



Manor Farmhouse, Upper Slaughter, GL54 2JJ

Heritage Statement: Heritage Significance, Impact Assessment and Justification Statement

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Manor Farmhouse– Heritage Statement

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1.0. INTRODUCTION

- 1.1. The subject site is a Grade II listed building at Manor Farm, Buckle Street, Upper Slaughter, Gloucestershire, GL54 2JJ. The site comprises the former farmhouse of a planned model farmstead built on previously undeveloped land in 1910. It has been extended in a number of phases since the 1940s. The full list description can be found in Appendix 1. The site is not located within a Conservation Area.
- 1.2. This Heritage Statement has been produced to accompany applications for Planning Permission and Listed Building Consent. The proposals involve a number of minor external and internal alterations to the farmhouse, together with the provision of enhanced landscaping, a swimming pool and pool house. A previous scheme was prepared by Fleming Architects and Partners, for which planning permission and listed building consent were granted in September 2022 (refs. 21/01467/FUL and 21/01468/LBC). There are a number of similarities between that scheme and the present proposals, including the demolition of the existing porch, and the construction of a new bay window, rear porch, swimming pool and pool house.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, July 2021 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. No archaeological assessment has been undertaken as part of this report and this report.
- 1.4. This Heritage Statement has been written in accordance with Historic England Advice Note 12: "Statements of Heritage Significance" (October 2019), and has adopted the following structure:
 - An appraisal of the heritage and townscape context.
 - An appraisal of the significance of the site.
 - An assessment of the potential or actual impact of the significance of the Grade II listed building and upon the settings of the other Grade II listed buildings within the wider model farmstead group;
 - How the proposed works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local and regional policies.

1.5. Summary

- The subject site comprises a Grade II statutorily listed former farmhouse built in 1910 as part of a planned model farmstead.
- The site is considered to possess low archaeological interest, medium architectural and artistic interest, and medium historic interest as part of a late example of a planned model farmstead which continued to use a traditional Cotswold vernacular language and palette of materials. A number of extensions have been added since the mid-20th century; whilst these have not compromised the overall architectural interest of the building, some of the internal alterations on the first-floor in particular have been detrimental, such as the subdivision of the principal bedrooms. The setting of the site is considered to be of medium value given the group value between the various components of the model farmstead, including the two Grade II listed former farm buildings to the north, and the two pairs of cottages which

stand to the north and south of the farm buildings. Indeed, the buildings were listed primarily for their group value rather than their individual architectural and historic interest.

- An assessment of the impact of the proposals concludes there will be a **minimal and neutral impact** on the significance of the Grade II listed farmhouse and a **negligible impact** on the settings of other nearby heritage assets. The proposed internal and external alterations are not considered to compromise an appreciation and understanding of the architectural interest of the farmhouse as a continuation of the Cotswold vernacular tradition. The proposals mostly affect those parts of the house which are later extensions where the fabric and plan form is of little if any significance. Whilst the proposals involve some minimal loss of historic fabric by the opening up of spaces in the secondary areas of the building, the more significant principal rooms will remain unaffected. Furthermore, the original proportions of one of the first-floor principal bedrooms will be reinstated by the removal of later subdivisions and the reinstatement of a chimneypiece, whilst the later visual “clutter” will be removed from the service yard area adjacent to the service range; these enhancements are considered to outweigh any perceived detriment to the plan form and fabric in the secondary areas of the building. The proposed swimming pool and pool house, together with the proposed landscape scheme are not considered to harm the setting of the listed building; rather the proposed landscaping to the west of the house is considered to offer the opportunity for enhancement. **There is therefore considered to be no harm caused to the significance of any heritage assets.**

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is Chairman of the City Heritage Society and is a member of the City Conservation Area Advisory Committee. Dorian is also chairman and a trustee of the Drake and Dance Trusts, and a Scholar of the Society for the Protection of Ancient Buildings.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award, and is a Design Review Panel member of the Design Council, Design: South West, and the London Boroughs of Richmond upon Thames, Lewisham, Islington and Wandsworth. Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

Dr Daniel Cummins MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master’s in History from Oxford University and a doctorate from the University of Reading. Daniel has a Master’s degree in the Conservation of the Historic Environment and is a member of the Institute of Historic Building Conservation. He provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission.

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps and historic images. Particular attention was given to Gloucestershire Archives, the Historic England Archive, and the Museum of English Rural Life in Reading. Site visits were conducted on 3rd May and 9th September 2022, when a review of the site and the buildings was conducted by visual inspection to analyse the buildings and identify the elements which contribute to their significance in order to establish how that significance might be affected by the proposed works.

2.0. LOCATION AND CONTEXT

- 2.1. The subject site is located on the east side of Buckle Street to the west of the villages of Upper and Lower Slaughter and to the north-west of the A429 road between Cirencester and Bourton-on-the-Water (Figure 1).

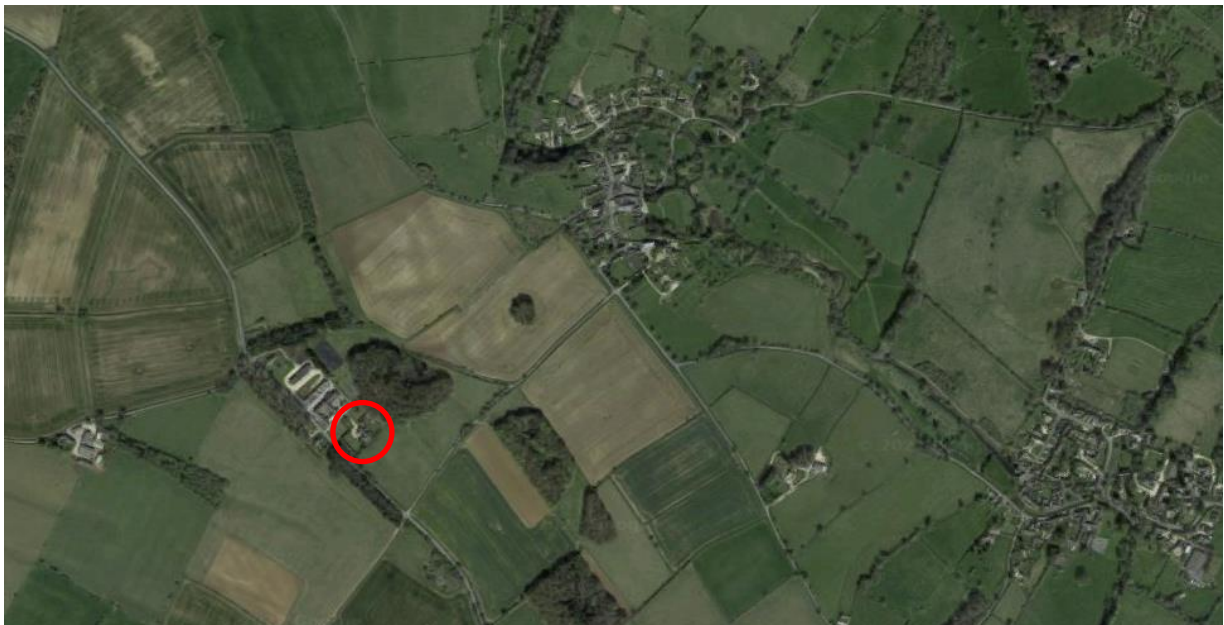


Figure 1: the location of the subject site (outlined in red).

- 2.2. The site comprises an isolated model farmstead, with each of its components separately statutorily listed. The subject site is largely enclosed by the deep shelter belts to the east and west which were planted to protect the farm buildings from the weather on this elevated and once exposed hillside. There are therefore few glimpses of the surrounding countryside apart from the aspect to the south-east. The principal range addresses the south-east and expansive views across the open countryside provide an appropriate rural setting (Figure 2), whilst the service range was designed to address the driveway towards the farmstead to the north-west (Figure 3).
- 2.3. As well as the Grade II listed farmhouse, the two pairs of cottages and the two former farm buildings are also Grade II listed. Both pairs of cottages have gable ends facing the road and are surrounded by small enclosed gardens; the northern pair (Nos. 3 and 4) addresses the former rickyard of the farmstead (Figure 4b), whilst the southern pair (Nos. 1 and 2) is more isolated on the west side of the road (Figure 4a). They are built in the Cotswold vernacular style of rubble stonework with stone tile roofs, large central chimneystack, dormer gables and mullioned windows with drip moulds (Figures 4a and 4b). The farm buildings continue the same vernacular architectural language and palette of materials. The main block was planned on the shape of an E, providing sophisticated accommodation for mixed farming; the south end, comprising subsidiary stables and the ends of the three single-storey ranges, are closest to the farmhouse, but there is limited intervisibility (Figure 5). These statutorily listed buildings and those within the subject site all have architectural and historical group value as part of a planned model farmstead built in 1910 using a traditional Cotswold vernacular language and palette of materials. The extensive nature of the farmstead site makes it difficult to appreciate and understand the significance of all the buildings in conjunction with each other; the relationship between the buildings was likely based more on practical and functional considerations than creating an overall visually aesthetic composition. As noted above, the farmhouse appears to have been designed to “look away” from the farm buildings and is located at some distance from them (Figures 3 and 5).
- 2.3. The Bronze Age bowl barrow known as Wagborough Bush is a Scheduled Monument and is located 100m to the south of the farmstead complex. It has a 2m perimeter fence and is located beyond a shelter belt planted in 1910 to provide weather protection for the farm buildings. The farmhouse is considered to make little if any contribution to the setting of the Scheduled Monument. Its primary setting is overlooking the slopes of the Windrush Valley to the south and south-west away from the farmstead.



