

Holly House
Heritage Statement
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1.0 Introduction

This Heritage Statement accompanies the application for approval of the proposals at Holly House.

Holly House itself is not a listed building however the dwelling dates back to 1869, a large Victorian 'Stonehouse red' brick house with Cotswold stone bay window and lintels and slate roof with 3 brick chimneys.

The house itself is situated on the western edge of the small village of Haresfield, in the South Cotswolds, about 4 miles to the north of Stroud. It lies at the foot of the Cotswold escarpment, which forms an impressive wooded backdrop, beyond the area designated as being of outstanding natural beauty.



The neighbour to the north of Holly House is **Chestnut Farmhouse**, a grade II listed, mid/late 18th century Farmhouse set in substantial grounds and separated by an agricultural field, the property boundary is bordered by established hedges and mature trees.

Mount Farmhouse is located to the west, also grade II listed, dated 1861, incorporating part of C17 Haresfield Manor.

Grade II listed buildings are described by English Heritage as 'of special interest; 91.7% of all listed buildings are in this class.'

The physical changes proposed for Holly House are all to be single storey.

The existing modern porch and rear block are to be replaced with proposals very much in keeping with the original period of the main house and to improve on the existing poor construction so that the homeowners may reduce future problems and/or maintenance.

The existing rear block although from the original build, is small in area with a failed flat roof which is leaking. The intention is to build a slightly larger rear block to house an accessible wc and to encase it with a pitched slate roof and red brick faced cavity wall build up, all thermally upgraded.

The kitchen extension to the south west of the main house will be built in red brick cavity wall build up with an insulated lead roof and double glazed ppc aluminium rooflight, to match the existing house and is situated in a currently overgrown part of the garden, set back from the main elevation of the house and very much in keeping with the scale of the existing dwelling.

2.0 Existing listed buildings in the vicinity of Holly House

Chestnut Farmhouse II Farmhouse – Grade II

Listing Entry Number: 1155111

Listing Description: Mid/late C18, with Gothick windows and door probably of early C19, enlarged to rear right in later C19. Brick on stone plinth and with alternating flush quoins, plat band, moulded cornice and blocking course in dressed stone, mostly faced in roughcast to rear. Tile roof with ashlar end stacks with offset and moulded cornice, 3 square flues being diagonally grouped on left end. Single front range with rear wing to left. Longer right hand rear wing possibly later and extended again to side in later C19. Two storeys and attic. Three windows, 3/2/3-light arched stone mullion lights with glazing bars and squared hoodmould, and 3-light to ground floor flanking Tudor arch central door also with square hoodmould. One similar window on left hand return. Right hand return blind and rendered with small lean-to to ground floor. Interior has chamfered and stopped beams to most rooms in main range.

Mount Farmhouse – Grade II

Listing Entry Number: 1340342

Listing Description: 1861 by Francis Niblett, incorporating part of C17 Haresfield Manor. Brick on chamfered stone plinth with flush stone quoins, with coursed and dressed stone elevation to south west. Tile roof, C17 section having been originally thatched, very large brick ridge stack on main C19 range with 4 diagonally set square flues above stone offset, each with dentil course, and lateral, part external brick stack with moulded stone cap to C17 wing. Single main range of 2 storeys and attic with projecting C17 south east wing and 2 small single storey wings to north probably of C20. Core wing refenestrated in 1861 to match south front, all with 2 and 3-light stone mullion windows, with two 4-lights with king mullions to projecting gable, and 3-brick string between floors. Stone elevation has canted bay on ground floor with 1/3/1-light stone mullion and transom. Entrance front has 2-storey projecting porch slightly left of centre with 2-light stone mullion and square hoodmould over Tudor archway with ovolo-moulded datestone between. Inner door of 6 fielded panels, top 2 glazed. Cambered head 3- light casements to ground and first floor on each side.

4.0 Impact of proposal on setting

The existing modern flat roofed porch to the north elevation, we believe was added in the 1980's when the main entrance was relocated from the front (west elevation) of the house, to the side (north) elevation. It's poor design and probable lack of maintenance has led to rotten window frames behind and the extensive glazing does not aid the building thermally.

The new proposals will continue to preserve the historic form, setting and enhance its aesthetic value.

