

8-10 Castle Street  
Cirencester  
Gloucestershire

Proposed Conversion  
of Upper Floors  
for Residential Accommodation

Heritage Statement

Project Ref: AH1342

November 2021



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## 1. SUMMARY

<b>PROJECT NAME:</b>	8-10 CASTLE STREET: PROPOSED CONVERSION OF UPPER FLOORS FOR RESIDENTIAL ACCOMMODATION
<b>LOCATION:</b>	CIRENCESTER, GLOUCESTERSHIRE
<b>NGR:</b>	402240, 202022
<b>TYPE:</b>	HERITAGE STATEMENT

In October 2021 Armour Heritage was commissioned to complete a heritage statement with regard to the proposed conversion of the upper floors of Nos. 8-10 Castle Street, Cirencester for residential accommodation. The property forms part of a Grade II Listed block recorded as 2-12 Castle Street (List Entry 1204979), situated within the Cirencester Town Centre Conservation Area and centred on NGR 402240, 202022.

The Site is in use at ground floor level as three separate retail outlets. The first and second floors of Nos. 8 and 10 are in use for storage attached to the ground floor retail units, whilst the first floor of No. 9, which includes a ceiling height encompassing both floors of neighbouring properties is in use as commercial office space.

In general terms the planning proposal comprises the refurbishment of the first and second floors of the Listed Building to create three self-contained apartment units.

The site visit confirmed that the upper floors of the Listed Building are in good condition, though in the case of Nos. 8 and 10, underused currently.

Proposals include realignment and remodelling of stud walling within the units to provide a more rational distribution of internal space within the context of residential units. These works will not cause any impact on existing historic fabrics or features, all of which will be retained and, where possible, enhanced such as the re-exposure of a currently largely hidden fireplace.

Overall the proposed refurbishment and the bringing back into use of the underused space is considered a beneficial outcome, providing new town centre residential accommodation. No harm or loss of significance is found in the proposals, either in respect of the historic fabric of the Listed Building or in its visual and spatial relationship with other heritage assets.

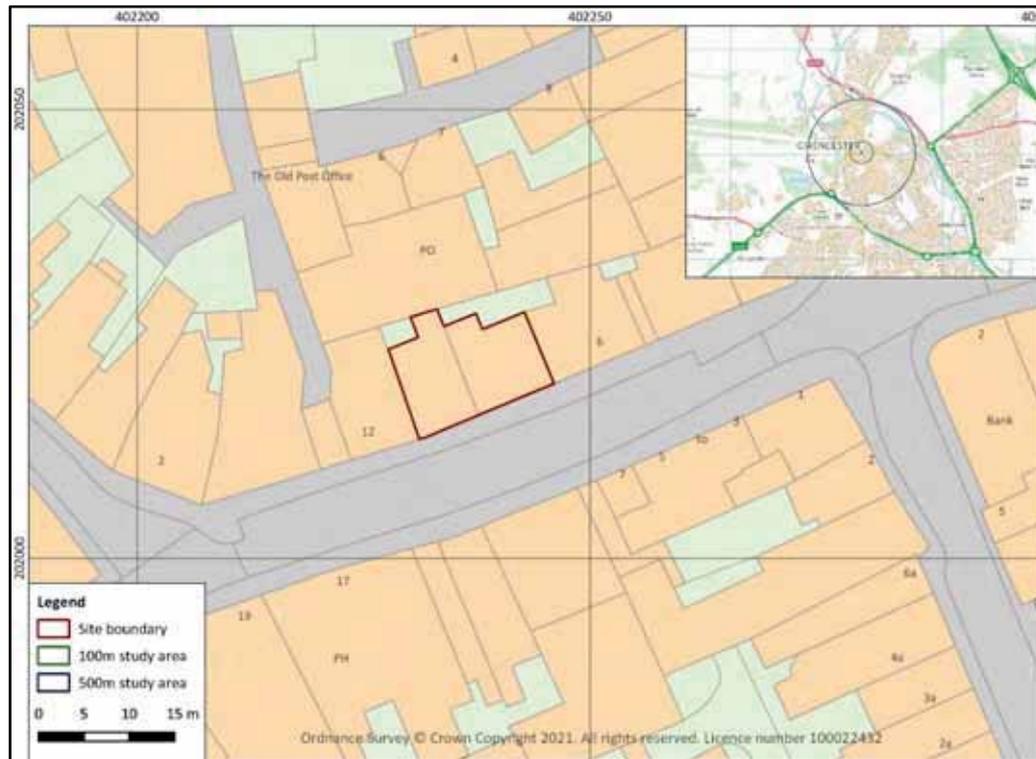
The Site's position within the Cirencester Town Centre Conservation Area has been carefully considered. It is concluded that the proposed works will result in no visual change in respect of the exterior of the Listed Building. No potential for harm has been found in relation to the character or appearance of the conservation Area as a result of the proposal

This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the Cotswold District Local Plan (2011-2031) and guidance notes issued by Historic England and the ClfA.

## 2. INTRODUCTION

### *Outline*

- 2.1. In October 2021 Armour Heritage was commissioned to complete a heritage statement with regard to the proposed conversion of the upper floors of Nos. 8-10 Castle Street, Cirencester for residential accommodation. The property forms part of a Grade II Listed block recorded as 2-12 Castle Street (List Entry 1204979), centred on NGR 402240, 202022 and referred to hereafter as 'the Site' (Image 1).

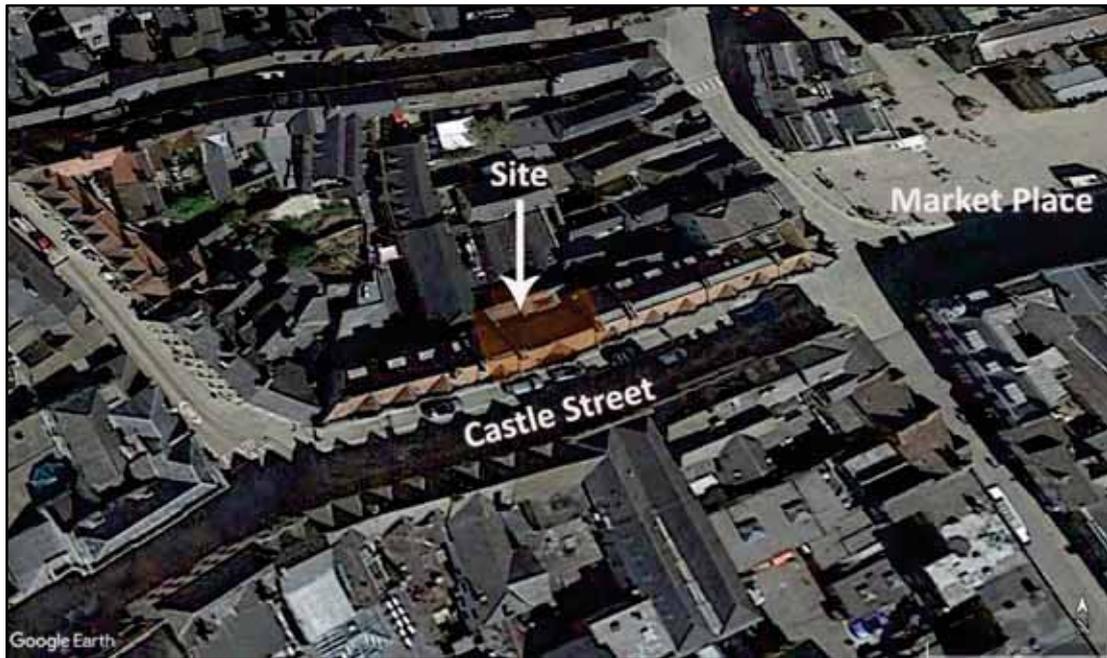


*Image 1: Site location plan*

- 2.2. The Site is in use at ground floor level as three separate retail outlets. The first and second floors of Nos. 8 and 10 are in use for storage attached to the ground floor retail units, whilst the first floor of No. 9, which includes a ceiling height encompassing both floors of neighbouring properties is in use as commercial office space.
- 2.3. The Grade II Listed Building is situated within the Cirencester Town Centre Conservation Area.

### *Planning proposal*

- 2.4. The planning proposal comprises the refurbishment of the first and second floors of the Listed Building to create three self-contained apartment units. In general terms this design would include the remodelling of the 1<sup>st</sup> and 2<sup>nd</sup> floor over No. 8 as one unit, the 1<sup>st</sup> and 2<sup>nd</sup> floor over No. 10 as a second unit flat and a 3<sup>rd</sup> apartment consisting of the double-height central space at 1<sup>st</sup> floor level to include a new mezzanine area for the bedroom(s). All apartments would be accessed from the landing at the top of the main central staircase.
- 2.5. Further detail of the proposal and a selection of plans is included in Section 7 and Appendix 2 of this heritage statement.