Figure 2: The primary aspect of the setting to the south-east.



Figure 3: The farmhouse looks away from the farmstead, with the primary setting to the south-east.



Figure 4a: Nos. 1 and 2 Manor Farm Cottages on the west side of Buckle Street.



Figure 4b: Nos. 3 and 4 Manor Farm Cottages overlooking the former rickyard of the farmstead.



Figure 5: The south end of the Grade II listed main block (right), with the Grade II listed 1 and 2 Manor Cottages in the distance; the driveway to the farmhouse is to the left.

3.0. HISTORICAL BACKGROUND

- 3.1. The original Manor Farm of Upper Slaughter was located half a mile away to the east on the western edge of the village – it formed the original Manor House, but had been reduced to a farmhouse since the late 18th century. H. A. Brassey, son of the celebrated international railway and civil engineer Thomas Brassey, had purchased the manor and the Copse Hill Estate in 1873, and it was his son Captain Robert Brassey who built the new farmstead in 1910 on an undeveloped site outside the village (Figure 6). The ridge location made the complex well-placed to serve the 433-acre farm, although shelter belts were planted to protect the buildings from the elements, as the site was located some 700 feet above sea level (Figure 9). The buildings were designed by architect Mr M. Gray, agent to the nearby Sherborne estate, and included a farm residence to house the estate manager, four cottages to house farm workers, and a set of model farm buildings. The model farm buildings were designed to house Brassey’s herd of pedigree shorthorn cattle, shire horses, pure bred Berkshire pigs and a registered flock of Oxford Down sheep. The building of such a model farmstead in 1910 was unusually late given the long agricultural depression since the 1870s; the number of new planned and model farmsteads dropped significantly after 1900 and only landowners with sufficient wealth derived from sources other than the land, such as the Brassey family, could indulge in such expenditure by that time.

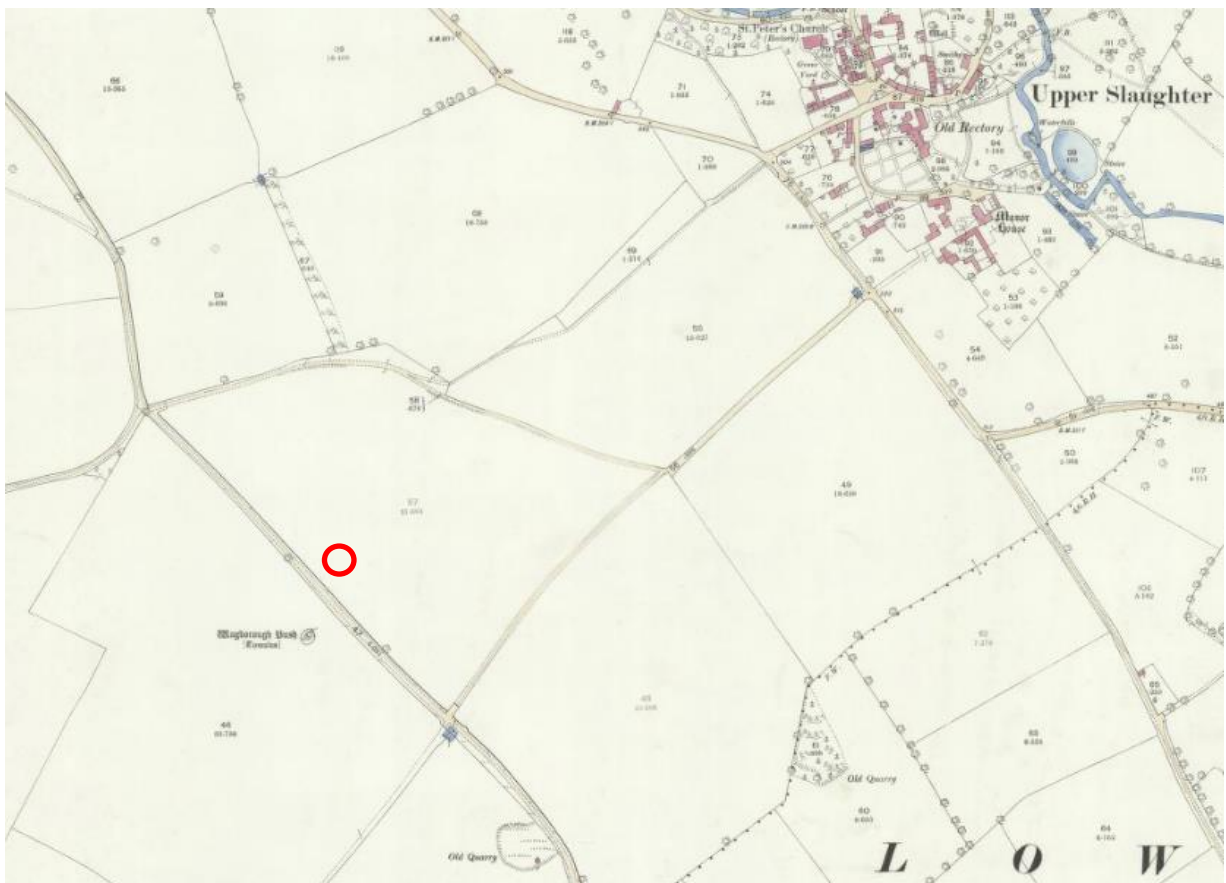


Figure 6: Ordnance Survey (1882), indicating the location of the subject site; the original manor house can be seen marked in Upper Slaughter.

- 3.2. The farmhouse was intended to house the agent or bailiff and was located at the south end of the site “in a controlling position with very fine views” (1913 sales particulars). The front of the house was located on

the south-east side away from the prevailing south-westerly winds and this range contained the principal rooms (Figure 7). A central entrance porch with an oak door and seats led into an inner hall paved with red tiles and containing the principal staircase of oak and elm. The dining room to the west had a large bay window and a tiled fireplace and the drawing room to the east had a similar fireplace. The rear of the hall led an office with a fireplace and large cupboards, and a rear entrance doorway. The rear of the hall also led to the service range on the north side of the house containing a kitchen and scullery separated by a substantial wall and chimneybreast. Leading off the scullery was a dairy and drying room, a larder, stairs to the cellar, and back stairs to the first floor (Figure 7). The cellar had a lightwell on the north elevation.

- 3.3. The first floor contained six bedrooms, with the three principal bedrooms leading off the central landing area, and a further three bedrooms over the service range (Figure 8). All bedrooms had fireplaces with the exception of the northern bedroom adjacent to the back stairs. Between the principal bedrooms and smaller bedrooms at the south end of the service range was a WC and bathroom (Figure 8).

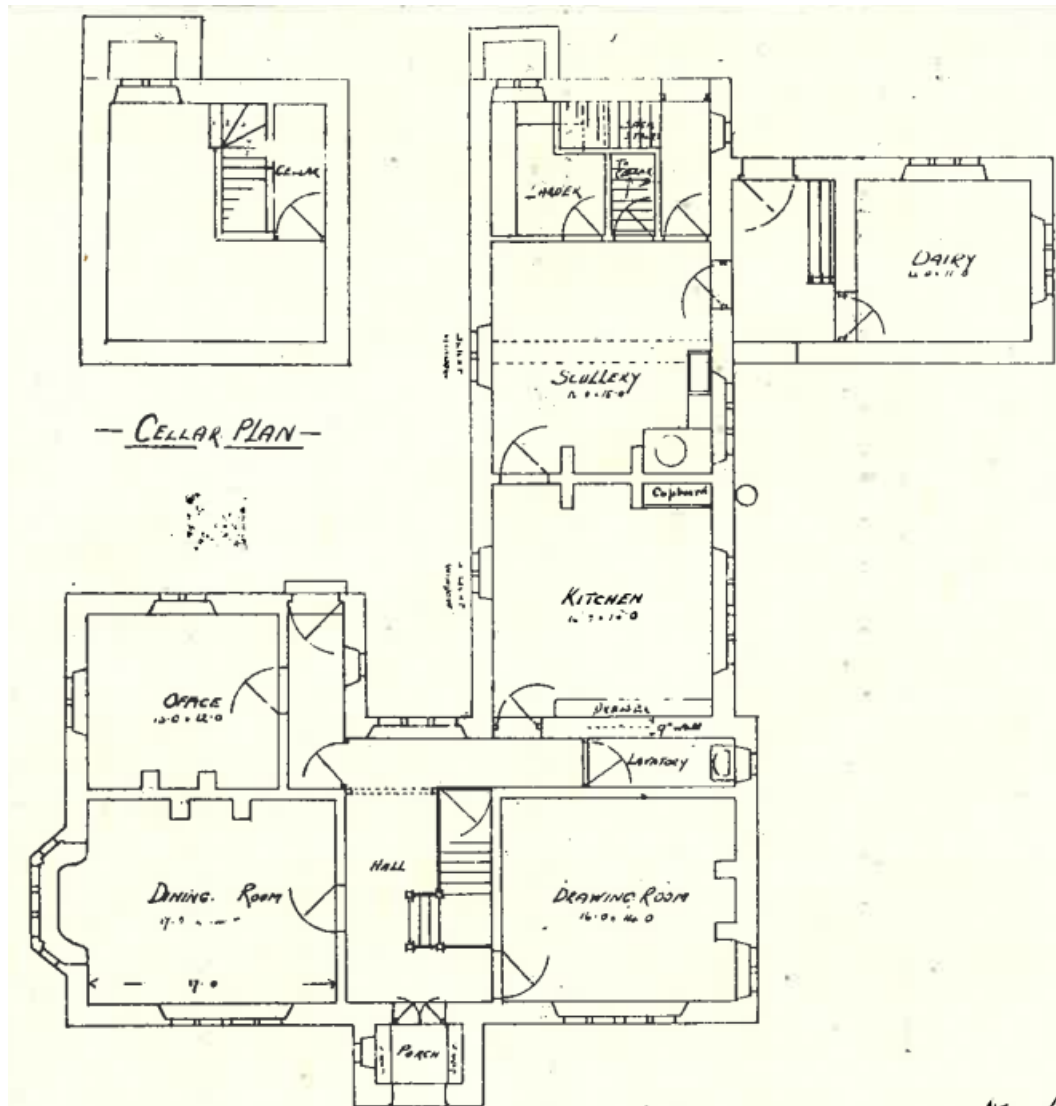


Figure 7: Ground floor plan of the Farmhouse, 1910.

