

## HERITAGE IMPACT ASSESSMENT

### Rosemullion, Turkdean, Gloucestershire



Shona Robson-Glyde

February 2023

EH2211-1

# HERITAGE IMPACT ASSESSMENT

## Rosemullion, Turkdean, Gloucestershire

### Contents

1.	Reasons for this Report .....	4
1.1.	Location .....	4
1.2.	Proposals and Aims .....	4
1.3.	Legislation and National Policy .....	6
1.4.	Regional and Local Planning Policy .....	6
1.5.	Planning History and Constraints.....	6
2.	Methodology.....	6
2.1.	Documentary Search.....	6
2.2.	Site Visit.....	7
3.	Site Information .....	7
3.1.	Descriptions .....	7
3.2.	Historic Background.....	18
3.3.	Map Regression .....	20
3.4.	Documentary Evidence .....	21
4.	Proposals .....	27
5.	Settings and Impacts .....	27
5.1.	Settings .....	27
5.2.	Impacts.....	27
5.3.	Summary.....	28
6.	Comments, Recommendations and Mitigation .....	28
7.	Bibliography .....	29
8.	Appendix 1: Policy .....	30
9.	Appendix 2: Table of Impact Assessment Criteria .....	33
10.	Appendix 3: Listed Building Description.....	35

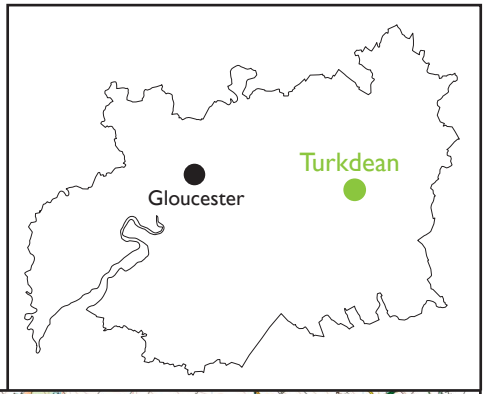
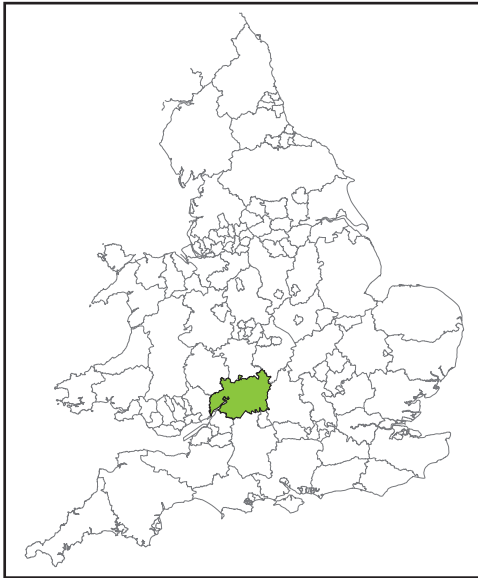


Figure 1 Location of Site

Project EH2211-I  
 Rosemullion, Turkdean  
 Heritage Impact Assessment



Scale at A4 - 1:50,000

# HERITAGE IMPACT ASSESSMENT

## Rosemullion, Turkdean, Gloucestershire

### I. Reasons for this Report

This Heritage Impact Assessment has been produced by Elmwood Heritage at the request of Cotswolds Architects and the Clients, Mr and Mrs Turner. It relates to works at Rosemullion, Turkdean, Gloucestershire, which is a designated heritage asset. The information contained in this report aims to provide historic and archaeological information relevant to the site and its setting. It will also describe the significance of any historic features within or close to the application area and the impact of the application on those historic features. Setting and fabric impacts on listed buildings and conservation areas may also be addressed.

The work conforms to the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for historic environment desk-based assessment* (CIfA 2014) and Historic England's (HE) *The Setting of Heritage Assets* (HE 2015).

The report is also led by government guidance, the *National Planning Policy Framework* (NPPF 2021) and the *Cotswold District Local Plan* (CDLP 2018).

#### I.1. Location

A Heritage Impact Assessment is required in relation to proposed works at Rosemullion, Turkdean, Cheltenham, Gloucestershire, GL54 3NT (Fig 1). It lies on the north western side of the road through Turkdean village opposite All Saints Church and is centred on NGR SP 10696 17462.

Rosemullion lies at a height of around 201m above sea level. Geologically, it sits on of bedrock of 'Fuller's Earth Formation - Mudstone'. This sedimentary bedrock formed between 168.3 and 166.1 million years ago during the mid-Jurassic period (BGS 2023). This is overlain by 'clayey loan to silty loam soils' of 'Lep-tosol' type (UKSO 2023).

#### I.2. Proposals and Aims

It is proposed to demolish a 20<sup>th</sup> century garage and rear extension at Rosemullion and to replace these with new extensions to the rear of the building. Internal alterations to the existing building are also proposed without causing alterations to the fabric of the original house.

The general aims of the Heritage Impact Assessment are to:

- collect relevant information relating to heritage assets within the proposed development area and its vicinity
- assess the importance of the building and any heritage assets within the proposed development area
- assess the impact of the proposals upon the identified heritage assets

