

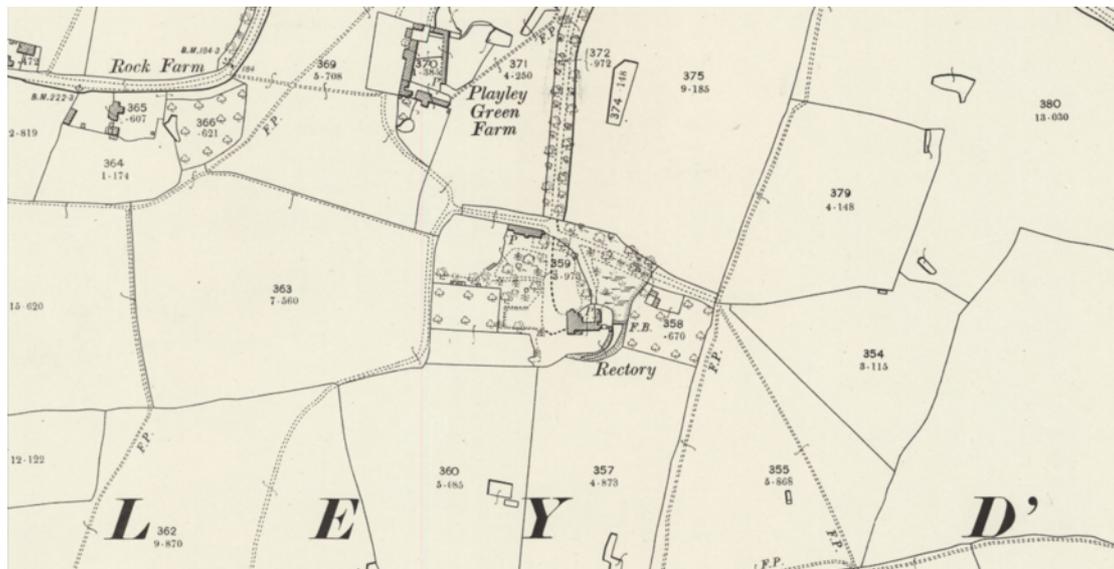


**Heritage Statement
Incorporating Design and Access Statement**

Job number:
1972

Client:
Mr and Mrs Ford

**Proposed new gates at The Old Rectory,
Redmarley D'Abitot, Gloucestershire**



OS Map 1902

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INTRODUCTION

- 1.0 This Heritage statement has been prepared by Fred Hamer BA (Hons), MArch, PG Cert, ARB, RIBA, SCA, KODA architects Ltd. This statement has been produced to accompany planning application and listed building consent applications for the proposed new gates at The Old Rectory, Redmarley D’Abitot, Gloucestershire. This document should be read alongside the architectural drawings and all other submitted information by KODA architects.
- 1.1 The application site is located in a private location within the village of Red Marley D’Abitot along the A417 between Ledbury and Gloucester. The site comprises a single, grade II listed structure with outbuildings, entitled “The Old Rectory”.



Site location

- 1.2 This report consists of a baseline heritage assessment compliant with paragraph 194 of the National Planning Policy Framework (NPPF). This paragraph expects the applicant to be able to explain the significance of the heritage assets in a proportionate way. This report contains an assessment on the neighbouring heritage assets as well as the impact of the proposed development.
- 1.3 The significance of The Old Rectory and the impact of the proposals upon the design and the neighbouring heritage assets have been assessed using guidance contained within the Historic England documents Conservation Principles, Policy and Guidance (published 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).

- 1.4 An assessment of the existing site was carried out on 7th June 2023. Photographs included within this report were taken during these site visits. Information on the history of the site has been drawn from several sources including National Heritage datasets including the National Heritage List for England, Heritage Gateway as well as local history, historical mapping. This review is considered proportionate to the proposals presented to the decision-makers.

HERITAGE DESIGNATION AND DESCRIPTION



Fig 03: View from the South West

- 2.1 The Old Rectory was added to the national list in 1987 and is grade II listed with the outbuildings, enclosures and structures being curtilage listed.
- 2.2 The full listed description of The Old Rectory and curtilage listed building is as follows:

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Former rectory, now house. Early C18, altered late C18 and early/mid C19. Front Flemish bond brickwork, white pointing; rear wing Flemish garden wall bond; tiled roof, with bands of fish-scale tiles to front. Five-window, 3-room front, one room deep with narrow rooms behind chimneys at rear: 2-bay rear wing forming 'L': later block in angle: 2½ storeys.

