

HERITAGE STATEMENT

Repairs and Alterations to Outbuilding 58 Main Street, Coln St. Aldwyns GL7 5AN

PROJECT DESCRIPTION:

This application is for repair and alteration works to a small stone outbuilding, known as The Bothy to the applicants, at the above address, to both halt the decay and to make the structure more useable than at present.

Planning history:

There has been one listed building application at this address (15/03803/LBC), for works to the main dwelling. There are no applications on record for any work to the outbuilding.

Heritage designation: The building is Listed Grade II. The list description is as follows:

COLN ST ALDWYNS MAIN STREET SP 1405-1505 (west side) 12/157 Nos 57, 58 and 59 (previously listed as Cottages occupied by 23.1.52 G. Tarrant, A. Smith and W.T. Townsend) GV II Block of 3 houses. Early C18. Random rubble limestone; brick rebuilt chimneys; stone and artificial stone slate roofs. Two-storey with attic; L-plan. Front: 4 half gables, 4-window fenestration all timber casements with timber lintels. Central doorway with gabled porch to No 58 to left. Doorway with 6-panel door and gabled porch hood to right end of No 57; single-storey with attic part beyond with single casements. Three brick rebuilt chimneys to main range; further chimney to single-storey part. South side: gable end of front range to right. No 59 runs to left with C20 casements to left of doorway with timber lintel and plank door; 2 early timber casements to right. Gabled roof dormer. (Illustrated in W.G. Davie and E.G. Dawber, Old Cottages...in the Cotswold District, 1905)

The NPPF advises that an explanation of the significance of any affected heritage assets should be provided by the applicant. There is no direct mention of the structure being considered, but as it lies within the curtilage of the listed building, it is afforded the same protections as the designated heritage asset.

Significance of the heritage asset: The outbuilding is a small pitched roof stone structure that was origi-



nally divided into four small spaces. It was built off the stone field wall on the west boundary of the plot, with a very low eaves facing into the garden. The east elevation is partly open to the interior, and it is evident from the pattern of the stonework that originally the whole of the east elevation would have been open.



Examining the 1873 O.S. map it is apparent that there used to be two small walled enclosures attached the east elevation, indicating that most probably this structure was built to house two pigs. There is now no sign of the enclosures, but the very low eaves and the open sides both strongly suggest animal pens.

Understanding the form of the heritage asset:

The interior, originally divided into four spaces, has been modified to remove one internal wall thereby combining the southern spaces into one. The rough nature of the alteration has left clear evidence of the location, height and construction of the now missing internal divider.

Externally it is stone built of fieldstone, with a terracotta pantile roof. The doors are ledged and braced, with timber lintels over. The open side has an oak wallplate spanning the opening and carrying sawn rafters.

As described in the previous section, the eastern spaces were most probably pig pens; the two, rather taller, rooms or spaces at the back of the structure, each accessed by its own full height door in the gables, may have been stores, but were more likely originally built as privies, for such a close connection between privy and pig pen was not uncommon throughout rural Britain at the time the house was constructed (C18).

The proposal in detail:

At the moment the Bothy has very little utility since its small spaces, poor condition, and low eaves all conspire to make it difficult to use in any meaningful manner. At 1.6 m², the north-western room is little bigger than the average wardrobe and has far fewer potential uses.

In order to make it more useful and to avoid the need for another, separate, store elsewhere in the garden, the intention is to remove the remaining portion of the ridge line dividing wall and use the material released to raise the east eaves to a level matching the western eaves (circa 350mm). This leaves the open side as an easy place to push garden equipment under cover



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without having to negotiate it through the gable doors. The southern gable door is to be moved and made double, to allow the passage of mowers and other equipment.

So that the story of the building can easily be read, it not intended to tidy up the gable walls where the internal dividers have been removed, but to point the protruding stones and hollows for stability's sake, but making the original form as clear as possible.

It is also proposed to re-slate the roof, replacing the frost damaged clay tiles with Cotswold stone slates.

The attached report by the Structural Engineer sets out the weaknesses of the existing structure, and sets out the proposed solutions.

CONCLUSIONS:

This structure was designed with a single purpose - to house pigs. That use disappeared possibly as long go as a century and once it ceased the structure began to deteriorate. Now we are well into the 21st century it is time for it to be repurposed as a useful garden store rather than a modest, not particularly decorative ruin.

By retaining as much of the original fabric as possible and using material released by the internal modifications the character of the building can be kept whilst slight alterations to its eaves and doors give it purpose, thereby increasing the likelihood that it will be maintained in the future.

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