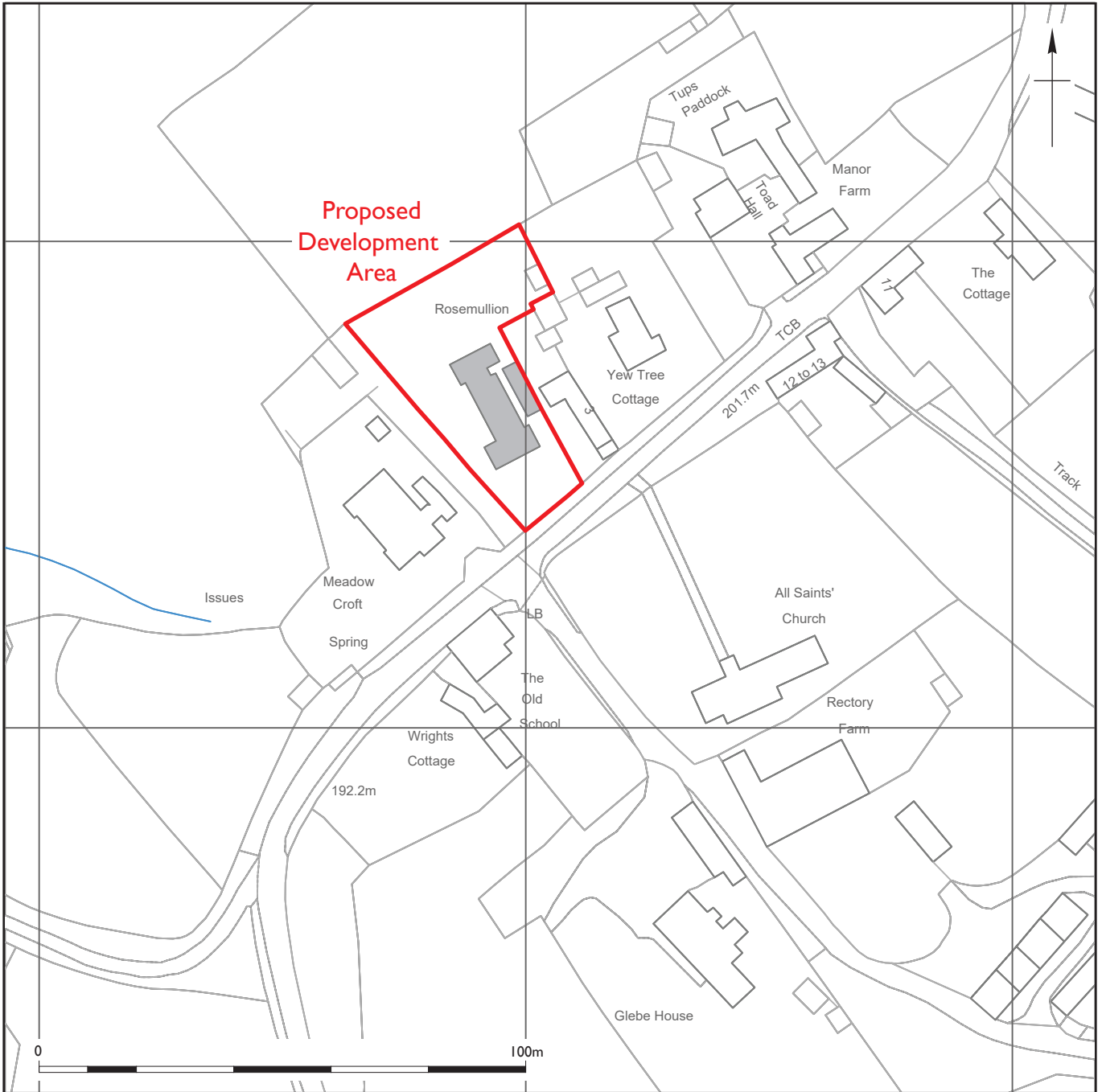


Figure 2 Location of Site

Scale at A4 - 1:1,250

© Crown copyright and database rights

Map Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
 Licence No: 100047474

Project EH2211-I  
 Rosemullion, Turkdean  
 Heritage Impact Assessment

ELMWOOD HERITAGE 

### 1.3. Legislation and National Policy

The historic environment is protected and managed via a range of national legislation and local planning policies.

#### *The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA)A)*

This legislation provides for local planning authorities to maintain lists of areas of special architectural or historic interest, referred to as conservation areas. This act requires local planning authorities or decision makers to have paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (Section 72, PLBCA 2021).

#### *The National Planning Policy Framework 2021*

The National Planning Policy Framework (NPPF 2021) sets out guidance for local planning authorities and developers with respect to the determination of planning applications in England. Of relevance to the Historic Environment is 'Section 16: Conserving and Enhancing the Historic Environment' in particular paragraphs 189 to 202 (see Section 9: Appendix 1).

Guidance on the implementation of the NPPF is provided by the Planning Practice Guidance (PPG) published by the Department for Communities and Local Government (PPG 2021). Historic England have produced guidance on how to assess the impacts upon the setting of heritage assets and implementation of heritage policies from the NPPF. Good Practice Advice (GPA) documents 2 and 3 give focused advice on making informed planning decisions regarding heritage-related planning applications.

### 1.4. Regional and Local Planning Policy

#### *Cotswold District Local Plan*

The *Cotswold District Local Plan 2011-2031* (adopted 2018) provides local planning policies for the historic environment (CDLP 2018, p149 to 156). Policy EN10 relates to the designated heritage assets and Policy EN11 relates to Conservation Areas. These will be considered when assessing this application (see Section 8 Appendix 1: Policy).

### 1.5. Planning History and Constraints

#### *Planning History*

Cotswold District Council planning pages hold information for planning applications dating back to 2004. This reveals only one previous application for Rosemullion (07/00284/LBC) for 'Internal alterations to ground floor shower room and laundry. Recovering and additional insulation to rear flat roof and insulated wall lining to rear bedroom. Alteration of steps in kitchen'.

#### *Designated Assets*

Rosemullion (NHLE1341096; Appendix 3) is a grade II listed building described as a detached house of late 17<sup>th</sup> to mid 18<sup>th</sup> century with 20<sup>th</sup> century extension to rear (NHLE 2023).

#### *Conservation Area*

Rosemullion lies within Turkdean Conservation Area which was designated in 1988 by Cotswold District Council. No Conservation Area Appraisal has been produced.

## 2. Methodology

### 2.1. Documentary Search

Records of known archaeological monuments, events, listed buildings and scheduled monuments within the vicinity of the site were obtained from the Gloucestershire Historic Environment Record (HER) and

the National Heritage List for England (NHLE). Relevant Gloucestershire HER records are detailed below along with listed building numbers. Published sources and historic maps were consulted including those available online. Where suitable, census records were accessed online and are shown with their National Record Office references.

## 2.2. Site Visit

A site visit was undertaken on 2<sup>nd</sup> December 2022, when the area of the building was inspected. Digital photographs of the site and existing building were taken at this time along with notes about the site and the surrounding area. The camera used was a Nikon D3200 digital SLR set at 'Fine Large 24.1M'.

## 3. Site Information

This Heritage Impact Assessment was undertaken of Rosemullion which is located in the village of Turkdean in Gloucestershire. Turkdean lies north of North Leach and south east of Bourton on the Water (Figures 1). Rosemullion is grade II listed (see Appendix 3) and of late 17<sup>th</sup> to mid 18<sup>th</sup> century in date. It lies on the north western side of the road running through the village with the Church of All Saints on the opposite of the road.

### 3.1. Descriptions

Rosemullion is a grade II listed house in the village of Turkdean (Plate 1). It is constructed of limestone and has a stone tile roof. The official list entry describes it as '*Detached house. Late C17-mid C18. Coursed squared and dressed limestone with ashlar facade. Stone slate roof. Rectangular main body. C20 extension at rear not of special interest. All 2-light stone-mullioned casements, double-chamfered surrounds to windows lighting upper floor. Central C20 door with single pane light within flat-chamfered surround with triple keystone, flat stone canopy with moulded margin supported by moulded stone brackets over flat coping at gable ends. Gable end stacks*' (NHLE 2023).



Plate 1 Frontage of Rosemullion, south east facing elevation



*Plate 2 All Saints Church from exterior of Rosemullion*



*Plate 3 Example of stone mullioned windows*





*Plate 4 North east gable of Rosemullion*



*Plate 5 South west gable of Rosemullion*

The frontage of the building (Plate 1) faces south east to the road through the village and looks on to All Saints Church (Plate 2). The frontage has a central doorway which is flanked by mullioned windows to each side (Plate 3). The north east gable (Plate 4) is plain with no openings but does show evidence of alterations. The south west gable (Plate 5) has a single ground floor opening and both gables have chimneys at the peak. The rear elevation is mostly obscured by later extensions but the western part is still visible from the garden (Plate 6). The windows of this part of the building have been enlarged replaced with modern units.

A long extension range is attached to the east side of the rear elevation (Plate 7). It is constructed of limestone with a tile roof. Along the north eastern boundary of the property, a wooden garage is situated close to the north eastern elevation of the extension range (Plate 8). The proximity of the garage means that photography of the elevation is restricted (Plate 9). The elevation contains three windows and a door and has been subject to alterations in the past. The apex of the north western gable of the range (Plate 10) contains a date stone of 1968 and imitation pigeon-loft holes. There is also a large rectangular window on the first floor. The south western elevation of this range is partly obscured by mature planting (Plate 11). It has a door and four windows to the ground floor with two, through-eaves, windows to the first floor.



*Plate 6 Rear elevation of Rosemullion*



*Plate 7 South western elevation of extensions to Rosemullion*



Plate 8 Garage on north east boundary from the south east



Plate 9 North east elevation of long extension range



*Plate 10 Apex of north west gable of extension range*



*Plate 11 South west elevation of long extension range*

The ground floor of the long extension range is obscured by a late 20<sup>th</sup> century extension (Plate 12). The rectangular, single-storey, structure is attached to the earlier extension by a narrow joining section (Plate 13). Both this and the extension are constructed of limestone and concrete blocks and have a flat roof. There are UPVC windows on all sides with a large window on the south western side (see Plate 12).



