

H. A. Planning

Heritage Assessment and Design & Access Statement



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Site Description

Site Address:

Landmere

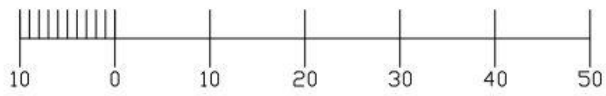
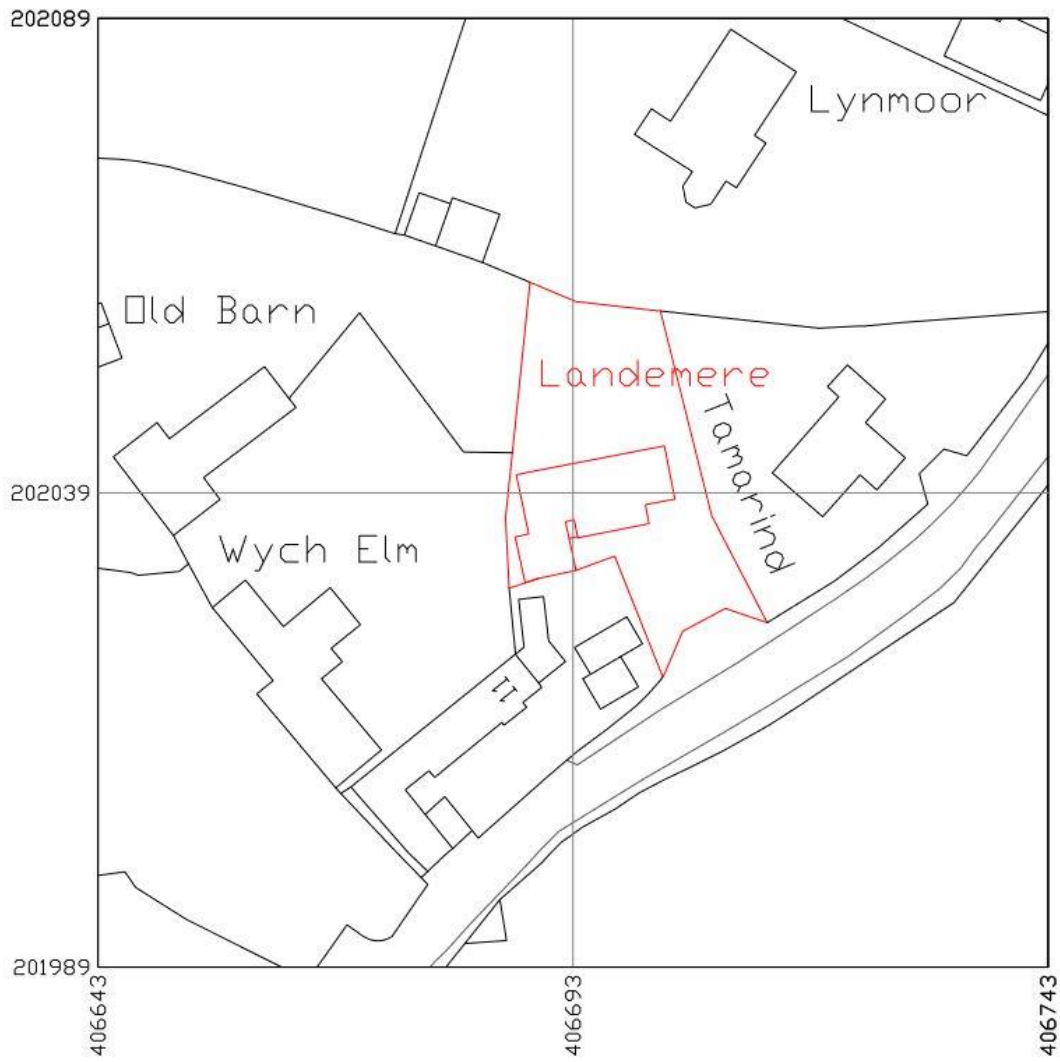
Ampney Crucis