Entrance front: brick plinth, moulded stone top; 3-window centre breaks forward slightly. Half-glazed front door, up 2 stone steps, bottom 2 panels flush. Semi-circular fanlight over with radiating glazing bars. Timber surround, plain impost blocks, dummy keystone: panelled pilasters each side, consoles to open pediment. Two sash windows each side, moulded brick sills, cambered heads, including to sashes with shaped, dummy keystone to frame: cambered, rubbed brick arch.

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Set back close to inner windows. On right end of later brick bay, plinth reused from house, tall, 8-pane sash, cambered brick arch, dentil eaves, flat roof. First floor: windows as ground floor; in centre 4-pane wide sash with semi-circular head, thick glazing bars. Paired consoles under ends of moulded sill, carrying brick pilasters each side, moulded bases and capitals, projecting rubbed brick arch over, brick keystone extended up to dentil floor to pediment, broken forward for keystones.

Dentil eaves, with 2 course top, extending to floor and verge of central pediment. Diocletian window in centre, rubbed brick arch, flush brick keystone. Iron weathervane on apex. Hipped roof, flat centre on ridge. Lateral chimneys each side to rear, set on wall between front and narrow rear rooms. Left return, early C19 brick bow, no plinth, 3 tall sash windows ground floor, from near floor level: curved sashes, slightly cambered brick arches with stone keystones.

First floor dummy windows to match each side, 24-pane sash in centre. Dentil eaves, flat roof, hipped dormer in main roof over, 12-pane window with unequal sashes. Interior: entrance hall off centre to left. Six-panel doors, all fielded, in eared surrounds: moulded handrail to stairs, swept up to turned newels, turned balusters with square knobs, cut strings, fretwork ends to treads: fielded panelling to space below. Panelled shutters to room on left: original boarded door to cellar stairs. Servants' stairs to attics in part of space behind chimney on right. Panelled window seat and shutters to stair window, front first floor: moulded plaster cornice.

Roof to front collar truss, cruck-like brace from floor beam against wall, and adjacent to principal rafter. To rear wing interrupted tie beam trusses, collar, angled strut from floor beam: one pair purlins, plank ridge. Cellar under whole front block: brick vault to right end only. Brickwork was painted at some period, cleaned off front elevation in late C20.

Front block probably built against or to replace part of earlier house, this in its turn replaced by brick rear wing. (D. Verey, Gloucestershire, The Vale and the Forest of Dean, 1970).

Listing NGR: S07590931221

- 2.3 A search of the local planning records held by the Forest of Dean District Council reveals that there has only been one application for the site, approved in August 2016 reference numbers: P07969/16/LBC & P0768/16/FUL.

ASSESSMENT OF SIGNIFICANCE

- 3.1 Following historic England's Guidance notes on 'Analysing the Significance of Heritage Assets', 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 to the designated asset The Old Rectory.
- 3.2 At this juncture, it is important to note that - with respect to significance - the following extract from Historic England's website (Living in a Grade I, Grade II* or Grade II Listed Building, 15.09.2020) sets out the following hierarchy: 'Listed buildings come in three categories of 'significance':
- Grade I for buildings of the highest significance
 - Grade II* and
 - Grade II

It is further notable that most listed buildings are likely to be of a Grade II status, where these make up 92% of all listed buildings.

The Old Rectory

- 3.3 **Historic Interest:** This is derived from the structure's illustrative value as an early 18th-century with later alterations and additions as a former Rectory. This is evident through its surviving original fabric.
- 3.4 Although concealed from the main thoroughfare of the village the significance of the property is further enhanced through its association as a former rectory and the reforms in the Church of England in the early 17th century.
- 3.5 Surviving fabric can best be experienced externally with the building displaying fine 18th Century detailing through original architectural features. The property retains significant heritage value.
- 3.6 **Architectural interest:** The architectural interest is derived from the overall aesthetic qualities the plot has as a whole with The Old Rectory being the 'jewel in the crown'. The building is a fine example of a grand former Rectory set within generous grounds albeit this planting appears to be not historic.
- 3.7 The property is largely intact with only minor alterations in the 18th and 19th Centuries. Later additions and changes with a considerable amount of surviving fabric.
- 3.8 Detracting from the architectural significance are the later and more modern additions in the form of a concrete overboarding of the arched bridge to the west of the main house as well as the modern five-bar gate as the main entrance to the property from the entrance drive. Although these interventions are minor, they do detract from the approach to the property.

