

# STAYTS FARM, CHURCH WESTCOTE, GLOUCESTERSHIRE

## HERITAGE STATEMENT



JPHERITAGE

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**PROJECT:** Stayts Farm, Church Westcote, Gloucestershire

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## STAYTS FARM, CHURCH WESTCOTE - HERITAGE STATEMENT

### 1.0 INTRODUCTION

#### 1.1 Purpose

- 1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of Mr and Mrs Railston to inform an external alteration at Stayts Farm, Church Westcote. Stayts Farm is a Grade II listed building located within the Church Westcote Conservation Area.
- 1.1.2 This document provides a description of the historic development and significance of the listed building and its setting in relation to the proposed works and an assessment of the heritage impacts of the proposed scheme. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, Revised 2021).

#### 1.2 Nature of the proposals

- 1.2.2 The proposed development is the lowering of a window sill to create a new doorway from the kitchen to the garden.

#### 1.3 Heritage designations



Figure 1: Front elevation of Stayts Farm

- 1.3.1 Stayts Farm was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 28<sup>th</sup> May 1987. The list description reads as follows:

*Former farmhouse linked by a doorway to The Close (q.v.). Mid-late C17 with late C18-early C19 extension. Limestone rubble with dressed stone quoins. Stone slate roof with ashlar stacks, one repaired C20 in coursed squared and dressed limestone. 'L'-shaped plan. Two storeys and attic. Entrance front with gable projecting forwards slightly on the right. Four-light, double-chamfered, stone-mullioned casement with a stopped hood to the ground floor. Three-light metal casement within a double-chamfered surround, to the left, single light metal casement within a flat-chamfered stone surround far left. Three-light double-chamfered stone-mullioned casement with a stopped hood to the ground floor of the left gable end. Two C17 and one C20 three-light stone-mullioned casements with stopped hoods, to the first floor. Two-light stone-mullioned casement to the first floor of the left gable end and 2-light double-chamfered, stone-mullioned casement with a stopped hood to the attic. Single-light stairlight between the first and second floors at the centre of the facade. All windows with leaded panes, some with early*

handles. C20 plank door within a dressed three-centred arched surround off-centre left within a C20 gabled wooden porch with timber uprights. Seven pigeon holes at first floor level in the right gable end.

Interior; spine beam and transverse beams with cushion-moulded and diamond stops. Inglenook fireplace with a Tudor-arched bressumer. Part of splat balustrade reused over an early doorway. Part of strapwork frieze incorporating the sunflower motif. Dressed stone fireplace with a moulded Tudor-arched fireplace now containing a cast-iron C19 hob grate with floral decoration.



Figure 2: The Close (right of photo)

- 1.3.2 The Close lies adjacent to Stayts Farm. Stayts Farm was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 25<sup>th</sup> August 1960. The list description reads as follows:

*Detached house, linked via a doorway to Stayts Farmhouse (q.v.). Coursed squared and dressed limestone. Stone slate roof with ashlar stacks. Rectangular plan with several minor lean-to and porch-like extensions at the rear. Two storeys and attic. Three-windowed facade facing the road. Single-light, 2 and 3-light, C20 metal casements with wooden lintels and a three-light double-chamfered stone-mullioned casement with a stopped hood to the ground floor. Raking half dormer comprising a hollow-chamfered stone-mullioned cross window within a double-chamfered surround. Two-light stone-mullioned casement with a double-chamfered surround and hollow-moulded mullion and a stopped hood to the left. Two-light C20 metal casement with a timber lintel to the left. Small stair light within a flat-chamfered stone surround at the centre of the facade, between the two floors. Small corbelled projection marking the position of the bread oven at the right gable end. Single-light window within a flat-chamfered surround to the first floor and a two-light stone-mullioned window with two narrow lancet-headed lights and a timber lintel to the attic. C20 metal casements with timber lintels at rear. All casements with leaded panes, some casements with early handles. Access via plank door to C20 gabled porch or via lean-to at rear. Single slate-hung dormer to left. Two similar dormers at rear. Axial and gable-end stack the latter with a flat-chamfered skirting and moulded capping. Interior; spine beam to ground floor with bar and diamond stops. Two open fireplaces, with bressumer beams, one possibly originally Tudor arched. C17 fireplace with a dressed stone surround and moulded hood in an upstairs bedroom. Reputed to have once been used by a group of weavers.*

## 1.4 References in the Gloucestershire Historic Environment Record (Heritage Gateway)

- 1.4.1 The Gloucestershire Historic Environment Record does not include any information in addition to the listing description for Stayts Farm.

