 20/00330/TCONR | Status: No objection

Insertion of 1 side facing roof light, roof lantern and erection of shed
Ref. No: 20/01064/FUL | Status: Application Permitted

Insertion x4 rooflights, roof lantern and internal alterations, and removal of the staircase
Ref. No: 20/01065/LBC | Status: Application Permitted

Legislation and Planning Policy

As a Grade II Listed building, perhaps the most relevant planning consideration is any potential impact upon the designated heritage asset, either physically, or indirectly, through change within its setting. It is important to note, that when assessing such 'setting' impacts, the ultimate test is whether the changes proposed would lead to a loss of 'significance' (as defined within Annex 2 of the NPPF), noting that not all change is harmful, indeed it can be neutral or even positive. What's more, setting itself is not a heritage asset nor a heritage designation and cannot itself be harmed - its importance lies in its contribution to significance.

The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process. In particular, Sections 16 and 66 (1) of this Act have been considered as part of the proposals, including the 'special regard' duty imposed.

Section 16 of the National Planning Policy Framework (NPPF Revised 2019) considers the Historic Environment, with Paras. 189, 193 and 194 in particular, detailing the obligations with respect to those applications concerning designated heritage assets, including listed buildings.

The following Policies of the Cotswold District Local Plan 2011 – 2031 are also considered to be relevant to these development proposals:

- Policy EN1: Built, Natural and Historic Environment;
- Policy EN2: Design of the Built and Natural Environment;
- Policy EN4: The Wider Natural and Historic Landscape;
- Policy EN5: Cotswolds Area of Outstanding Natural Beauty (AONB); and
- Policy EN10: Historic Environment; Designated Heritage Assets.

The Cotswold Design Code (2000) has been reviewed as part of the development proposals and the resultant design is considered to complement the 'Cotswold Style' and has taken into account setting, harmony, proportion, simplicity, detail and decoration, materials and craftsmanship.

Design Components Summary:

Proposed Use	The property is currently used as a residential dwelling. The house will continue to be used for residential purposes and is to be retained for the sole use of the applicants and will not form any type of lettable use. The proposals will have no influence on the current use of the main house. The cellar will be used as a storeroom.
Amount of Development	The amount of development to the property is considered to be proportionate and is within the existing structure.
Layout	The layout of the building will largely remain unchanged. The cellar access will be bought back in internally rationalising the layout.
Scale	The scale of the proposals is considered to be subservient to the parent dwelling.
Appearance	The external appearance of the main property will not be adversely altered with the glazed cellar hatch being a positive change to the look for the property whilst respecting the heritage of the building. The fireplace works will have a positive impact removing newer low quality work.
Landscape	No changes will be made.
Access	Access to the site is from the village green where there is a pedestrian and vehicular gate. There are not considered to be any access issues associated with the proposals. All users will be able to access the site easily and safely.

List entry description

"Former house, now public house and restaurant. Early C18. Rubble stone faced in ashlar, Cotswold stone slate roof with moulded stone cornice and coved frieze, 2 gable stacks, original to right, C20 to left. Single small range with flanking C20 extensions. 2 storeys. 2 windows, 12-pane sashes with moulded stone architraves, pulvinated friezes and cornices superimposed in main cornice, bull-nosed sills and impost blocks at sill level. Central 1st floor opening is blocked and has plain stone semi-circular headed architrave, with keystone decorated with lion's mask and plain impost blocks. Ground floor has 2 similar windows and central doorway with C20 glazed door and only moulded lintel remaining of original doorcase. Outline of later, now removed, steeply gabled porch clearly visible on stonework above door."

In Cherington there are several designated heritage assets. Only Yew Tree House will be directly affected by the proposals. None of the other heritage assets will be affected nor will their setting.



Figure 7: Nearby Heritage Assets.

Justification:

The proposals seek to reverse the poorly executed work with the reinstatement of a fireplace in a more sympathetic form with historical evidence available to show the earlier iteration of the fireplace. The works to the cellar are relatively minor and see to respect the space's former usage whilst providing a useable space including reinstating the internal access. The external glazed side hung cellar hatch will replace a rotten poor quality timber hatch and have a positive impact on the significance of the heritage asset showing the delineation between modern work and historic fabric/use. The proposals seek to conserve the historic fabric and key features of the property.

The proposals will have no negative impact upon the special architectural or historic interest of Yew Tree House or its setting, indeed there will be a positive effect in this respect. The significance of the Grade II designated heritage asset will be preserved, in accordance with Section 16 of the NPPF.