*Image 2: Aerial view of the Site*

### ***Scope and structure of this heritage statement***

- 2.6. Following this *Introduction*, the assessment begins at Section 3, providing a summary of the planning and development context within which this assessment has been undertaken. This identifies that an appreciation of context and the historic environment is embedded within relevant national and local planning policy.
- 2.7. Section 4 sets out the methodology that has been employed in developing this heritage statement. It explains how an assessment of the significance of the Grade II Listed Building at the Site alongside nearby Listed Buildings and their settings, will serve to inform the historic environment background and context to the planning proposal. The nature and scope of the research is summarised, and the assessment process and criteria are explained.
- 2.8. Section 5 provides a broad historical assessment of the Site and its setting, which provides the historic environment context to the proposals.
- 2.9. Section 6 addresses the significance and setting of 8-10 Castle Street and other heritage assets as appropriate, including the Site's contribution to the character and appearance of the Conservation Area.
- 2.10. Section 7 assesses the potential for harm to heritage assets and their settings resulting from the proposals.
- 2.11. Section 8 comprises conclusions and recommendations based upon Sections 6 and 7.
- 2.12. Section 9 references the source material, written or otherwise, used during the completion of this assessment.

### 3. PLANNING POLICY CONTEXT

#### *Introduction*

- 3.1. There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

#### *Planning policy and guidance*

- 3.2. The assessment has been written within the following legislative, planning policy and guidance context:
- National Heritage Act 1983 (amended 2002);
  - Town and Country Planning Act (1990);
  - Planning (Listed Buildings and Conservation Areas) Act (1990);
  - National Planning Policy Framework (2021);
  - Planning Practice Guidance, Historic Environment (last updated July 2019);
  - Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
  - Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); and
  - Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

#### *Planning (Listed Buildings and Conservation Areas) Act (1990)*

- 3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 3.4. Subsection (1) provides: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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”.
- 3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.
- 3.6. Subsection (1) provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 3.7. Subsection (2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.

- 3.8. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

### *National Planning Policy Framework (NPPF)*

#### *Chapter 16: Conserving and enhancing the historic environment*

- 3.9. The July 2021 revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 189) as ranging from “...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 3.10. The NPPF states (para. 190) that: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should consider:
- a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c. the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d. opportunities to draw on the contribution made by the historic environment to the character of a place”.
- 3.11. In para. 191, the policy states that “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

#### *Proposals affecting heritage assets*

- 3.12. A key policy section within the NPPF (Paras. 194-198) states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.
- 3.13. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

- 3.14. Para. 196 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.
- 3.15. Of considerable importance to the planning process, para. 197 states that “In determining applications, local planning authorities should take account of:
- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c. the desirability of new development making a positive contribution to local character and distinctiveness.

### *Considering potential impacts*

- 3.16. In respect of impact assessment, para. 199 sets out that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. Para. 200 continues “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a. Grade II Listed Buildings, or Grade II Registered Parks or Gardens, should be exceptional;
  - b. assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 3.17. Footnote 68 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.
- 3.18. Of considerable importance is para 201 which states “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or *all* [AH emphasis] of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
  - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d. the harm or loss is outweighed by the benefit of bringing the site back into use”.
- 3.19. Paras. 202-205 set out additional policy in this regard: “(202) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where

appropriate, securing its optimum viable use. (203) The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (204) Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. (205) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.

- 3.20. Regarding designated areas, the NPPF sets out in para. 206 that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
- 3.21. It continues in para. 207 “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.
- 3.22. Finally, in para. 208, it is set out that “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.

### *Planning Practice Guidance (PPG)*

- 3.23. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG’s sections on heritage matters is set out below.

### *Setting*

- 3.24. On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent”.
- 3.25. It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance

of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

### *Harm*

- 3.26. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states “Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.
- 3.27. It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.
- 3.28. A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

### *Public benefit*

- 3.29. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and

not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

3.30. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

*Local planning policy: Cotswold District Local Plan (2011-2031)*

*Policy EN1: Built, Natural and Historic Environment*

3.31. The policy states that “New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- A. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- B. contributing to the provision and enhancement of multi-functional green infrastructure;
- C. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- D. seeking to improve air, soil and water quality where feasible; and
- E. ensuring design standards that complement the character of the area and the sustainable use of the development.

*Policy EN10: Historic Environment: Designated Heritage Assets*

3.32. EN10 sets out the following three main points:

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset’s conservation. The more important the asset, the greater the weight should be.
2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.
3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:
  - the importance of the asset;
  - the scale of harm; and
  - the nature and level of the public benefit of the proposal.

*Policy EN11: Designated Heritage Assets - Conservation Areas*

3.33. Policy EN11 considers Conservation Areas and their settings, stating “Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- A. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- B. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- C. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
- D. have regard to the relevant Conservation Area appraisal (where available); and
- E. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting".

## 4. METHODOLOGY

### *Guidance*

- 4.1. This assessment has been carried out with reference to guidance documents produced and/or updated by Historic England since 2008 and in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

### *Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment*

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.
- 4.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 4.5. The recommended *Steps* are as follows:
  1. Understand the significance of the affected assets;
  2. Understand the impact of the proposal on that significance;
  3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  4. Look for opportunities to better reveal or enhance significance;
  5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
  6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 4.6. Regarding the application process, the GPA offers the following advice: “Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.
- 4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

*Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets*

- 4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

*Step 1: identifying the heritage assets affected and their settings*

- 4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

*Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)*

- 4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;

- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

#### Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

#### *Step 3: Assessing the effect of the proposed development on the significance of the asset(s)*

- 4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any development.

#### Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

#### The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;

- Introduction of movement or activity; and
- Diurnal or seasonal change.

#### Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

#### Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

#### Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

#### *Step 4: Maximising enhancement and minimising harm*

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

#### *Step 5: Making and documenting the decision and monitoring outcomes*

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

### *Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment*

- 4.19. This heritage impact assessment has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.
- 4.20. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

### *Limitations of data*

- 4.21. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

### *Copyright information*

- 4.22. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

### *Instruction and limitations of this report*

- 4.23. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains.
- 4.24. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 4.25. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

### *Documentary research*

- 4.26. Detail of designated sites and monuments was acquired from Historic England’s online National Heritage List for England (NHLE), further documentary research and site visits. Historic maps were acquired from a variety of sources.

### Assessment Process

- 4.27. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historic value of the Site and its key sensitive receptors, including nearby designated heritage assets, the setting of which, can be affected by any future development at the Site.
- 4.28. Individual buildings, features, places and areas are assessed as per the Historic England guidance set out above, but also in consideration of the following criteria:
- Historical development of the Site and its setting; and
  - Significance of heritage assets whose settings may be affected by the proposal.

### Assessment Criteria

- 4.29. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

**Table 1: Impact Magnitude Criteria**

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 4.30. Table 2, below, establishes the significance of heritage assets in line with national criteria.

**Table 2: Significance of Heritage Assets**

Significance	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings

	Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

## 5. SITE ASSESSMENT

### *The Site and its setting*

- 5.1. The Site lies on the north side of Castle Street, c. 30m west of the junction with Market Place. It lies within Cirencester Town Centre Conservation Area (Character Area 1-Town Core) described in the Conservation Area Appraisal (CAA; CDC 2008) as comprising a "...vibrant, historically and architecturally rich area consisting of a varied mixture of intimately-scaled spaces of mostly enclosed character and centred on Market Place".

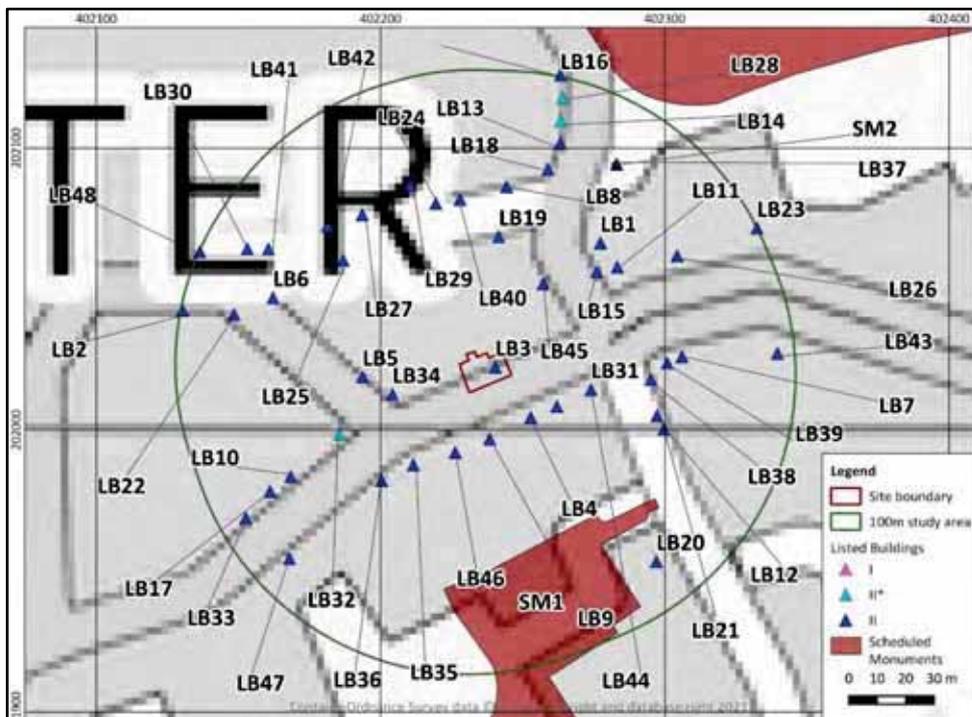


Image 3: Distribution of designated heritage assets within 100m of the Site

- 5.2. Castle Street comprises a narrow street with predominantly commercial premises at ground floor level, and residential accommodation and/or storage space above. Buildings are generally of two to three storey construction, with the north side close to the Site dating to

the later 19<sup>th</sup> century. Buildings along the south side of Castle Street are of earlier construction and along both sides the primary vernacular is limestone ashlar or rubble with a small number including lime render to façades. The loss of limestone render from a number of the buildings is cited as a 'Negative Feature' in the Character Area Appraisal.

