

# HERITAGE + ASSESSMENT OF SIGNIFICANCE STATEMENT

Application for proposed Change of Use (Commercial to Residential)  
and two storey rear extension at 'The Meeting Place', Willersey.  
(Class E to Class C3)



The Meeting Place  
Church Street  
Willersey  
Gloucestershire  
WR12 7PN

Prepared by: Lucy Righton BSc (Hons) FAAV  
Planning Consultant

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## 1.0 Introduction

- 1.1 This Heritage and Assessment of Significance Statement is submitted to Cotswold District Council to provide details of the proposed development (change of use and two storey extension). The application relates to the site area shown in red on the proposed block plan, located at the site known as and referred to as 'The Meeting Place'. The application is made on behalf of Mrs S Taylor, who owns the property.
- 1.2 This Heritage/Statement of Significance should be read in conjunction with the Design and Access Statement and Drawings. It is submitted in accordance with Section 16: Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (NPPF), as a necessary document to support a full planning application for sites adjacent to/near to Listed Buildings, Conservation Areas or Scheduled Monuments.
- 1.3 The Meeting Place, a former café, is a commercial premises that is *not* a Listed Building. However, it is located within the Willersey Conservation Area and adjacent to Willersey C of E Primary School, which is a Listed Building. There are also several other listed buildings within close proximity, including Church End Cottage and St Peter's Church.
- 1.4 The report demonstrates how the development of the proposed site has been carefully considered to avoid and/or minimise any visual impact on the Conservation Area or nearby Listed buildings.



The map above shows *The Meeting Place* in red, and nearby Listed properties and monuments (within the confines of St Peter's Church).

## 2.0 Proposed Development

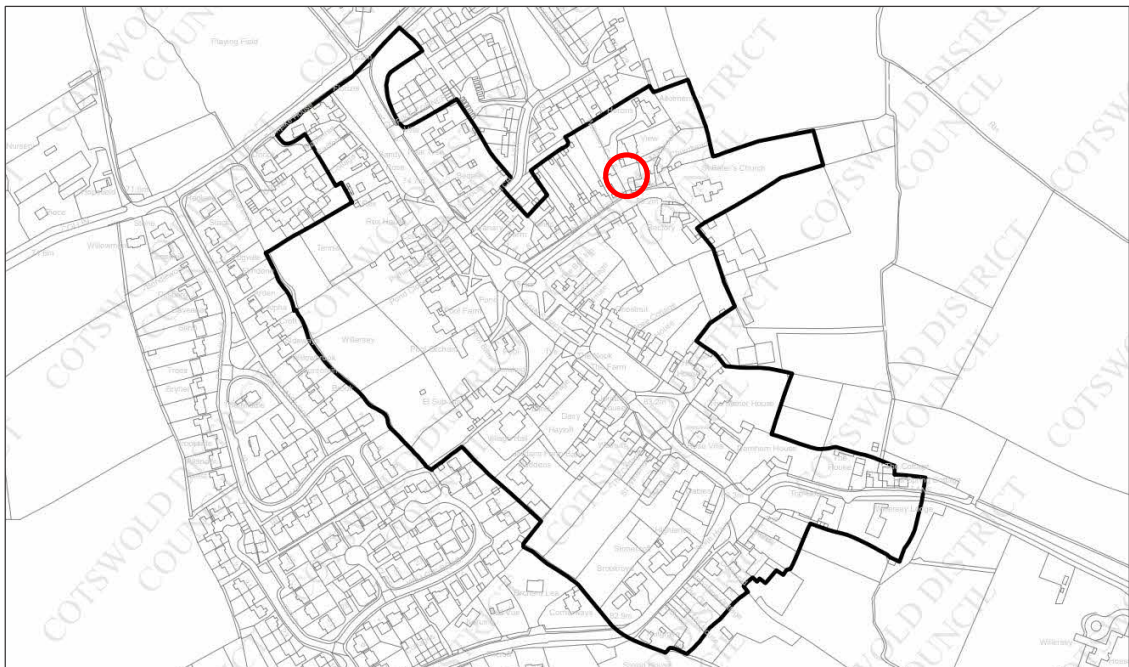
2.1 The proposal is for the Change of Use from Commercial, into Residential use, to include a very modest two storey extension to the rear, which will see the footprint gaining only 1m to the rear of the existing building. The construction material to be used, i.e. natural Cotswold Stone, would greatly enhance the external appearance of the building and surroundings, as the existing modern Cotswold Stone look (block-like in appearance), would be replaced entirely as part of the proposal.

## 3.0 Willersey Conservation Area

3.1 'The Meeting Place' is located within the Cotswold AONB and Willersey Conservation Area, however the building is not Listed, nor is it a scheduled monument or within a SSSI.