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Rear vehicular access



Front vehicular access



Existing gates to west of the property



Confusing entrance layout.
Gate 01 position ahead. Gate 02 LHS.



Existing Coach House



Main entrance gates

3.9 **Artistic interest:** The property has limited artistic interest other than being a traditional building of fine architectural detailed. The Artistic qualities are enhanced through ancillary and supportive features such as landscaping and historic ironwork to the west of the building together with the Haha to the south and east.

3.10 **Archaeological interest:** is retained within the surviving fabric and through the original but slightly altered footprint.

POLICY CONTEXT

- 4.1 This heritage impact assessment is written in accordance with the legislative, planning and industry guidance.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.2 The statutory and legislative basis Sections 16(2) and 66(1) for decision-making on planning and listed building consent applications that affect the historic environment. The Act imposes a statutory duty upon local planning authorities to have:

“special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”

and, in respect of conservation areas, that:

“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

The National Planning Policy Framework (NPPF) Updated

- 4.3 The National Planning Policy Framework sets out government policy for England and states that the purpose of planning is to help achieve sustainable development. It defines three mutually dependent dimensions to sustainable development: Economic, Social and Environmental.
- 4.4 Within this policy, the government sets out how the historic environment should be conserved and enhanced through paragraphs 199 which states “great weight should be given to the assets conservation (and the more important the asset, the greater weight should be).”
- 4.5 The NPPF requires that a harmful impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraph 200, 201 and 202.

PROPOSALS AND IMPACT

- 5.1 This section considers the proposals and any resultant impact these have on the architectural, historic or artistic interest of The Old Rectory as well as the neighbouring curtilage-listed buildings. This section will also consider any likely impact on the neighbouring unlisted and non -designated heritage assets.
- 5.2 The proposed planning and listed building consent applications include two new gates to replace the main entrance gate and the other to assist in the flow of the building whilst offering security to the plot from the public right of way which passes through the site, north of the house.
- 5.3 As previously discussed, the existing gate currently consists of a steel five-bar gate with some embellishments set within two steel posts with ball finals. The narrow gate opening is set at the entrance of the house and at the end of the long entrance drive.



Figure 04: Exiting gates

- 5.4 The broad design approach is to mimic the existing traditional style gate and provide an additional layer of security and enclosure to the plot, away from the public right of way which dissects the site.
- 5.5 The gate will be motorized to allow easy flow of vehicles with a keypad located on a post. The gates will be two leafs opening to aid in the opening for motors.
- 5.6 The second gate is proposed to be a timber paneled, two leaf opening gate. This will aid in wayfinding when approaching in a vehicle as client reports that often, visitors get lost and disorientated and opt for the rear entrance to the property which is narrow and difficult to navigate.