*Plate 12 Late 20<sup>th</sup> century extension from the west*



*Plate 13 Joining section of later extension from the east*

Internally, the front part of the house contains a kitchen (Plate 14) and living room area (Plate 15) that were previously two rooms. The living room has a large fireplace with a timber bressummer although the jambs have been altered. A staircase beside the fireplace leads to the first floor. The adjoining extension to the rear contains a dining room (Plate 16), hall, with staircase to the first floor, and bathroom with the later extension containing a spare bedroom (Plate 17) and sitting room (Plate 18).



Plate 14 Rosemullion kitchen



Plate 15 Living room showing fireplace and staircase



*Plate 16 Dining room in adjoining extension*



*Plate 17 Spare bedroom in later extension*



*Plate 18 Sitting room in later extension*

The first floor has two bedrooms and a landing in the front part of the building (Plates 19 and 20). From the landing, two stairs lead up to a bathroom corridor and then into the master bedroom (Plate 21). Beyond the master bedroom is a further bedroom (Plate 22) which has a staircase leading down to the ground floor hall. This bedroom looks onto the flat roof of the late 20<sup>th</sup> century extension.



*Plate 19 Larger bedroom in front section of Rosemullion*





*Plate 20 Smaller bedroom in front section of Rosemullion*



*Plate 21 Master bedroom with corridor to front section beyond*



Plate 22 Bedroom that contains staircase to ground floor

### 3.2. Historic Background

The historic environment record (HER) search provided for the area of the site and extending to a radius of 250m around it, contains a number of records. Gloucestershire HER numbers are shown with the prefixes GSM. Listed buildings and scheduled monuments are shown prefixed with NHLE along with the HER number. The Portable Antiquities Scheme database of recorded finds was searched with information prefixed with the letters PAS. Trade directories were viewed online along with census records which are shown with their National Record Office references.

#### *Prehistoric, Roman and Saxon*

There has been no evidence of prehistoric date recorded within the vicinity of Rosemullion.

There is no evidence of Roman occupation close to Rosemullion however a Roman villa north of Turkdean was excavated by Timeteam in the late 1990s.

There is some documentary evidence of Turkdean being a settlement prior to the Domesday Surveys of 1066 and 1086, however there has been no evidence of this date recovered at Rosemullion.

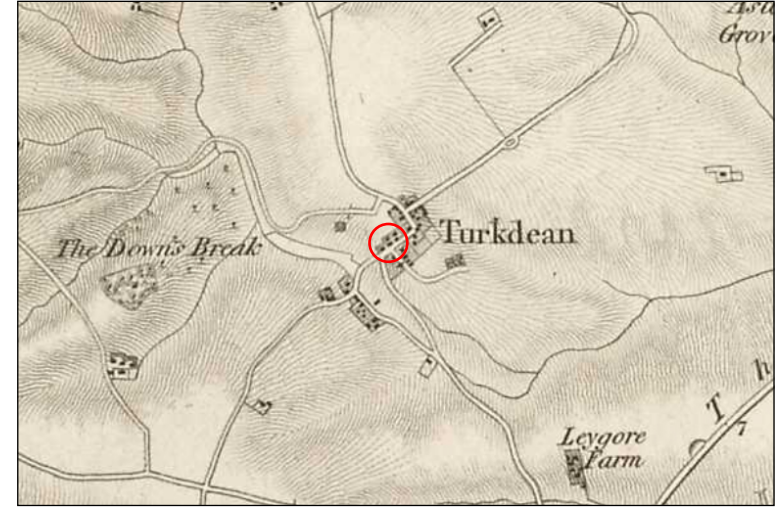
#### *Medieval*

Turkdean was an established settlement prior to the 11<sup>th</sup> century. Opposite Rosemullion is the 12<sup>th</sup> and 15<sup>th</sup> century, grade I listed, All Saints Church (GHER8266; NHLE1089820) and to the immediate south of this is grade II\* listed Rectory Farmhouse (GHER44034; NHLE1089824) which contains a 14<sup>th</sup> to 15<sup>th</sup> century undercroft. At the northern end of the village, close to Turkdean Manor, is an octagonal socket stone (GHER2591; NHLE1015597). This scheduled monument is possibly part of the medieval village cross.

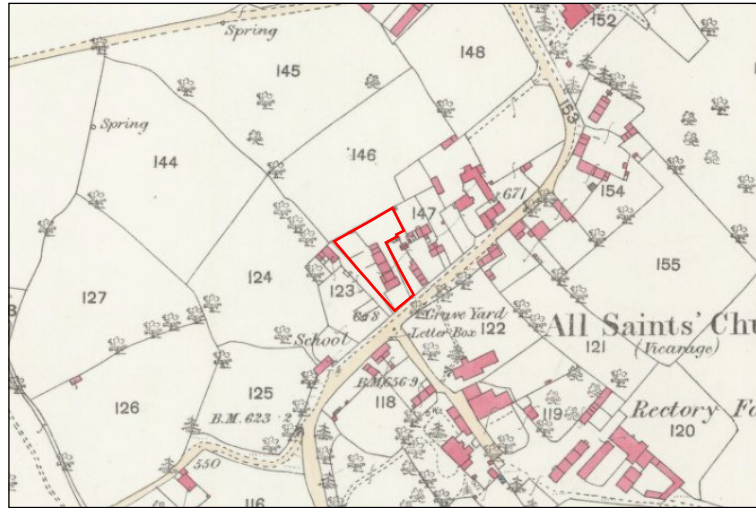
Figure 3 Historic mapping  
(with site marked)



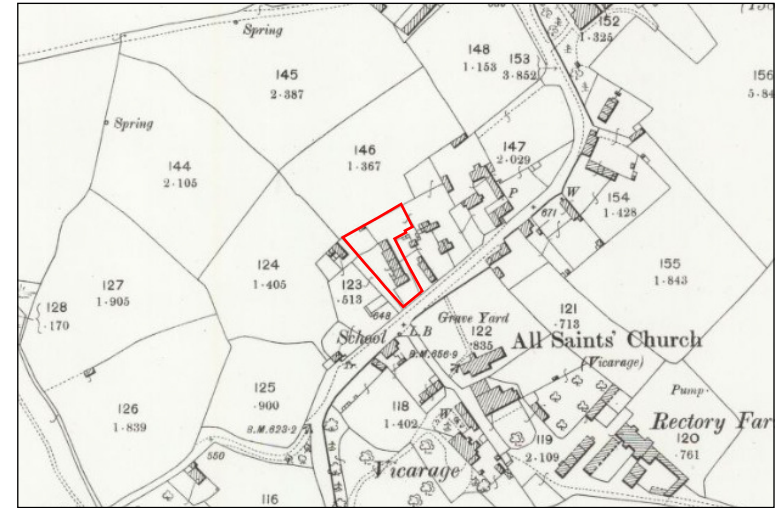
1815 Stanley extract



1828 Ordnance Survey extract



1884 Ordnance Survey extract



1902 Ordnance Survey extract

Project EH2211-1  
Rosemullion, Turkdean  
Heritage Impact Assessment

ELMWOOD HERITAGE

### 16<sup>th</sup> to 17<sup>th</sup> centuries

Turkdean Manor, north east of Rosemullion, is a grade II listed house of 16<sup>th</sup> century date (GHER2596; NHLE1154186).

The settlement of Turdean appears to have developed in the 17<sup>th</sup> and 18<sup>th</sup> centuries with a number of structures dating from this period. Rosemullion (GHER46052; NHLE1341096) is grade II listed and was constructed in the late 17<sup>th</sup> century. The listing description describes it as 'coursed squared and dressed limestone with ashlar façade'.

