

Heritage Statement
Trinity Barns,
Donnington
GL56 0XZ



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Title	Heritage Statement
Site	Trinity Barns, Donnington GL56 0XZ
Client	Kate and Jane Molloy
Proposal	Internal and external works to Barns to provide additional living accommodation.
Reference	TBD01
Date of issue	28 th July 2023

1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Charlotte Bowles-Lewis BA Hons, MSc, IHBC, Inspire Heritage Services Ltd. The statement has been produced to accompany applications for internal and external works to Trinity Barns. The document should be read alongside the drawings and all other submitted information by Eastabrook Architects.
- 1.2 Trinity Barns is referred to within the list description as an “*attached open-fronted store, Manor Farm*”. The site was formerly part of Manor Farm, a working farm, and applications in 2007 were consented to convert the stable, threshing barn, cart shed, and cattle sheds arranged around a central farmyard to residential accommodation. The site is referred to in the heritage statement as Trinity Barns. The group of buildings are located on the edge of the village. Donnington is a small village situated on a hill one and half miles north of Stow-on-the-Wold and three miles south of Moreton-in-Marsh, located near the Roman Fosse Way. The site includes a grade II listed building, the threshing barn and cart shed and is in the Donnington Conservation Area. The property is located within the Cotswold District and is identified on the site location plan Figure 1.

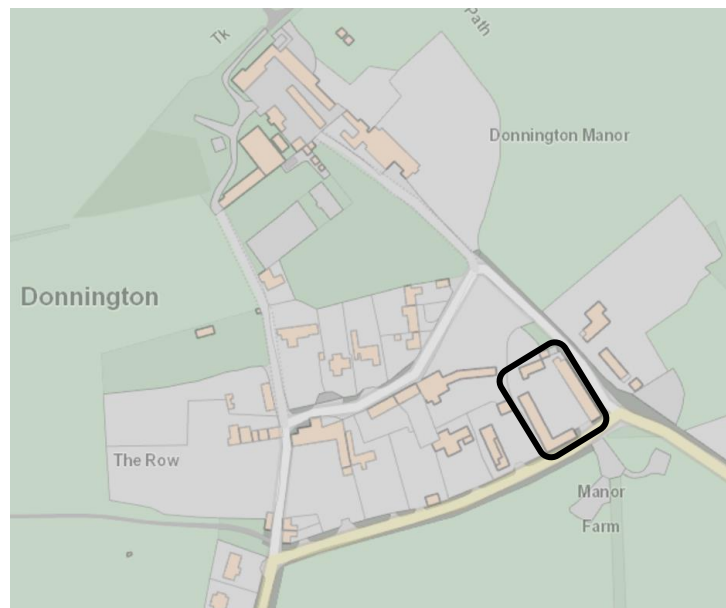


Figure 1 Site Location Plan highlighted in black.

Source: Know Your Place Southwest.

- 1.3 This report consists of a baseline heritage assessment compliant with paragraph 194 of the National Planning Policy Framework. This expects the applicant to be able to explain the significance of heritage assets in a proportionate way. It also contains a heritage impact assessment considering the effect of the proposals.
- 1.4 The significance of Trinity Barns and any impact of the proposals upon the designated heritage asset, the conservation area, and adjacent designated heritage assets have

been assessed using the guidance contained within the Historic England documents *Conservation Principles, Policy and Guidance (April 2008)*, *Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (2015)* and *Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)*.

- 1.5 A site survey was undertaken on 23rd November 2022. Photographs included in this report were taken during the site visit. Information on the history of the site has been drawn from several sources, including National heritage datasets including The National Heritage List for England (NHLE), and the Heritage Gateway which is an online Heritage Environment Record (HER) <https://www.heritagegateway.org.uk>. Websites were reviewed regarding local history, historic maps and search of the Cotswold District Council planning portal completed. The amount of detail provided is considered proportionate to the proposals presented to decision makers.

2.0 Heritage Designations and Descriptions

- 2.1 Trinity Barns (Figure 2 and plates 1-4) is located within the Donnington Conservation Area and are a complex consisting of three buildings set around a courtyard. The primary listed building, the former threshing Barn and cart shed shown in red on figure 2, is a Grade II designated heritage asset. The remaining structures on the site, the former stable, building 2, and cow sheds, building 3, are curtilage listed associated with the designated threshing barn and cart shed. The curtilage buildings date prior to 1948 and were ancillary to the main farm complex and threshing barn and cart shed, therefore are assessed as being protected by Listed Buildings Regulations.