3.2 The Willersey Conservation Area was first designated 2<sup>nd</sup> May August 1973 and was last reappraised by Cotswold District Council on 25<sup>th</sup> September 1990. The conservation area contains approximately 24 listed buildings and/or monuments, most of which are subject to an Article 4(2) Direction removing certain permitted development rights.

3.3 As can be seen from the proposed scheme the minor alteration of the existing building would enhance the immediate surroundings and being already developed land would not cause visual harm to the conservation area or adjacent Listed Building (School).



*Map extract from Historic England*

Plan showing Willersey Conservation Area, and location of 'The Meeting Place', within the village.

#### 4.0 Historic Significance and Listed Buildings

4.1 The Meeting Place is understood to historically have been, both during and after the war, a butcher and slaughterhouse, with the land behind housing pigs. In the early 1960's it was converted into a hairdresser. This proved successful whilst the Post Office and Shop were either side of it and a building yard behind as well as the village School. The Post Office and Shop (Ashwin House) closed in the nineties and the builder's yard was relocated, to address traffic congestion issues along Church Street. The original part of the Meeting Place building appears to be a 19<sup>th</sup> Century building, with a later, more modern 20<sup>th</sup> Century extension to the rear. The Meeting Place is not Listed.

4.2 The nearest Listed Building to The Meeting Place is the School, immediately adjacent. Church End Cottage and Cottages 4, 5, 6, 7, 8 and 9 are residential properties also within close proximity, with St Peter's Church being at the end of the street. Details of the nearest Grade I and II listed buildings (taken from Historic England) are provided below:

4.3 School. Grade II Listed. List Entry No: 1088472. Listed 20-Feb-1985. *Dated 1844 on gable end to road. Coursed, squared and dressed limestone. Limestone slate roof with flat gable coping. Tall ashlar chimney left. Bellcote with blind sunken panels on 2 sides, moulded cornice and curved and pointed finial, on gable end to road. Handless stone clock with Roman numerals in relief, flanked by heraldic shields each depicting a dragons head emerging from a crown, one on either side on gable end to road aos. Main body right with gable end to road, entrance extension left. Two, 2-light mullioned and transomed windows with stopped hoods in gable end to road. Double door to extension left with 2-light flat chamfered, stone mullioned casement left. C20 extension rear left not of special interest.*

4.4 4 (Ingleby Cottage), 5, 6 (Appledore), 7, 8, and 9 (The Old Post Office), Church Street. Grade II Listed. List Entry No: 1305588. Listed: 20<sup>th</sup> February 1985. *(formerly listed as Nos 4 (Burrell), 5, 6 (Appledore), 7, 8 and 9, previously listed as Nos 4, 5, 6, 7 and 8).*

*GV II Row of six cottages. C18. Coursed, squared and dressed limestone. Limestone slate roofs except No.9 which has a tile roof with flat gable coping to right gable end and Nos. 4 and 5 which have artificial stone roofs and ashlar stacks from their left walls, in brick. No.6 and No.7 have C20 brick stacks. No.8: ashlar stack with moulded top from right. No.9: rectangular brick stack from left gable end and a C20 artificial stone stack from the right gable end. All one storey except No.9 which has an attic light by dormers.*

*No.4: one windowed three- and four-light metal casements. C20 half-glazed plank door on right. No.5: one windowed; two and three-light wooden casements with glazing bars one light with original leaded panes. C19 beaded plank door right. No.6: two windowed,*

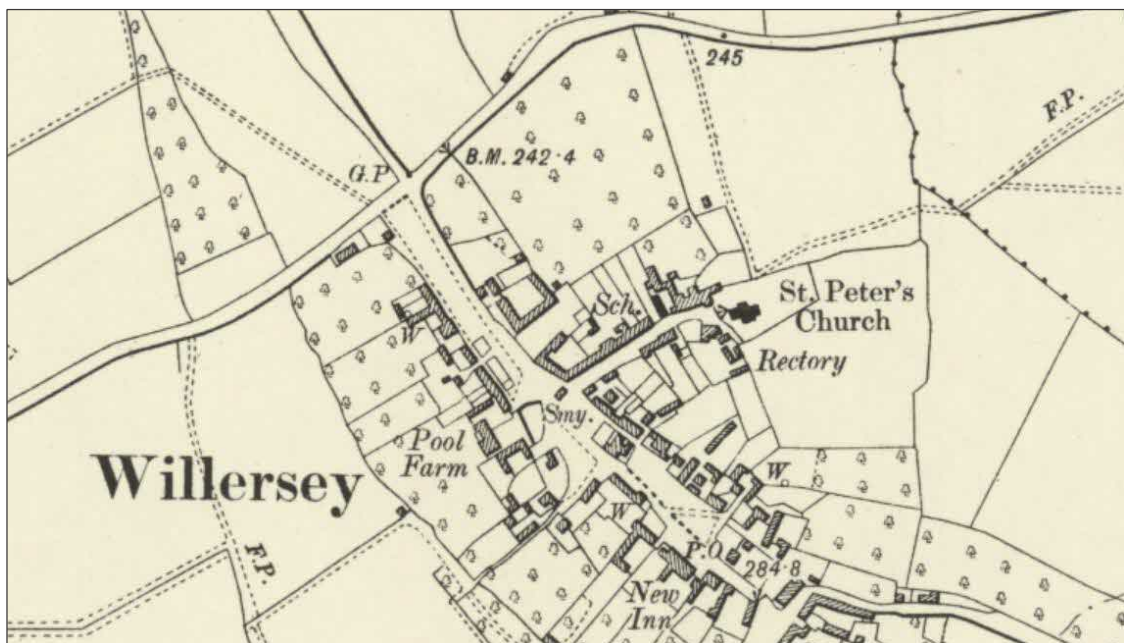
*two- and three-light C20 metal windows. Band between ground and first floors. Central, C20 half glazed plank door. No.7: one windowed, two and three lights, C19 metal casements, one light retains C18 leaded panes. C19 part-glazed beaded plank door, right. No.8: one windowed; C20 metal and wood casements. C20 door left part glazed. No.9 has two gabled dormers from eaves with C20 metal windows with horizontal glazing bars. C19 plank door.*