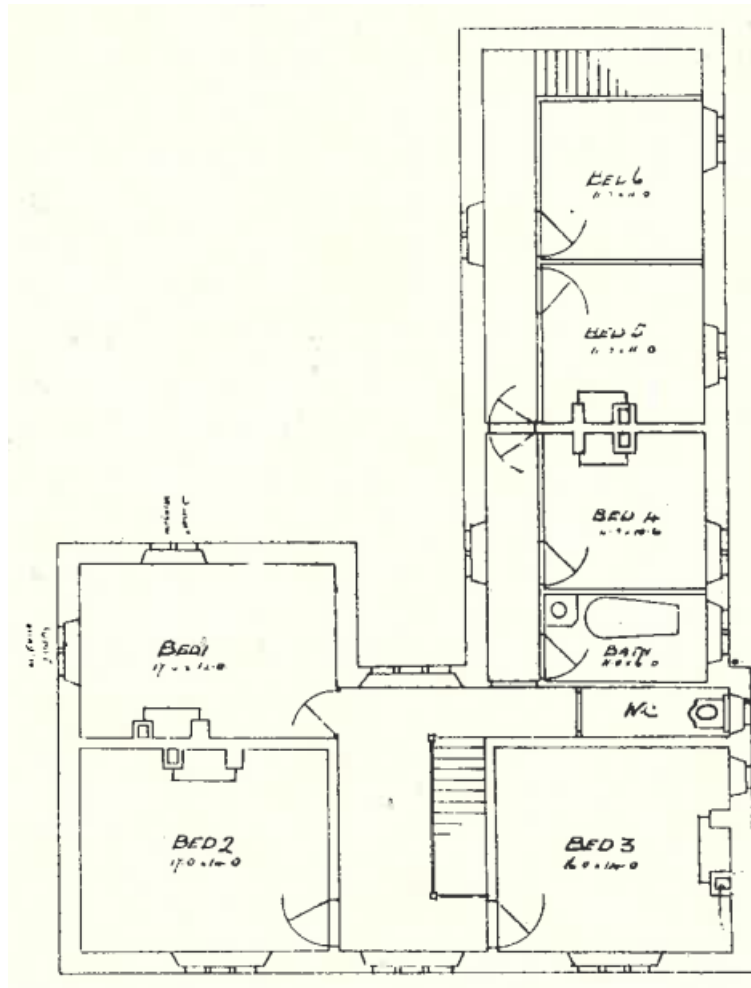


Figure 8: First floor plan of the Farmhouse, 1910.

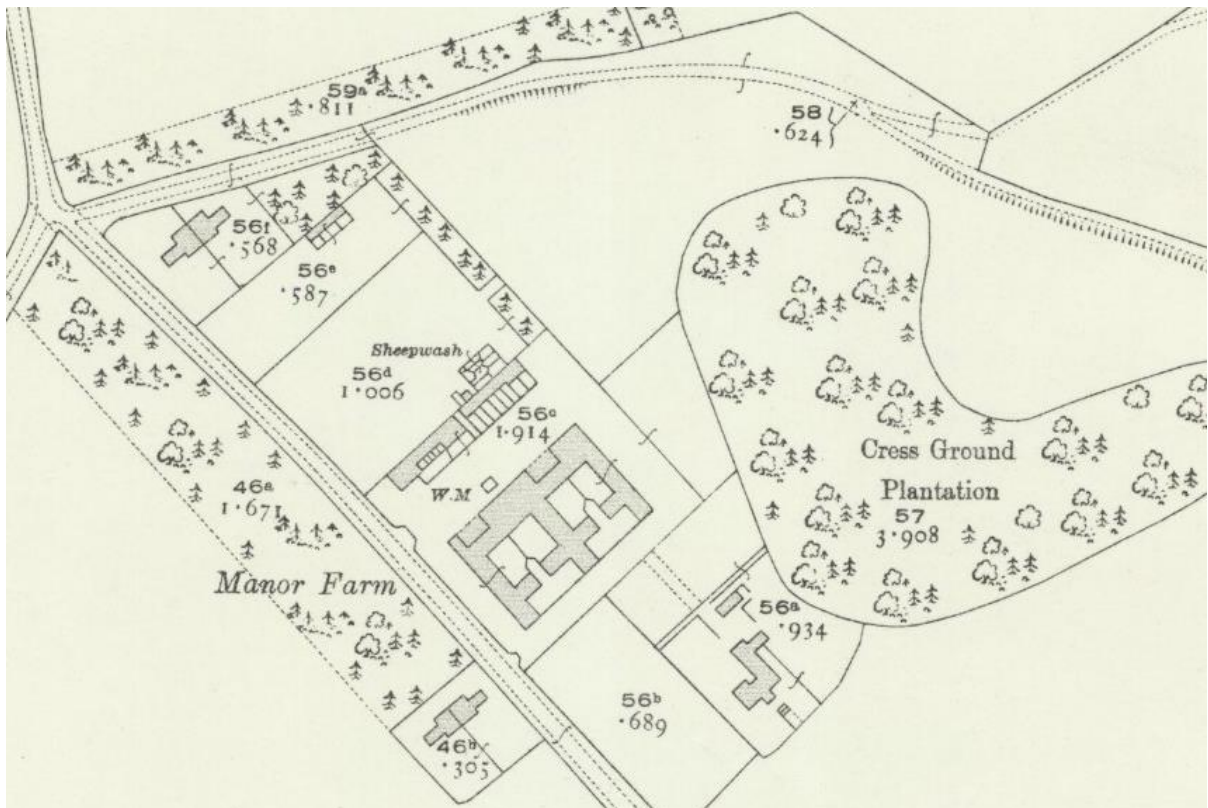


Figure 9: Ordnance Survey (1921).

- 3.5. Little if anything appears to have changed by the end of the Second World War (Figure 10). Brassey's bailiff William Herbert Blake resided in the farm residence throughout the 1930s and early 1940s. The farm appears to have remained in the ownership of the Brassey family until 1947, when 816 sheep, 86 cattle, harnesses, implements and machinery were advertised for sale (*The Tewkesbury Register*, 27 Sep 1947). Prize-winning shorthorn cattle had been kept at the farm until at least the 1930s (*Aberdeen Press and Journal*, 05 Jan 1931). By 1971, a number of extensions had been made to the house (Figure 11). This included a 2-storey rear extension adjoining the service range which was built in 1953 as a staff flat with a large dormer window on the side elevation (CD.1151/A) (Figure 13). In 1958, the dining room was extended by pulling out the gable of the south-east elevation in front of the original porch; the original form and fabric of the elevation was retained (Figure 12). A gabled porch was also added to the rear entrance doorway off the inner hall in 1958 (CD.1151/B). In 1961, the gable of the south-east elevation to the drawing room was extended outwards to match the dining room extension; in the first-floor bedroom above, cupboards and a new WC were provided within the footprint of the original room. Also at this time, the principal staircase was relocated to a 2-storey infill extension to the rear of the inner hall; this necessitated the removal of one of the original eaves gables on the west elevation of the service range (CD.1551/C).



Figure 10: Aerial Photograph, 1946 (Historic England).



Figure 11: Aerial Photograph, 1971 (Historic England).

- 3.6. Other extensions included a single-storey side extension to the north-west in 1974, which extended the inner hall corridor and provided an additional living room and cloakroom (CD.1151/D) (Figure 14). At some point after 1961 but before listing in 1986, the kitchen and scullery were opened up into one large space with the removal of the large central chimneybreast. Also at some point after 1958 but before 1986, the rear principal bedroom was subdivided to create a WC and dressing room and access made into the front west principal bedroom.



Figure 12: Front south-east elevation of the farmhouse, 1991 (Historic England), illustrating the extended principal elevation.



Figure 13: Rear north-west elevation of the farmhouse, 1991 (Historic England), illustrating the 1950s 2-storey extension to the north end of the service range.



Figure 14: Side north-east elevation of the farmhouse, 1991 (Historic England), illustrating the late 1950s south-east extension and 1970s north-west side extension.

- 3.7. Most recently, in 1997, a large 2-storey extension was added to the west side of the former service range and 1950s extension, with the roof obscuring the large dormer window; the western small window within the 1950s extension (shown in Figure 13) was also enlarged at this time. The provision of the “playroom extension” with a bedroom and bathroom above created a courtyard space adjacent to the 1960s porch and rear entrance.
- 3.8. Morphological plans showing the development of the farmhouse can be found below in Figures 15 and 16.