- 5.3. The architectural qualities of the streetscape are marred somewhat by tight and obtrusive parking and a number of poorly designed modern shopfronts.

### *Site visit*

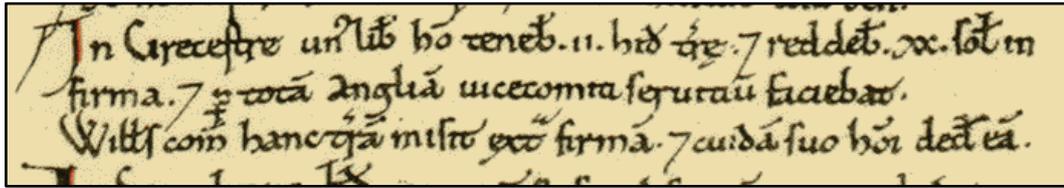
- 5.4. The Site, along with its wider urban area setting, was visited on 6<sup>th</sup> July 2021. The interior and exterior of the properties alongside their wider Conservation Area context were considered in detail at the time. Architectural features within the first and second floors of three units were assessed for their heritage value. A full photographic record was maintained, both internally and externally, including a number of shots illustrating the wider urban context of the Listed Building. A selection of photographs is included throughout this heritage statement.



*Image 4: Frontage to 8-12 Castle Street*

### *Developmental history of the Site and its setting*

- 5.5. This section represents a relatively brief historical background to the Site, beginning in the early medieval period.
- 5.6. A manor or settlement at Cirencester is recorded in *c.* 900CE as *Cirenceaster*, having been original formed the Roman town of *Corinium*. This is reflected in the medieval place name which derives from the Old English *ceaster*, identifying it as a settlement with Roman origins, and the reduced form of a Celtic word of uncertain origin (Mills 2003).
- 5.7. The Domesday Book of 1086 records the manor in three separate entries as *Cirecestre*. Two of the entries record land held by King William and comprising five hides of land whilst the third references land held by William fitzBaderon comprising two hides (Williams & Martin 1992).



*Image 5: Domesday Book entry for Cirencester (Cirecestre) – land held by William I*

- 5.8. The hide was an Old English unit of land measurement which originally represented an amount of land sufficient to support a household, traditionally recognised as 30 modern acres, or c. 12ha. The hide is better expressed as a measure of value and tax assessment, and different properties with the same hidage could vary greatly in extent even in the same county.
- 5.9. The Site lies to the west of the core of the medieval market town which is focused on the Grade I Listed Church of St. John the Baptist, whose foundation likely dates from c. 1115 AD (Hill 1985).
- 5.10. Historically Castle Street and the adjacent Cricklade Street would have formed major thoroughfares during the medieval period (Gerrard & Viner 1994) and medieval burgage plots appear to have been fossilised in a number of later property boundaries along parts of Castle Street (Cotswold Archaeology 2011).
- 5.11. The area which includes Castle Street probably developed as more formal urban settlement during the post-medieval period. Kip's 1712 engraving of Cirencester (not reproduced) appears to show buildings along Castle Street whilst William Stukeley's slightly later plan of Cirencester, produced in 1721 (not reproduced), shows more buildings along the south side.
- 5.12. A number of buildings of post-medieval origin remain extant along the south side of Castle Street, including several with 17<sup>th</sup> century origins, such as Nos. 3 and 5 Castle Street, 15 Castle Street, 19 and 21 Castle Street, and The Black Horse Public House. The shops and offices which comprise the wider Listed Buildings which includes the Site (2-12 Castle Street) date to the later 19<sup>th</sup> century.
- 5.13. Further, more site-specific detail is included in the historic map regression section below.

### *Historic map regression*

- 5.14. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape, or possibly lost to development or boundary change. Below are descriptions of historic maps consulted for this heritage statement and how their content illustrates the evolution of the Site and its wider setting.

#### *1721 William Stukeley - Map of Cirencester*

- 5.15. William Stukeley's map represents the earliest detailed recorded layout for the streets and tenements of Cirencester (Gerrard & Viner 1994) and indicates a fairly schematic street plan showing some development in the area of the Site. Castle Street is named and shown as developed, although its orientation does not match the current east-west alignment of the street.

*1795 Richard Hall - Cirencester*

- 5.16. Hall's later 18<sup>th</sup> century illustration is more detailed, showing buildings along both sides of Castle Street and a well-developed wider townscape. Buildings along the north side of Castle Street represent a group which predates the extant buildings, including the Site, which date to the end of the 19<sup>th</sup> century.

*1816 Edward B. Metcalf - Cirencester*

- 5.17. Metcalf's map of 1816 represents one of the early series of Ordnance Survey drawings, completed largely for military purposes. This particular drawing includes the counties of Gloucestershire, Oxfordshire and Wiltshire, with their boundaries indicated by pecked lines (bl.uk).
- 5.18. The town of Cirencester is shown in some detail and buildings are clearly illustrated along the north side of Castle Street, representing those removed when this side of the road was redeveloped in the late 19<sup>th</sup> century.



*Image 6: 1816 Edward B. Metcalf - Cirencester*

*1839 Cirencester Parish tithe map*

- 5.19. The Cirencester Parish tithe map was completed by Richard Hall, likely the same cartographer responsible for the 1795 map, in 1839 with the apportionment document compiled in the previous year. The map includes hill drawings, footways and byways, waterbodies, woods, arable land, grassland, orchards, gardens, building names, road names, the abbey and the market place (Kain & Oliver 1995).
- 5.20. The length of Castle Street is illustrated with buildings shown in outline only. The urbanised area of the town has not been subject to tithing and no apportionment is available with regard to land use or landownership.