## 1.5 Victoria County History

- 1.5.1 The Victoria County History, A History of the County of Gloucestershire (1965) refers to Stayts Farm, as follows:

*Stayts Farm and The Close, in the north corner of Church Westcote, were built in the late 16<sup>th</sup> or early 17<sup>th</sup> century. Standing at an angle to each other and so close together that they give the impression of being one building, they are similar in style, being large Cotswold farmhouses. The Close, behind which extensive buildings have been demolished, is said to have been used at one time by a group of weavers. In the gable end of the Close is an oven projection and a small window of two pointed lights pierced in a single stone; a similar window is set beside the entrance doorway of the Manor.*

## 1.6 Planning history

- 1.6.1 There is only one relevant application in the planning history for Stayts Farm, as follows:

**00.02402** – Insertion of new window (Approved).

## 2.0 POLICY CONTEXT

### 2.1 NPPF (Revised 2021)

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications ‘*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to 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* (paragraph 194).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being ‘*a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.*’ Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 197):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on



the historic environment (paragraph 199). It advises 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.*

2.1.5 Paragraph 200 continues by stating that *‘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’.*

## 2.2 Cotswold District Local Plan (2011 - 2031)

2.2.1 The relevant historic environment policies for the proposed development are as follows:

- Policy EN1 – Built, Natural and Historic Environment. This policy requires new development to protect, conserve or enhance heritage assets and their settings in accordance with the assets significance.
- Policies EN10 and EN12 – Designated Heritage Assets and Non-Designated Heritage Assets. These policies require protection of the heritage asset and its setting unless other factors outweigh harm.

## 3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 3.1 Understanding the history of the heritage asset

3.1.1 The 1<sup>st</sup> edition of the Ordnance Survey map (1882) shows the L-plan footprint of Stayts Farm. The front garden includes two paths which lead to a front door with a porch and to the alleyway between Stayts Farm and The Close. There are two parallel ranges of masonry buildings (one with a timber framed extension shaded grey) to the south-west and a greenhouse in a garden to the south. There is a long range of masonry buildings on the north-west and west sides of Stayts Farm. Access to these buildings is from the lane to the south-west. There is a small projecting element shown on the south-west side the farmhouse.

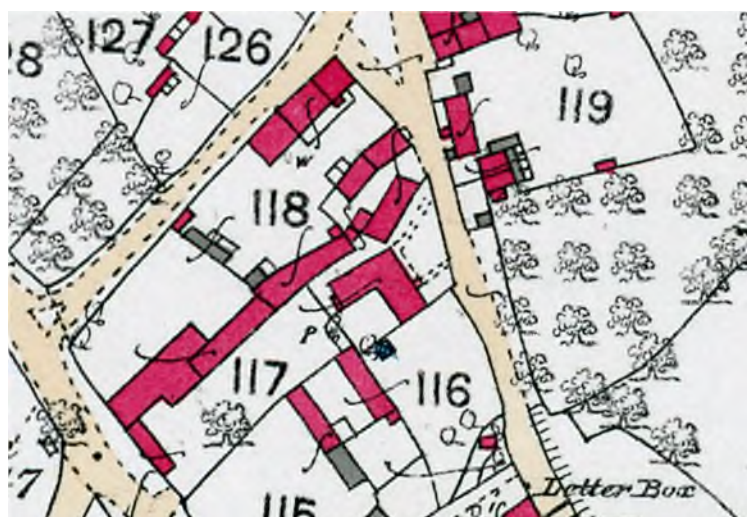


Figure 3: Extract from the 1<sup>st</sup> edition of the Ordnance Survey map (1882)

3.1.2 The 2<sup>nd</sup> edition of the Ordnance Survey map (1900) shows that the farmhouse had been extended on the south-west side of the rear wing. The boundary to the garden on the south side of the farmhouse had been removed, along with the greenhouse. The annotation P.O.

suggests that Stayts Farm was used as a post office at this time. The house is sub-divided into three sections which might reflect the residential and commercial functions of the farmhouse.