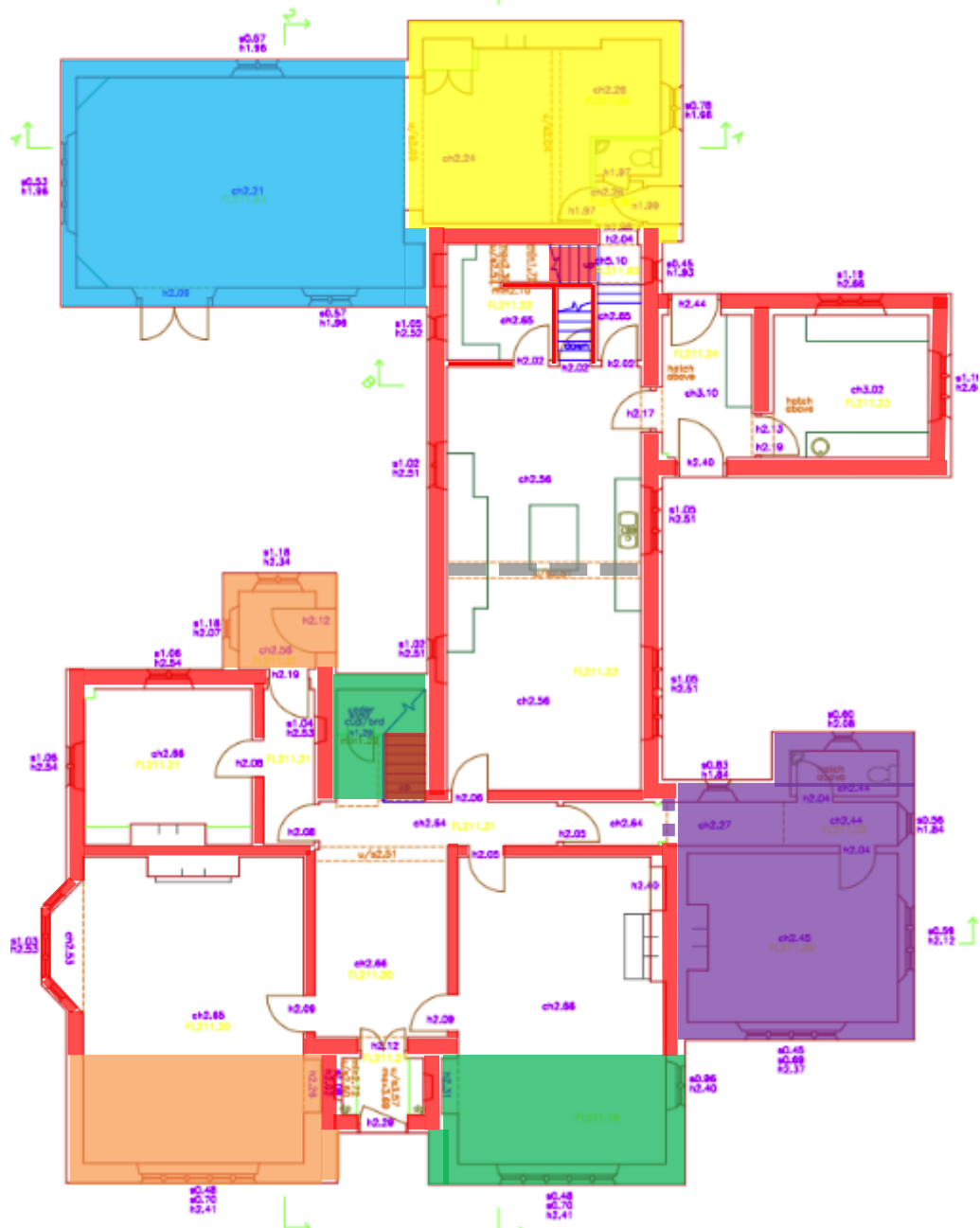


Figure 15: Morphological Plan of the ground floor of the farmhouse.

Key:

- Red – Original 1910 plan/fabric
- Yellow – 1953 extensions
- Orange – 1958 extensions
- Green – 1961 extensions
- Purple – 1974 extensions
- Blue – 1990s extensions
- Grey – undetermined date (pre-1986)

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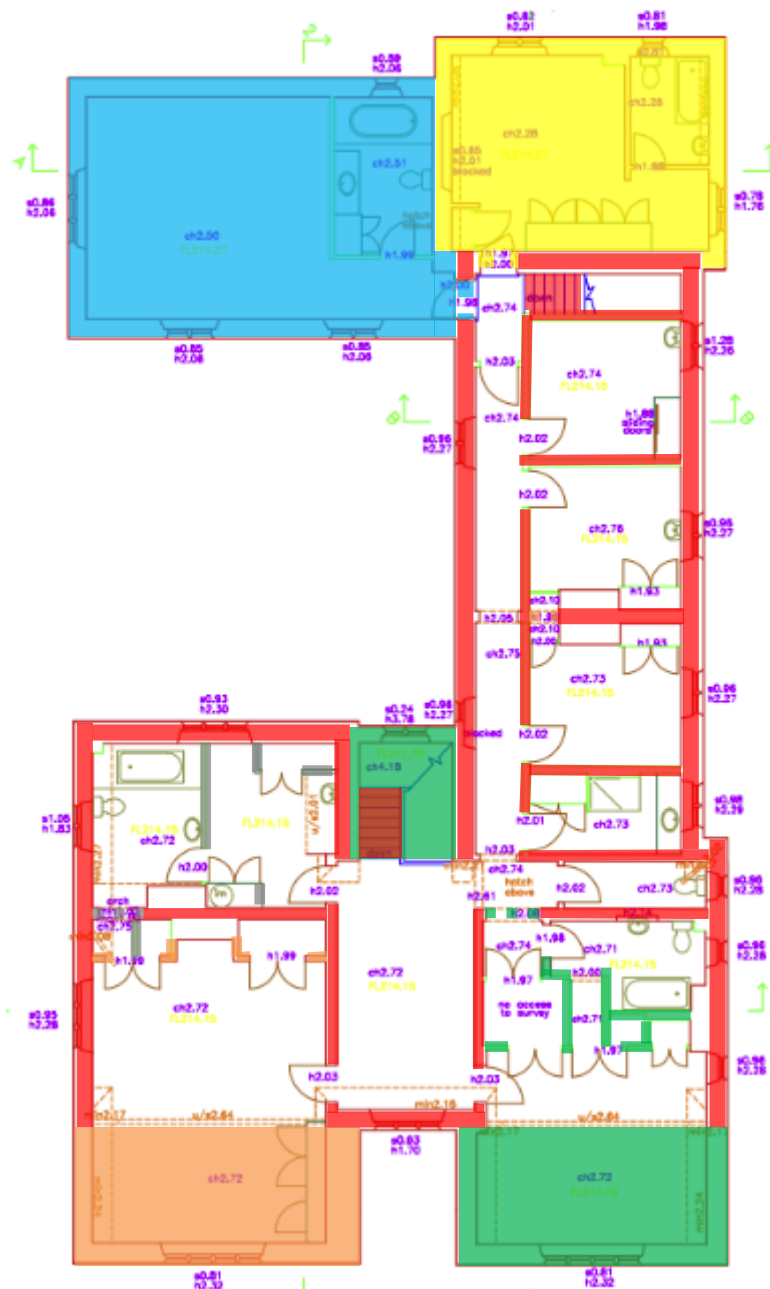


Figure 16: Morphological Plan of the first floor of the farmhouse.

Key:

- Red – Original 1910 plan/fabric
- Yellow – 1953 extension
- Orange – 1958 extensions
- Green – 1961 extensions
- Purple – 1974 extensions
- Blue – 1997 extension
- Grey – undetermined date (pre-1986)

4.0. DESCRIPTION

- 4.1. The farmhouse was designed using the same vernacular materials and architectural language as the other components of the planned model farmstead – coursed rubble Cotswold limestone with ashlar dressings, stone slates covering the pitched roofs, and casement windows with leaded lights. It was built with a T-shaped plan, comprising principal rooms to the south-east with a service range and adjoining dairy to the rear. The front south-east elevation comprises two gables flanking a central gabled porch which contains a date stone. The doorway with a Tudor arch contains its original door. The porch is in its original position, whereas the gables were pulled forward of the original building line during the late 1950s (Figure 17). The stone mullioned windows (5 lights to the ground floor and 4 lights to the first floor) with drip moulds appear to have been re-used; it has been suggested in the Victoria County History that some of the architectural detailing may have come from the historic Manor Farm located in the village of Upper Slaughter and demolished in 1910 when the farm was relocated, although this remains unproven (Figure 17).
- 4.2. The south-west side elevation retains its ground floor canted bay window with gabled half-dormer breaking the eaves line above (Figure 17). Further to the north-west is the 3-sided courtyard created in 1997 with the building of the playroom extension at right angles to the original service range. This recent 2-storey wing with a west-facing gable encloses the “courtyard” on its north-west side and was built using the same architectural language and materials as the 1910 building (Figures 18 and 19). The original service range encloses the “courtyard” to the north-east side and retains its original external appearance with irregular fenestration pattern of 2-light windows, central eaves gable and a large ridge chimneystack; a single-light window was added to the ground floor adjacent to the 1997 extension. The 1958 porch and 1961 infill for the relocated staircase sit comfortably with the overall vernacular composition and architectural language of the building (Figure 18).
- 4.3. The north-west rear elevation dates entirely from the second half of the 20th century, comprising the 2-storey 1953 addition and 1997 playroom extension – the additions were designed to sit comfortably with the original architectural language and detailing of the building (Figure 19). The side north-east elevation remains largely unchanged but for the 1974 single-storey addition at the south end with its stone tiled roof and gables. The original dairy survives to the north side with its louvred gablets to the roof; the dairy has two original opposing doorways on the north and south elevations with stone arches (Figure 20).
- 4.4. Internally, the original 1910 plan form remains clearly legible despite the extensions, which have enlarged the two principal front rooms substantially. These rooms retain stone fireplaces with Tudor arches, although the inner surrounds do not appear to be the tiled fireplaces described in the 1913 sales particulars. The moulded skirtings, shallow cornice and four-panelled doors appear to be original (Figures 21 and 22). The 1974 extension also contains a matching stone fireplace, although it is not clear whether this is a replica or has been relocated from elsewhere in the house. The central hallway has been substantially altered with the relocation of the staircase in 1961, although the somewhat plain closed string staircase itself is thought to be original (Figure 23). The former service range contains little fabric, fixtures or fittings of any historic interest, with the kitchen and scullery forming one large open space with downlighting (Figure 24). The dairy retains its original tiled floor. The ground floor of the 1953 extension contains a contemporary fireplace typical of its period and now forms part of the large open living space having been incorporated into the 1997 playroom extension (Figure 25).