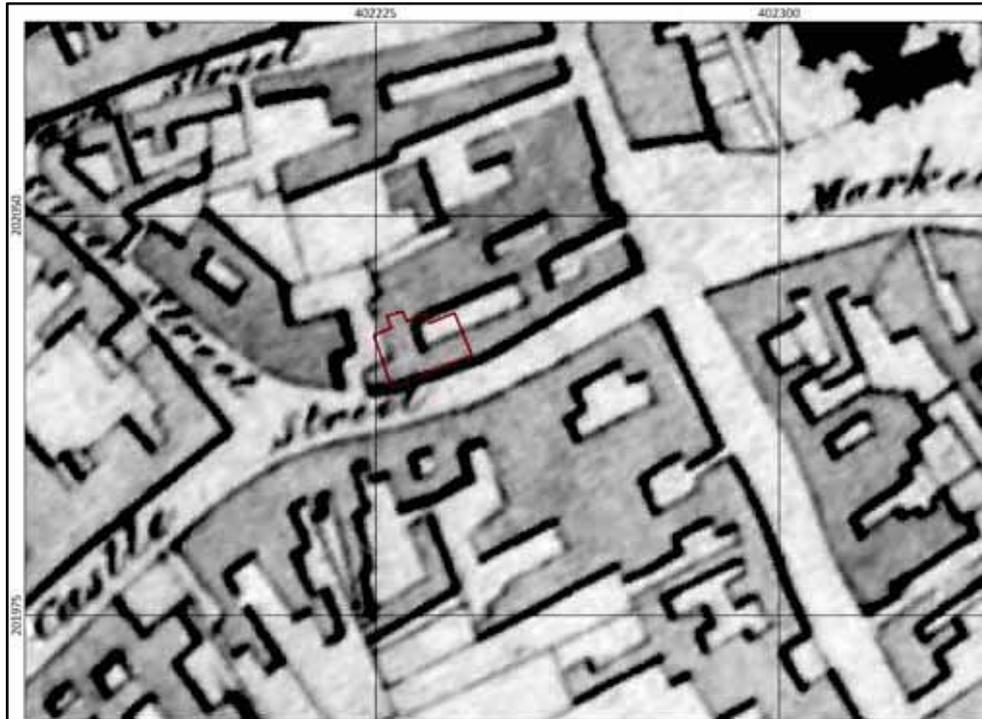


Image 7: 1839 Cirencester Parish tithe map

*1875 Ordnance Survey Town Plan 1:500*

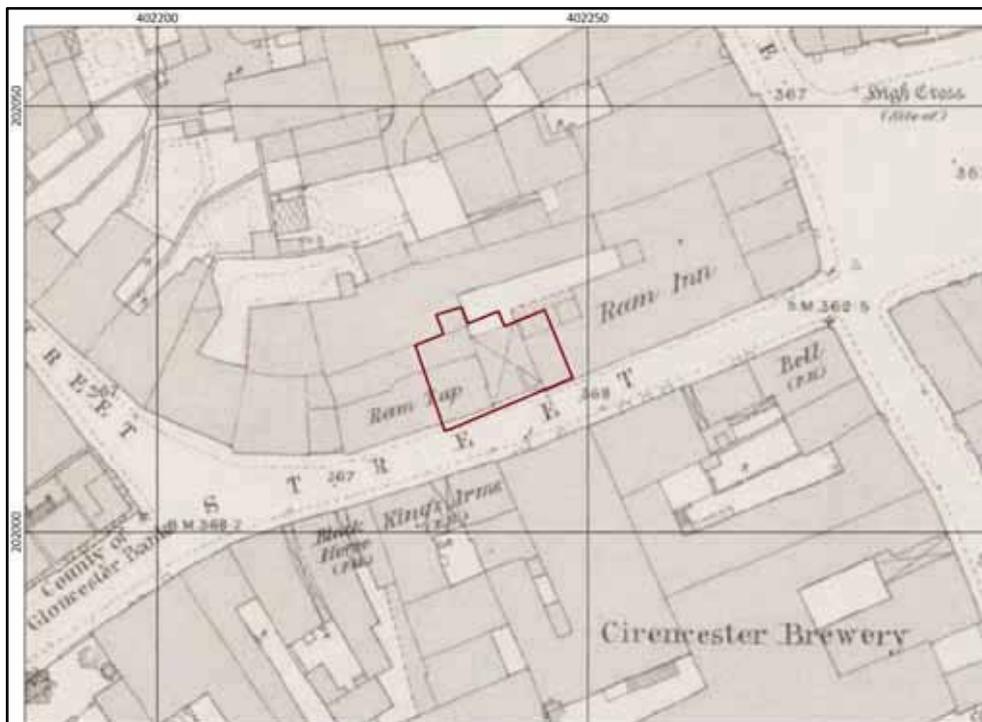


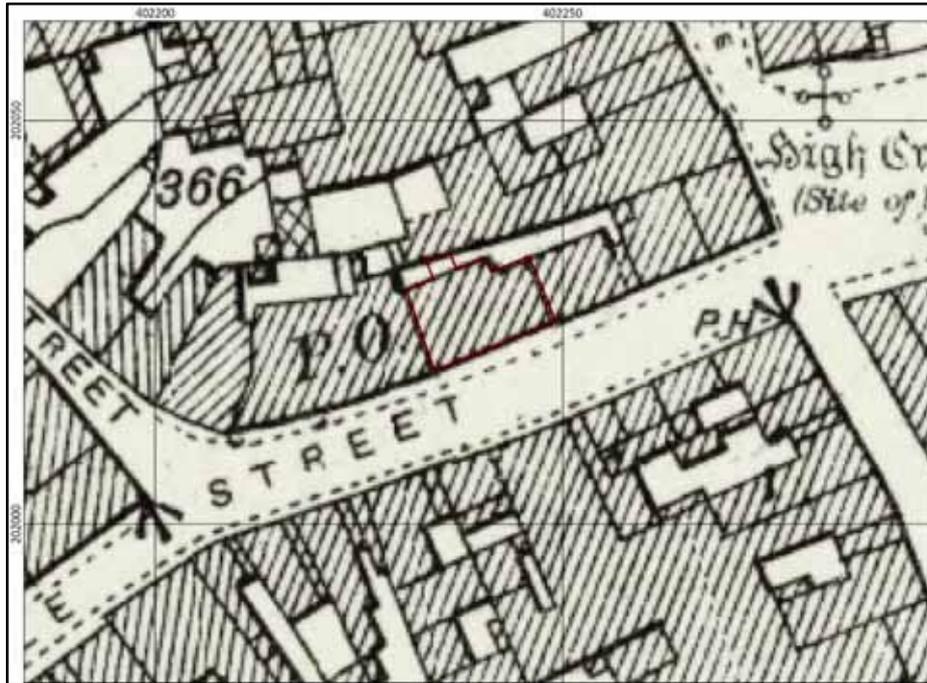
Image 8: 1875 Ordnance Survey Town Plan 1:500

5.21. The 1875 Ordnance Survey Town Plan illustrates Castle Street as situated to the immediate north of the extensive Cirencester Brewery site. The proximity of the brewery will have been responsible for the number of public houses along this stretch of Castle Street, including the Ram Inn and Ram Tap at the location of the Site. The last record of the Ram Tap as a public

house dates to 1889 (pubshistory.com). This map dates to seven years prior to the redevelopment of the north side of Castle Street which including the construction of Nos. 8-10.

*1902 1:2,500 Ordnance Survey County Series*

5.22. By the turn of the 20<sup>th</sup> century, the north side of Castle Street has been entirely redeveloped.



*Image 9: 1902 1:2,500 Ordnance Survey County Series*

*1921 1:2,500 Ordnance Survey County Series*

5.23. This map of the early 1920s shows little change or development in the area since the 1902 issue.

*1932 1:2,500 Ordnance Survey County Series*

5.24. By the early 1930s the Site and the Castle Street area remains unchanged in relation to earlier OS editions.

*1969-70 1:2,500 Ordnance Survey plan*

5.25. The 1969 edition shows no apparent changes in close proximity to the Site, however a substantial area to the south of Castle Street comprising parts of the former brewery site are now shown as a *Car Park*.

*1978-83 1:10,000 Ordnance Survey plan*

5.26. This map shows no significant changes in relation to the late 1960s edition.

*Satellite imagery*

5.27. The modern Google Earth sequence of satellite images covers the period 1999-2021. The sequence of images illustrates no significant changes at the Site or the wider Castle Street area.

## 6. ASSESSMENT OF SIGNIFICANCE

### *Introduction and scoping*

- 6.1. The Site is situated in Character Area 1 of the Cirencester Town Centre Conservation Area. Beyond the Grade II Listed Building of which 8-10 Castle Street forms a part, a number of other Listed Buildings lie to the immediate south of the Site forming much of the south side of Castle Street and comprising generally 18<sup>th</sup> century constructions.
- 6.2. Given that the alterations proposed for 8-10 Castle Street are entirely internal, nearby heritage assets have not been individually assessed, although they do form part of the broader assessment of the special character and appearance of the Conservation Area.
- 6.3. The Grade II Listed 2-12 Castle Street and the character of the Conservation Area have been assessed in detail below.

### *2-12 Castle Street (Grade II Listed Building; List Entry 1204979)*

#### *Statement of Significance*

##### *The Listed Building and its setting*

- 6.4. Nos. 8-10 Castle Street represent the central section of the wider Listed Building, comprising two commercial premises at ground floor level, split by the wide entrance to No. 9 whose current office space is located on the first floor. The building dates to the late 19<sup>th</sup> century, c. 1896, and was designed by John Birch of London for Earl Bathurst (Viner 1983).
- 6.5. Its construction comprises coursed squared limestone under clay tile roofs, including nine stone ridge and end chimney stacks. The long range of the L-shaped structure fronts onto Castle Street with a splayed corner to the right and a short return elevation fronting onto Market Place. The Castle Street façade features 11 gables and includes a large two storey seven-light oriel window to No. 9 with a moulded stone base and an embattled parapet. The second floor has thirteen chamfered stone mullioned one, two and three-light windows. The ground floor comprises modern shopfronts and, centrally, the large entrance hall to No. 9.
- 6.6. Externally, the Listed Building clearly represents an important and striking element of the streetscape along the north side of Castle Street.

##### *Condition of the Listed Building*

- 6.7. The site visit included a comprehensive examination of the interior of the Listed Building, focused on areas proposed for change. Below is a brief description of what were regarded during the site visit as important or valuable historic components which contribute to the Listed Building's significance.

##### *Exterior*

- 6.8. The exterior of the property was found to be in good condition, with no apparent damage evident to the façade. Whilst the ground floor shopfronts are of modern design, they are clearly well-maintained and appropriate within the wider commercial setting of Castle Street.

*Interior*

- 6.9. No. 8 - First Floor: The first floor of No. 8 comprises a single room. Internal elements of the Castle Street facing window were found to be in good condition including a blocked fireplace (Image 10).



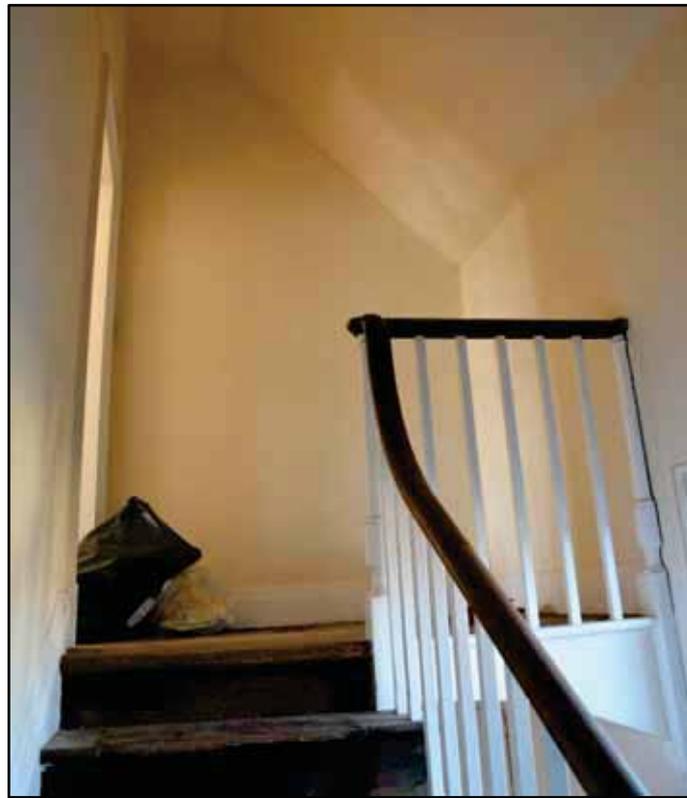
*Image 10: Fireplace – first floor No. 8*

- 6.10. The room also includes a well-preserved likely original 19<sup>th</sup> century painted wooden sill and skirtings also appear of late 19<sup>th</sup> century date. Floorboards were covered by linoleum although one exposed corner suggested that they may have been replaced, at least in part. The ceiling incorporates an interesting, vaulted design, also seen at No. 10.