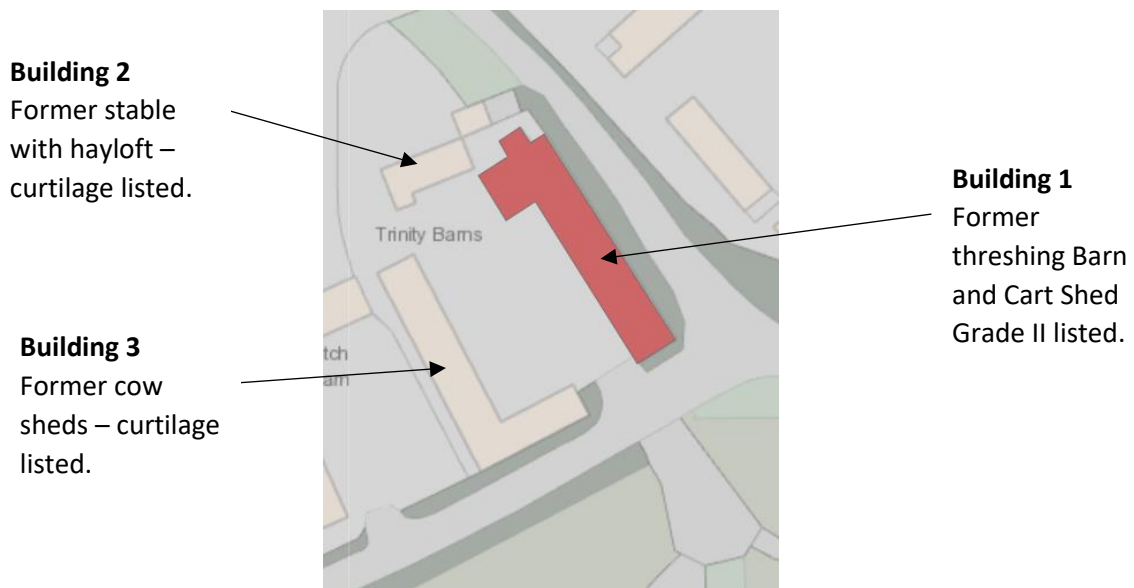


Figure 2 Trinity Barns site identification plan.

Source: Know Your Place Southwest.



*Plate 1 Building 1
Former threshing
Barn and Cart Shed
- Grade II listed.*



*Plate 2 Building 2
Former stable with
hayloft – curtilage
listed.*



*Plate 3 Building 3
Former cow sheds –
curtilage listed.*



*Plate 4 Building 3
Former cow sheds
with former stable
(building 2) to the
right of image –
curtilage listed.*

- 2.2 The listed building description is as follows – *Barn and attached open-fronted store, Manor Farm 25.8.60 (formerly listed as Farm Buildings west of Nos 2 and 3) GV II Barn and attached open-fronted store. Late C18. Coursed squared and dressed limestone, thin stone slate and concrete tile roof. Rectangular barn with triangular ventilation slits in gable ends. Opposing double doors with timber lintels off-centre left. Single-storey open-fronted store left, store bays divided by timber uprights standing on concrete. Bays between uprights filled with removable timber screens. Flat gable-end coping to barn with roll-cross saddles. Gablet at left gable end of open-fronted store. Barn interior: 6 bays with C20 roof trusses. Prominent position on corner with the main road.*¹
- 2.3 The site is enclosed by buildings on each of the three sides creating an open courtyard accessed from the south. While this had been the centre of agricultural activities in the past this use ceased prior to the 2007 application. It was also evident from the images provided in the 2007 application the buildings were in a poor condition. Trinity Barns listed building description notes that the threshing barn dates from the late 18th century. The remaining structures date from the late 18th to early 19th century. All the buildings within the courtyard complex are constructed in coursed rubble stone with stone slate roofs. Boundary walls are drystone and typical of the local vernacular of the area. To the rear of the site is a historic orchard and area of open space which is now utilised as amenity space for Trinity Barns.
- 2.4 Figure 3, below, taken from the Historic England website sets out the locations of nearby designated heritage assets which have been considered regarding any associated impacts relating to this proposal.

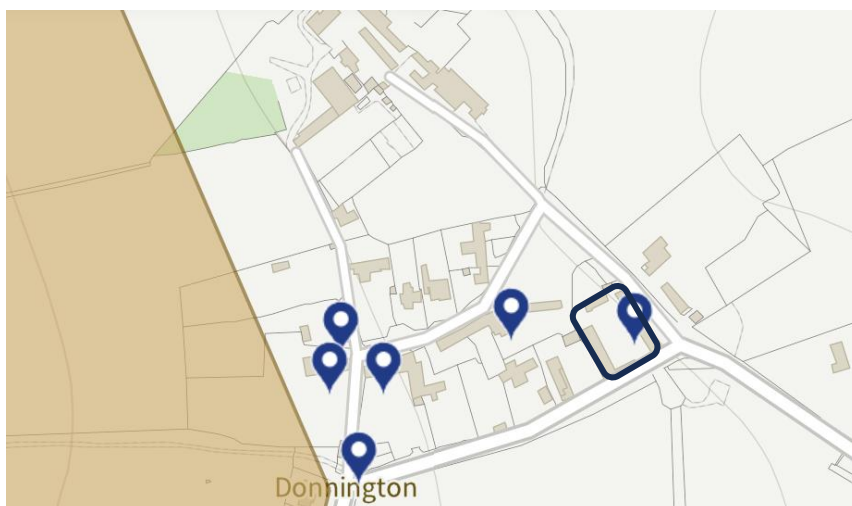


Figure 3 Designated Heritage Assets Plan with Trinity Barns identified in black.

Source: web resource www.historicengland.org.uk

The property is immediately adjacent Manor Farmhouse and attached outbuildings which are Grade II listed. The Farmhouse dates to the late 17th to early 18th century

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1303589>

and the site was redeveloped in 2007 application reference 07/02175/FUL and 07/02176/LBC. Within the core of the village is a cluster of three designated assets including the Grade II listed, Well House, a mid to late 17th century dwelling constructed in coursed and dressed limestone with stone slate roof. Opposite Well House are The Row, formerly five cottages now four and, East View, a detached dwelling, both Grade II listed. Finally the edge of the village forms part of the battlefield designation relating to the Battle of Stow in 1646.

- 2.5 The site of Trinity Barns is located to the edge of Donnington village and is with a designated conservation area, figure 4. The conservation area was first designated on the 26th September 1989. The Local Authority does not have a detailed conservation Area Appraisal for the area. The site is prominent in the conservation area and viewed from the street scene due to its corner location on the junction of Donnington Lane. Donnington Lane is a rural lane with mature trees and agricultural land to each side which contributes to the sites rural setting. The complex contributes to the character and appearance of the street scene.