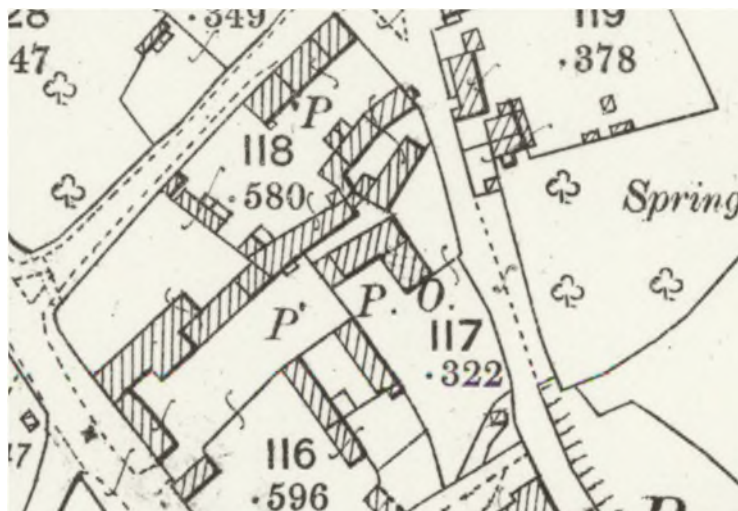


Figure 4: Extract from the 2<sup>nd</sup> edition of the Ordnance Survey map (1900)

3.1.3 The 3<sup>rd</sup> edition of the Ordnance Survey map (1922) does not show any clear changes to the footprint of the farmhouse or to the layout of the garden and outbuildings.

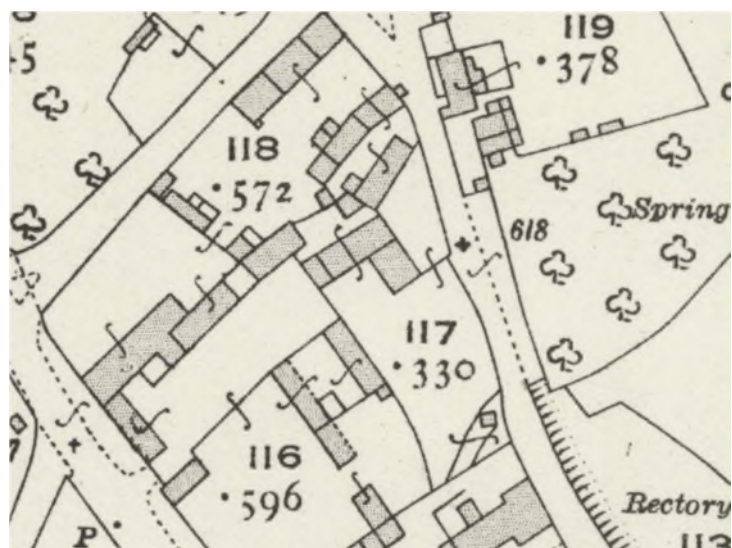


Figure 5: Extract from the 3<sup>rd</sup> edition of the Ordnance Survey map (1922)

## 3.2 Understanding the form of the heritage asset

### Phases of construction

3.2.1 The listing description suggests two phases of construction, i.e. the main part of the house that is aligned parallel to the road and the rear wing. It is not entirely clear that this is the case. For this reason the listed building is described in three sections which potentially reflects the historic phases of development of the former farmhouse.

### Section 1 – Exterior

3.2.2 The front elevation (north-east) includes an off-centre entrance with a 20<sup>th</sup> century porch. There is an irregular pattern of windows. The window on the ground floor to the right of the



door includes a stopped drip mould. The character of the stone contrasts with the 17<sup>th</sup> century windows on this elevation and, along with the narrow form of the mullions, suggests a later, possibly 19<sup>th</sup> century, alteration. The first floor window to the left is 20<sup>th</sup> century. There is a small stair window on the far right hand side of the elevation. There is a clear change in the character of the rubble stone walling at first floor level to the right which suggests an alteration or repair.