*Image 11: Vaulted ceiling – first floor No. 8*

- 6.11. A narrow returning wooden staircase with rounded wooden barrister rail and painted squared balusters accesses the second floor via a small landing (Image 11), whilst a barred, north-facing four-pane window lies at the halfway point of the stairs (Image 12).



*Image 11: Landing and stairs*



*Image 12: Barred window on stairs*

- 6.12. No. 8 - Second Floor: The three-pane leaded window facing onto Castle Street was found to be in good condition internally (Image 13) with rendered chamfering between the window and ceiling the result of the gable position of the window.



*Image 13: Second floor window to Castle Street frontage – No. 8*

- 6.13. The west wall features an ornate fireplace with plain painted mantle, within which a cast iron grate is set. The likely original tiled surround is set within a wider wooden parquet-style floor. Painted moulded wooden skirtings survive in good condition.
- 6.14. No. 9 - First Floor: The first floor of No. 9 is accessed off Castle Street via the large entrance hall at ground floor level and a wide sweeping staircase (Image 14). The stairs are of polished hardwood with a wooden banister and ornate black painted wrought iron balusters.



*Image 14: Main staircase – No. 9*

- 6.15. An impressive rooflight is set within a panelled ceiling above the stairs (Image 15). The stairs open onto a narrow mezzanine hallway which accesses the first floors of all three properties (Image 16).



*Image 15: Rooflight above main staircase*



*Image 16: Mezzanine hallway*

- 6.16. The main bulk of the first floor comprises a single high-ceilinged room occupying space on both the first and second floors in the adjacent premises with the interior of the two storey seven-light oriel window in good condition (Image 17).



*Image 17: Main first/second floor window to Castle Street*

- 6.17. Stud wall partitioning sub-divides the office space into three separate units with the large central space flanked by two smaller units.
- 6.18. No. 10 - First Floor: The first floor comprises a single room used largely for storage and as an occasional meeting room. The six-pane window is well-preserved internally (Image 18) and the room also includes an unusual, vaulted ceiling matching that seen in the first floor room of No. 8.



*Image 18: First floor window – No. 10*

- 6.19. A narrow wooden staircase includes a rounded wooden banister and squared balusters which serves as access to the second floor landing. Painted doorframes and skirtings appear to be of 19<sup>th</sup> century date.
- 6.20. No. 10 - Second Floor: The second floor comprises a single room which includes an ornate fireplace on the west wall, similar to that seen in No. 8 although this example is largely obscured by a modern radiator. Again, painted skirtings and doorframes appear of 19<sup>th</sup>

century origin. The room includes a substantial 19<sup>th</sup> or earlier 20<sup>th</sup> century safe/strongroom now used for storage.

### *Contributors to the significance of the Listed Building*

- 6.21. Archaeological & evidential value: The Listed Building will derive limited significance from its historic fabrics which date to the late 19<sup>th</sup> century and a minor level of archaeological value is attributed to the building's structural elements.
- 6.22. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, derived from its representing part of a wider phase of late 19<sup>th</sup> century remodelling of Castle Street.
- 6.23. A degree of associative historical value will be derived from the building's architect, John Birch, elder brother to the slightly better known Eugenius Birch. Further limited associative historical value will be derived from the structure's early association with Seymour Henry Bathurst, 7<sup>th</sup> Earl Bathurst (1864–1943) who commissioned John Birch to design the building.
- 6.24. The Listed Building's historical value is considered to contribute moderately to its overall heritage significance.
- 6.25. Architectural & aesthetic value: The Listed Building's architectural value will derive from its good state of preservation, both externally and internally. Architecturally it is clearly recognisable as a building of both antiquity and importance, and it is assessed to contribute positively to the historic streetscape of Castle Street, and to the wider character of the Cirencester Town Centre Conservation Area.
- 6.26. The upper floors of Nos. 8 and 10, whilst largely used only for storage, appear to have retained much of their original late 19<sup>th</sup> century character, including features such as fireplaces possibly indicating their former use as residential accommodation, although late 19<sup>th</sup> and earlier 20<sup>th</sup> century offices may well also have made use of solid fuel heating.
- 6.27. The architectural value of the Listed Building is considered to contribute to its overall significance at a major level.
- 6.28. Communal value: The ground floor of the Listed Building is currently in use as retail outlets allowing for public access. Its positive contribution to the local streetscape is also considered to be significant. As an integral part of the streetscape of Castle Street, which represents both one of Cirencester's older thoroughfares and a peripheral element of its retail centre, it will contribute to a sense of place and history for the local community and its contribution to the Listed Building's overall significance is considered to be at a minor level.
- 6.29. Contribution of Setting: The immediate setting of the Listed Building, in particular the streetscape of Castle Street, represents an important contributor to its overall significance as a heritage asset. This contribution is enhanced through the built heritage of the wider Conservation Area, and it assessed that its setting offers a moderate to major contribution to its overall significance.
- 6.30. Overall: In respect of the criteria set out in Table 2, the Grade II Listed Building is considered a heritage asset of national importance and high heritage significance. Its significance can be measured largely in respect of its contribution to a wider group value associated with the built heritage of Castle Street and the wider built environment in the Cirencester Town Centre Conservation Area, alongside its individual architectural and aesthetic value.

## *Cirencester Town Centre Conservation Area*

### *Character and appearance*

- 6.31. The Cirencester Town Centre Conservation Area Appraisal Conservation (CDC 2008) subdivides the Conservation Area into six Character Areas. The Site and Castle Street form part of *Character Area 1: Town Core*, described as lying at the "...commercial core of the town" and offering a "...vibrant mix of retail, commercial, residential, community and religious uses".
- 6.32. The site visit has confirmed that this remains an accurate interpretation of the setting to the Site.

### *Contribution of the Site to the character and appearance of the Conservation Area*

- 6.33. Castle Street represents an important element of Character Area 1, both as a result of its historic streetscape and as a contributor to the character of the wider historic street pattern centred on the Market Place and parish church to the east.
- 6.34. The Site, and the wider Listed block of which it is an element, represents a purpose built structure designed to accommodate retail and office space, indicative of a late 19<sup>th</sup> century programme of improvement and formalisation of the distribution of town centre businesses.
- 6.35. Architecturally and aesthetically it has been assessed that the Listed Building makes a significant visual contribution to the streetscape of Castle Street, alongside its more holistic historical contribution to the understanding of the development of the town, particularly in the later 19<sup>th</sup> century.

## **7. ASSESSMENT OF IMPACT**

### *Planning proposal*

- 7.1. The planning proposal comprises the refurbishment of the first and second floors of the Listed Building to create three self-contained apartment units.
- 7.2. The design is proposed to include the remodelling of the 1<sup>st</sup> and 2<sup>nd</sup> floor over No. 8 as a single unit; the 1<sup>st</sup> and 2<sup>nd</sup> floor over No. 10 as a second unit and a 3<sup>rd</sup> apartment consisting of the double-height central space at 1<sup>st</sup> floor level to include a new mezzanine area for bedroom(s). All apartments would be accessed from the landing at the top of the main central staircase.
- 7.3. Detailed proposal plans are presented in Appendix 2.

### *8-12 Castle Street*

- 7.4. The proposal will include the insertion of elements of stud wall to create effective sub-division of living space, including a new mezzanine structure within the double-height space of the central unit and sub-division of the second floor rooms in Nos. 8 and 10. A realignment of existing stud wall partitioning is also proposed, particularly evident in the alteration of the floor plan within the central unit where existing office sub-divisions will be removed and a small, separated bathroom space installed.
- 7.5. Beyond this there is little significant alteration indicated in the proposals which are largely designed to bring back into use currently underused space above Nos. 8 and 10, and to rework No. 9 into a significant residential unit.

- 7.6. Overall the proposed refurbishment and the bringing back into use of the underused space is considered a beneficial outcome, providing new town centre residential accommodation.
- 7.7. No harm or loss of significance is found in the proposals, either in respect of the historic fabric of the Listed Building or in its visual and spatial relationship with other heritage assets.

### *Cirencester Town Centre Conservation Area*

- 7.8. The proposed works will result in no visual change in respect of the exterior of the Listed Building. No harm is found in relation to the character or appearance of the Conservation Area as a result of the proposal.

## **8. CONCLUSION**

- 8.1. The site visit confirmed that the upper floors of the Listed Building are in good condition, though in the case of Nos. 8 and 10, underused currently.
- 8.2. Proposals include realignment and remodelling of stud walling within the units to provide a more rational distribution of internal space within the context of residential units. These works will not cause any impact on existing historic fabrics or features, all of which will be retained and, where possible, enhanced such as the re-exposure of a currently largely hidden fireplace.
- 8.3. Overall the proposed refurbishment and the bringing back into use of the underused space is considered a beneficial outcome, providing new town centre residential accommodation. No harm or loss of significance is found in the proposals, either in respect of the historic fabric of the Listed Building or in its visual and spatial relationship with other heritage assets.
- 8.4. The Site's position within the Cirencester Town Centre Conservation Area has been carefully considered. It is concluded that the proposed works will result in no visual change in respect of the exterior of the Listed Building. No potential for harm has been found in relation to the character or appearance of the Conservation Area as a result of the proposal
- 8.5. This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the Cotswold District Local Plan (2011-2031) and guidance notes issued by Historic England and the ClfA.