GL7 5RY



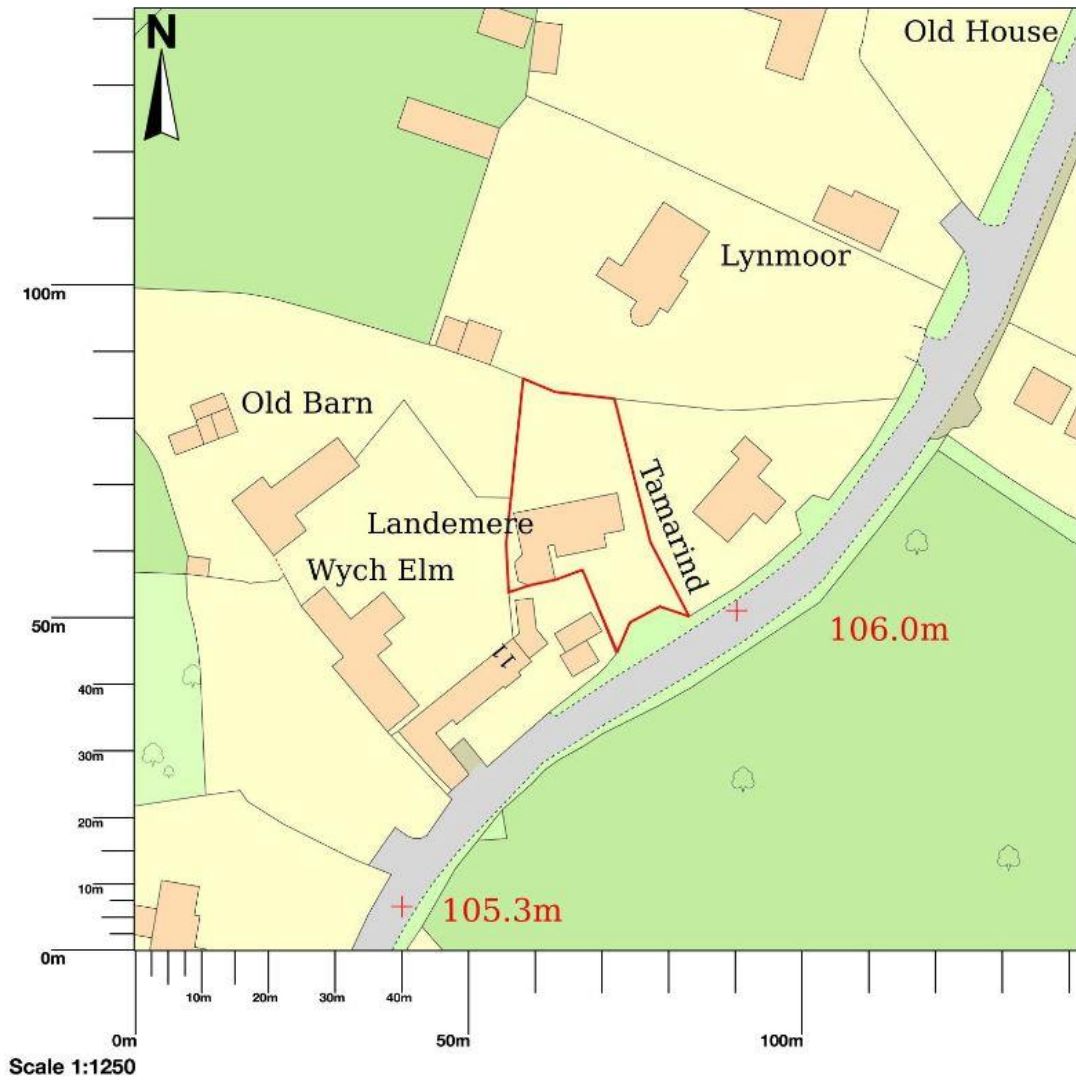
Aerial View

Landmere is located on the main road in Ampney Crucis. It is accessed via a set back gate that leads to a driveway with a vehicle turning space and a double garage. The property is a detached bungalow finished in Cotswold stone, slate, and conservation-style casement fenestration. There is a small rear garden with side access. The rear of the property cannot be seen from a public footpath or a road.



Block Plan

Landemere, Ampney Crucis, Cirencester, GL7 5RY



Location Plan



Rear





Rear



Front door





Front garage



Front

Heritage Assessment

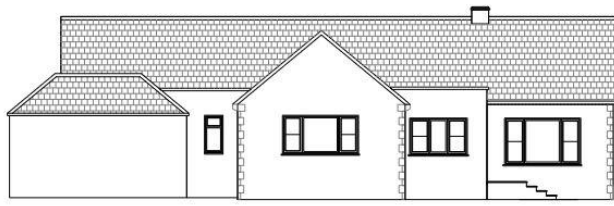
Historical significance - The bungalow is part of the 1960s development of the village with modern residential detached dwellings. The site layout is simple, with the front garden allocated for off-road parking, the building located centrally on the plot and a modest rear garden with side access. The property has no external or internal features of unique character. There have been several extensions and improvements done to the bungalow over the years.

Cultural significance - The site on which the bungalow is located was agricultural land, probably allocated to one of the few farmhouses in the village. The use of the building is not tied to local industry. There is no cultural significance associated with Landmere.

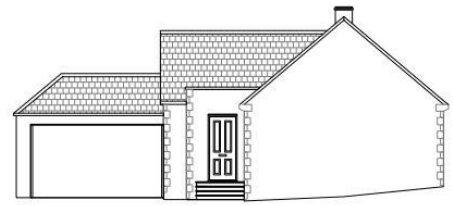
Aesthetic/Architectural significance - The building's finish materials complement the setting. The relatively small scale of the building and the setback from the street ensure a small visual impact on the street scene. The property is on the border of the Conservation Area and not part of it, which confirms there is no architectural significance associated with the building.