Figure 4 Donnington Conservation Area Plan with Trinity Barns identified in black.

Source: web resource <https://www.cotswold.gov.uk>

3.0 Historical Background

- 3.1 The history of Donnington is summarised below taken from *A History of the County of Gloucester: Volume 6. Originally published by Victoria County History, London, 1965.* Evesham Abbey claimed to have received Stow, Mangersbury, and Donnington from King Coenred in 708. A grant to the abbey by King Offa in 779 appears to be of Donnington. At Donnington, it is believed that the settlement existed in the 8th century, and a large part of the land probably remained by 1066, when Donnington was included in Broadwell. After the Conquest, a sizeable proportion of Donnington was under tillage in the 12th century. For several centuries up to 1894 the ancient parish of Stow St. Edward or Edwardstow was divided administratively into three parts, namely, the town of Stow and the hamlets of Mangersbury and Donnington.
- 3.2 The small and compact village of Donnington is remote located at the 600-ft. level near the top of the eastern slope of the ridge between the Dikler and the Evenlode. The 'square of Donnington' with a watercourse running through it, referred to in the 17th century, can be identified with the north-east corner of the village. The smithy that stood west of it from 1614 until the early 20th century was described in 1640 as being on the edge of the green at the town's end near the highway. Soon afterwards the village stretched up the hill to where the road comes in from the southwest, and this road was linked to that from the southeast by a road that seems originally intended to give access to the back gardens of houses on the village street. This extension of the village seems to have accompanied a growth in population that may have been stimulated by the enfranchisement of the copyholders in the late 16th century, for whereas the hamlet comprised about a dozen households in 1327, 1381, and 1608, by 1671 the number of houses had risen to 28. It was still the same in 1801, and although the population and the village grew in the earlier 19th century, they had fallen right back by 1891 and remained there until the 1930's, when the population was lower than in 1801. From the 1930's there was some new building on the edge of the village, and the village's rural appeal began to attract new residents. These changes transformed its character, though its appearance survived. Donnington Manor, immediately north of the village, was built in the 18th century perhaps on the site of an earlier house.
- 3.3 Donnington's economic historic was steeped in farming with trades in the village including a carpenter, the corn-miller, the blacksmith, and a butcher. In the 16th century the local mill was used as a cloth-mill which the lord of the reputed manor of Donnington rebuilt as two corn-mills, under one roof, c. 1580. In 1827 the buildings comprising three mills, a bakehouse, and a malthouse were bought by Thomas Arkell, whose descendant Richard Arkell started a brewery there in 1865. In 1961 the brewery

was owned and run by the same family, which also owned land in the neighbourhood for growing barley.²

- 3.4 The Battle of Stow-on-the-Wold took place during the First English Civil War. It was a Parliamentary victory by detachments of the New Model Army over the last Royalist field army. Sir Jacob Astley took command of the Royalist forces in the west and began to gather up the remnants from the handful of Royalist garrisons still left in the West Midlands to create a new field army, a force of 3,000. While returning to Oxford he was intercepted and defeated at Stow-on-the-Wold. On 21 March 1646 Astley, reached Donnington and chose a low hill just to the west of Donnington to make his last stand but with Astley's defeat, Charles realised that the end was in sight and surrendered soon afterwards to the Scottish army at Newark, in May 1646.³
- 3.5 The following historic mapping has been found with the earliest map depicting Trinity Barn have been sourced. The earliest being the 1844-1888 1st edition historic epoch, figure 4 with the site remaining consistent in its plan form until today.

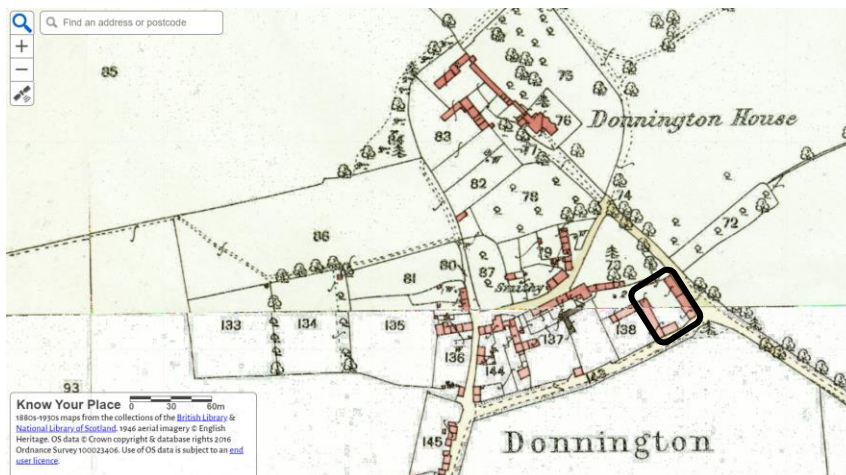


Figure 5 Site of Trinity Barns highlighted in black on the 1844-1888 1st Edition OS 25".