Tye's Cottage (GHER46048; NHLE1089826) and Manor Farmhouse (GHER46049; NHLE1089823) are both situated to the north west of Rosemullion. They are grade II listed and 17<sup>th</sup> century in date. Rectory Farmhouse (GHER44034; NHLE1089824), along with the medieval undercroft, also contains a lot of fabric of 17<sup>th</sup> century date.

The churchyard to the north of All Saints Church, and opposite Rosemullion, contains two, grade II listed, 17<sup>th</sup> century chest tombs (GHER46053; NHLE1341093) and (GHER46054; NHLE1089821).

### 18<sup>th</sup> and 19<sup>th</sup> Century

In the 18<sup>th</sup> century, farm buildings and outbuildings were constructed adjacent to Turkdean Manor. A range consisting of stable, barn and cottage (GHER46046; NHLE1303913) is to the north east of the house and is grade II listed. North west of the house is a long range of outbuildings (GHER46047; NHLE1089825) that is also grade II listed.

Close to Manor Farmhouse, a stable (GHER46050; NHLE1341095) was constructed in the early to mid 18<sup>th</sup> century and a barn and store (GHER46051; NHLE1154167) in the late 18<sup>th</sup> century. Both are grade II listed and have now been converted.

In the churchyard there is a grade II listed chest tomb (GHER46055; NHLE1039573) of mid to late 18<sup>th</sup> century date.

There is little evidence of 19<sup>th</sup> century date in Turkdean that is worthy of note. To the south west of Rosemullion, is a stone trough with an attached drystone wall (GHER46056; NHLE141094). They are grade II listed and a natural spring runs into the trough from behind the wall. Close to All Saints Church and Rectory Farmhouse is Glebe House (GHER46057; NLE1089822). This is a grade II listed former rectory that was built in 1847 by Thomas Bridges of Cirencester.

### 20<sup>th</sup> Century

The only evidence of 20<sup>th</sup> century date within the vicinity of Rosemullion is grade II listed K6 phonebox (GHER27827; NHLE1409334) that is in the centre of the village opposite Manor Farm.

### Archaeological Fieldwork

A search of the grey literature library on ADS and in has not revealed any reports of archaeological work taking place in the vicinity of Rosemullion.

### 3.3. Map Regression

The earliest maps of the Turkdean area of Gloucestershire show little detail, merely indicating the location of settlements in the landscape, such as the 1646 map *Glocestria Ducatus; vulgo Gloucester Shire* drawn by Joan Blaeu.

The first map to show any detail is the 1815 Stanley plan (Fig 3) that shows the layout of Turkdean, called *Turksdean*, with buildings shown as red marks. This plan was part of the first survey that became the 1828 Ordnance Survey (Fig 3). Rosemullion is marked on both plans as a small rectangle close to the road, and apposite the church. Both appear to have no rear extensions.

The 1884 Ordnance Survey (Fig 3), known as the First Edition, is the first plan that shows the area of Turkdean clearly. Rosemullion can be seen on the north west side of the road and to the north of the church. It is shown on this map as rectangle frontage, parallel to the road. It also has a long range of structures attached to the rear. It is possible that these were all individual cottages but is more likely that they formed only one or two houses. The whole range of structures are within a large garden. At the rear of the garden, against the boundary with the fields to the north west, is a small structure that may have been a shed.

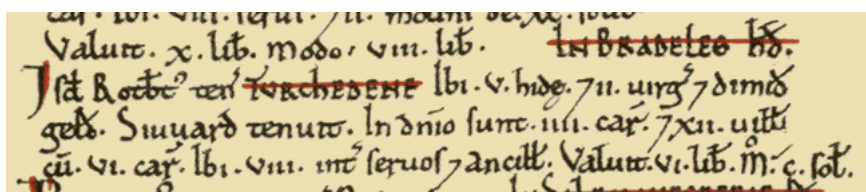
The next map is the 1902 Ordnance Survey (Fig 3). This has more detail than the previous map and shows individual plots within Turkdean. Rosemullion is still unlabelled and there have been no changes to the layout of the structures from the previous map. The 1922 map (Fig 4) is at the same scale as the two previous maps and also shows no difference in the layout of the structures.

The Land Utilisation Survey of 1942 (Fig 4) is at a smaller scale with much less detail. This survey was carried out across the whole of the country and the maps show the land use at the time. The area immediately surrounding Turkdean is shaded with green lines indicating 'meadowland and permanent grass' with patches coloured beige indicating 'arable land' and green for woodland. Each of the houses in the village is coloured purple to show 'houses with gardens sufficiently large to be productive of fruit, vegetables, flowers, etc'. The buildings are shown as black rectangles with Rosemullion just visible opposite the church.

The 1945 Ordnance Survey (Fig 4) is also at a small scale and shows the church is a black square and a cross. Rosemullion is again, just visible opposite the church.

Later maps are not readily available until the current maps available to view and buy online (see Fig 2). Whilst these maps are detailed they do not include detail of the building itself. Google Mapping and Google Earth have aerial photographs dating back to the 1940s, although these earliest photographs are not detailed.

### 3.4. Documentary Evidence



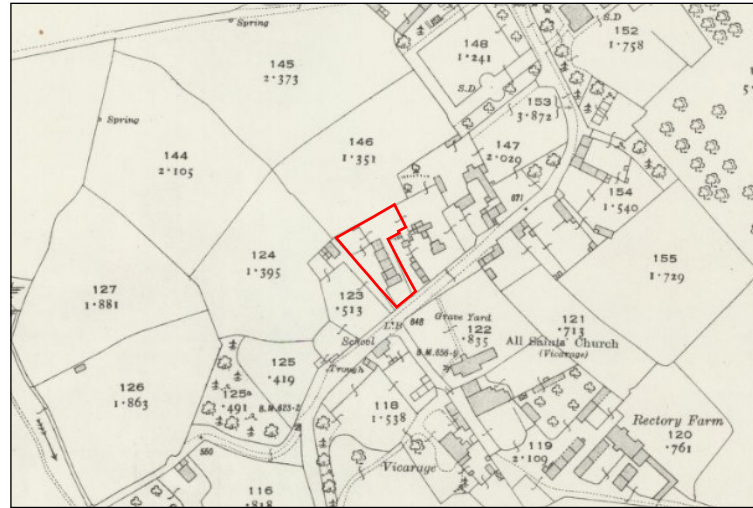
Extract from *Domesday Survey for Turkdean*

Turkdean has an entry in the Domesday Survey of 1086 which indicates that it had a value of 6 pounds in 1066 which had dropped to 100s in 1086. (Morris 1982, p48,2).

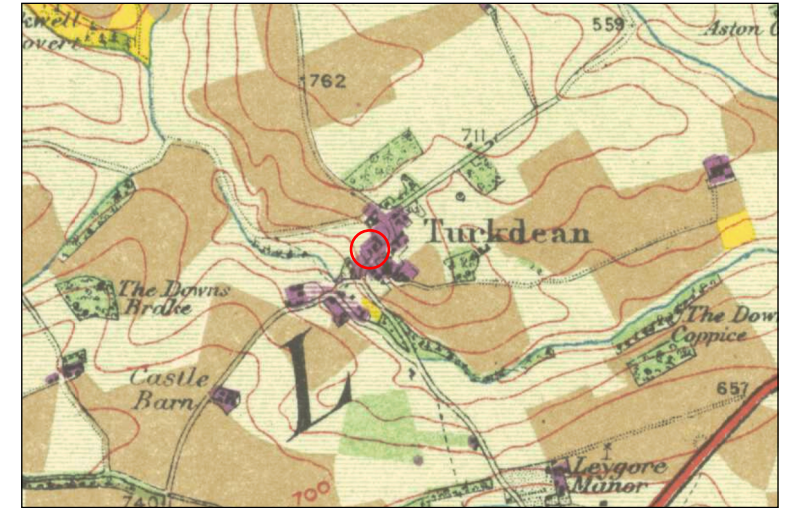
This shows that there was a Saxon settlement at Turkdean. The settlement was divided into two estates of Upper and Lower Turkdean with Upper Turkdean referring to the area of the village and Rosemullion.