- 4.5. The first-floor landing has been altered with the relocation of the stairs to a mid-20th century extension (Figure 26). The principal bedrooms have been heavily subdivided with the provision of cupboards and WCs; the original proportions of the south-east room in particular were almost been lost in 1961 given the large extension outwards and the subdivision of the original space (Figures 27 and 28). The service range rooms are largely intact in terms of their plan form, with four rooms aligned along a corridor; the rooms contain little if any fabric of historic interest and all have lost their fireplaces, but they appear to retain their original doors. At the north end are the original enclosed back stairs (Figure 30), beyond which are the rooms within the 1953 and 1997 extensions. The 1997 roof structure abuts the 1953 roof structure, where the large gabled dormer window survives within the roofspace. The historic roof structure of the 1910 building is a straightforward construction with purlins supported by collars and struts. The junctions with the mid-20th-century south-east gable extensions are clearly legible (Figure 29).



Figure 17: The front south-east elevation showing the extended gables.



Figure 18: The "courtyard" created by the 1997 extension (left) with the 1958 porch and 1961 stair infill (centre).



Figure 19: The rear north-west elevation showing the 1950s extension (left) and 1997 playroom extension (right).



Figure 20: The side (north-east) elevation with the extended gables to the front elevation (left), 1970s single-storey extension (centre left) and original dairy (right).



Figure 21: The south-west ground floor principal room, extended to the south-east in 1958.



Figure 22: The south-east ground floor principal room illustrating the 1961 extension which has substantially increased the proportions of the principal rooms.



Figure 23: The likely original staircase which was relocated in 1961.



Figure 24: The kitchen occupies the original kitchen and scullery spaces with the insertion of a large steel joist to allow for the removal of the original central chimneybreast at an underdetermined date between 1961 and 1986.



Figure 25: The ground floor room of the 1953 extension.

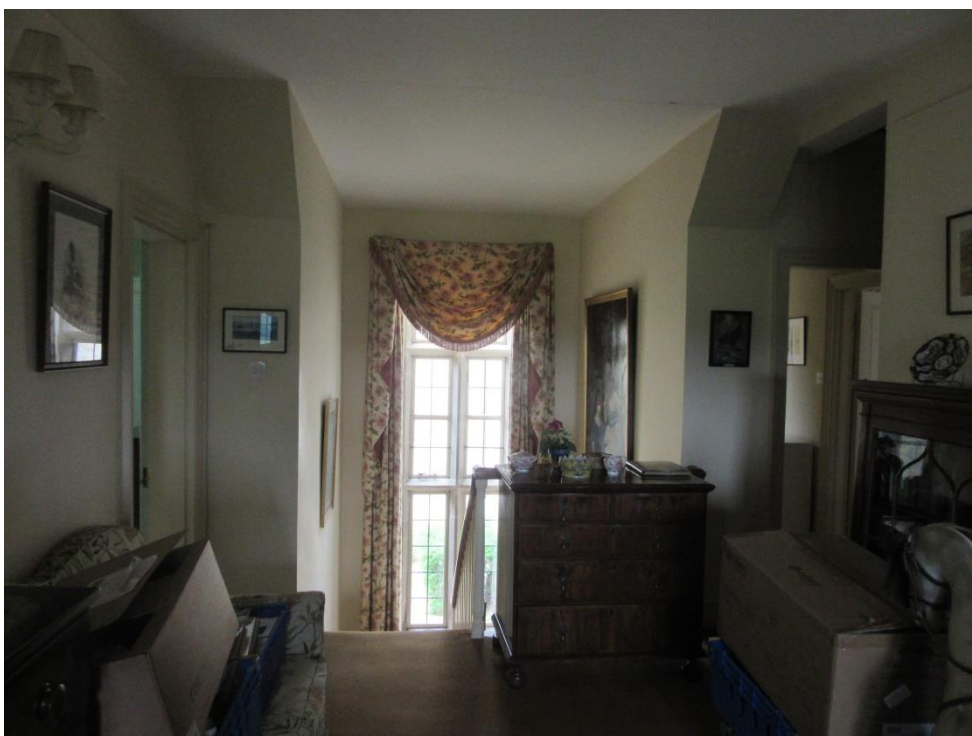


Figure 26: The first floor landing illustrating the 1961 extension containing the staircase.



Figure 27: The east front principal bedroom, subdivided and extended in 1961.



Figure 28: The north-west bedroom, subdivided at an underdetermined date between 1958 and 1986.



Figure 29: The original roof structure at the junction with one of the extended south-east gables.

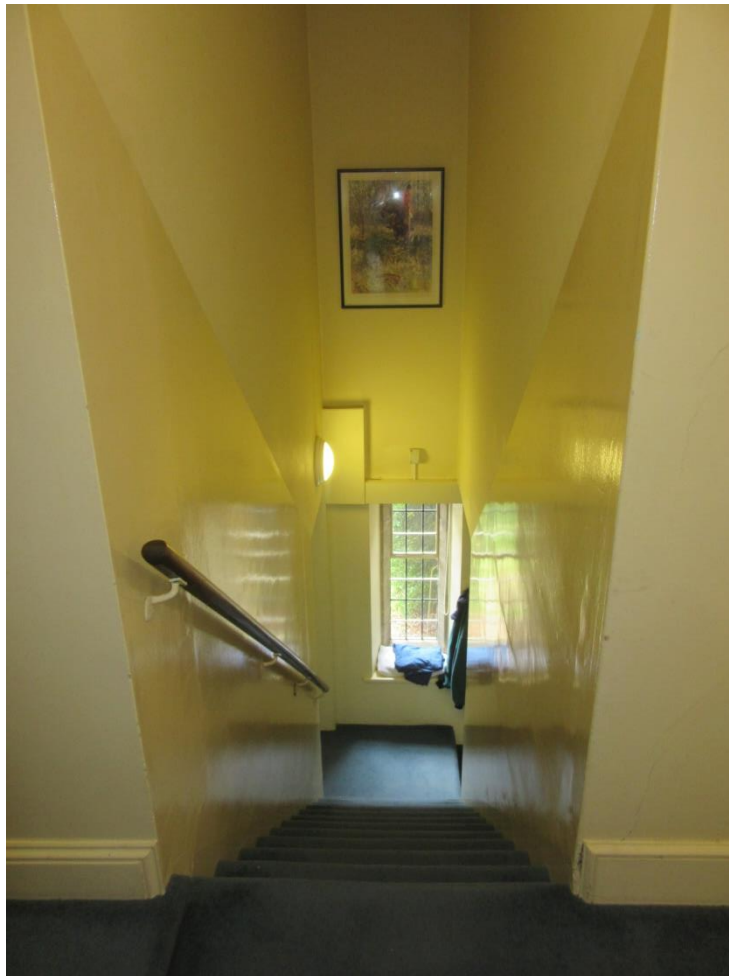


Figure 30: The original enclosed back stairs to the north end of the service range, the 1953 extension to the left.

5.0. ASSESSMENT OF SIGNIFICANCE

- 5.1. Significance is defined by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.
- 5.2. The aim of a Significance Assessment is, in the terms required by Paragraphs 194-195 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.3. The descriptive appraisal will evaluate the site against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s ‘Advice Note 12: Statements of Heritage Significance’ (October 2019)’, which partially overlap with the Statutory Criteria, have also been considered. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological:
- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.4. Although not officially considered to be one of the four principal values, **setting** is recognised as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.5. Archaeological Interest

The site of Manor Farm was developed outside of any settlement area on an exposed hillside. The historic maps suggest the site comprised agricultural fields before the building of the model farmstead in 1910. The ridge location of Buckle Street overlooking two river valleys would have made it attractive to Prehistoric peoples in the area and indeed the nearby Scheduled Wagborough Bush Bronze Age barrow is evidence for this, as it would have appeared on the skyline from the surrounding countryside. A Romano-British settlement with a number of roadside Roman burials have been excavated 1km to the south east suggesting continued activity and occupation of the area. Whilst there is the potential for isolated archaeological finds, the site appears to have been located away from any settlement and likely formed part of the wider agricultural landscape. **Archaeological interest is therefore low.**