Source: web resource <http://www.kypwest.org.uk/>

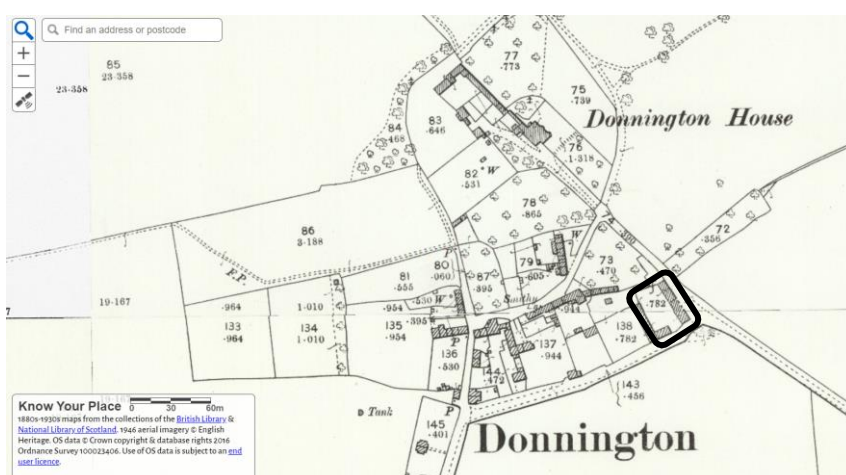


Figure 6 Trinity Barns highlighted in black on the 1894-1903 2nd Edition OS 25".

Source: web resource <http://www.kypwest.org.uk/>

² <https://www.british-history.ac.uk/vch/glos/vol6/pp142-165>

³ <https://www.historic-uk.com/HistoryMagazine/DestinationsUK/The-Battle-of-StowontheWold/>

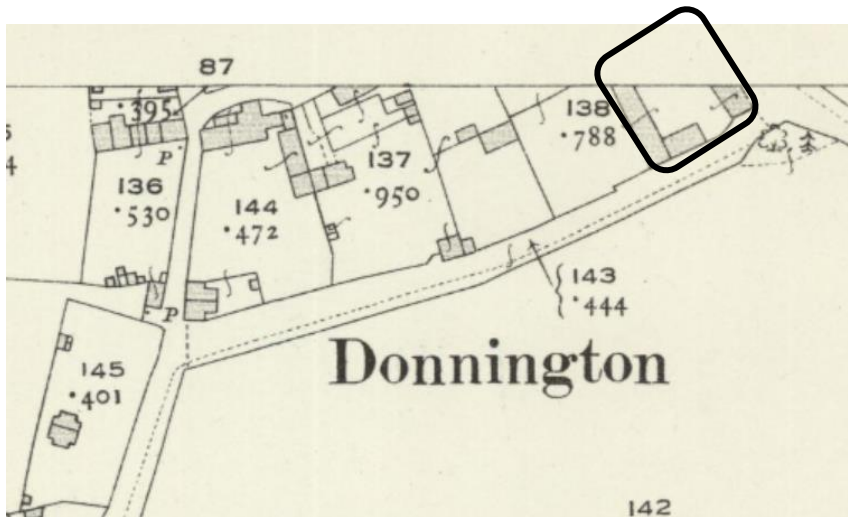


Figure 7 Trinity Barns part highlighted in black on the OS 25-inch England and Wales, 1841-1952

Source: web resource
<https://maps.nls.uk/>



Figure 8 Trinity Barns highlighted in black on the 1:25,000 Outline Series of Great Britain, 1945-1970

Source: web resource
<http://maps.nls.uk/>

4.0 Assessment of Significance

4.1 A heritage assets significance is derived from the historic, architectural, artistic, and archaeological interest or a combination of these. Each aspect is assessed in turn within this chapter relating asset Trinity Barns, a Grade II designated heritage.

- Historic interest** This is derived from the historic courtyards illustrative value forming part of Manor Farm and its wider complex of farmhouse, barns, and outbuildings. The courtyard complex is identified in its spatial form on the 1st edition historic epoch which dates from 1844-1888, figure 5. Reviewing the applications for *Refurbishment and construction of single storey extension to farmhouse; conversion of attached outbuildings to habitable accommodation; erection of double garage; conversion of group of redundant barns to create one new dwelling and erection of one new dwelling* references 07/02175/FUL and 07/02176/LBC the farmstead once held 140 acres of farmland. Most of the farmland was sold off leaving only six and half acres associated with the main farmhouse and the historic outbuildings by the 2007 application. The farm historically conducted a mix of arable, sheep and dairy farming. A historic floor plan of the buildings, plate 9 and a detailed phasing plan was submitted as part of this

application and is shown in Figure 10. The surviving historic fabric can be experienced when looking at the buildings from the courtyard and the wider street scene, as well as, within the buildings themselves.