The settlement was included within the *Cartularium Saxonicum*, a list of Anglo-Saxon charters, in the 8<sup>th</sup> century when it was called 'Turcandene' and 'Turcadenu' (Ekwall 1960, p482). This is the first reference to the settlement.

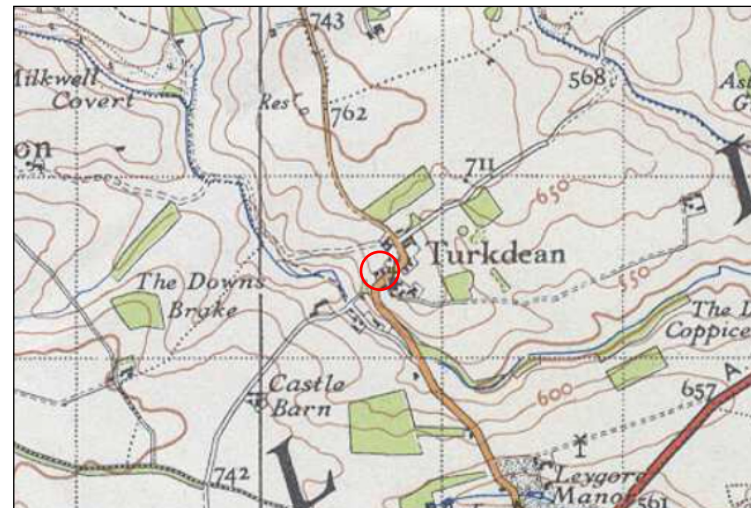
Figure 4 Historic mapping  
(with site marked)



1922 Ordnance Survey extract



1942 Land Utilisation Survey extract



1945 Ordnance Survey extract

Project EH2211-I  
Rosemullion, Turkdean  
Heritage Impact Assessment

ELMWOOD HERITAGE

The name 'Turkdean' means 'the valley of the river Turce' (Ekwall 1960, p482). 'Turce' is an old word which means 'boar' but also refers to rivers that 'form deep channels or holes on which they sink into the earth' (ibid).

The entry in the Domesday records the settlement as 'Turchene' (Morris 1982, p42,8) and details a settlement of 20 households that included 12 villagers, 4 slaves and 4 female slaves. It consisted of 5 hides and 2 ½ virgates and was held and tenanted by Robert d'Oilly. The settlement had 17 people assessed for tax in 1327 and 31 were assessed for the poll tax in 1375. The population was reckoned to be around 68 in 1551 which had risen to 84 in 1603 (VCH 2001, p218). It was in the late 1600s that it is believed Rosemullion was constructed. At the beginning of the 18<sup>th</sup> century the village had 32 houses and by c1710 the population was believed to 120. In 1779, the population was 113 made up of 25 families (Rudder 1779, p778).

Rosemullion is mentioned in the Gloucestershire Victoria County History: 'the village street retains several former farmhouses and cottages dating from the 17th and 18th centuries. One house (Rosemullion), opposite the churchyard, has an 18th-century front with plain mullions' (VCH 2001, p219). Historical documents, held by the owners of Rosemullion, indicate that the building was leased in 1822 to a Mr Giles Lawrence and was owned by Rev. Harry Waller. Sales details from the late 19<sup>th</sup> century (Plate 23) detail the building that is now Rosemullion. It states that it consisted of 'a freehold stone-built cottage residence containing six rooms with garden graound attached' and that it was let to Mr Eli Lawrence, yearly tenant, for £6 a year. The same sales lot also included an adjoining 'cottage tenement ... (formerly two dwellings) with small garden' that was then occupied by Mrs Virginia James at a rent of £3 5s a year.

**LOT 7.**

**A Freehold Stone-built Cottage Residence**

containing Six Rooms with Garden Ground attached, situate opposite the Church near Lot 6, in the  
VILLAGE OF TURKDEAN. Now let to ELI LAWRENCE, a Yearly tenant, at

**£6 PER ANNUM.**

**A COTTAGE TENEMENT adjoining**

(formerly Two Dwellings), with Small Garden. Now let to Mrs. VIRGINIA JAMES, a Yearly tenant, at

**£3 5s. PER ANNUM.**

---

The Landlord paying the Outgoings.

Plate 23 Late 19<sup>th</sup> century sales details showing plot containing Rosemullion

This document allowed the occupation of Rosemullion to be traced through trade directories and census records. The 1881 census (NRO Glos. RG11/2560/0798 p9-10) lists Eli Lawrence and his family. At this time he was 41 years old, a stone mason, and was living in the house with his wife and two sons. In the adjacent property was Virginia James, a 49 year old widow, who was a charwoman and lived with her four children, two sons and two daughters. The 1891 census (NRO Glos. RG12/2036/0525 p6) lists Eli

Lawrence, his wife and their three sons. Still in the adjacent property is Virginia James who is recorded as a nurse monthly and was living with only one of her daughters at this point.

The 1894 trade directory includes an entry for Eli Lawrence who is listed as a stone mason in Turkdean (Kelly 1894, p331). On the same page, is an entry for George Mustoe, mason. George Mustoe is shown in a conveyance of property in September 1901. This document, held by the owners of Rosemullion, details the transfer of 'two cottages and gardens' from Major General W N Waller to Mr George Mustoe. George Mustoe then raised a mortgage on the property in the same month. He received £50 from Mr William Lee for this. The 1901 census shows that both Eli Lawrence and Virginia James were still living in the properties (NRO Glos RG13/2452/0572 p3).