5.6. Architectural and Artistic Interest

The main source of architectural interest of the listed building is derived from the architectural group value with the Grade II listed farm buildings and the Grade II listed two pairs of cottages, which make up the planned model farmstead. The group is the product of a conscious design which appears to have been designed by an architect (a Mr M Gray, who was responsible for farmsteads on the nearby Sherborne estate). The group illustrates the continued influence of the Cotswold vernacular architecture and materials into the 20th century. The building itself is not particularly exceptional architecturally and the original T-shaped planform was a typical and function arrangement. The multi-phased extensions to the listed building have not compromised its character or aesthetic appearance, as they are considered to have been well-designed to blend comfortably with the vernacular language and use of materials of the original 1910 building. The more substantial internal alterations include the relocation of the staircase into a later infill extension in 1961 and the opening up of the ground floor of the service range at a later undetermined date, although neither has compromised an appreciation and understanding of the original plan form. Much of the original architectural detailing, including the relocated stairs, the back stairs, the stone fireplaces, the doors and the joinery all appear to be modern. The principal bedrooms on the first floor have been more compromised by the subdivision of the spaces to create awkward WCs and cupboards and the removal of all fireplaces. **Architectural and artistic interest is therefore considered to be medium.**

5.7. Historic Interest

The historic interest of the building lies in its group value in representing a particularly late example of a planned model farmstead. The significance of model farmsteads has been frequently dismissed by agricultural historians as extravagant follies built by the landed classes and somewhat irrelevant to agricultural improvement. However, the significance of modest model farmsteads has been increasingly recognised, as landowners set a good example and enabling progress and improvement to be made by providing up-to-date houses for their tenants. The late date of Manor Farm perhaps embodies the historical importance of the concept of the model farm in surviving into the 20th century. In terms of the design and planform of the listed farmhouse, the building is considered to be a good example of a fairly modest residence for an estate manager or bailiff – a function which it continued to perform until its sale by the Brassey family in 1947. The building has been a non-agricultural house since the 1990s and is

now largely divorced from the uses of the farm buildings to the north. **Historic interest is therefore considered to be medium.**

5.8. Contribution of Setting to Significance

As set out in Section 2 of this Heritage Statement, the primary setting of the farmhouse is to the south-east across expansive open countryside; the building was planned and designed to address this setting. The side north-west elevation is more enclosed, but nonetheless addresses an attractive garden setting enclosed by one of the shelter belts. The farmhouse was designed to “look away” from the farmstead to the north and now presents only later extensions to this secondary aspect at the end of a driveway, increasing the sense of separation. Whilst the buildings of the model farmstead were likely not designed to be seen in conjunction with each other (their layout was based more on practical and functional considerations), it is the group value of all the buildings which contributes positively to their setting and the ability to appreciate and understand their architectural and historic interest. **The value of the setting is therefore considered to be medium and contributes positively to an experience of the significance of the Grade II listed building.**

6.0. IMPACT ASSESSMENT

- 6.1. The proposals involve a number of minor external and internal alterations to the farmhouse, together with the provision of enhanced landscaping, a swimming pool and pool house. A previous scheme was prepared by Fleming Architects and Partners, for which planning permission and listed building consent were granted in September 2022 (refs. 21/01467/FUL and 21/01468/LBC). There are a number of similarities between that scheme and the present proposals, and the comments of officers set out in the delegated reports will be referred to in this Impact Assessment where relevant.
- 6.2. The proposals may have an impact on:
- The significance of the Grade II listed farmhouse of Manor Farm;
 - The settings of the adjacent Grade II listed Manor Farm buildings and the Grade II listed Nos. 1 and 2 Manor Farm Cottages.
- 6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and explores ways to maximise enhancement and avoid or minimise harm (Step 4).
- 6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets, established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.

Exterior

- 6.6. The proposed external alterations largely affect the 1950s and 1990s extensions on the north side of the house and the porch built in 1961. On the 1950s extension, it is proposed to partially infill the existing doorway to the east elevation using Cotswold rubble stonework and to create a window opening; on the

north elevation it is proposed to provide a new window opening to the ground floor to match the language of the building with stone mullions and leaded lights; this is considered to add contextual interest where there is currently a plain stonework wall. On the 1990s extension, it is proposed to replace the existing four-light window opening on the west elevation with a canted bay window incorporating a rubble stone plinth, a hipped roof of stone tiles, and stone mullions and leaded lights to match the existing. It is also proposed to remove the steps from the existing doorway to the south elevation of the 1990s extension and to lower the jambs to ground level, whilst providing a pair of new doors with fixed fanlights to better suit the new proportions of the doorway. These proposals to the 1990s extension were found to be acceptable as part of the consented scheme. On the 1970s east extension, it is proposed to lower the sill of the existing window opening to provide a doorway with a pair of French doors designed to reflect the language and detailing of the building (leaded lights and solid bottom panels) and with stone steps down to garden level. None of these proposals to the later extensions is considered to affect any historic fabric of interest, and they will sustain an appreciation and understanding of the architectural interest of the listed building by reflecting its language, detailing and materials. The proposed removal of the 1960s porch (considered to be acceptable in the consented scheme) will not harm any historic fabric and, with the removal of the steps to the 1990s extension, will ameliorate the somewhat cluttered appearance of this space and will reinstate the historic openness of the yard area adjacent to the service range.

- 6.7. The proposed alterations on the historic parts of the building include the provision of a new porch adjacent to the doorway of the dairy wing on the east elevation. A porch was also proposed in this location under the consented scheme and was considered in the delegated report to be subordinate in scale and design. In the present proposals, the proposed porch has been significantly reduced in footprint to cover only the doorway with significantly less visual impact. The design of the proposed porch has been intended to have minimal visual impact whilst using contextual materials to sit comfortably alongside the listed farmhouse; a single stone column will support a lintel in oak with a natural stone tile roof. On the west elevation of the service range, it is proposed to slightly enlarge the existing 1- and 2-light windows to the ground floor to provide 3-light windows with mullions, surrounds and leaded lights to match. Whilst this will involve the minimal loss of historic stonework, the overall asymmetrical appearance and plainer character of the service range will be sustained.

Interior

- 6.8. On the **ground floor**, it is proposed to leave the two original (though later extended) principal rooms on the south side of the house intact. On the east side, it is proposed to enlarge the existing cloak room by removing the partition to the corridor and providing a new door; a new doorway would also be created from the corridor into the proposed boot room/laundry. This part of the building dates from the 1970s and so there would be no harm to any historic fabric or plan form; these proposals also formed part of the consented scheme. It is proposed to open up the north-west room to the existing entrance lobby by the removal of the partition and doorway, and it is also proposed to open up the corridor into the rear service range by removing much of the existing partition and providing a new wall nib at the west end. These proposals will result in some loss of historic fabric, although wall nibs and downstands will be retained to sustain an appreciation and understanding of the original plan form. Given the previous alterations to the principal circulation space of the ground floor by the relocation of the principal staircase, these proposals are not considered to harm any plan form of significance.

- 6.9. The former service range has already been aggrandized in its proportions. It is proposed to reintroduce a new chimneybreast and fireplace within this part of the building, which were removed from the centre of the service wing when the original kitchen and scullery were opened up. It is proposed that this would now be located on the east wall of the space, but with an internal flue that would still exhaust through the original chimney in order to avoid any impact on the external appearance of the building. It is proposed to remove the existing enclosure to the basement stairs and the partition with the adjacent store room/larder. The removal of these partitions would only lead to minimal loss of historic fabric and plan form in an area which has already been altered and opened up. It is also proposed to remove the existing subdivision of the original dairy. However, wall nibs and a downstand would be retained to sustain an appreciation and understanding of the original more cellular layout. These spaces in the former service range are located in very much secondary parts of the building and the proposals will have minimal impact on any historic plan form of significance. A hatch will be provided over the existing stairs to the cellar, which is a common circumstance in buildings of this type. It is proposed to fix shut the existing south external door in the dairy; the studwork infill is proposed internally, whilst the door will be retained externally to sustain the external appearance of the building. The proposed remodelling of the 1950s and 1990s extensions to the north to create a separate kitchen, pantry, WC and store will not harm any historic fabric or plan form.
- 6.10. On the **first floor**, the proportions of both principal bedrooms were altered with the extension of the south gables and the insertion of built-in cupboards in 1958 and 1961. It is proposed to remove the built-in cupboards from the west principal bedroom to reveal the chimneybreast; an appropriate chimneypiece and hearth are proposed to be reinstated here, which is considered to enhance the historic character of the room. It is also proposed to remove the later partitions from the adjoining north-west bedroom (one of which awkwardly cuts the north window opening) in order to create a dressing room and master ensuite bathroom with less visually obtrusive subdivisions. The existing doorway onto the landing will be sealed shut and the architrave will be retained to sustain an understanding of the plan form. The proposed remodelling of the subdivisions within the eastern principal bedroom will not harm any historic fabric, as all these partitions date from 1961.
- 6.11. Within the original service range, it is proposed to unite the two southern rooms by the removal of the existing partition. Whilst this partition is likely to be original, the principle of some remodelling of the cellular layout in this secondary part of the house was found to be acceptable in the consented scheme. It is also proposed to remove the redundant chimneybreast between the two central rooms; this chimneybreast has been supported on a steel joist since the opening up of the kitchen on the ground floor below. The chimneystack will be retained to serve the new fireplace on the east wall of the ground floor. This will necessitate the provision of new structural supports within the attic, which would also support the new flue as it crosses the roof void. Whilst this may have some minimal impact on the roof structure (not considered to be of any particular heritage interest in itself), more crucially the retention of the existing chimneystack sustains the articulation and appearance of the roofscape of the exterior. The removal of the partition and chimneybreast will lead to a minimal loss of historic fabric. However, the original cellular plan form in that part of the house would be retained and there will be minimal impact on an appreciation and understanding of the architectural interest of the listed building as a whole. Other minor alterations to the layout in the 1950s extension at the north end will not harm any historic fabric or plan form.

