

Heritage Statement

Ref: Proposed Greenhouse at Cotswold Farm, Duntisbourne Abbots, Cirencester, Gloucestershire, GL7 7JS

Introduction

This Heritage Statement accompanies the submission of an application for planning permission for the replacement of a proposed greenhouse at Cotswold Farm, Duntisbourne Abbots, Cirencester, Gloucestershire, GL7 7JS. The requirement set out in The National Planning Policy Framework and the key words in paragraph 128 of the NPPF are 'significance' and 'impact'. This Heritage Statement will therefore:

- set out the significance of the Heritage Asset affected.
- describe the proposed changes, and
- If necessary, provide a justification for any 'harm' which arises from them and set out a mitigation strategy

This Heritage Statement will demonstrate that the significance of the Heritage Assets have been assessed and the proposed development is acceptable and appropriate, positively enhancing the assets as the proposed greenhouse will be more in keeping with a traditional walled kitchen garden of this era. It will allow for the propagation of plants, flowers, fruits and vegetables for use throughout the rest of the garden.

The proposed works will afford Cotswold Farm to become more self-sustaining through the growing of fruits and vegetables, meaning a significant reduction in the use of single use plastics such as food packaging, thus reducing the carbon footprint of the property. It will also positively enhance the surrounding environment by allowing the propagation and over-wintering of plants and flowers, helping to boost the biodiversity of the surrounding environment.

Heritage Assets

The Heritage assets which require consideration in this application are as follows:

- Cotswold Farm - a Grade II* listed residential building which dates to the 17th Century, much has been remodelled and extended in the 1920's;
- The Main Barn – Grade II listed threshing barn from the late 17th century which is situated to the west of the farmhouse

Details of the listings are given below:

**SO 90 NE DUNTISBOURNE ABBOTS -
6/40 Cotswold Farmhouse
4.6.52
GV II***

Large country house. C17 with extensive 1926 enlargement by Sidney Barnsley; some later C20 alterations. Coursed and random rubble limestone; dressed stone windows, doorways and quoins; ashlar chimneys to earlier house with moulded skirts and caps; coursed rubble with dressed quoins and slate weathering to chimneys on C20 additions; some ornamental leadwork; stone slate roof. C17 house of 2 storeys with attic; 2-span roof is C20 alteration; 2 wings at back; 2 more wings added in C20 to form L-plan, mostly 2-storey with attic; 2-storey front porch; single-storey porch added at back. Central gabled porch in front elevation with 2 windows either side to ground floor, all recessed chamfered mullioned and of 2 lights; two 2-light windows to upper floor and a single light to right of porch; 4-centred moulded archway to porch with hoodmould, and to upper floor a 2-light recessed chamfered mullioned window with hoodmould. Cross-gabled wings added at each end to form courtyard, both of 2 storeys with attic; attic windows in gables are 2-light recessed chamfered mullioned without hoodmoulds, with a slit vent over, having a decorated head formed by a notch in stone lintel and 2 projecting pointed jamb stones; fenestration below is generally in line with gables and of 2 and 3-lights with hoodmoulds; all windows having leaded casements. Cross-gabled wing to south east has fenestration as described facing courtyard, but a blank north east facing end gable with ridge chimney stack; similar gable in opposite wing has pierced stone floral attic vent. South side of south east wing roofed in artificial stone slates; canted mullioned and transomed bay window to ground floor; much decorative leadwork, especially heraldic shield on rainwater head; wing reduced to single storey with attic as it runs back with 2-light window in half-dormer gable; 3 and 2-light windows to ground and upper floor in line with return gable on west end of wing; slit vent in gable