There are no external features that can be considered aesthetically unique or significant.

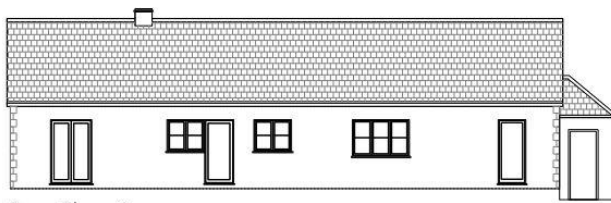
Archaeological significance - no evidence on-site or on the respected desk-top sources suggests the site has a reported history with an archaeological significance.



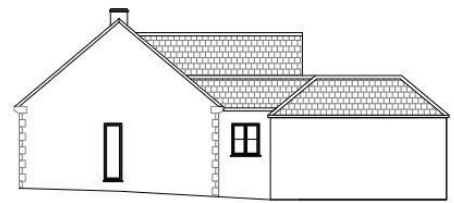
Front Elevation



Right Elevation

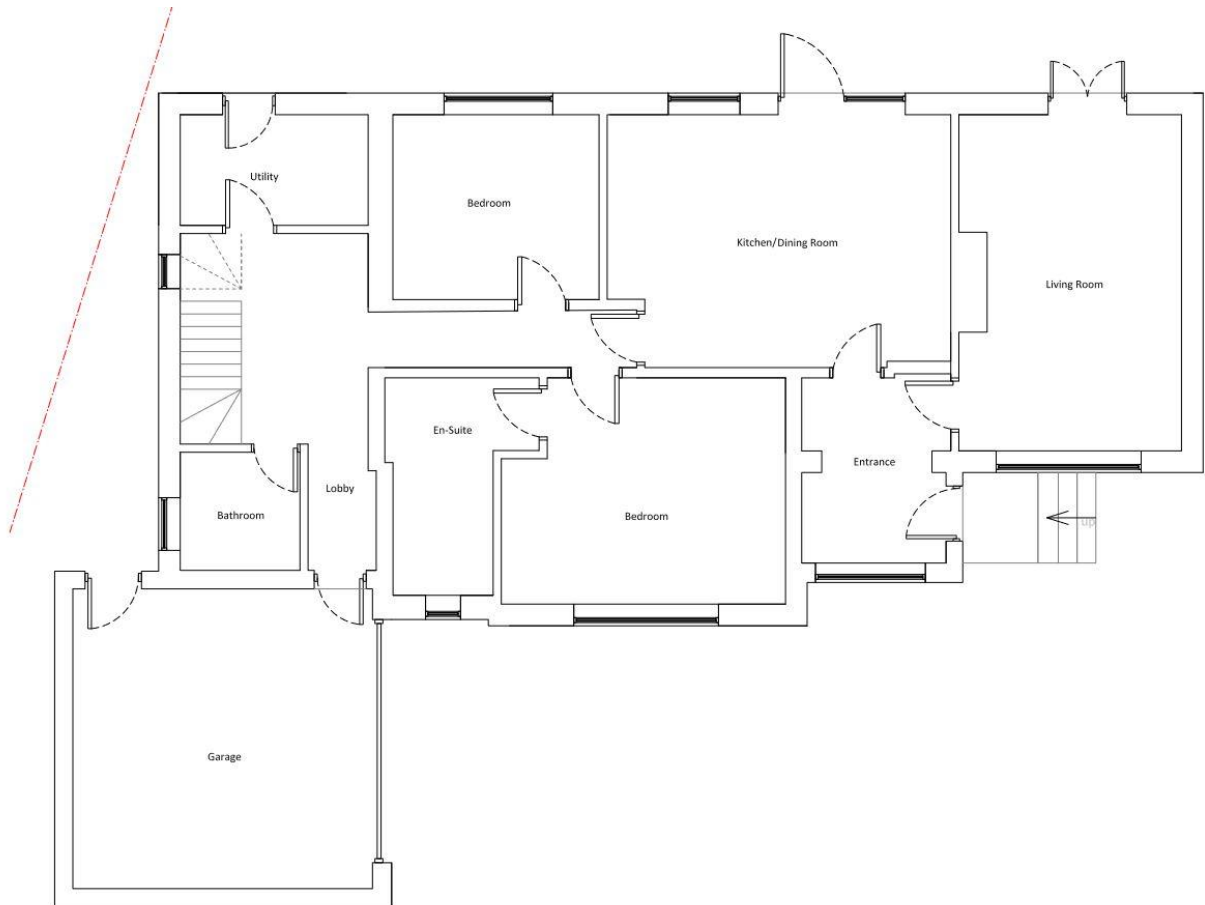


Rear Elevation

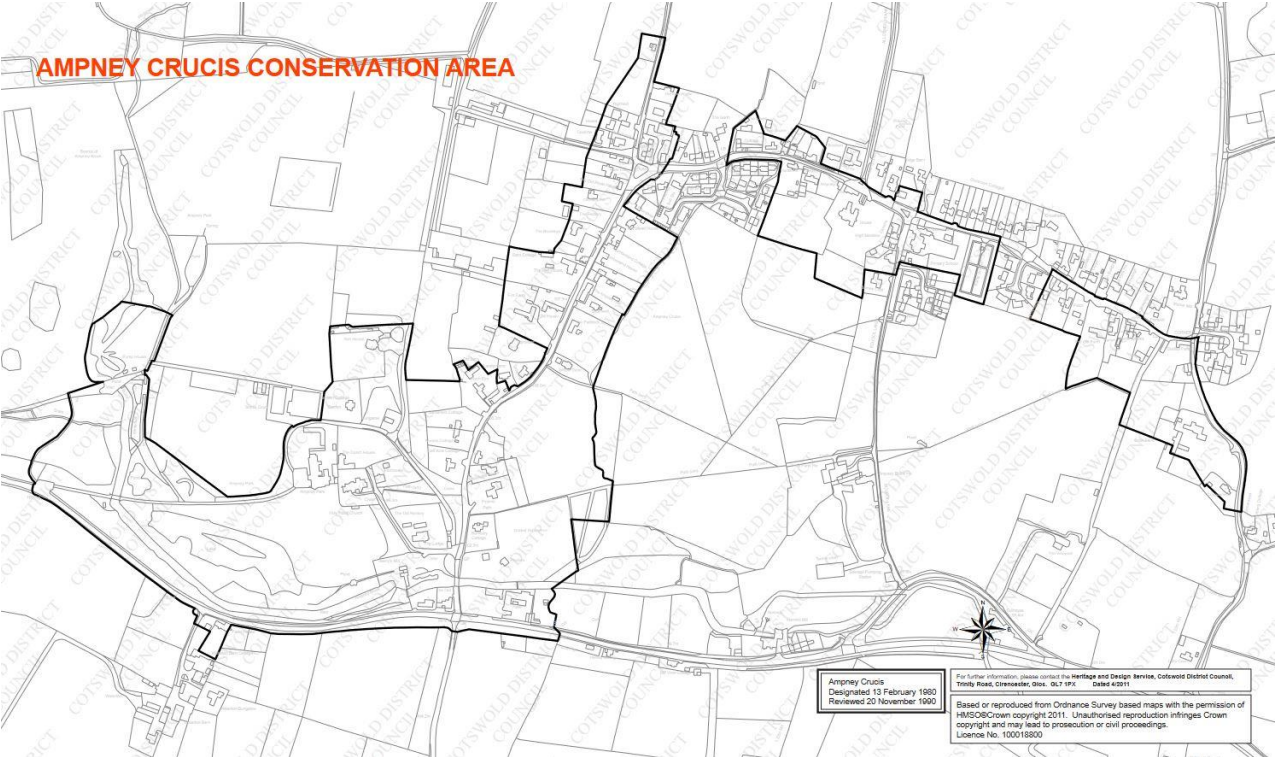


Left Elevation

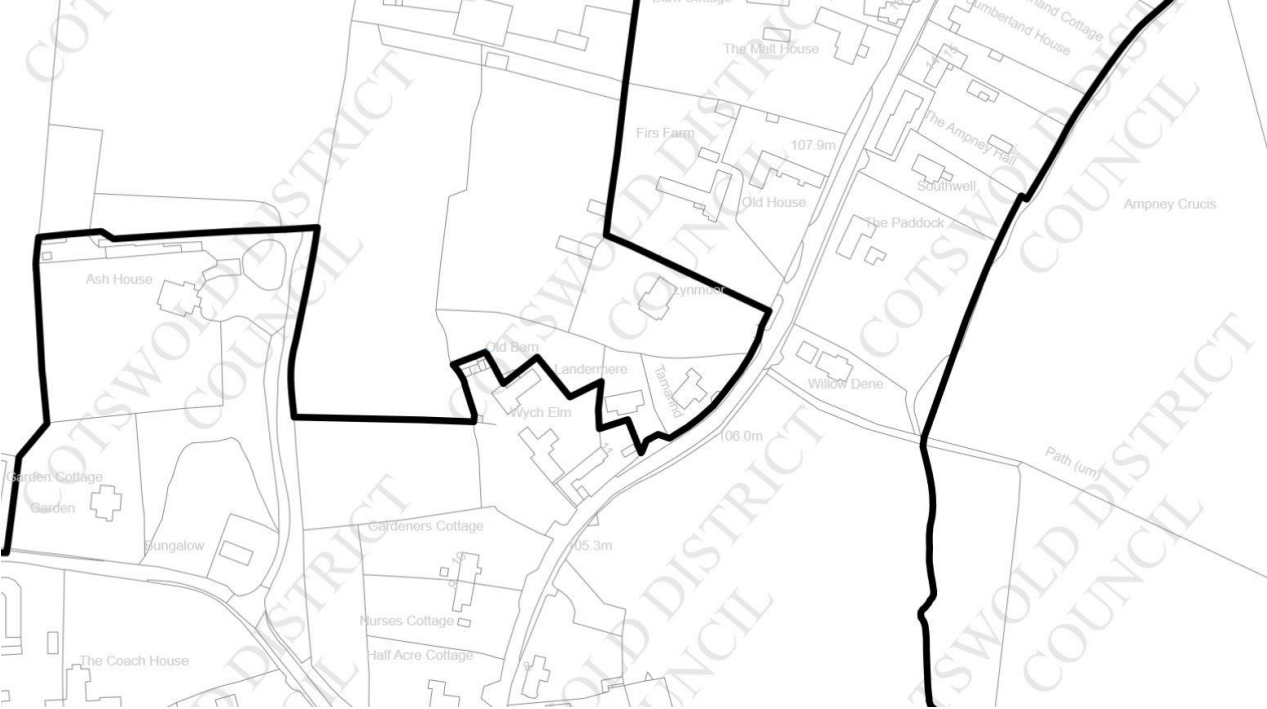
Existing Elevations and Existing Plan



Heritage asset



The application property is not listed and is on the border of the Ampney Crucis Conservation Area. The south and part of the property's west boundary are on the Conservation Area's border. Therefore, any proposed work must be considered regarding the possible negative impact on the Conservation Area and heritage assets present.