Landscape Setting

- 6.12. The proposals include the provision of a swimming pool and pool house within the garden to the east of the house. This location is not considered to be the primary aspect of the setting of the listed farmhouse, which was designed to address the expansive countryside setting to the south and south-east. Indeed, a pool and pool house in this location formed part of the previously consented proposals and were considered by planning officers in the delegated report to be acceptable and to cause no harm to the setting of the listed building. The present proposals provide for a smaller swimming pool which reduces the level of any impact. The pool house uses the same envelope as the previous proposals, but has been re-designed to a more architecturally literate and contextual design, comprising Cotswold stonework of coursed rubble with quoining and dressings to the openings, a natural stone tile roof, boarded timber doors and 2-light windows of painted timber; the design reflects that of an outbuilding associated with the farmhouse and is appropriately subordinate within its setting (particularly as the ground level is lower than that of the farmhouse in this part of the garden).
- 6.13. It is proposed to plant a fruit orchard either side of the entrance driveway to the north part of the farmhouse site. This is considered to be an appropriate addition within the garden of the farmhouse and will not harm the setting of the listed building in terms of its relationship with the farm buildings to the north; indeed, the farmhouse was designed to “look away” from the farm buildings, with little if any designed intervisibility or planned relationship between them. The slight enlargement of the limestone gravel parking area to the north will likewise cause no harm, as this is very much a secondary aspect of the setting of the farmhouse and will largely affect only the later extensions. The provision of new planting to the west side of the farmhouse will further soften the hard landscaping and better visually separate the parking area from the historic part of the building.
- 6.14. To the west of the farmhouse, the landscape setting will be enhanced by the removal of the post-1950s high dense hedging and curved terrace wall to reinstate a more open setting across the paddock area. A more appropriate hedge of native species will be planted to the rear of the boundary wall adjacent to the road. It is also proposed to carefully restore this existing boundary wall and to raise its height to 1.2m; the additional height will continue the mix of dry and lime-mortared construction and will use natural stone to blend comfortably with the existing wall. The combination of the wall and the proposed native hedge adjacent to the road will form a far more appropriate and attractive boundary enclosure than the existing 20th century tall hedge which visually fragments the setting to the west, whilst reinstating a more open setting of the farmhouse to its western aspect.

Conclusion

- 6.25. **The Setting of Heritage Assets (Historic England 2017)** (ref. Appendix 2) has been used in both the design development and to assess the impact of the proposal on the settings of nearby heritage assets. The assessment has demonstrated that the proposed design has sought to avoid or minimise any harm to the significance and settings of the statutorily listed buildings within and around the farmstead site (Step 4) by nature of providing high-quality subservient new elements which sit comfortably alongside the architectural language and elevational treatment of the listed farmhouse. The proposals also offer the opportunity for the enhancement of the settings of the listed buildings by the provision of high-quality appropriate landscaping.

- 6.26. **The National Design Guide (Ministry of Housing and Local Government, January 2021)** sets out ten characteristics for good design and has been used for the development of the design and its assessment in this report. Of particular relevance here are **Context (1)**: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and **Identity (2)**: reinforcing a coherent and distinctive identity (appropriate scale, height, materials and consideration of views) that relates well to the history and context of the Manor Farm site. The proposals are considered to respond positively to the context and character of the farmhouse and the settings of the adjacent statutorily listed buildings. The appropriate detailing, scale, mass and materiality of the new work will provide contextual and subservient architectural and visual interest to the listed farmhouse and its setting. The provision of appropriate landscaping will enhance the character of the site and an appreciation and understanding of the listed building and its setting.
- 6.27. **The Building in Context Toolkit (2001)** was formulated by English Heritage and CABI/Design Council to stimulate a high standard of design for development taking place in historically sensitive contexts (ref. Appendix 3). It is considered that the proposals have taken full account of the eight principles, particularly in understanding the significance of the farmhouse as part a late example of a model farmstead (Principle 1), understanding the history and development of the site and its wider context (Principle 2), ensuring the character and identity of the proposed new work on the site will be appropriate to its context (Principle 3), designing new elements which will sit happily in the pattern of existing development (Principle 4), respecting views around the farmstead site (Principle 5), adopting an appropriate scale for the new elements in relation to the farmhouse and settings of other nearby listed buildings (Principle 6), using high-quality traditional materials to reflect those found on the site and existing listed farm buildings (Principle 7), and providing high-quality new built elements and landscape which will add variety and texture to the setting (Principle 8).
- 6.28. **The proposals are considered to have a minimal and neutral impact on the significance of the Grade II listed farmhouse and a negligible impact on the settings of other nearby heritage assets.** The buildings of Manor Farm were listed primarily for their group value as opposed to the architectural and historic interest of the individual buildings. The proposed internal and external alterations are not considered to compromise an appreciation and understanding of the architectural interest of the farmhouse as a continuation of the Cotswold vernacular tradition. The proposals mostly affect those parts of the house which are later extensions where the fabric and plan form is of little if any significance. Whilst the proposals involve some minimal loss of historic fabric by the opening up of spaces in the secondary areas of the building, the more significant principal rooms will remain unaffected. Furthermore, the original proportions of one of the first-floor principal bedrooms will be reinstated by the removal of later subdivisions and the reinstatement of a chimneypiece, whilst the later visual “clutter” will be removed from the service yard area adjacent to the service range; these enhancements are considered to outweigh any perceived detriment to the plan form and fabric in the secondary areas of the building. The proposed swimming pool and pool house, together with the proposed landscape scheme are not considered to harm the setting of the listed building; rather the proposed landscaping to the west of the house is considered to offer the opportunity for enhancement. **There is therefore considered to be no harm caused to the significance of any heritage assets.**

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Cotswold District Local Plan (2018)

7.1.1. Policy EN1 covers the built, natural and historic environment:

- *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;*

The proposals are considered to protect, sustain and enhance the significance of the Grade II listed farmhouse within the Manor Farm site. It is considered that the proposals acknowledge and embrace the historic environment and preserve and enhance the special interest of the listed building and its landscape setting. Any impacts on the fabric, layout and setting which contribute to the special interest of the listed farmhouse have been assessed as part of this Heritage Statement. **The proposals therefore comply with Policy EN1.**

7.1.2. Policy EN2 deals with design:

- *Proposals should be of design quality that respects the character and distinctive appearance of the locality.*

The proposals have been designed and assessed in this Heritage Statement using the *National Design Guide* and the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the farmstead and its setting. All alterations to existing window openings and doorways and proposed new openings have been designed to match the existing in terms of language materials and detailing. The design of the proposed porch to the east elevation has been intended to have minimal visual impact whilst using contextual materials to sit comfortably alongside the listed farmhouse; a single stone column will support a plain lintel in oak with a natural stone tile roof. The proposed pool house has been designed to reflect that of an outbuilding associated with the farmhouse and is appropriately subordinate within its setting, comprising an architecturally literate and contextual design, comprising Cotswold stonework of coursed rubble with quoining and dressings to the openings, a natural stone tile roof, boarded timber doors and 2-light windows of painted timber. **The proposals respect the character and distinctive appearance of the site, and therefore comply with Policy EN2.**

7.1.3. Policy EN10 deals with designated heritage assets:

- *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.*

The proposals have been informed by a detailed understanding of the historical development and morphology of the listed building. The proposals affecting the fabric and plan form of the listed building affect largely modern extensions and will cause no harm. The proposed alterations to a number of historic partitions include the retention of walls nibs and downstands to sustain an appreciation and

understanding of the historic layout. Any perceived detriment resulting from the minimal loss of historic fabric within the secondary areas of the house is considered to be outweighed by the enhancements offered by the proposals to better appreciate and understand the significance of the listed building and its setting. These enhancements include the reinstatement of the original proportions of one of the first-floor principal bedrooms by the removal of later subdivisions and the reinstatement of a chimneypiece, and the removal of the later visual “clutter” from the service yard area adjacent to the service range (the 1960s porch and steps to the 1990s extension). The proposed swimming pool and pool house, together with the proposed landscape scheme are not considered to harm the setting of the listed building; rather the proposed landscaping to the west of the house is considered to offer the opportunity for enhancement by reinstating a more open setting and removing 20th century tall hedge screening. **The proposals therefore comply with Policy EN10.**

7.2. The National Planning Policy Framework (July 2021)

7.2.1. The National Planning Policy Framework (NPPF) was updated in July 2021 and provides a full statement of the Government’s planning policies.

7.2.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.

7.2.3. Relevant NPPF Policies are found in Section 12 “Achieving Well-Designed Places” and Section 16 “Conserving and Enhancing the Historic Environment”.

7.2.4. Paragraph 126 states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 130. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- *a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

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- *b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 197. In determining applications, local planning authorities should take account of:

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

This Heritage Statement has assessed in detail how the design of any new work has successfully addressed the significance and settings of nearby heritage assets. The proposals are considered to reflect local design policies (above 7.1.2) and have been designed and assessed in this Heritage Statement using the *National Design Guide* and the *Building in Context Toolkit*, which are intended to guide the design process so that new work sits comfortably with the farmhouse and its wider farmstead setting. All alterations to existing window openings and doorways and proposed new openings have been designed to match the existing in terms of language materials and detailing. The design of the proposed porch to the east elevation has been intended to have minimal visual impact whilst using contextual materials to sit comfortably alongside the listed farmhouse; a single stone column will support a plain lintel in oak with a natural stone tile roof. The proposed pool house has been designed to reflect that of an outbuilding associated with the farmhouse and is appropriately subordinate within its setting, comprising an architecturally literate and contextual design, comprising Cotswold stonework of coursed rubble with quoining and dressings to the openings, a natural stone tile roof and boarded timber doors and 2-light windows. The proposals have therefore taken full account of the local context and setting in order to maintain a strong sense of place with the wider farmstead. **The proposals therefore comply with Section 12 “Achieving well-designed places”.**

- 7.2.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 189 states that heritage assets “*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*”.