Plate 24 Plan included with mortgage indenture of October 1902

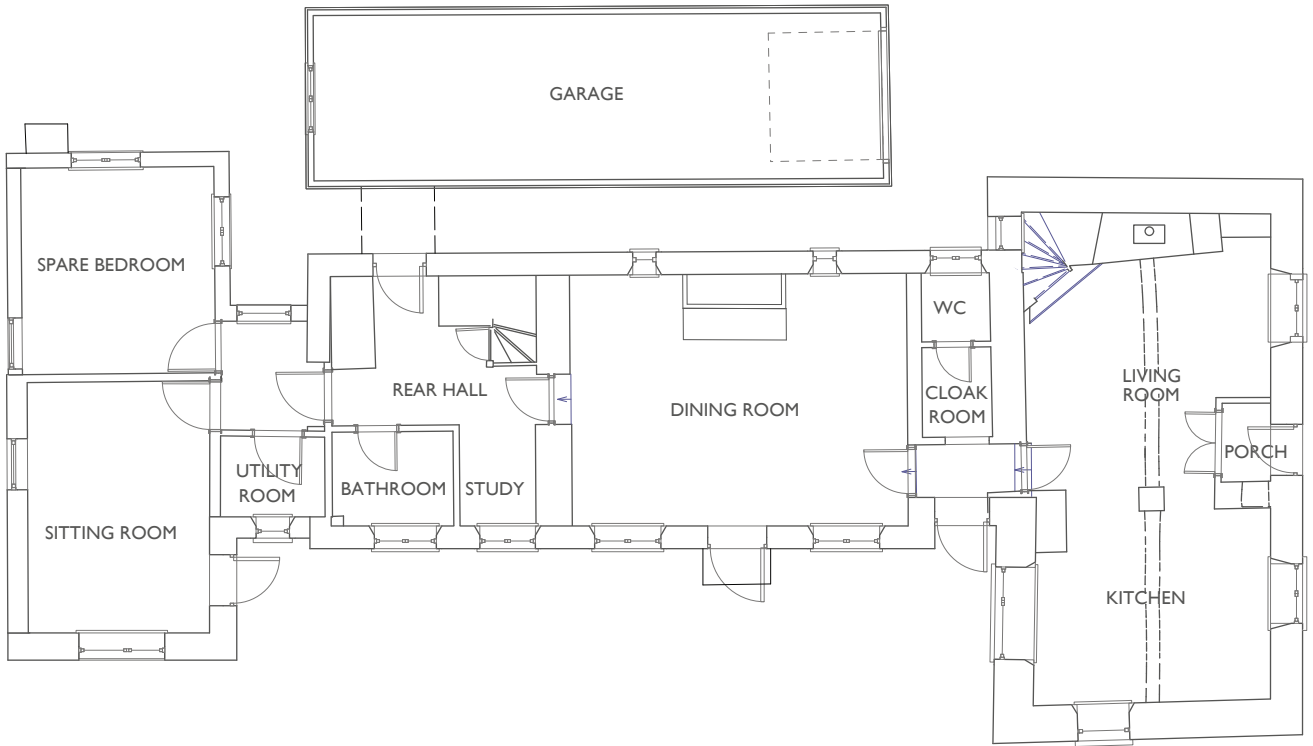
By March 1902, Mr George Mustoe has obviously sold the property as a conveyance for the transfer of 'two freehold cottages, gardens and premises' was made from Mr F C Lawrence to Mr F Moore Bell. Mr Bell then mortgaged the cottages in October 1902 and the mortgage indenture, for the sum of £115, detailed '*all that freehold stone built residence with the garden ground adjoining ... opposite the church ... now or late in the occupation of Mr Eli Lawrence ... and secondly all those two freehold cottages, formerly one cottage, adjoining ... with the garden thereto and now in the respective occupation of Rachel Turner Widow and Virginia James Widow*'. The indenture included a plan showing the property (Plate 24).

Eli Lawrence is included in the 1902 trade directory where he is still listed as a stone mason (Kelly 1902, p338). He is included in directories in 1906 and 1910 (Kelly 1910, p347) as well. The last readily available census is that of 1911 (NRO Glos RG14/15471/330/2/1 p47) in which Eli Lawrence and his wife Anne are both listed. Eli is aged 71 at this point and is still listed as a stone mason. He is also

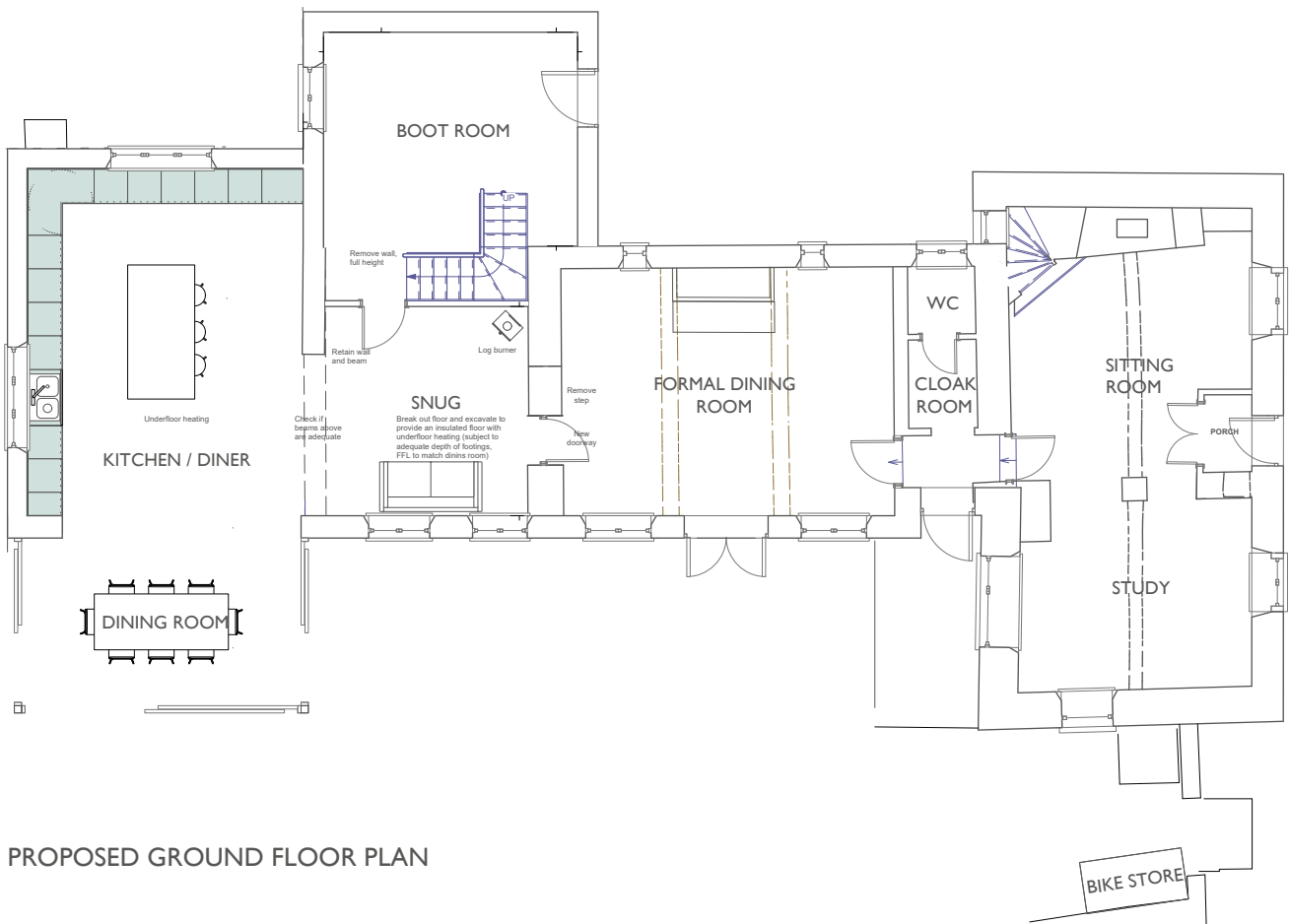
still recorded as a stone mason in trade directories of 1923 (Kelly 1923, p350) and 1927 (Kelly 1927, p368) when he would have been around 86 years old.

There are no further trade directory or census records that can be traced directly to Rosemullion due to the property having no name. Documents held by the owners, include a copy of planning permission given in March 1967. This document describes the approved development of '*garage and alterations and additions to cottage. Roof: Cotswold grey tiles. Walls: Cotswold rubble stone. Vehicular access*'. The long extension range to the rear of Rosemullion, and the garage, were constructed as result of this application.