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Archaeology Data Service

Bl.uk

British Geological Survey Online

cotswold.gov.uk

Heritage Gateway

National Heritage List for England

pubshistory.com/Gloucestershire/Cirencester/RamTap

## Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
<b>Designated Sites and Monuments (Historic England data: 100m study area)</b>								
<b>Scheduled Monuments 100m study area)</b>								
SM1	1003426	Corinium Roman town	Town	Roman	Second largest town in Roman Britain enclosing an area of approximately 96 hectares	SM	402650	201789
SM2	1003430	Churchyard cross	Churchyard cross	Medieval	Medieval market cross	SM	402283	202094
<b>Listed Buildings (100m study area)</b>								
LB1	1025107	2 And 4, West Market Place	Shops and offices	Post-medieval	2 shops with offices and flats over. Late C18/early C19 to left (No.4), late C17/early C18 with early C19 alterations to right	II	402277	202066
LB2	1280191	10, Park Street	House	Post-medieval	House. Late C18.	II	402130	202043
LB3	1204979	2-12, Castle Street	Shops and offices	Post-medieval	Shops and offices. Dated 1896.	II	402240	202022
LB4	1204985	7, Castle Street	Shop and office	Post-medieval	Shop with offices over. Late C18	II	402253	202004
LB5	1187519	Campden House	Houses, now shops	Post-medieval	2 houses, now shops, offices and flat. Early C18, probably with mid C17 origins, with late C18 alterations.	II	402194	202019
LB6	1187520	8,10,12,14,9 And 26A, Silver Street (See Details For Further Address Information)	Houses and shop	Post-medieval	Houses and corner shop. 1868-9 and 1895.	II	402162	202047
LB7	1298686	6, Market Place	Shop and office	Post-medieval	Shop with offices. Late C17 and early/mid C19.	II	402306	202026

LB8	1355156	19, West Market Place	Shops	Post-medieval	One of three shops at this address, that part occupied at the time of inspection by The Coln Gallery, dating from the early to mid-C18.	II	402244	202086
LB9	1204988	15, Castle Street	Shops	Post-medieval	2 shops. Late C17 with C20 alterations.	II	402238	201997
LB10	1204991	18, Castle Street	Offices	Post-medieval	Offices, probably originally house. Front late C18, rear wing suggests possible C17 origins.	II	402168	201983
LB11	1280339	3, Market Place	Shop	Post-medieval	Shop with flat over. Early C19 refacing of earlier building	II	402283	202058
LB12	1205668	5, Cricklade Street	Shops	Post-medieval	Shop. C18, probably with C17 origins.	II	402297	202005
LB13	1206143	1, Gosditch Street	Flat	Post-medieval	Former wine merchants, now hairdressers and flat. Probably mid/late C19 with later alterations.	II	402263	202102
LB14	1206144	3, Gosditch Street	House	Post-medieval	House, now restaurant. Late C17/early C18, possibly with earlier origins with later C18, C19 and C20 alterations.	II*	402263	202110
LB15	1206214	1, Market Place	Lodge	Modern	Shop with upper floors empty. Early C19.	II	402276	202056
LB16	1206147	7, Gosditch Street	House	Post-medieval	House and shop. Early C18 with late C18 and C19 alterations.	II	402263	202126
LB17	1205068	20, Castle Street	Shop with flat	Post-medieval	Shop with flat over. Late C18.	II	402161	201978
LB18	1187535	21, 23 And 25, West Market Place	Shops with flat	Post-medieval	3 shops with flats over. Early C19.	II	402259	202092
LB19	1187536	The Crown Public House	Inn	Post-medieval	Public house. Late C18/early C19.	II	402242	202069

LB20	1205678	12 And 12A, Cricklade Street	Building Society	Post-medieval	Building Society office with flat over. Early/mid C18 with mid C19 wing to rear and later alterations.	II	402297	201953
LB21	1298704	7, Cricklade Street	Shop with offices	Medieval	Shop with offices and storage over. Late C17/early C18 with later C18 and C19 alterations.	II	402300	202000
LB22	1206495	12 And 14, Park Street	House	Post-medieval	House, now offices, and attached wing, probably 2 cottages originally, now offices and caretakers flat. Late C17/early C18 with later additions and alterations	II	402148	202041
LB23	1206229	5, Market Place	Shop with offices	Post-medieval	Shop with offices and storage over. Early C19	II	402332	202072
LB24	1204947	Wendovers	House	Post-medieval	Former house, now shop with workshops over. Late C17 with C19/early C20 alterations.	II	402219	202080
LB25	1204949	7, Black Jack Street	House	Post-medieval	House. Early C18.	II	402187	202060
LB26	1441574	Cirencester War Memorial	War Memorial	Modern	The Cirencester memorial was built by William D Gough and dedicated on 31 October 1918 by the Bishop of Gloucester	II	402304	202062
LB27	1280974	12, Black Jack Street	House	Post-medieval	House, now undertakers. C18.	II	402193	202076
LB28	1187489	Gosditch House	House	Post-medieval	House, now offices. Early C18 with later C18 alterations.	II*	402264	202118
LB29	1187422	C Gillman And Sons And Attached Outbuildings	Offices	Modern	Shop and office with storage over. Late C17 with mid C18, C19 and C20 alterations	II	402210	202087

LB30	1187423	Gloucestershire Echo And Attached Gate Pier	Well and cross	Medieval	Offices. Late C18 with C19 alterations.	II	402153	202064
LB31	1187424	Hobbs And Chambers	Showroom	Post-medieval	Showroom and offices, formerly Public House. Late C18 with C20 alterations.	II	402274	202014
LB32	1187425	Lloyd's Bank	Bank	Post-medieval	Bank. c1780 with C19 and C20 additions and alterations.	II*	402186	201998
LB33	1280910	22, 24 And 26, Castle Street	Shops with gallery	Medieval	2 shops with gallery over, probably former house. Early C18 with some later alterations.	II	402153	201969
LB34	1298658	2, Silver Street	Offices	Post-medieval	Offices, formerly hotel. Early/mid C18 with C19 and C20 alterations.	II	402204	202013
LB35	1187426	19 And 21, Castle Street	Shop	Post-medieval	Shop, formerly house and subsequently garage. Probably C17 with alterations c1902 and 1924.	II	402211	201988
LB36	1187427	23, Castle Street	House	Post-medieval	House, now offices. Early/mid C18.	II	402200	201982
LB37	1025086	High Cross	Cross	Post-medieval	Cross. Medieval on C15 base. Limestone.	II	402283	202094
LB38	1187494	Midland Bank And Attached Railings	Bank	Modern	Bank. 1915-1916.	II	402295	202018
LB39	1187495	4, Market Place	Shop	Post-medieval	Shop with storage. Mid C19.	II	402301	202024
LB40	1298728	Wendovers	Shop	Post-medieval	Shop with workshops over. Mid C16 with later alterations, early C19 to front.	II	402228	202082