Paragraph 200. 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.*

Paragraph 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.

It is considered that the proposal would not cause any damage or loss of significance to the Grade II listed farmhouse or to the settings of the other Grade II listed components of Manor Farm, which were listed primarily as a group rather than their individual distinctive architectural and historic interest. The proposals have been informed by a detailed understanding of the historical development and morphology of the listed building. The proposals affecting the fabric and plan form of the listed building affect largely modern extensions and will cause no harm. Any perceived detriment resulting from the

minimal loss of historic fabric within the secondary areas of the house is considered to be outweighed by the enhancements offered by the proposals to better appreciate and understand the significance of the listed building and its setting. These enhancements include the reinstatement of the original proportions of one of the first-floor principal bedrooms by the removal of later subdivisions and the reinstatement of a chimneypiece, and the removal of the later visual “clutter” from the service yard area adjacent to the service range. The proposed swimming pool and pool house, together with the proposed landscape scheme are not considered to harm the setting of the listed building; rather the proposed landscaping to the west of the house is considered to offer the opportunity for enhancement. Overall, the proposals are considered to cause neither substantial nor less than substantial harm to the significance of any heritage assets.

7.3. National Planning Guidance (PPG)

7.3.1. Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

7.3.2. Paragraph: 002 Reference ID: 18a-002-20190723 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. Equally important is the definition of ‘conservation’ as the ‘active process of maintenance and managing change’. This is implicit in the appropriate to a Grade II listed former farmhouse.

7.3.3. Paragraph: 008 Reference ID: 18a-008-20190723 - How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

A detailed significance assessment has been undertaken as part of this application and its findings incorporated into the scheme. Visual inspection of the site informed constraints and opportunities and there was a conscious effort to minimise the impact of the proposed works upon the fabric and layout of the listed farmhouse.

8.0. CONCLUSION

- 8.1. The proposals have been designed to cause no harm to the significance and settings of any heritage assets. An assessment of the impact of the proposals concludes there would be a **minimal and neutral impact on the significance of the Grade II listed farmhouse at Manor Farm and a negligible impact on the settings of other nearby listed buildings**. The proposals have been based on a thorough understanding of the history and significance of the farmhouse and its setting.
- 8.2. This Heritage Statement has been written in accordance with the latest Historic England Guidance, particularly relating to the structure and content of assessments of heritage significance (October 2019). The proposed scheme has also been assessed against the eight principles of the *Building in Context Toolkit*. The proposed internal and external alterations are not considered to compromise an appreciation and understanding of the architectural interest of the farmhouse as a continuation of the Cotswold vernacular tradition. The proposals mostly affect those parts of the house which are later extensions where the fabric and plan form is of little if any significance. Whilst the proposals involve some minimal loss of historic fabric by the opening up of spaces in the secondary areas of the building, the more significant principal rooms will remain unaffected. Furthermore, the original proportions of one of the first-floor principal bedroom will be reinstated by the removal of later subdivisions and the reinstatement of a chimneypiece, whilst the later visual “clutter” will be removed from the service yard area adjacent to the service range; these enhancements are considered to outweigh any perceived detriment to the plan form and fabric in the secondary areas of the building. The proposed swimming pool and pool house, together with the proposed landscape scheme are not considered to harm the setting of the listed building; rather the proposed landscaping to the west of the house is considered to offer the opportunity for enhancement. **There is therefore considered to be no harm caused to the significance of any heritage assets.**
- 8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the identified heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 194 of the NPPF.
- 8.4. The proposal is considered to sustain an appreciation and understanding of the significance and settings of all nearby heritage assets by sustaining those elements that have been identified as contributing positively to its special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local and national planning policies and conservation principles.

APPENDIX 1: LIST DESCRIPTION

Heritage Category: Listed Building
Grade: II
List Entry Number: 1238027
Date first listed: 16-Aug-1986
Statutory Address 1: MANOR FARMHOUSE

An estate manager's farm house, built in typical gabled Cotswold vernacular style in 1910 for Captain Robert Brassey by Alfred Groves and Sons of Milton-under-Wychwood, with architectural advice from Mr M Gray, a London architect.

MATERIALS: the house is constructed from coursed rubble with ashlar quoins and dressings, under Cotswold stone roofs, with large rubble stacks on the ridges.

PLAN: the house has a T-plan, with principal rooms to the main, south-east range, and a former service wing running to the rear, with a further range at right angles. A former dairy projects to the north of the service range.

EXTERIOR: the building is of two storeys, with stone-mullioned windows under hood moulds. The main elevation to the south-east has two large, two-storey gables, extended forward in 1959 and 1961, flanking the single-storey central entrance porch, which has a Tudor arched doorway below a plaque inscribed B / 1910. Set back to the right is a single-storey gabled extension added in 1975. A single-storey former dairy, which has a hipped roof with louvred gables, projects to the north of the service range. The service range terminates in an extension added in 1948, to which a further two-storey range was added at right-angles in 1997. The south-west side has a single-storey canted bay window. The inner courtyard has a gabled porch added in 1948, to the right of a gabled addition housing the stair, with a tall stair light.

INTERIOR: internally, the house has principal rooms set to either side of the entrance hall, each with stone fireplaces with Tudor-arched openings, with moulded skirting-boards, picture rails and shallow cornices. The doors throughout are four-panelled examples with moulded edges to the panels, set within narrow moulded door surrounds. The dog-leg stair has turned newel posts and plain stick balusters, and a moulded, wreathed mahogany handrail; it has been moved to a narrow extension just to the rear of its original position, but appears to be the original staircase. The room added to the north in 1975 has detailing to match the original house. The rear service range has been opened up to create a single large kitchen; immediately to the rear, the enclosed service stair rises to the first floor. The former dairy, which retains its original opposing entrance doors, has been converted to domestic use. The service range terminates in the former staff flat, which is now open to the large room in the 1997 extension. The ground floor of the staff flat retains its fireplace, and its modest decorative scheme of cornice and skirting boards. To the first floor, a wide landing above the hall is flanked by principal bedrooms, with various later partitions for the insertion of bathrooms. There are bedrooms and bathrooms ranged along the north side of a corridor running the length of the service range, and beyond the service stair, a bedroom and bathroom formerly part of the staff flat. There is a bedroom contained within the most recent extension.

HISTORY: the farmstead known as Manor Farm was built on a previously undeveloped site in 1910, and replaced the earlier Manor Farm which was situated some distance away within the village of Upper Slaughter. A substantial estate in Upper Slaughter, including a large house, Copse Hill, was purchased in 1873 by Henry Arthur Brassey, the son of the celebrated international railway and civil engineer Thomas Brassey. The estate included the Old Manor House, which had been used as a farmhouse since the late C18. After H A Brassey's death in 1891, Captain Robert Brassey took over estate, and built the new farmstead on the site of the current Manor Farm in 1910; the earlier farm buildings at the Old Manor House were demolished, and the house sold off in 1913. In the same year, the estate passed to Robert Brassey's cousin, Major E P Brassey.

Manor Farm House was built as an estate manager's house, and was situated to the south-east of the new model farm buildings; two pairs of cottages in similar style were constructed to the east and north-west of the farmstead, completing a group. The house was designed by the builders, Alfred Groves and Sons of Milton-under-Wychwood, with architectural advice from Mr M Gray, a London architect who was agent to the nearby Sherborne estate. A porch was added to the rear of the main range in 1948, and at the same time the hall was extended to the rear, into which the stair was moved. A staff flat was added in a two-storey extension to the rear of the service wing in the same year. The house was extended to the front of the main range by the addition of full-height, slightly projecting bays to either side of the porch, in 1959 and 1961 respectively. A further, single-storey extension was added to the right of the main range in 1975, and at the same time the service range to the rear was opened up to create a large kitchen. A two-storey extension adjoining the staff flat was added in 1997.

SOURCES: A History of the County of Gloucester (Victoria County History): Volume 6, (1965) 135-7 Peters, JEC, Manor Farm, Upper Slaughter, Gloucestershire, in Journal of the Historic Farm Buildings Group, Volume 8, (1994) 1-4 Verey, D and Brooks, A, The Buildings of England, Gloucestershire I: The Cotswolds, (2002) 710

REASONS FOR DESIGNATION: Manor Farm House, a former estate manager's house built in 1910, is designated at Grade II, for the following principal reasons: * Group value: the farm house is an integral part of a planned farmstead group, which also includes good farm buildings and two pairs of estate cottages, all of which are also listed at Grade II * Architectural interest: the house is a good example of the continuation of Cotswold vernacular building into the C20; the later additions are made in the same style, and do not detract from its architectural interest * Interior: the house retains most of its historic interior scheme, including a good staircase, panelled doors and fireplaces

APPENDIX 2: NATIONAL GUIDANCE (*THE SETTING OF HERITAGE ASSETS*, DECEMBER 2017)

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

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

Options for reducing the harm arising from development may include the repositioning 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. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of 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), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

APPENDIX 3: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context**[™] published by English Heritage and CABE in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.