EXISTING GROUND FLOOR PLAN



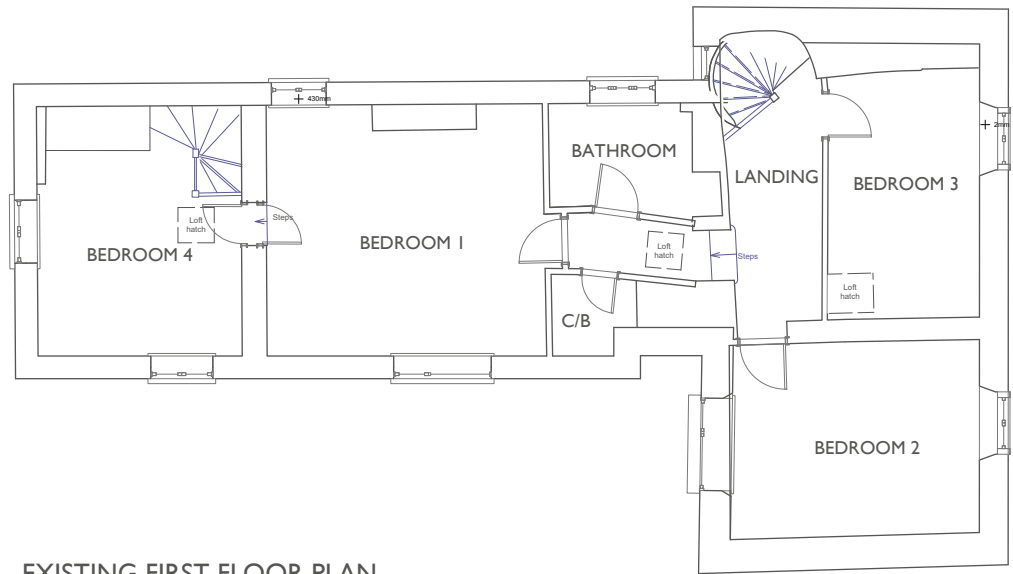
PROPOSED GROUND FLOOR PLAN

Figure 5 Existing and Proposed Ground Plans

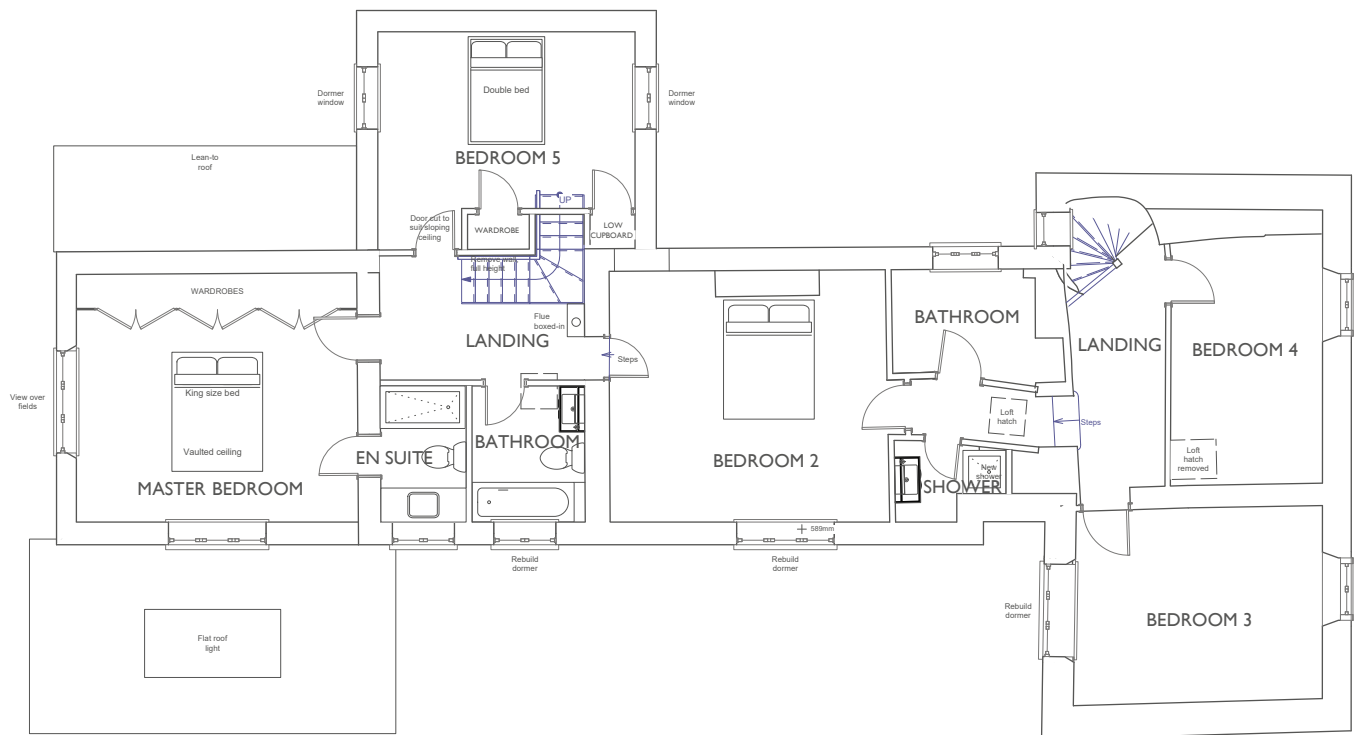
Project EH211-I  
 Rosemullion, Turkdean  
 Heritage Impact Assessment



Based on Dwg Nos. 21-056-E-GF01 and 21-056-F-GF05 by Cotswold Architects



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Figure 6 Existing and Proposed First Floor Plans

Project EH2211-1  
Rosemullion, Turkdean  
Heritage Impact Assessment

ELMWOOD HERITAGE

Based on Dwg Nos. 21-056-E-FF01 and 21-056-F-FF05 by Cotswold Architects

## 4. Proposals

It is proposed to demolish a 20th century garage and rear extension at Rosemullion and to replace these with new extensions to the rear of the building. Internal alterations to the existing building are also proposed without causing alterations to the fabric of the original house.

The proposals (Figures 5 and 6) will demolish the 20<sup>th</sup> century timber garage, thereby clearing the space to the north east of the house. The main frontage building will be retained along with the dining room in the rear extension. The rest of the extensions to the north west of this will be demolished. In their place new extensions are planned consisting of a kitchen/diner, with a glazed single-storey dining room attached, a snug and a boot room on the ground floor. On the first floor there will be a master bedroom with ensuite, a new bathroom and a new double bedroom.

## 5. Settings and Impacts

### 5.1. Settings

The proposals have been assessed with regards to any changes to the setting of the following heritage assets.

#### *Rosemullion – designated heritage asset*

Rosemullion (NHLE1341096; Appendix 3) is a grade II listed building that was constructed in the late 17<sup>th</sup> to mid 18<sup>th</sup> century with 20<sup>th</sup> century extension to rear (NHLE 2023). It sits within the core of the historic settlement and is within sight of the medieval Church of All Saints.

#### *All Saints Church – designated heritage asset*

All Saints Church (NHLE1089820) is a grade I listed building dating to the 12<sup>th</sup> and 15<sup>th</sup> centuries. It lies opposite Rosemullion, although it is set back from the road side across the churchyard.

#### *Conservation Area – designated asset*

Rosemullion lies within Turkdean Conservation Area which was designated in 1988 by Cotswold District Council. No Conservation Area Appraisal has been produced meaning that no requirements for construction within the conservation area have been set down.

### 5.2. Impacts

In dealing with the impacts of the proposals, government guidance, as summarized in the table given in Appendix I (Section 9), should be referred to. This details the meaning of each of the **highlighted** impacts. Recent judicial review has formalised the levels of harm that can be attributed to a heritage asset with regards to NPPF to only being Substantial Harm, Less than Substantial Harm and No Harm. (James Hall v City of Bradford, 2019).

It must be clearly understood that both **substantial** and **less than substantial** harm, do constitute harm to, or to the setting of an undesignated heritage asset.