Figure 6: Front elevation of Section 1

- 3.2.3 The rear elevation includes two courses of squared stones at the top of the wall which demonstrate that the eaves level has been raised. This is consistent with the character of the roof structure which is not original. There two windows with stopped hood moulds. The central 2-light window on the ground floor appears to be largely intact. The other windows appear to be alter replacements or insertions.



Figure 7: Rear elevation of Section 1

### Section 1 – Interior

- 3.2.4 The layout of Section 1 includes two bays with, on the north-west side, a chimney breast with a straight flight with winder stair to one side and a passage to the rear.

- 3.2.5 The north-west bay includes a plain axial beam with 90mm wide joists with chamfers. The open fireplace includes a timber lintel with an indistinct scroll/curved step stop and stone jambs. There is a seat, or inglenook, to the right and a recess for keeping salt or tinder or for setting a candle. There is a 2-light stone window with a chamfered mullion on the south-west

side. This includes iron stanchions. The side opening iron casement is of 17<sup>th</sup> to early 18<sup>th</sup> century date. There is a 3-light window on the front elevation with slender chamfered mullions. The central opening includes an iron stanchion and the flanking openings saddle bars. The central casement is probably 19<sup>th</sup> century. There are longitudinal wall beams on each side of the bay.



Figure 8: Ground floor looking north-west



Figure 9: Fireplace with stone jambs and a timber lintel with chamfer and stop details



Figure 10: 2-light window with chamfered mullions and a 17<sup>th</sup> to early 18<sup>th</sup> century iron casement



Figure 11: 3-light window with narrow chamfered mullions and a 19<sup>th</sup> century iron casement

- 3.2.6 The two bays are defined partly by a short section of panelling with part of a strapwork frieze incorporating a sunflower motif at the entrance to the building. This partition lines up with a post supporting the axial beam at the point where there is a scarf joint. The presence of a scarf joint in this position demonstrates that there would have originally been a partition of some form sub-dividing the north-west and south-east bays. The axial beam in the south-east bay is more clearly chamfered (3" wide) and includes a curved step stop at one end. The chamfered joists are 85mm wide and include soffit tenon joints. There are longitudinal wall beams on each side of the south-east bay. There is a single light stone window on the rear elevation. The 3-light window on the south-east gable end elevation includes hollow chamfered mullions. There are two stanchions and a central side opening casement which is of 20<sup>th</sup> century date. There is a single light window on the north-east side of the room with a 20<sup>th</sup> century casement and an iron stanchion.



Figure 12: Section of small square panelling with frieze over





Figure 13: Timber post positioned under a scarf joint in the axial beams



Figure 14: Axial beam with curved step stops and a 3-light window with hollow chamfered mullions on the south-east side of the ground floor

- 3.2.7 There are expressed joists in the passage on the south-west side of the chimney breast. These are chamfered and 100mm wide. The width of the joists is consistent with a 17<sup>th</sup> century date. There is at least one reused timber which includes a joint at one end. There is a 2-light stone window with chamfered mullions on the south-west side of the passage. This includes an iron stanchion to the right. The windows are of 20<sup>th</sup> century date. There is a timber lintel over the opening through the thick north-west wall of Section 1.



Figure 15: Timber lintel and joists on the south-west side of the chimney breast

- 3.2.8 The first floor includes a landing and a bedroom with an en-suite bathroom which occupies part of the north-west bay. The bedroom is accessed through a late 18<sup>th</sup> to early 19<sup>th</sup> century plank and batten door in an old frame with chamfer details. There is a chamfered beam with runout stops that is a later alteration. There is a 20<sup>th</sup> century 3-light window with chamfered mullions on the north-east side of the room. The gable end window is of 2-lights with a chamfered stone mullion and 20<sup>th</sup> century Crittal type metal windows. The 3-light window includes chamfered stone mullions, iron stanchions and 20<sup>th</sup> century Crittal type metal windows. The balustrade at the top of the stairs includes replica splat balusters with a relatively modern handrail. The passage leading to the rear wing includes a stud partition with a raking strut. The style of the stud partition is consistent with a later 18<sup>th</sup> to early 19<sup>th</sup> century date.



