

Heritage Statement
Including
Design and Access Statement

Proposed Boundary Wall Repair

SITE:
The Vicarage,
High Street
Blockley
Moreton-in-Marsh
Gloucestershire
GL56 9ES

Prepared on behalf of:

Diocese of Gloucester
Church House
College Green
Gloucester
GL1 2LY

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Introduction

THE VICARAGE, HIGH STREET, BLOCKLEY, MORETON-IN-MARSH, GL56 9ES

This report is a supporting document to accompany a listed building consent application to Cotswold District Council, for the repair to the dry-stone retaining boundary wall to the Grade II listed Vicarage in Blockley.

The wall in question retains the ground between the Grade II listed Vicarage and the Grade II* listed Manor House with the base of the wall located in neighbouring property supporting the Vicarage grounds.

I attach a site location plan (extract land registry plan) below with the area of collapsed wall highlighted in yellow.



In addition to the listed status of the two properties, there are a number of listed buildings in the area with the Grade II* listed church closest in proximity (Parish Church of Saint Peter and Paul).

The retaining stone wall separates the two properties with the higher ground being located on the Vicarage plot and the base of the wall on Manor House.

The Vicarage was added to the statutory list in 1983;

The description reads as follows:

"Improvements" recorded c1500; present building largely C17 remodelled mid C19. Large rectangular house with projecting 2 storey porch in centre; attics with large gabled dormers. Coursed and squared rubble, low pitched slate roofs, coped verge to left; hipped break to right (mid C19). 2:1:1:2 windows, mostly pairs of 2-light mullion windows with drips and glazing bar casements. Angled bay on ground floor to right. Arched entrance with impost; chamfered inner doorway; side door to left range with Tudor arch head. Return to east has 2 ranges of windows to right (C17 part) with drips, mullions on 1st floor, inserted glazing bar sashes on ground floor. Rear has 3 projecting chimneys, engulfed by Church Room (qv); Gothic panelled door to left of centre with modern hood'.

The Manor House was added to the statutory list in 1960;

The description reads as follows:

'Immediately south of the Church. Site of the mediaeval summer palace of the Bishops of Worcester. Rebuilt before 1539 and remodelled in C18. Irregular, 2 storeys and attics; built in coursed rubble with stone tile roofs; coped verges; numerous chimneys. 3:1:2:1:2 windows - central 2 windows flanked by gabled projections, 2 windows deep. Mostly glazing bar sash windows, right hand gable with mullioned windows. Tudor arch doorway with carved spandrels in link section between gables; another to right of right hand gable, 6 panelled in a cast-iron porch'.

Stair in left hand gable, turned ballusters and moulded handrail of late C17 type.

Background History

The Vicarage is currently occupied by Revd Canon Delap, who is the Team Vicar at Vale and Cotswold Edge Benefice. The property and grounds are maintained to a good standard. The wall in question retains the grounds of the vicarage and can be viewed from the Manor House, although screened by trees or the church yard which again has limited visibility.

The wall is constructed of ashlar stone and is approximately 3.2m in height at the tallest section but is very narrow with very little depth, and no through stones.

The wall recently collapsed, and Cotswold District Council Building Control and Planning Departments were notified. The area has been Heras fenced off in order to prevent access from the public to keep the area safe.

The cause appears to be a result of trees located in close proximity to the wall which have now been removed and most significantly the original wall construction not having sufficient depth for the height retaining.

I have attached picture below of the wall following the collapse.



Pic 1



Pic 2 – shows tree roots in the wall

Proposal

A Structural Engineer, Martin Hewett of O'Brien and Price has reviewed the wall and ground conditions to establish the cause and a suitable means to repair the wall whilst trying to maintain the overall aesthetics of the structure. The proposal as shown on drawing C406 / 01 will be to install temporary shoring system whilst the wall is rebuilt. The wall will be rebuilt using the existing materials on site, only bringing in new materials to replace any defective stone as a result of the collapse. The ground behind the wall will be excavated to remove ground loading whilst this work is undertaken and backfilled on completion with a well graded granular material to improve drainage behind the wall.

Due to the height of the retaining structure and the depth of the wall, it has been calculated that simply rebuilding the wall would not create a stable structure and as a result additional ground anchors have to be introduced to the section of the wall retaining ground to the full height of the wall. The proposed ground anchors would have recessed pattress plates and be finished with either a stone, buff or dark finish depending on the required finish. I have attached examples of

the ground anchor plates with this application. On completion the shoring and temporary Heras fencing would be removed.

Conclusion

Throughout the process we have communicated with the Planning Officers at Cotswold District Council and Laurie Davis who has been very helpful confirmed that a straight like for like repair would normally be outside of the Listed Building Consent application process, but the addition of ground anchors and visible pattress plates will require a formal listed planning application to ensure the remedial work is suitable.

Ideally, we would rebuild the wall as primarily constructed but unfortunately the original construction does not provide a stable structure following a structural assessment which has introduced a requirement for additional measures to provide a safe retaining structure.

Impact on surrounding buildings should be minimal. The wall is not visible from the Vicarage and has limited visibility from both the Churchyard and Manor House so the proposal of ground anchors will have very little impact from the surrounding listed structures. Careful colour finish to the pattress plates should also keep the visual impact to a minimum.

Design and access statement

Design

The proposed works will provide a structurally stable wall which will reduce keep the wall in good order for many years to come whilst minimising changes to the face of the wall.

Access

During the works the drive area for the Vicarage will be compromised for the term of the contract but on completion will return to its current position. The Manor House will have minimal disruption as contractors will be working from the vicarage site and only a small area of the garden will form the actual working site area within the Manor House garden.