Old Barn and Wychelm are Listed Buildings that share a boundary with Landmere. Both properties are important heritage assets for the setting and present historical and architecturally significant external and internal features of special character. The preservation of the properties is essential for the village's cultural significance.

The existing visual impact between the properties is minimal because the boundary treatment is a Cotswold drystone wall with a mature tall hedgerow on Wychelm. The hedgerow obscures the views towards Landmere. Even the roofline of the bungalow is not visible. There are small sheds located near the boundary of both properties.



Boundary treatment seen from Landmere and both sheds





Boundary treatment seen from Landmere

Official list entry **BARN IMMEDIATELY TO NORTH WEST OF WYCHELM**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1172124

Date first listed: 17-Jun-1986

Statutory Address BARN IMMEDIATELY TO NORTH WEST OF WYCHELM

Location

Statutory Address: BARN IMMEDIATELY TO NORTH WEST OF WYCHELM, AMPNEY CRUCIS VILLAGE

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Ampney Crucis

National Grid Reference: SP 06651 02042

Details

SP 0602-0702 AMPNEY CRUCIS AMPNEY CRUCIS VILLAGE (west side)

11/28 Barn immediately to north-west of Wychelm

GV II

Small barn. Probably late C18. Rubble stone, stone slate roof. North-west side has flush cart entry with low slightly cambered beams and no doors. Opposed low level entry with renewed straight timber lintels. Four bays, collar and tie beam trusses with 2 trenched purlins, roof felted under stone slates. Slit vents at apex of each gable end and below pitch hole with shutters to left of north-west entry. Plugged square vents. Small lean-to on south-east corner, projecting to south, has 2-bay animal shelter with tapering rubble column and small milking bay to right with stable door. Garage behind, originally a lean-to. Small single-bay stable to north east. Included for group value.