Figure 16: Plank and batten door and chamfered door frame to the first floor bedroom



Figure 17: Later machine sawn beam in the bedroom





Figure 18: Splat balusters to the first floor balustrade



Figure 19: Stud partition in the passage to the rear wing

3.2.9 The roof structure includes two rows of butt purlins and a ridge plank. The timbers are regularly sawn. The character of the timbers and the style of roof suggests a 19<sup>th</sup> century date and demonstrates that the original roof has been replaced.



Figure 20: Replacement roof structure

## Section 2 – Exterior

3.2.10 The north-east elevation is gabled and projects slightly from Section 1. The windows on all floors include stopped hood moulds. The original roof profile is preserved by the courses of masonry in the gable apex. This evidence correlates with the modified truss that can be observed internally.



Figure 21: Front elevation of Section 2

3.2.11 The north-west elevation a cross gable associated with the chimney stack. To the left of the stack there are seven pigeon holes. There is a distinct change in the character of the masonry to the right of the ground and first floor windows which defines the rear wing phase of construction from the main part of the house. The ground floor window opening includes two straight joints for a former door opening below sill level. The lintel is concrete/cement render.



Figure 22: North-west elevation of Section 2

## Section 2 – Interior

3.2.12 The ground floor of Section 2 includes a room (snug) at the front and a passage to the rear which are defined by a pegged timber partition with adzed finishes to the timbers. The snug is accessed through a reused plank and batten door of late 18<sup>th</sup> to early 19<sup>th</sup> century date. Part of a splat balustrade is positioned over the door. The door frame is chamfered and includes stop details. The snug includes an axial beam with wide chamfers and bar stops with scroll and lozenge. The style of the stops suggests a 17<sup>th</sup> century date. There is a fireplace with a timber lintel and stone jambs on the north-west side of the room. There are short sections of timber in the wall either side of the fireplace which appear to relate to blocked up recesses, possibly for candles. There is a 3-light window with chamfered mullions on the north-east side of the room. There are stanchions for supporting leaded lights. There is one side opening casement with a window catch which may be of 19<sup>th</sup> century date, possibly earlier. The hook stay is 19<sup>th</sup> century. The rear passage includes a modern door leading to a W.C. There is a chamfered beam with ogee stops over the door. This beam is in line with the transverse beam in the study. The style of the stops suggests a 17<sup>th</sup> century date.



Figure 23: Passage on the south-west side of the snug



Figure 24: Timber framed partition in the W.C.



Figure 25: Door to the snug



Figure 26: Detail of the transverse beam with bar and scroll stops with lozenge





Figure 27: Fireplace with a timber lintel and blocked openings with lintels to the left and right



Figure 28: Ogee stop to the chamfered beam over the door to the W.C.

3.2.13 The first floor bedroom is accessed from the landing through a reused late 17<sup>th</sup> to early 18<sup>th</sup> century 2-panelled door. The bedroom includes an axial beam with the same chamfer and stop details as on the ground floor. There is a 17<sup>th</sup> century stone fireplace with a depressed four-centred arch and plain mouldings. An early 19<sup>th</sup> century cast iron hob grate and associated masonry has been inserted into the original open fireplace. There is a 3-light window with chamfered mullions on the north-east side of the bedroom. This includes saddle bars rather than stanchions (as is apparent on the ground floor). The central light is a side opening iron casement with replacement glazing and a bar stay, a later alteration.



Figure 29: Transverse beam and stone fireplace in the first floor bedroom



3.2.14 The attic includes a truss with a bridled apex and a collar nailed to one face. There are two rows of purlins which are supported on later blocks of timber with cleats. There is evidence in the form of notches along the top edge of the principal rafters to show that purlins were originally trenched. There is also evidence for struts on the bottom edge of the principal rafters.



Figures 30 and 31: Roof structure in the attic bedroom

### Section 3 – Exterior

3.2.15 The south-east elevation of the rear wing is characterised by coursed rubble stone construction with quoins on the left hand side. The masonry courses become less regular below the ground floor window to the right as well as along the right hand side margins of this window. The pattern of the masonry in this location is indicative of a former door opening in this location. The ground floor windows include chamfered mullions and stopped hood moulds. These hood moulds extend untidily beyond the edge of the stone window frames which is in contrast with the neatly executed stone windows on the front elevation. The first floor windows also include stone mullions.