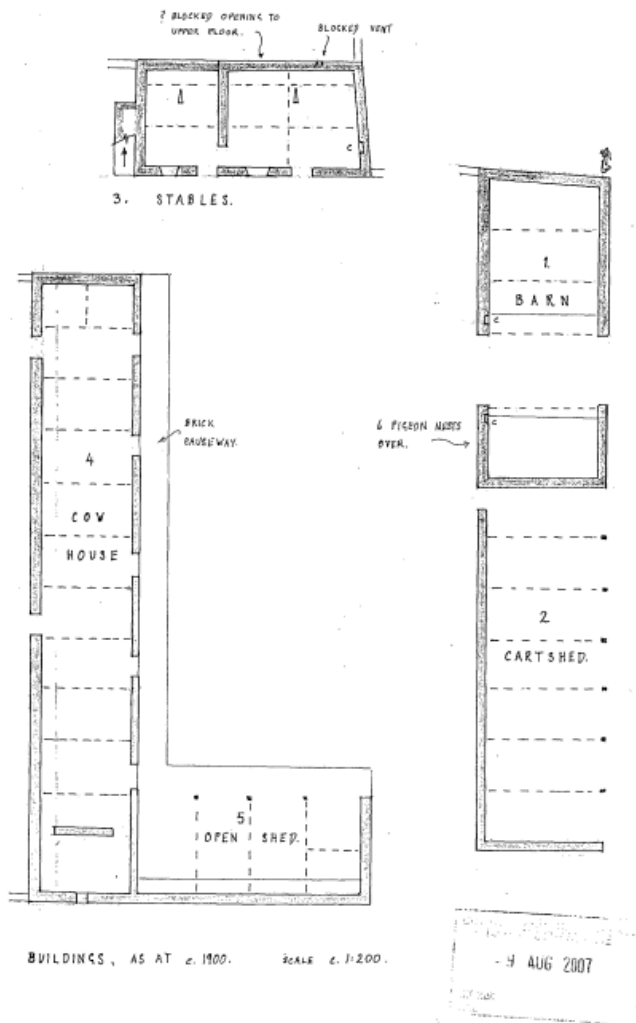


Figure 9 Historic floor plans of buildings c1900 and prior to conversion. Application references 07/02176/LBC

Source web resource <https://www.cotswold.gov.uk>

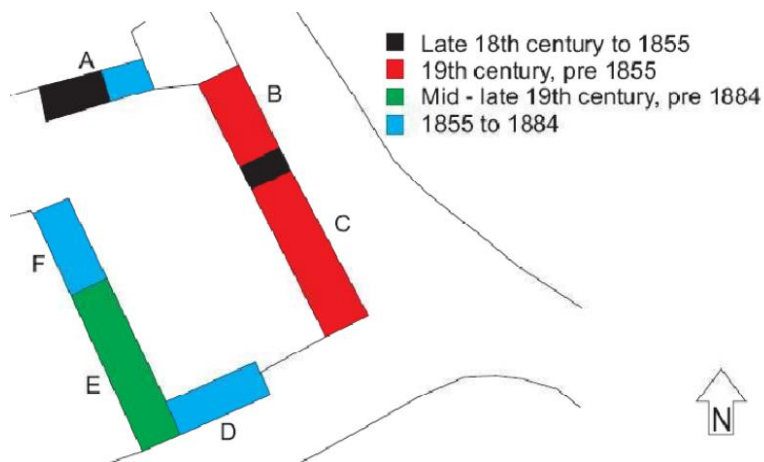


Figure 10 Phasing plans plan of buildings Application reference 07/02176/LBC.

Source web resource <https://www.cotswold.gov.uk>

- **Architectural interest** Architectural value is embodied in the vernacular character of the courtyard complex. The stone was locally sourced from the village quarry which was small scale and only met the needs of Donnington itself. ⁴

Building 1 Former threshing Barn and Cart Shed this residential unit is Grade II listed and has been created through the combination of two former agricultural buildings. The first the threshing barn, plate 5, is a five bay double height stone building with a stone roof. The central large opening provided access from the fields into the building and central courtyard, these have been fully glazed retaining this key feature. The north gable provides the boundary of the site and there are three triangular vents to the south gable and two arrow slits to the north gable. The cart shed element, plate 6, is single storey and was historically a seven bay open cart shed. The building has been enclosed using timber boarding and glazing as consented as part of the 2007 scheme. The building was not inspected internally as this does not form part of the application submission.



Plate 5 (left) Primary elevation of threshing barn, and Plate 6 (right) roadside elevation with new timber cladding and glazing.

Building 2 Former stable with hayloft is constructed in local stone with stone quoins to the south-east aspect of the building. The building was re-roofed as part of the 2007 application with reconstituted stone slates. It is a two storey three-bay building which appears to have been constructed in two parts due to the visual join in the structure, plate 7. The structure appears in its entirety on the 1st edition epoch therefore this work would be pre-1844. The stables have been converted and the former openings have oak lintels and been simply treated with glazed oak windows and doors. Tallet steps have been retained to the side and the opening has been glazed with a timber shutter internally. To the rear and side are small arrow slot openings which have been glazed. A conservation rooflight has been inserted to the front façade and two rooflights to the rear. Internally the building retains its agricultural character with exposed stone walls, timber beams, plate 8, trusses and rafters are exposed throughout, and the first-floor hayloft converted to an open bedroom.

⁴ <https://www.british-history.ac.uk/vch/glos/vol6/pp142-165>



Plate 7 (left) Rear elevations of the former stables and vertical section showing two phases of construction and Plate 8 (right) internal image with exposed stone walls and timbers.

Building 3 Former cow sheds are single storey former cow housing constructed in a L-shape configuration, plate 10. The building is constructed from stone with a hipped roof. The building dates from the mid-19th century and is identified on the 1st edition historic epoch. The structure includes an open fronted structure of 4 bays with timber posts on staddle stones. As part of the conversion the elevations fronting on the courtyard have been simply treated with large oak framed glazing openings. The roadside elevation provides a boundary with the road with a small grass verge, plate 9. This elevation has not been broken, other than a small conservation rooflight, and provides a traditional street scene frontage. The primary entrance to the site is also adjacent constructed from timber gates and stone walling with cock and hen detailing.



Plate 9 (left) Stone walling to streetscene and primary entrance, and Plate 10 (right) courtyard elevations of former cow sheds.

- **Archaeological interest** Any building of age and multiple periods has some potential for archaeological value whereby the physical materials of its construction could contain potential evidence about that property not reflected elsewhere in the documentary record. Trinity Barns had been in constant agricultural use until permission was granted for residential use. Machinery has been removed from the site and buildings and there is now little physical evidence other than structural walls and roofing remaining. The alterations of the built fabric retain evidential value and serve as a record of its development through time. This aspect of heritage value is however considered relatively low due to the 2007 alterations.