- A slated pitched painted timber porch is proposed which will enhance the elevation and provide shelter for the main entrance to the house. Glazing will be reduced to provide sidelights to either side of a painted panelled timber entrance door.
- Rebuilding of the rear block which is currently painted pink with a failing felt roof, care has been taken to reinstate the 'enlarged' rear block as a sympathetic addition to the house. The original rear entrance would have historically been the servant's entrance and will now become the family home's main garden (rear) entrance, used on a daily basis, ensuring that the house is well used and maintained for years to come.
- New single storey kitchen extension will enable a better connection with the gardens to the front and rear of the house. An open plan kitchen dining living space will be formed which stretches out in to the garden on the south-west elevation, set back from the main elevation, red brick clad to match the brick in the original house. A timber clad plant room will be formed beyond for installing a sustainable heating system in the future.

The proposed extensions are very modest in scale and size, the existing rear block to be demolished is currently 6m.sq and will double in size to 12m.sq GIA. The kitchen extension will be 32m.sq GIA, including the plant room. It is natural for a dwelling to evolve with time as can be seen from the listing description of Chestnut Farmhouse. The modifications carried out at Holly House in the 1970's/80's were not architecturally significant and replacing the modern porch will hugely benefit the homeowner in terms of aesthetics and built envelope.

Given the maturity of the surrounding landscape and the geography of the area being relatively flat, we do not consider the proposals for Holly House, will not have any significant impact on the setting or surroundings. Careful consideration has been given to the proposals to ensure that the elevations are modest and in keeping with the existing Victorian dwelling.

5.0 Relevant policies which have influenced the proposals

5.1 Individual heritage assets, both designated and undesignated are set in a wider historic environment or landscape. It is vital that this wider resource is also conserved, enhanced and better revealed. This is of particular relevance in the District because such a high proportion of it falls within the Cotswolds Area of Outstanding Natural Beauty (AONB). Although this designation refers primarily to “natural beauty”, that natural beauty is very closely tied to the historic value of the landscape. Those linkages include the landscape archaeology of the area, such as:

field patterns and the ancient roadways;

use of local materials for building;

historic structures from Neolithic burial mounds to arts and crafts cottages;

setting of settlements; and

“natural” landscape itself which is as much a man-made construct as a natural one.

5.2 Policy EN1 reflects the fact that in Gloucestershire there is considerable interrelationship and interplay between the built, natural and historic environment. These environmental elements are in some respects indivisible - what affects one part may well affect another. It follows from this that one of the key pressures facing the District is planning positively to meet the objectively assessed need for growth, whilst safeguarding the sensitive built, natural and historic environment from the less positive aspects of development and simultaneously seeking enhancements where possible.

5.3 The Government attaches great importance to the design of the built and natural environment. It expects local authorities to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design is a key aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people.

5.4 Whilst the PPG provides comprehensive direction on many general design considerations - such as sustainable design, connectivity and crime prevention - it is important to ensure that the local context is also fully considered. This is particularly so in an area renowned for the quality of its built and natural environment and which features very sensitive locations such as the Cotswolds Area of Outstanding Natural Beauty together with numerous Conservation Areas.

5.5 A particularly important issue for the AONB and other parts of the District is the conservation and enhancement of the setting of historic settlements. This includes individual farmsteads, as well as towns and villages. Development pressure over recent decades has resulted in some inappropriately designed and located modern developments that have had a detrimental impact on the edges of settlements. Opportunities should be taken for new development to reverse this negative impact by being of design quality that fully respects the local landscape and historic character. Policy EN2 (Design of the Built and Natural Environment), is relevant in this respect.

Policy EN10

HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS

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.

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.

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.

6.0 Conclusion

Overall the impact of the proposals on Holly House is positive, this is due to the single storey nature of the extensions and the careful consideration of the building footprint. Carrying out these minor improvements will ensure its continued use as a modern family home.

Clearly the impact of the proposal for the dwelling beyond the curtilage of the listed buildings (Chestnut Farmhouse and Mount Farmhouse) is positive; the impact of minor alterations and new extensions to the existing building, we believe improves previously modified and modern insertions to the buildings. Consequentially the impact of the proposals on the wider setting is positive. Use of traditional materials and proposals which respect and leaves intact the form of the original dwelling, protects that of the wider setting.