Figure 32: South-east elevation of Section 3

3.2.16 The north-west elevation of the rear wing includes an original door opening with a segmental arched stone head. The plank door is modern. To the right of the door is a 20<sup>th</sup> century stone mullioned window with a Crittal type window. Above the door opening is a window opening with a timber mullion. The window is of c. mid-20<sup>th</sup> century date. To the left of the door is a

single light window opening with a 20<sup>th</sup> century timber lintel and stone sill. There is a distinct change in the character of the masonry on the left hand side of this window. There is no clear straight joint but the change in the character of the coursed rubble stone masonry marks the transition between Section 2 and the rear wing.



Figure 33: North-west elevation of Section 3

### Section 3 - Interior

3.2.17 The ground floor of the rear wing is accessed from the passage through a door opening with a timber lintel. The opening is also dressed with stones which, along with the timber lintel, shows that this represents an earlier opening to the rear of Section 2. The kitchen includes a chamfered transverse beam with runout stops. The chamfer is 2 ½". The joists are chamfered and stopped and are on average 80mm wide. There is a break in the pattern of joists and a trimmer on the north side of the kitchen which suggests the position of a former staircase. There is a chimney breast on the south-west side of the kitchen which includes a fireplace with a segmental arched head. There is a bread oven to the right which includes a 19<sup>th</sup> century cast iron hinged door.



Figure 34: North-east side of the kitchen with a door in the rear wall of Section 2



Figure 35: Detail of runout stops on the transverse beam



Figure 36: Fireplace on the south-west side of the kitchen



Figure 37: Chamfered mullion windows on the south-east side of the kitchen

3.2.18 There are two stone windows with chamfered mullions on the south-east side of the kitchen. These openings include a single iron stanchion for supporting a leaded light. The current windows are mid-20<sup>th</sup> century Crittal type metal windows. There is a smaller window with a chunky chamfered mullion on the north-west side of the kitchen. This includes two iron stanchions that would have supported leaded lights. The current windows are mid-20<sup>th</sup> century Crittal type metal windows.

3.2.19 The first floor is accessed through an opening with a timber lintel in the rear wall of Section 2. The first floor is sub-divided to include a bedroom, bathroom and a lobby. There is a transverse beam with a 2 ½" chamfer with scroll stops. The joists are 65mm wide and are also chamfered and stopped. The form of the ceiling suggests that this was originally a single room. The character of the stud partition with raking strut that defines the bathroom suggests a late 18<sup>th</sup> to early 19<sup>th</sup> century date. The character of the partition that defines the bedroom is unknown but is possibly of a similar age. The plank and batten door to the bedroom is of late 18<sup>th</sup> to early 19<sup>th</sup> century date and is probably re-used.



Figure 38: Door opening to Section 3 in the rear wall of Section 2



Figure 39: Transverse beam in the bedroom



Figure 40: Stop detail on the transverse beam





Figure 41: Stud partition to the bathroom on the first floor

### Outbuilding

3.2.20 The outbuilding to the south-west of the house is of coursed rubble stone construction with quoins and includes a double pitched roof finished with tiles. The south-east gable end elevation includes a door opening with a timber lintel to the left. The south-west elevation was originally open fronted. One bay remains open but the rest have been infilled with shiplap boards and garage doors. The original posts and bases remain legible along this elevation. The roof structure includes cambered or waney tie beams, a row of butt purlins which are cut back where they are tenoned into the principal rafters and a ridge plank. The style of the roof is indicative of a late 18<sup>th</sup> to early 19<sup>th</sup> century date. The internal partitions are 20<sup>th</sup> century stud and ply board and concrete block.