- **Artistic interest** The asset is not considered to derive significance from artistic values, albeit that it is an attractive vernacular building aesthetically.
- 4.2 The setting of Trinity Barns consists of private amenity areas directly associated with the site which includes the courtyard area which is not landscaped but has gravel and free-standing planters. A small potager has been added to the side of Building 3, former cowsheds and to the rear of building 2 is an area of grass which was historically part of an orchard on historic maps. The courtyard offers key views of the building's simple rural and agricultural character. The topography of the site is consistent and makes no specific contribution to the way in which the site is understood or experienced. Regarding public views of the site these are from Donnington Lane into the main courtyard. There are limited views to the rear of building 2 the former stables and these relate to private views from surrounding properties.



Plate 11 (left) courtyard setting and Plate 12 (right) former orchard to the rear of building 2.

- 4.3 The asset is prominent in the street scene with its stone elevations providing boundaries to the site. Access gates to the courtyard are located off Donnington Lane and the area is free from clutter and cars. To the rear of building 2 is an area of open space which was historically part of an orchard, plate 12, and this provides amenity space to for the three buildings. Boundary walls are dry stone with cock and hen capping and these separate the site from the historic Manor Farmhouse and former barns and outbuildings. Trinity Barns, plate 11, and its high-quality local building materials and traditional vernacular form contributes positively to the character and appearance of the Donnington conservation area. The buildings contribute to the group value of the adjacent assets due to their simple rural and agricultural built form as well as their association with the former Manor Farm site.
- 4.4 Trinity Barns are therefore of medium historic and architectural value dating to the mid-19th century and the former farmyard courtyard complex architectural interest is derived from its simple traditional rural vernacular form, and the sites use of local materials. Trinity Barns has low archaeological interest where this is retained is within the asset's walls and foundations. Aside from its historic and architectural value, the building's significance is not derived from artistic interest. The threshing barn and cart shed significances is high in a national context, reflected by the statutory Grade II

listed status. The remaining structures buildings 2 and 3 have been assessed as being curtilage listed due to their association with the threshing barn and wider group value. As a result, these structures are assessed as being of medium significance.

5.0 Policy Context

- 5.1 This heritage impact assessment is written within the following legislative, planning policy, and guidance context.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 The site is located within the Donnington Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. This duty is required in relation to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (NPPF) (updated 20th July 2021)

- 5.4 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation and enhancement of the historic environment. Individual aspects of the historic environment are considered to constitute heritage assets. Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 5.5 Section 16 of the NPPF "Conserving and Enhancing the Historic Environment" (para. 199) states that *"When considering the impact of a proposed development on the significance of a designated 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."*

- 5.6 Paragraph 200 of the NPPF states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. 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.”*
- 5.7 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 5.8 Paragraph 202 advises where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including where appropriate securing its optimum viable use.

Local Planning Policy

- 5.9 The Site lies within the administrative boundary of Cotswold District Council, which prepared and adopted the Cotswold District Local Plan 2011 – 2031. The following heritage-based policies are relevant to the application proposals:
- EN1 Built, Natural and Historic Environment,
 - EN2 Design of the Built and Natural Environment,
 - EN10 Historic Environment: Designated Heritage Assets, and
 - EN11 Historic Environment: Designated Heritage Assets - Conservation Areas
- 5.10 The Historic Environment plays a key role in defining the distinctive character of the District. These policies set out the Council’s aim to conserve the historic environment of the Cotswold District, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.

6.0 Proposals and Impact

6.1 This section considers the proposals and the effects of the proposed development on the architectural or historic interest of Trinity Barns and its setting. The statement also considers the impact of the proposals on the setting of adjacent designated assets and the Donnington Conservation Area.

6.2 The application proposes the following alterations, refer to figure 2 for building locations:

- New opening to the rear elevation of former stable, Building 2.
- Conversion of open barn and associated alterations to former cow sheds, Building 3.

Please refer to drawings provided by Eastabrook Architects as part of the application submission.

New opening to the rear elevation of former stable, Building 2.

6.3 The first element of the application proposes alterations to the former stables, references as building 2 with figure 2. This work relates to a new opening to the north elevation, plate 13. The new opening would be constructed from a slim line glass door, providing a simple addition with reduced framing ensuring minimal visual clutter. To facilitate this opening a new oak lintel would be required. O'Brien & Price, structural engineers, have produced a drawing detailing the new opening, drawings reference C8326/SK1.



Plate 13 Rear façade and proposed area for new opening.

6.4 The scheme includes the addition of an external timber sliding shutter to ensure that any impact resulting from the new opening is minimised. The shutter, a simple timber boarded door has been designed to retain the buildings agricultural and rural appearance, a feature commonly found on barns and farm buildings. This design philosophy accords with the Councils Design Policy EN2, and the design guidance set out within Historic England's Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse 2017. Further detailed scaled drawings for this aspect can be provided by the architect. While there is some harm arising from the removal

of the stone to create the new opening the intervention would not be harmful to the significance of the curtilage listed structure. The proposed opening is set to the rear elevation, away from the courtyard setting, and is not prominent in any views of the adjacent designated heritage asset or the Donnington conservation area.

Conversion of open barn and associated alterations to former cow sheds, Building 3.