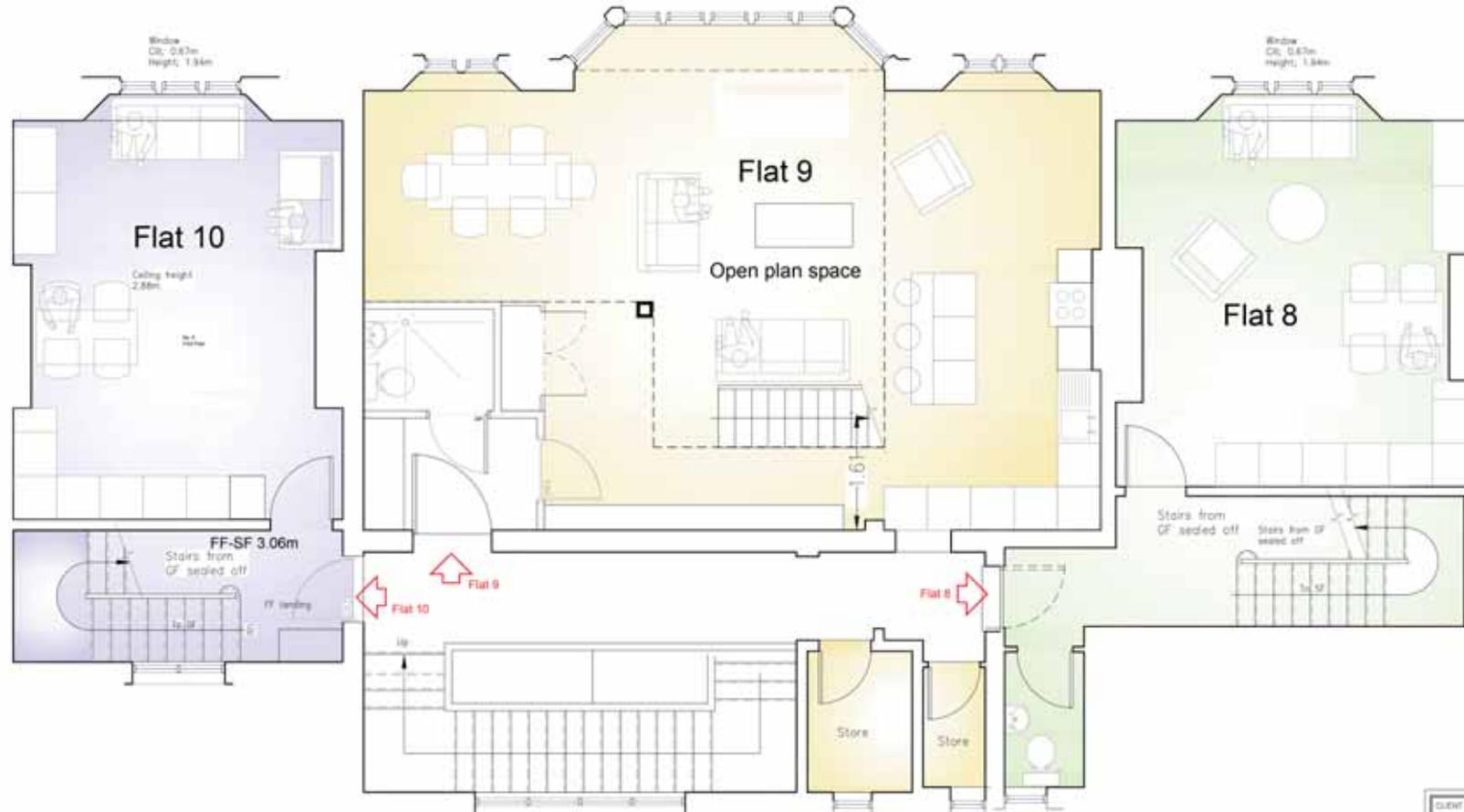
LB41	1204962	24, Black Jack Street	House	Post-medieval	House, now bookmakers with flat over. Late C18/early C19.	II	402161	202064
LB42	1298729	Jessie Smith And Company	Shop	Post-medieval	Shop with flats over. Late C18 to left, early/mid C19 to right.	II	402181	202072
LB43	1187497	12 And 14, Market Place (See Details For Further Address Information)	Shops, offices and flats	Post-medieval	Shops, offices and flats. Early C20.	II	402340	202027
LB44	1298730	3 And 5, Castle Street	Shop	Modern	Shop with office and storage over. Late C18 with C17 origins and later alterations	II	402262	202008
LB45	1298664	Oxfam, Roxton Sporting, Swan Lace	Shops	Post-medieval	3 shops with flat over. C16 or early C17, probably with mediaeval origins, with later alterations including late C18/early C19 refronting and early C20 shopfronts; building to left C19, possibly with earlier origins, with C20 alterations.	II	402257	202052
LB46	1298731	The Black Horse Public House	Inn	Post-medieval	Public house. Late C17.	II	402226	201992
LB47	1298732	31 And 33, Castle Street	Offices	Post-medieval	Offices. Early C19 with later alterations.	II	402168	201954
LB48	1206522	Corinium Museum And Attached Gateway	Museum	Post-medieval	Museum, formerly house. Mid C18 with later alterations.	II	402136	202063
<b>Conservation Areas (100m study area)</b>								
CA1	n/a	Cirencester Town Centre	CA	Medieval & post-medieval	Historic core	n/a	22539	55334

## Appendix 2: Proposal plans and elevations

- NOTES:**
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  6. These drawings are for planning purposes only and conformation with any housing standards must not be assumed.

Rev.	Date	Description	By

## First Floor



CLIENT	Charing Cross Ltd		
PROJECT	8-10 Castle St. Cirencester		
FILE	1st Floor Plan - Proposed		
<b>EVANS JONES</b>			
<small>           QUARTERS SUBDIVISION            PLANNING CONSULTANTS            Head Office            10 Charing Cross            Chichester            West Sussex            PO19 1PL         </small>			
<small>           Telephone: 01243 82822            Email: <a href="mailto:enquiries@evansjones.co.uk">enquiries@evansjones.co.uk</a>            Website: <a href="http://www.evansjones.co.uk">www.evansjones.co.uk</a> </small>			
DRW/CHKD	CB/EP	SCALE	1:50@A2
DATE	19.07.21	PROJECT	12681
		DWG. No.	7-1
		REV.	

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  4. All dimensions and particulars to be checked on site. Any discrepancy to be reported to Evans Jones LLP before work commences.
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  6. These drawings are for planning purposes only and conformation with any housing standards must not be assumed.

Rev.	Date	Description	By

## Second Floor

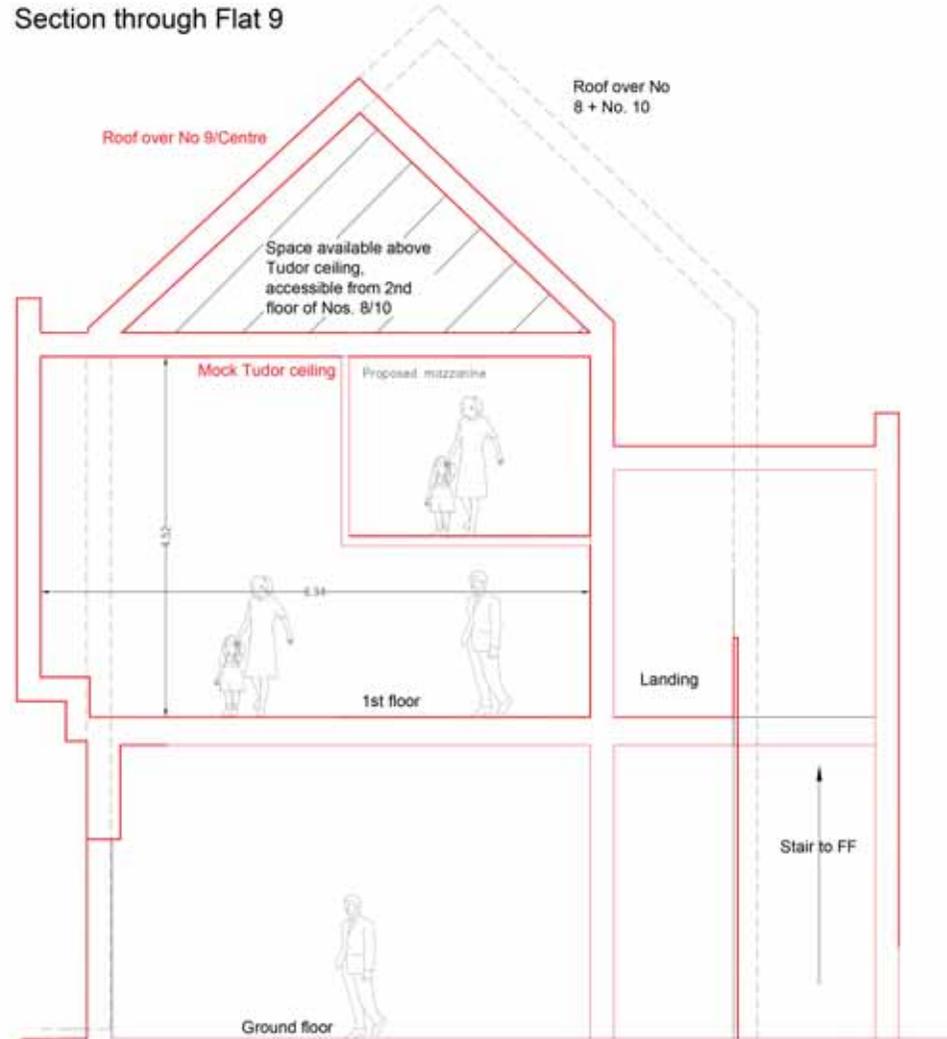


CLIENT	Charing Cross Ltd		
PROJECT	8-10 Castle St. Cirencester		
FILE	2nd Floor Plan - Proposed		
<b>EVANS JONES</b>			
<small>           QUARTERS SUBDIVISION            PLANNING CONSULTANTS            8th Floor            10 Charing Cross            Chichester            Gloucestershire            GL9 9PL         </small>			
<small>           Telephone: 01242 52222            evansjones@evansjones.co.uk            Website: www.evansjones.co.uk         </small>		 	
DRW/CHKD	CB/EP	SCALE	PROJECT
DATE	19.07.21	1:50@A2	12681
			7-2

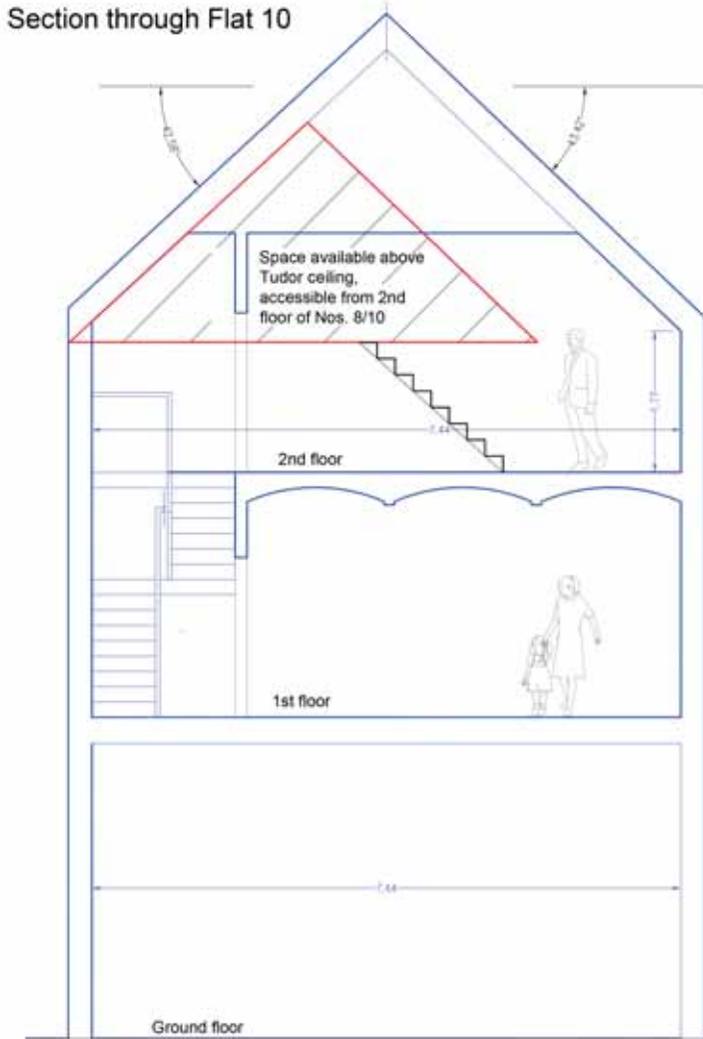
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  6. These drawings are for planning purposes only and conformation with any housing standards must not be assumed.