Figure 42: North-east and south-east elevations of the outbuilding





Figure 43: Front elevation of the outbuilding



Figure 44: Butt purlin roof structure of the outbuilding

### 3.3 Assessment of the significance of the heritage asset

- 3.3.1 It is currently unclear whether Stayts Farm originated as a 2-unit or 3-unit house. Section 1 has been altered with the removal of a partition on the ground floor, changes to the layout of the first floor and a replacement roof. The curved step stop detail on the axial beam on the ground floor and the hollow chamfered mullion on the gable end elevation are indicative of a late 16<sup>th</sup> to early 17<sup>th</sup> century date. If Section 1 is in effect phase 1 of the building's development, this part of the building can be interpreted as a 2-unit house with a heated kitchen/living room served by a fireplace and with a staircase to one side and an unheated parlour. The ground floor rooms are of different size which is consistent with this type of domestic plan.
- 3.3.2 Section 2 could represent a phase 2 extension. Section 2 includes a heated ground and first floor room with a passage along the south-western side of the ground floor. The form of axial beams and the first floor stone fireplace are consistent with a 17<sup>th</sup> century date and are indicative of a high status part of the house, i.e. heated parlour and principal chamber or bedroom. The roof structure has been altered but the original straight principals appear to be consistent with the development from cruck type roof structures in the Banbury region. This type of approach to roof construction can be found in 17<sup>th</sup> century examples and in smaller houses and cottages of the 18<sup>th</sup> century.

- 3.3.3 The listing description states that the rear wing is of late 18<sup>th</sup> to 19<sup>th</sup> century date. However, the details of the transverse beams and joists are indicative of an earlier 18<sup>th</sup> century date. The roof structure was not seen but, based on the beams, the rear wing is considered to be slightly earlier than the listing description states.
- 3.3.4 Changes to the layout of the listed building are most clearly demonstrated by the stud with raking strut partitions on the first floor. These are of later 18<sup>th</sup> or 19<sup>th</sup> century date. The latter date appears to tie in with the replacement roof in Section 1 and alteration of the roof in Section 2. This remodelling also appears to be associated with the insertion of or replacement of windows with stone mullioned windows with narrow mullions and using a more honey coloured stone. This appears to relate to the gentrification of the south-eastern aspect of the rear wing.

#### **4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT**

##### **4.1 Proposals**

- 4.1.1 The proposed scheme is for the following:
- Lowering the window sill to create a doorway to facilitate access to terrace.

##### **4.2 Lowering the window sill**

- 4.2.1 The proposed access from the kitchen to the garden room requires the modification of an existing stone mullioned window to create a door opening. This window is characterised by a honey coloured limestone which differs from the older 17<sup>th</sup> century examples at the house. The mullion is more slender and matches others that are considered to be later replacements in the original part of the house. The listing description suggests that the rear wing is of late 18<sup>th</sup> to 19<sup>th</sup> century date. Some of the internal details, particularly the beams and joists, suggest an earlier date for construction. The windows on the south-east elevation are of higher status than those on the north-west elevation and appear out of keeping with what is interpreted as a service wing. The stone mullioned windows on the south-east elevation are interpreted as later insertions related to the gentrification of this part of the listed building. This hypothesis appears to be supported by the change in the character of the stone work around the window in question. In particular the change in the character and pattern of the stone courses below sill level suggest that there was formerly a door opening in this position. It is of note that this door is in line with the door from the kitchen into the yard. The windows themselves are Crittal type metal windows of mid-20<sup>th</sup> century and are of low heritage interest.



Figure 47: Position of the proposed door opening

- 4.2.2 The proposed alteration to create a door would include the removal of the stone sill, mullion and the glazing. This will result in the loss of fabric which is considered to be of relatively low heritage value. The sill and mullion could be retained on site so that the window could be reinstated in the future. The chamfered stone frame would be retained, thereby preserving the evidence for a window opening in this location.

## 5.0 CONCLUSIONS

- 5.1.1 This assessment describes the historic development and significance of Stayts Farm and assesses the heritage impacts of the proposed extension and alterations. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.
- 5.1.2 The proposed removal of mid-20<sup>th</sup> century windows and a stone mullion and sill would impact on later fabric of relatively low significance. The stone mullioned windows on this side of the house are considered to be later alterations, probably late 19<sup>th</sup> century, and therefore are considered to be of relatively low significance. The character of the stone work below the sill suggests a former door in this position.
- 5.1.5 As such, it is considered that the proposed development has regard for the significance of the designated heritage assets in accordance with paragraph 199 of the NPPF and the relevant Cotswold District Local Plan policies.

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