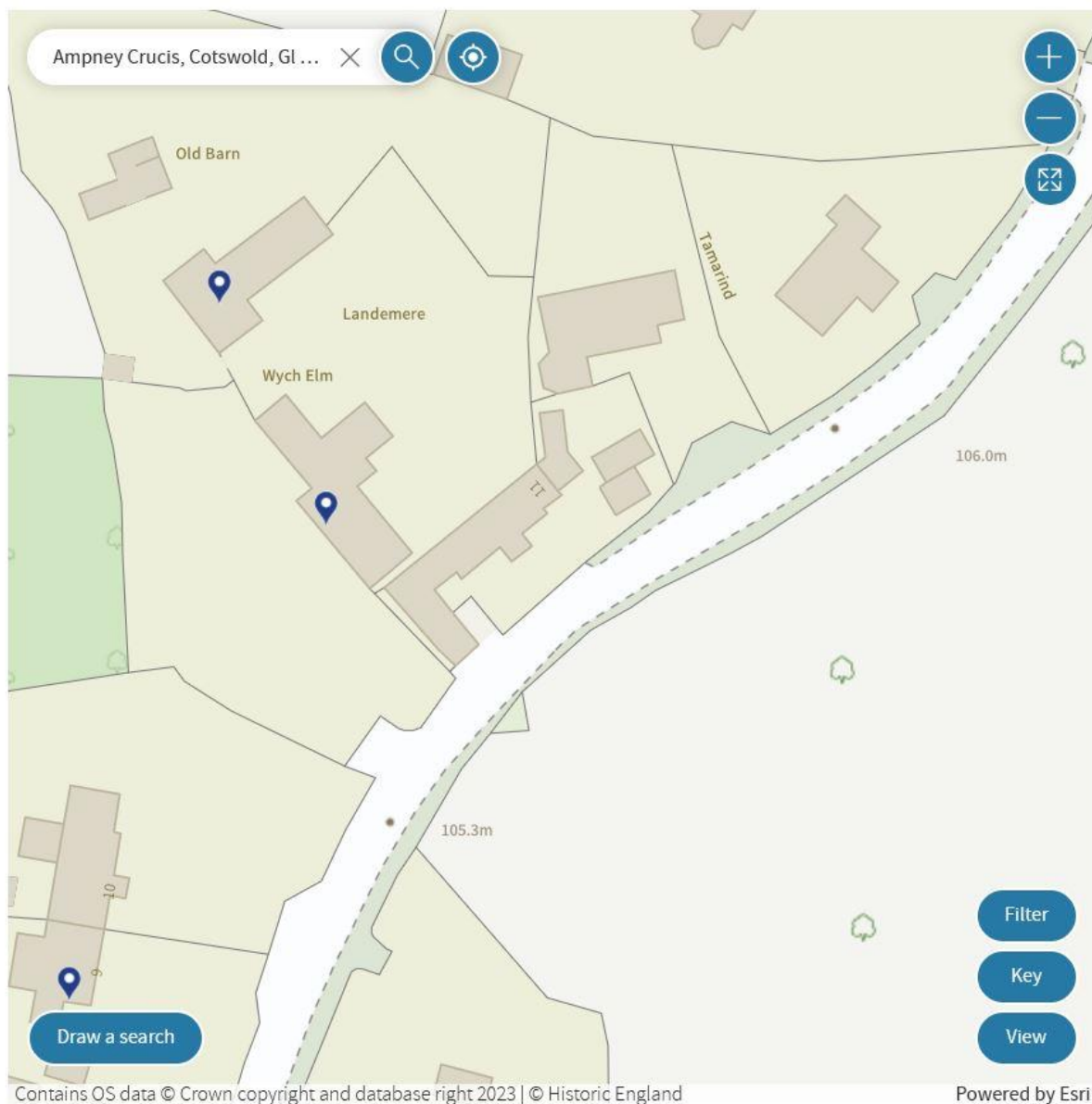
Listing NGR: SPO665102042

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 129650

Legacy System: LBS



Official list entry **WYCHELM, AMPNEY CRUCIS VILLAGE**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1090021

Date first listed: 17-Jun-1986

Statutory Address WYCHELM, AMPNEY CRUCIS VILLAGE

Location

Statutory Address: WYCHELM, AMPNEY CRUCIS VILLAGE

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Ampney Crucis

National Grid Reference: SP 06663 02017

Details

SP 0602-0702 AMPNEY CRUCIS AMPNEY CRUCIS VILLAGE (west side)

11/27 Wychelm

GV II

Detached house. Early C18, with wing to north-west of 184-. Rubble stone with flush quoins, stone slate roof, brick end stacks, renewed to left. Single main range with small service range in 2 sections to north-west. Mainly 2 storeys. Two widely spaced windows, 2-light stone mullions in flush surrounds with iron casements. Same on ground floor flanking central C20 door with large flat stone hood on curved stone brackets. Internal shutters remain on ground floor. Range to west restored with renewed concrete windows. Original service wing to right has stone ridge stack with moulded cornice and small hip to rear wing. Extension dated "184- TKR" has small gable, and cambered-head doorway with C20 door.