- 6.5 The second aspect seeks to enclose the open barn which forms part of building 3 to provide additional living accommodation and a garage to the end bay. The four bay open barn has three timber posts set on staddle stones. The flooring is modern concrete added as part of the 2007 conversion, and the roof structure has been re-roofed with modern felt membrane exposed, plate 15 and modern rafters to the north elevation. The roof work also relates to the 2007 consents where the structure required significant repairs. The roof retains its historic trusses, principal rafters and high-level collar and struts. Stone elevations to the side and rear are in place and these have been repaired in a mix of lime and cement mortars.



Plate 14 (left) courtyard setting and Plate 15 (right) former orchard to the rear of building 2.

- 6.6 The proposals seek to utilise this space which is currently a storage area and provide an extended living area with shower and WC. The space will be enclosed through the introduction of simple slim profile sliding glazed doors. These will be recessed from the timber posts and staddle stone to ensure that the simple rural character of the structure is retained. A small rooflight is already in place and this will be utilised in the proposed shower room. Any further ventilation will be routed through the roof and a roof vent tile can be added without any visual impact to the street scene. No external changes are proposed to the rear roadside elevation.
- 6.7 A new dividing wall would be added to create a separate garage within the last bay. The garage is proposed to be either an open bay as existing or have traditional timber doors added to enclose the space. Either option would not be harmful to the buildings character allowing its character and plan form to be read. Internally insulation is

required to the flooring, therefore the scheme proposes to remove the existing modern concrete slab and replace with a new insulated slab. This will include new underfloor heating and a stone tile to finish. The existing ceiling is proposed to be insulated with a breathable material such as wood wool boarding and lime plaster. The scheme seeks to ensure the principal rafters and purlins are exposed, plate 15. The works would conform to Historic England Guidance relating to Energy Efficiency and Historic Buildings and Insulating roofs <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/insulating-roofs-in-historic-buildings/> Should further details be required this could be provided by condition discharge.

- 6.8 A new opening is proposed to provide connectivity into the new living area. Options were discussed on site regarding whether a small external link could be added from the main entrance. This was viewed as being an awkward addition which would take away from the buildings simple L-shape spatial character. Therefore, a new opening is proposed in the existing utility room. This would be a simple opening with timber lintels. Structural details can be provided, and advice has been sought from O'Brien & Price on this aspect. Due to the previous agricultural nature of the building, there are no existing architectural features which would be disturbed by this introduction. Due to the curtilage status of the building, it is noted that removal of the stone to create the new opening would result in the loss of historic fabric. This intervention however is not considered to be harmful to the buildings significance due to the opening following the pattern of openings when in use historically as a cow shed. The opening is internal and not prominent within the courtyard setting, or views of adjacent designated heritage assets or the Donnington conservation area.
- 6.9 The scheme has been designed to be an enhancement to the curtilage listed structure and will bring this element back into use. The introduction of slim profile sliding glazing recessed from the timber posts provides a sensitive enclosure to this space. The glazing allows its historic spatial form and evolution to be understood. A materials palette and precise details of the slim glazing system proposed can be provided by condition if required.
- 6.10 Structural advice has been provided by O'Brien & Price, see separate survey report. This identifies some minor repairs to the structure including repairs to cracking through repointing and some stitching with heli-bars or similar. Recommendations have also been provided regarding timber repairs and additional bracing to purlins and rafters. The structural recommendation ensures the scheme minimises impact to the historic fabric of the curtilage listed asset and reduces any further deterioration of the building. Therefore, structural works ensure that they preserve the architectural and historic interest of the host asset and will be completed in a traditional manner.

7.0 Summary and Conclusion

- 7.1 This report has presented an assessment of the history and significance of Trinity Barns and its setting to a proportionate level in accordance with the requirements of paragraph 194 of the NPPF. It presents to Cotswold District Council, the decision-maker, a description of the proposed works and their effects on the setting of Trinity Barns, surrounding designated heritage assets and the Donnington conservation area. The report does not undertake any assessment to determine the planning balance and public benefit, if any, this is a matter for the Council.
- 7.2 Conservation is considered to be the process of carefully managed change; it is not the same as preservation. At this site, the proposed changes are based on an understanding of the buildings and areas key heritage values and character. In preparing the proposal consideration has been given to the Cotswold District Local Plan (November 2015) and policy EN10. The proposals have been developed to ensure that the scheme “*sustain and enhance the character, appearance and significance of designated heritage assets (and their settings).*” The proposals seek to provide a high-quality living space within the existing open barn of building 3. This will be enclosed by simple sliding glazing recessed from the oak timber posts. The proposals have been designed to respond to the scale, character, and simple agricultural vernacular of Trinity Barns. The internal alterations are limited with the introduction of a dividing wall to create separate garage and small shower room. One new opening is proposed to provide internal connectivity with the new living space. Insulation will be added to the modern floor and modern roofing ensuring any principal rafters and purlins are exposed. Due to structural aspects identified by O’Brien and Price remedial works are required and have been detailed in the structural report. Works to building 2 are limited to the introduction of a new opening to the rear elevation which will be enclosed by a large timber shutter to retain the buildings rural and agricultural character.
- 7.3 With regards to the setting of designated assets the proposal ensures that external works are minimised with the works confined to the east elevation to the open barn being fully glazed with seamless sliding glazing to the former cow sheds, building 3. The proposed new opening to the former stables, building 2, has been confined to the rear elevation. The proposals have been designed to respond to the agricultural and rural character of the complex and adjacent assets of Manor Farm and barns. It should be noted that there are no changes to the external landscaping. The proposals therefore would not result in a harmful impact on the setting of adjacent designated heritage assets. Due to the location of the proposals and the enclosed nature of the site, there is limited interaction with its neighbours. Works are confined to the curtilage listed structures and have been sensitively designed using high quality

materials. Therefore, the proposal is assessed as not resulting in a harmful impact on the setting of the adjacent designated heritage assets.