#### *Rosemullion – designated heritage asset*

The importance of Rosemullion has already been identified by its designation as a grade II listed building. Rosemullion consists of a late 17<sup>th</sup> to early 18<sup>th</sup> century structure which faces the road through the village. The original extensions to the rear of the property housed, at one time, two further residences. These extensions were demolished in the 1960s, except for one wall (Plate 16) that currently lies between the dining room and the rear hall, and were replaced in 1968 (Plates 9 to 11). After this, possibly

in the 1980s, a further extension (Plates 12 and 13) was added to the rear of the 1960s structure. The proposals are to demolish some of the 1960s extension and all of the 1980s extension along with the 1960s timber garage. These will be replaced by new extensions mostly on the same footprint. The work being proposed at Rosemullion consists of changes to the later portions of the building rather than the original frontage of the structure.

It is felt that these proposals will cause less than substantial harm to the designated heritage as-set.

#### *All Saints Church – designated heritage asset*

The view of Rosemullion from the Church is partially obscured due to the distance across the churchyard. The alterations to the property are proposed to the rear of the building and will be hidden by the distance from the roadside and by the boundary to the next property.

It is felt that the proposals will cause **no harm** to the designated heritage asset.

#### *Conservation Area – designated asset*

Rosemullion lies within the boundary of Turkdean Conservation Area. Its location opposite All Saints Church is within the centre of the Conservation Area. No appraisal of the Conservation Area has been carried out and, therefore, there is no guidance for appearance and siting of development. However, the proposed development is located on the north side of the property and will not be visible from within the rest of the Conservation Area and therefore will cause **no harm** to the designated asset.

### 5.3. Summary

Rosemullion is an historic building with origins dating back to the late 17<sup>th</sup> century. The proposals will remove the unsightly timber garage to the north east of the property and will only replace some of the 1960s extension and all of the 1980s extensions with new structures. The original fabric of the frontage and surviving wall in the 1960s extension will be retained and remain unaltered. Overall the proposals will cause **less than substantial harm** to Rosemullion.

## 6. Comments, Recommendations and Mitigation

There are a small number of comments, recommendations or mitigations that could be made regarding the site at Rosemullion.

- Paragraph 199 of the NPPF states 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’.*
- The impacts identified above have shown that the proposals will cause **less than substantial harm** to the designated heritage assets.
- Decisions on whether mitigation is required would have to be made by the Local Planning Authority and its archaeological advisor and/or Conservation Officer.

## 7. Bibliography

- BGS 2022 <https://geologyviewer.bgs.ac.uk/>, British Geological Society (accessed January 2023)
- CDLP 2018 *Cotswold District Local Plan 2011-2013*, Cotswold District Council, Adopted 3 August 2018 (<https://www.cotswold.gov.uk/media/k2kjqvq3b/cotswold-district-local-plan-2011-2013-adopted-3-august-2018-web-version.pdf>)
- CIfA 2014 *Standard and guidance for historic environment desk-based assessment*, Chartered Institute for Archaeologists
- Ekwall, E, 1960 *The Concise Oxford Dictionary of English Place-names*, Oxford
- HE 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*, Historic England
- James Hall v City of Bradford, 2019 *Judgment Approved by the court for handing down: James Hall v City of Bradford*, Kings Chambers Approved Judgement, <https://www.kingschambers.com/assets/files/News/James%20Hall%20v%20City%20of%20Bradford.pdf>
- Kelly 1894 *Directory of Gloucestershire*, Kelly and Co. Ltd, London
- Kelly 1902 *Directory of the County of Gloucester*, Kelly's Directories Ltd., London
- Kelly 1910 *Directory of the County of Gloucester*, Kelly's Directories Ltd., London
- Kelly 1923 *Directory of the County of Gloucester*, Kelly's Directories Ltd., London
- Kelly 1927 *Directory of the County of Gloucester*, A L Kelly, Kelly's Directories Ltd., London
- NHLE 2023 *Rosemullion Official List Entry*, National Heritage List for England, Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1341096> (accessed January 2023)
- NPPF 2021 *National Planning Policy Framework*, Ministry of Housing, Communities and Local Government <https://www.gov.uk/guidance/national-planning-policy-framework> (accessed January 2023)
- Morris, J (ed), 1982 *Domesday Book: 15 Gloucestershire*, Phillimore, Chichester
- PPG 2021 <https://www.gov.uk/government/collections/planning-practice-guidance> (accessed September 2022)
- Rudder, S, 1779 *A New History of Gloucestershire*, Cirencester
- UKSO 2022 <http://mapapps2.bgs.ac.uk/ukso/home.html>, UK Soil Observatory (accessed January 2023)
- VCH 2001 *A History of the County of Gloucestershire Vol. 9*, Victoria History of the Counties of England, Oxford

## 8. Appendix I: Policy

Key aspects of policies relevant to this appraisal are set out in the tables below.

Policy Document	Policy Reference	Summary
<b>NPPF (2021)</b>	Section 16; paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
	Section 16; paragraph 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
	Section 16; paragraph 196	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
	Section 16; paragraph 197	In determining applications, local planning authorities should take account of: <ul style="list-style-type: none"> <li>a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>c. the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
	Section 16; paragraph 198	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
	Section 16; paragraph 199	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.
	Section 16; 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: <ul style="list-style-type: none"> <li>a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</li> <li>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<sup>68</sup>.</li> </ul>
	Section 16; footnote 68	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
	Section 16; paragraph 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: <ul style="list-style-type: none"> <li>a) the nature of the heritage asset prevents all reasonable uses of the site; and</li> <li>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</li> <li>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</li> <li>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ul>

Policy Document	Policy Reference	Summary
	Section 16; 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.
	Section 16; paragraph 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
	Section 16; paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
	Section 16; paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
	Section 16; paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
	Section 16; paragraph 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
	Section 16; paragraph 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Policy Document	Policy Topic	Policy Ref.	Summary
CDLP (2018)	Historic Environment	EN10	<p><b>HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS</b></p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• the importance of the asset;</li> <li>• the scale of harm; and</li> <li>• the nature and level of the public benefit of the proposal.</li> </ul>
	Historic Environment	EN11	<p><b>HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS - CONSERVATION AREAS</b></p> <p>Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:</p> <p>a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;</p> <p>b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;</p>

Policy Document	Policy Topic	Policy Ref.	Summary
			<p>c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;</p> <p>d. have regard to the relevant Conservation Area appraisal (where available); and</p> <p>e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.</p>



## 9. Appendix 2: Table of Impact Assessment Criteria

The NPPF (NPPF 2019) policy on harm to heritage assets is set out in paragraphs 193 to 202. The impact assessment table below has been produced with reference to these policies and guidance.

<b>Major Improvement</b>	<b>No Harm</b>	<p>Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area</p>
<b>Improvement</b>	<b>No Harm</b>	<p>Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p> <p>Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
<b>Neutral</b>	<b>No Harm</b>	Impacts that have no long-term effect on any heritage asset.
<b>Minor Harm</b>	<b>Less than Substantial Harm</b>	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
<b>Moderate Harm</b>	<b>Less than Substantial Harm</b>	<p>Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<b>Major Harm</b>	<b>Substantial Harm</b>	<p>Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>

<b>Substantial Harm</b>	<b>Substantial Harm</b>	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
<b>Unknown</b>		Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance, where further information will enable the planning authority to make an informed decision.

## 10. Appendix 3: Listed Building Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1341096

Date first listed: 18-Jun-1986

SP 11 NW 6/94

TURKDEAN CP

Upper Turkdean

Rosemullion

GV

II

Detached house. Late C17-mid C18. Coursed squared and dressed limestone with ashlar facade. Stone slate roof. Rectangular main body. C20 extension at rear not of special interest. All 2-light stone-mullioned casements, double-chamfered surrounds to windows lighting upper floor. Central C20 door with single pane light within flat-chamfered surround with triple keystone, flat stone canopy with moulded margin supported by moulded stone brackets over flat coping at gable ends. Gable end stacks. Interior not inspected.

Listing NGR: SP1069417467