Listing NGR: SPO666302017

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 129649

Legacy System: LBS

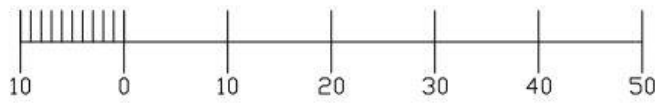
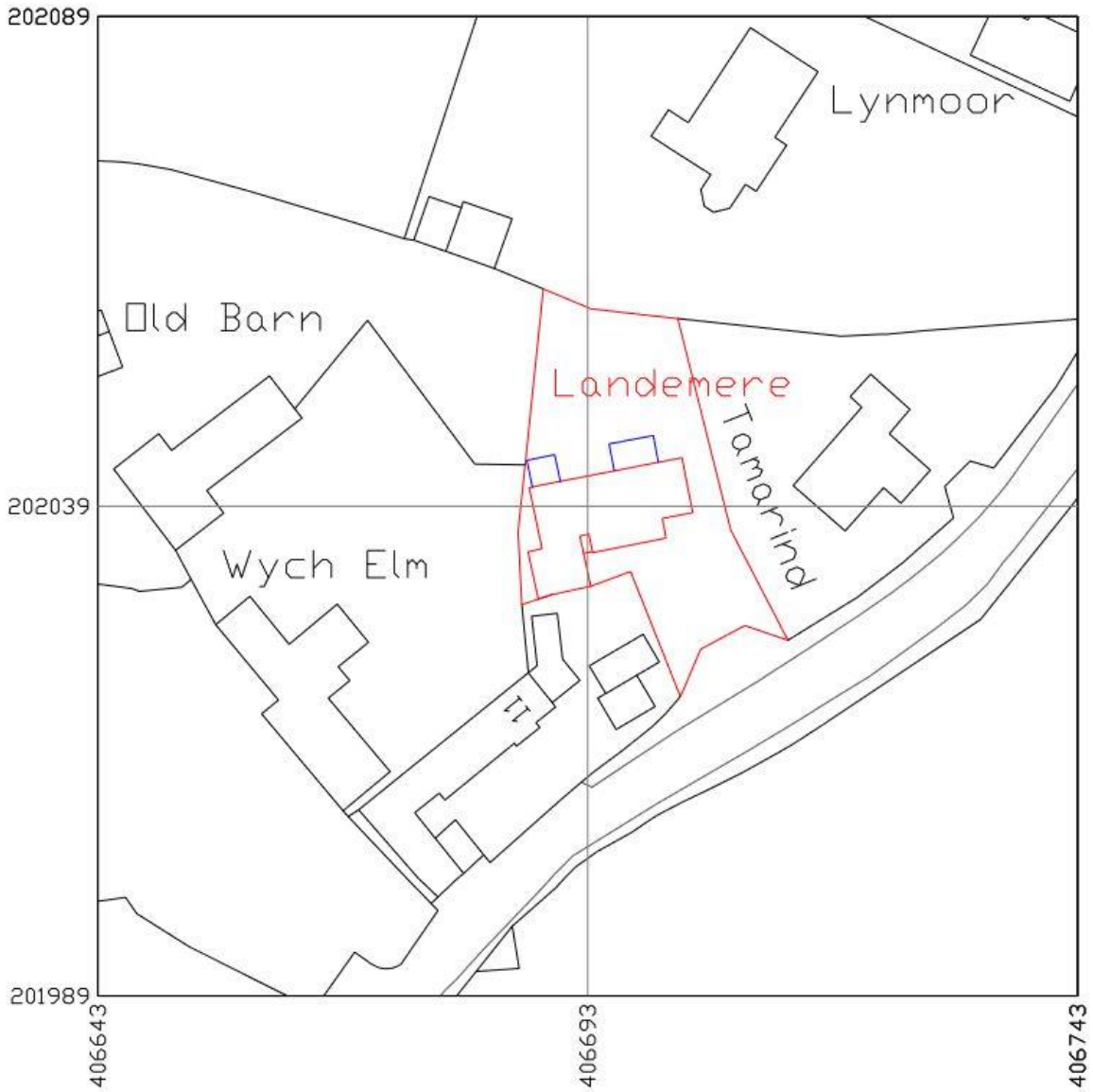
Impact Assessment of Proposed Works

The proposed works consist of two small rear extensions. The extension will provide a larger utility room and a dining room. The scale and form of the proposed extensions are considered a small site development.

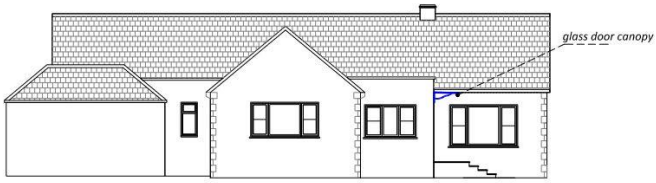
The proposal will have no visual impact on the Conservation Area and the two neighbouring Listed Buildings. The rear of the bungalow cannot be seen from the main road, and it is obscured from the existing mature hedgerow, as demonstrated from site photos. There is no proposed work to the boundary.

The proposed extensions have a flat roof and traditional Cotswold stone finish to ensure minimal visual impact on the Listed Buildings in case the hedgerow is ever reduced or removed.

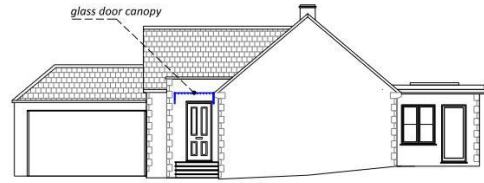
This development is not harmful to the historical significance of the Conservation Area and the designated and non-designated heritage assets.