- 7.4 When considering the impact of a development proposal on the significance of a conservation area the principle matter of importance is the visual impact on the 'street scene'. Accordingly, changes that can be viewed from the street would attract a higher degree of change in terms of significance and a lesser impact when views are unavailable. There are some limited public views from the conservation area of the courtyard but the proposals themselves would not be viewed. The materials are high quality utilising slim profile sliding glazed doors and a timber shutter to enclose the rear elevation of building 2. The materials ensure they follow the agricultural and rural character of the site being a simple, as well as following the existing pattern and quality of the 2007 scheme. The proposals will therefore *"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"* as identified with EN11.
- 7.5 The Cotswold District Local Plan 2011 – 2031 Policy EN2 Design of The Built and Natural Environment relates to new development stating that *"development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality."* The scheme is assessed as being in-keeping with its setting by creating a sympathetic design and utilising high-quality materials. Samples of materials can be provided by condition if required. Therefore, the scheme conforms with policy EN2.
- 7.6 In light of the above assessment it is concluded that the proposals are sympathetic to the historic and architectural interest of Trinity Barns as curtilage listed structures. The proposals will not have a harmful impact on the setting of adjacent assets identified. The works would also preserve the character and appearance of the Donnington conservation area and street scene. Therefore, accord to Section 16 of the National Planning Policy Framework, Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with local policies EN1, EN2, EN10 and EN11.

Appendix 1 Historic England Statutory List Descriptions

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303589

Date first listed: 25-Aug-1960

Date of most recent amendment: 30-Jan-1987

List Entry Name: BARN AND ATTACHED OPEN FRONTED STORE, MANOR FARM

Statutory Address 1: BARN AND ATTACHED OPEN FRONTED STORE, MANOR FARM

County: Gloucestershire

District: Cotswold (District Authority)

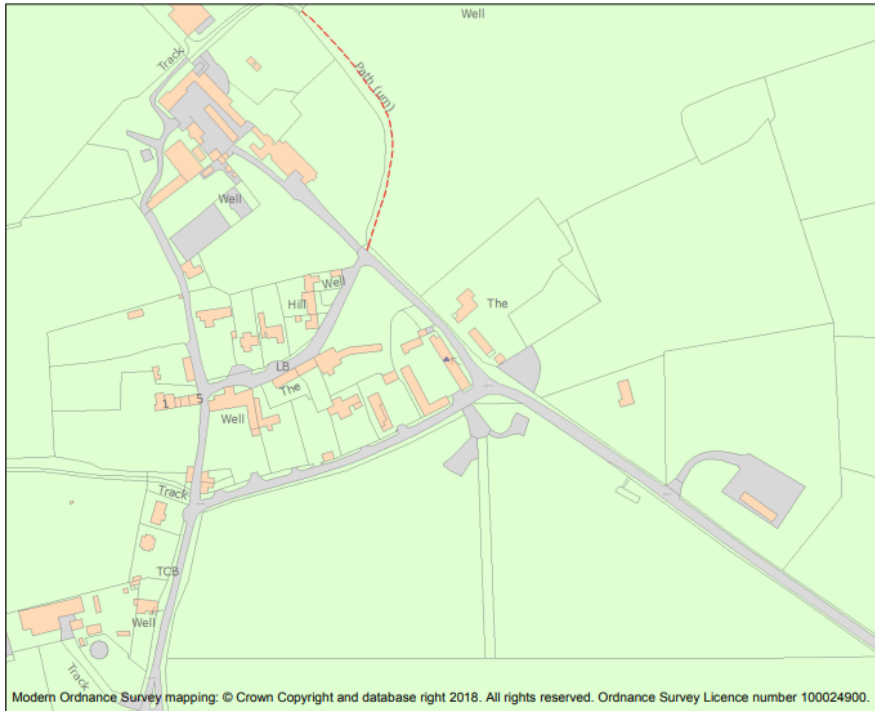
Parish: Donnington

National Grid Reference: SP 19396 28179

Details

DONNINGTON DONNINGTON VILLAGE SP 12 NE 3/102 Barn and attached open-fronted store, Manor Farm 25.8.60 (formerly listed as Farm Buildings west of Nos 2 and 3) GV II Barn and attached open-fronted store. Late C18. Coursed squared and dressed limestone, thin stone slate and concrete tile roof. Rectangular barn with triangular ventilation slits in gable ends. Opposing double doors with timber lintels off-centre left. Single-storey open-fronted store left, store bays divided by timber uprights standing on concrete. Bays between uprights filled with removable timber screens. Flat gable-end coping to barn with roll-cross saddles. Gablet at left gable end of open-fronted store. Barn interior: 6 bays with C20 roof trusses. Prominent position on corner with the main road.

Listing NGR: SP1939628179



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.
Name: BARN AND ATTACHED OPEN FRONTED STORE, MANOR FARM

Heritage Category:	Listing
List Entry No :	1303589
Grade:	II
County: Gloucestershire	
District: Cotswold	
Parish: Donnington	

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SP 19396 28179
Map Scale:	1:2500
Print Date:	26 July 2023



Appendix 2: SOURCES

Department for Communities and Local Government. National Planning Policy Framework (2018)

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

Historic England. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 3 – The Setting of Heritage Assets (2015)

Historic England. Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)

National Heritage List for England

Know Your Place <http://www.kypwest.org.uk/>

<https://www.cotswold.gov.uk/planning>

<https://www.british-history.ac.uk/vch/glos/vol6/pp142-165>

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