over. Gabled end of original house facing south has central chimney stack at ridge matching similar stack at north end; off-centre fenestration below: doorway with 4-centred moulded arch and hood; 2-light chamfered mullioned window to left with similar 2-light over. Single-storey wing adjoining to west has doorway with fiat stone porch hood on moulded stone brackets; 4-light mullioned windows either side of doorway with cavetto mouldings and hood; chimney at ridge with moulded cap; west end of wing is late C20 sun room; 2-light recessed chamfered mullioned window at back of this wing faces on to back courtyard. Back elevation to original house of 4 windows with 2-light chamfered mullioned attic windows without hoods in attic gables; 3-light to floors below in line With gables; two 2-light in upper floor between 3-lights, all recessed chamfered mullioned with hoodmoulds, central porch with hipped roof; additional doorway inserted to left in late C20. Wing to north of back court: four 2-light chamfered mullioned windows with hoodmoulds and stone flat arches over face court; stone steps lead to upper level doorway at end of wing; on north side a single low-level 3-light chamfered mullioned window with hoodmould and external protective grille. Service wing to north is altered late C20, but has doorway with 4-centred arch and chamfered moulding. Interior includes 2 rooms with plasterwork by Norman Jewson: the ceiling in dining room has oak leaf patterning while that in library also depicts Cotswold animals (including a monkey!). Panelling and bookcases in library by Sidney Barnsley; in the dining room is a stained glass window of 3-lights my Morris & Co., and designed by E. Burne-Jones, depicting scenes from the life of St. Cecilia. Terraced formal gardens designed by Jewson. A late and very important example of the Arts and Crafts movement. (D. Verey, Gloucestershire: The Cotswolds, 1979.)

Listing NGR: SO9810709386

SO 90 NE DUNTISBOURNE ABBOTS -
6/41 Barn at Cotswold Farm to west of house 4.6.52
GV II

Barn. Late C17. Random rubble limestone; stone slate and partly artificial slate roof; timber doorway lintels; cross-gablet vents to gable ends. 5-bay barn with central porch on south side only; shelter sheds and store on south side returning at east end. Porch with hipped roof; 3 rows of pigeon holes below; small doorway with timber lintel and plank door flanked by 2 small leaded windows with timber lintels. Shelter shed to left now has transparent corrugated roofing supported on round stone piers. Lean-to store to right has 2 small leaded windows and 2 doors at east end. Large main doorway at north side has glazed lights over; scattered fenestration on this elevation: small casements with concrete lintels. Alterations to the interior includes the extension of the abutting cottages on west through the external wall of the barn. Listed for group value.

Listing NGR: SO9807909378

Proposed Works

Historically, there are no precedents for domestic greenhouses before the early 18th century, until the glass tax was repealed in 1845. However, elements of the earliest domestic greenhouses have been incorporated into the design of the greenhouse to ensure the greenhouse is sympathetic to the location. These include a low eaves height combined with a steep pitch of roof, and slender glazing bars.

The present walled kitchen garden was constructed around the 1920s-1930s and the proposed greenhouse is sensitively set within it. As the proposed structure is primarily made of glass, the visual impact of it on the surrounding area is minimised, as daylight can pass through the majority of it.

The proposed greenhouse is 2.9m wide by 6.4m long and will be built on a strip foundation requiring minimal excavation during the building works. The greenhouse will have no impact on the current use of the land as it is replacing the old existing greenhouses, and it will remain as part of the kitchen garden. In respect to the residential property and its boundaries the greenhouse is proportionate to the space available, and it is not considered that the development will impact on the heritage assets in any way, it will be more in keeping with the traditional walled kitchen garden.

The proposed greenhouse will not alter the fabric or form of the dwelling house and as such will have no detrimental impact on the heritage asset.

Conclusion

The application proposes to replace the old greenhouses with a free standing greenhouse for use by the owners of Cotswold Farm. The greenhouse is a minor development and will not result in any unacceptable impact on the original dwelling, nor conflict with the policies of the local council.

The proposed greenhouse will provide a space for the propagation of a variety of plants, flowers, fruits and vegetables that will provide an opportunity to maintain the kitchen garden and therefore play a positive role in sustaining and enhancing the immediate setting of Cotswold Farm, in line with local policy.

As well as the structure being a practical addition, the greenhouse design is sympathetic to the character and appearance of the heritage asset and the surrounding environment.

We believe that it is essential that the look of our structures is not compromised, and it is to this end that we have sought the advice of The National Trust and English Heritage over the past few years. This has resulted in our designing profiles and features to enhance the aesthetics of our structures, which has enabled us to obtain planning permission for our structures in many sensitive areas, including AONBs, Green Belt, Conservation Areas and the New Forest & South Downs National Parks.

In summary, the owners of the property have deliberately chosen a high-quality structure, which has been designed to the highest standards to be in keeping with the appearance of the earliest domestic greenhouses. We believe the proposed structure will serve to enhance the heritage asset in both purpose and appearance and can be considered an acceptable and appropriate development and play a positive phase in the continuing history and development of Cotswold Farm.

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