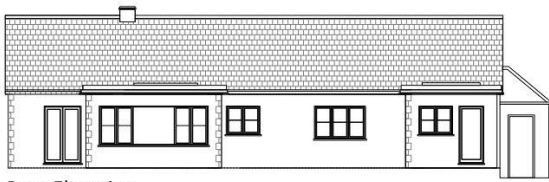
Proposed Block Plan



Front Elevation



Right Elevation

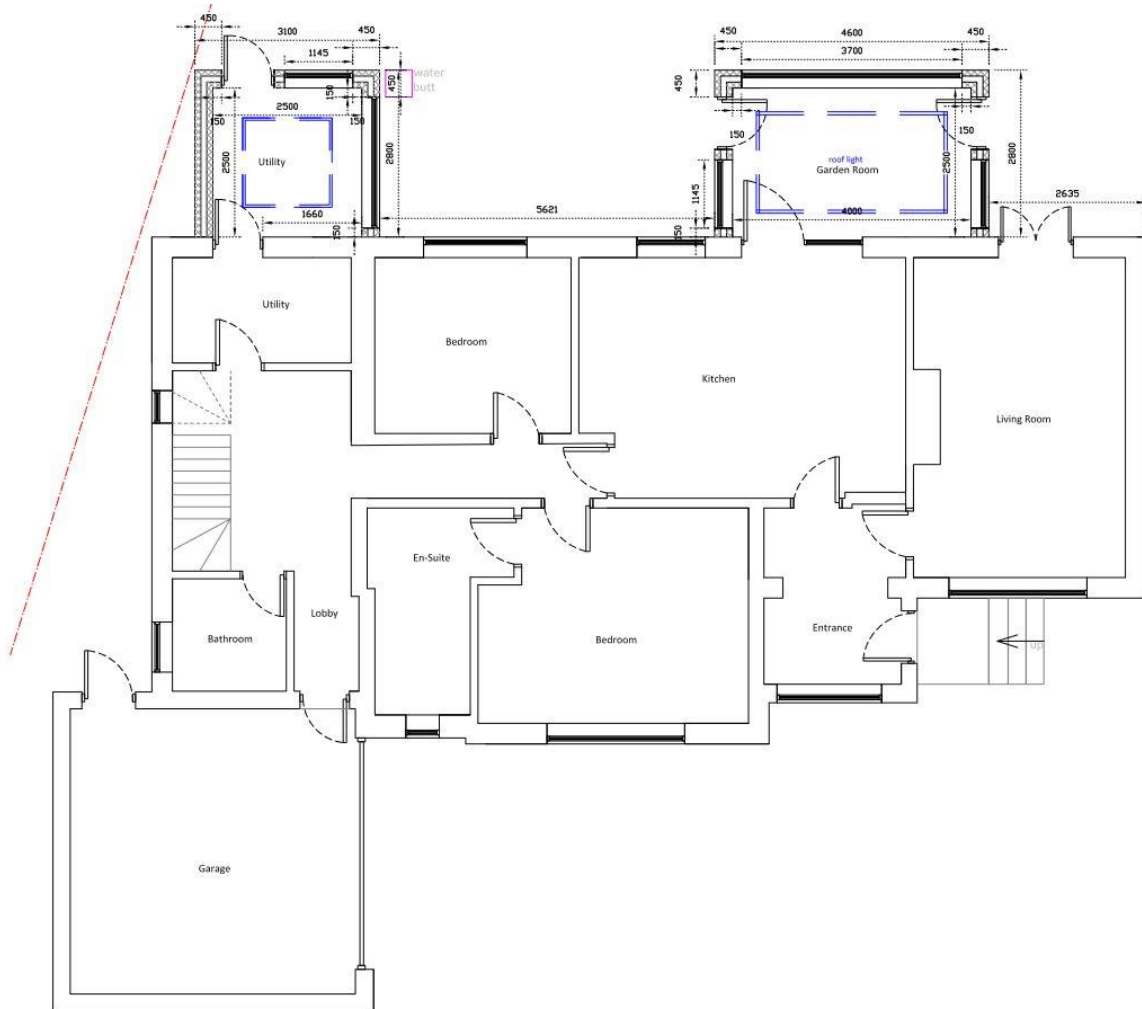


Rear Elevation



Left Elevation

Proposed Elevations and Plan



Design

The extension design considers the lack of daylight from the north-facing rear of the bungalow. Both extensions will have conservation-style slim-line plateau style roof lanterns and large windows matching the existing in-keeping fenestration. The character and material of the proposed extension are in keeping with the Conservation Area.

The front proposed canopy porch is of light design with glass mono pitch and will have no visual impact on the street scene.