Rev.	Date	Description	By

### Section through Flat 9



### Section through Flat 10



CLIENT	Charing Cross Ltd		
PROJECT	8-10 Castle St. Cirencester		
TITLE	Cross Sections - Proposed		
DRW/CHKD	CB/EP	SCALE	PROJECT
DATE	16.07.21	1:50@A2	12681
			7-3

**EVANS JONES** Ltd

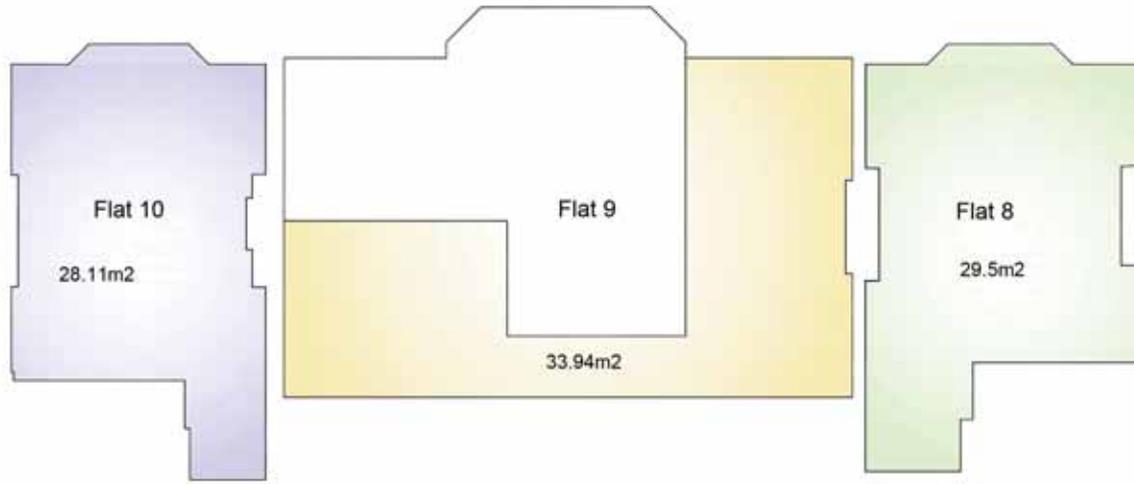
CHARTERED SURVEYORS  
PLANNING CONSULTANTS  
Architects  
B Design Place  
Cheltenham  
Gloucestershire  
GL50 1PF

**RICS** **RTPI**

Telephone: 01242 85801  
www.evansjones.co.uk

Rev.	Date	Description	By

Second Floor

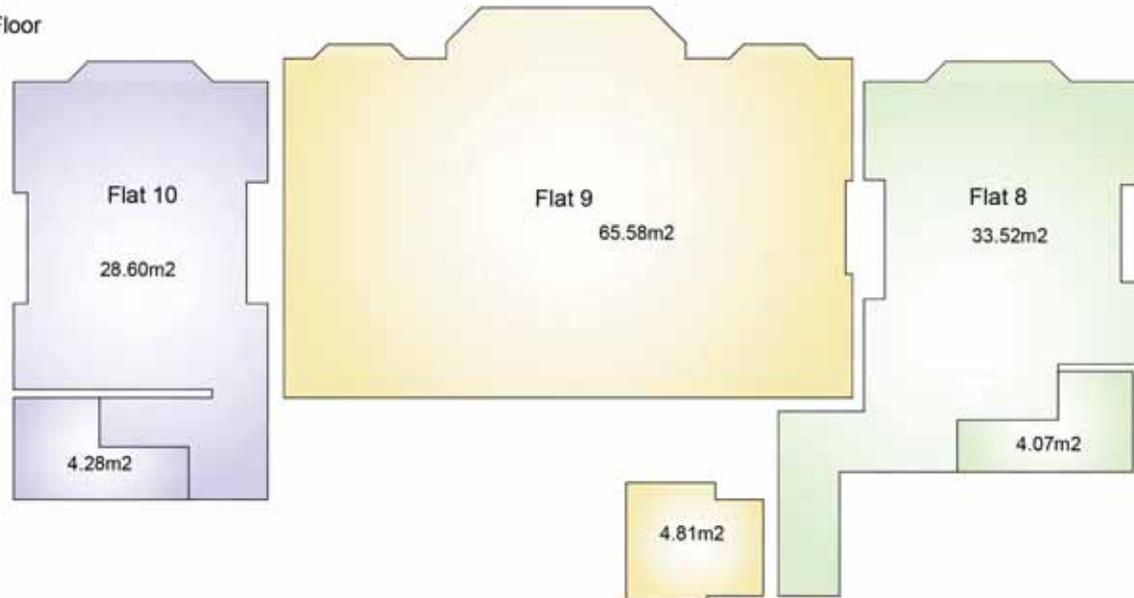


No 8 GIA; 61.0m2

No 9 (2 beds)  
GIA; 104.3m2

No 10 GIA; 67.1m2

First Floor



NOTES:

1. Do not scale this drawing.
2. Contractor to check all dimensions on site and report any errors before commencing construction.
3. This drawing to be read in conjunction with all other relevant drawings and specifications.

CLIENT	Charing Cross Ltd		
PROJECT	8-10 Castle St. Cirencester		
STYLE	GIA Areas		
<b>EVANS JONES</b> Ltd			
<small>REGISTERED SURVEYORS PLANNING CONSULTANTS Royal Warrant RIBA Chartered Firm Chartered RICS Registered GLB RICS</small>			
<small>Telephone: 01249 62882 www.evansjones.co.uk Partners: 01249 62888</small>			
DATE/CHKD	CB/EP	SCALE	PROJECT
19.07.21		1:100@A3	12681
			7-4

## Appendix 3: List Entry

### 2-12, CASTLE STREET

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1204979

Date first listed: 23-Jul-1971

Statutory Address: 2-12, CASTLE STREET

This copy shows the entry on 14-Nov-2021 at 09:33:17.

Location

Statutory Address: 2-12, CASTLE STREET

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Cirencester

National Grid Reference: SP0224002022

Details

CIRENCESTER

SP0202 CASTLE STREET 578-1/4/24 (North side) 23/07/71 Nos.2-12 (Even)

GV II

Shops and offices. Dated 1896. By John Birch of London for Earl Bathurst. Coursed squared limestone; clay tile roofs; 9 stone ridge and end stacks, one pair of diagonally-set ashlar flues on corbelled-out stack to right end. Long range to Castle Street with splayed corner to right and short return elevation to Market Place; 11 gables to Castle Street, one gable to splayed corner to right, one gable to Market Place. 3-storey 16-window range. First floor has thirteen 2- and 3-light ovolo-moulded stone-mullion and mullion-and-transom windows and one single-light window with leaded upper lights and moulded stone cills; two 3-light oriel windows with moulded stone bases and parapets; large 2-storey 7-light oriel window to centre left with moulded stone base and embattled parapet. Second floor has thirteen chamfered stone mullion 1-, 2- and 3-light windows. Ground floor has five late C20 shopfronts; three C19 three-light ovolo-moulded stone mullion-and-transom windows with segmental-arched heads to Post Office to left. Two C20 doors in moulded stone surrounds to Post Office to left; C19 part-glazed 6-panel door in Tudor-arched moulded stone surround and C19 wrought-iron gate at entrance to through passage to rear in similar surround to right; pair of C19 plank doors with decorative strap hinges in moulded stone surround with Tudor-arched head to centre left under oriel window. Deep

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plinth with moulded top; moulded strings over ground, first and second floors forming hoods over ground and second floor openings. Gables and shaped gables with moulded copings; finials and ball finials on gables and parapet. Datestone 1896 on Post Office to left; 12 square section down-pipes with castellated hoppers dated 1896; datestone in gable on splayed corner to right with initial B and date 1897. Return elevation to Market Place similar to Castle Street with 3-light oriel window to first floor. INTERIORS not inspected. (Viner DJ: Cirencester As It Was: Nelson, Lancashire: 1983-: P.27 AND 28).

Listing NGR: SP0224002022

#### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 365162

Legacy System: LBS

#### Sources

##### Books and journals

Viner, D.J. Cirencester As It Was, (1983), 27-28

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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AI

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Tel. 01373 836796. Company No. 8323140. VAT Reg. No. 151 9145 19.