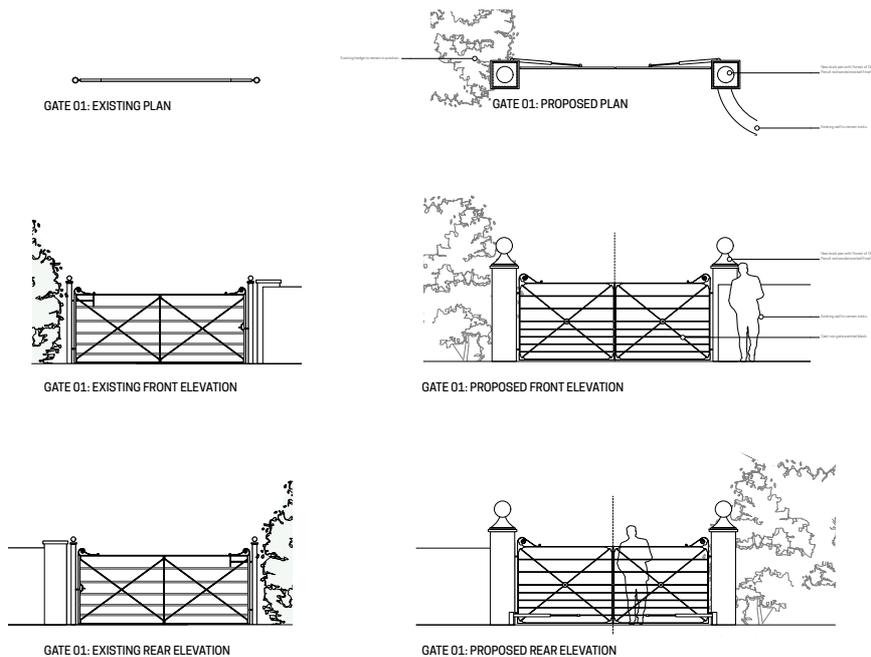


Figure 05: Gate 01

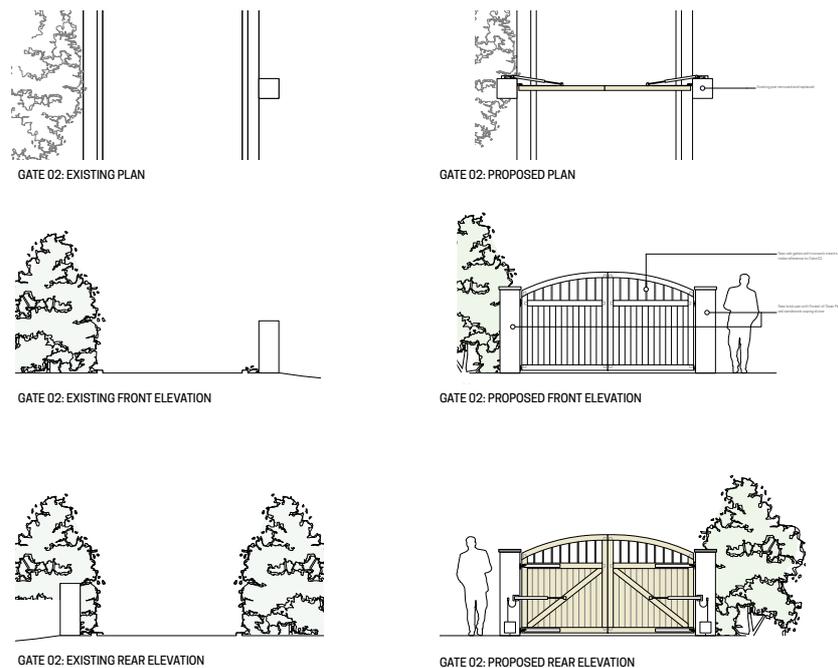


Figure 06: Gate 02

- 5.7 The existing gate and neighbouring walls date from the mid to late 20th Century and are poor addition to the plot when compared to the high-quality existing features and other gates within the site. The proposed new gates provide additional and much-needed security whilst retaining all the existing historic fabric within the site.
- 5.8 The new gates are more authentic and will be traditionally constructed from cast iron (Gate 01) and oak (Gate 02), further adding to the high-quality architectural features of the site.

SUMMARY AND CONCLUSION

- 6.1 This report has presented an assessment of the history and significance of The Old Rectory to a proportional level in accordance with the requirements of paragraph 205 of the NPPF. It presents to Forest of Dean Council, the decision maker, a description of the proposed works and any associated impacts on the designated heritage assets, as well as commentary interventions proposed.
- 6.2 Conservation is the process of “managing change to a heritage asset in a way that sustains and where possible appropriate enhances its significance” (Historic England 2022). It is not the same as preservation which is defined as “maintaining the fabric of a place in its existing state...” (The Bura Charter 1979 and ICOMOS guidelines 2022).
- 6.3 At The Old Rectory, the proposed changes are proposed with minimal fabric intervention with all of the listed historic fabric retained insitu. The proposal sets to enhance the significance through a more two new gates to complete the sense of enclosure to the plot in high-quality materials commensurate with the materials already on the site.
- 6.4 Therefore, the submitted retrospective planning application and listed building consent application seeks to respond to Section 16 of the National Planning Policy Framework,

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Sections 16(2), 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 together.