- 4.5 Church End Cottage. Grade II Listed. List Entry No: 1171471. Listed: 20<sup>th</sup> February 1985. *Cottage. C17/C18. Described from Churchyard. Coursed, squared and dressed limestone with flat gable coping and ashlar gable end stacks with moulded tops. 2 storeys. 2-windowed: Three, 3-light windows, formerly with stone mullions now with wood mullions imitating flat-chamfered, stone casements with C20 metal windows with horizontal glazing bars. One, 3-light, C19 window with glazing bars. Entry through extension back, to rear through 6- panel door, with upper panels replaced with glazing. Former warehouse, now kitchen attached left not of special interest.*
- 4.6 St Peter's Church. Grade I Listed. List Entry No: 1088473. Listed: 25<sup>th</sup> August 1960. *Anglican Parish Church, C12 nave with blocked S doorway. C13 N porch. N aisle rebuilt C13. C15 tower. C19 vestry and restoration. Nave and N aisle: coursed and squared limestone, with angle buttresses and a racking buttress on the N. Transepts: coursed, squared and dressed limestone. Chancel: coursed limestone rubble with some ashlar blocks incorporated in the lower courses. Vestry: ashlar limestone. Tower: ashlar limestone with diagonal buttresses. Limestone slate roof with slightly stepped gable coping and decorative upright cross finials. Plan: N aisle entered via N porch; nave; crossing; N and S transepts; chancel with vestry on S side. Nave: 3-light window with Perpendicular tracery and hood with stops. Pointed, blocked doorway to left. Blocked Norman doorway in S wall with plain semi-circular tympanum supported on moulded imposts. C13 porch with pointed, flat- chamfered arch with hood. N transept: single light in W wall with trefoil head and hood with stops in the form of heads. 3-light N window with Perpendicular tracery and C19 hood also stops in the form of heads. 2-light E window with ogee cusping and trefoil over. Chancel: two C19 2-light windows in N wall, single similar window in S wall. E window: C19 triple lancet with hood reflecting the line of the tops of the lights. Vestry attached to S wall of chancel has single lights with trefoil heads. Flight of stone steps between S transept and vestry up to small plank door giving access to multi angular corner turret giving access to tower, S transept: C19, 2-light E window with quatrefoil, C19 2- light S window with vesica. Single light W window with decorated tracery: vesica flanked by 2 mouchettes, All windows have diamond leaded panes. Perpendicular tower of 2 stages. String just above top of buttresses, another string course with gargoyles at the 4 corners just below embattlemented parapet with 4 pinnacles. Four 2-light belfry windows with quatrefoils and limestone slate louvres. Interior: N door leads into narrow lean to aisle with a two bay arcade with a third bay cut*

off by the insertion of the central tower. The arcade has pointed chamfered arches on octagonal piers with shallow capitals and moulded abaci. Large indentation at W end of N aisle above floor height. Outline of blocked doorway also in W wall to nave. Inlet for blocked S doorway opposite the N door. Nave has a C19 timber arch braced roof. Similar roofs in N and S transepts. Braces supported on projecting hammer beams themselves supported on decorated stone corbels. Crossing bounded by 4 pointed compound arches each of five orders. Angel projects from each capital. Fanvault above 1859 with decorative bosses. S transept. S wall: C14 piscina with ogee head and credence shelf. Geometric coloured tiles form floor of crossing and aisles in the nave and S transept. N transept and chancel have limestone flag flooring. Chancel has C19 roof as in nave and transepts but with cusped braces supported on decorative corbels. Fragments of medieval stained glass in W window depicting two figures and 2 stags. Some fragments in the E window of the N transept also. C19 stained glass in the W wall of the S transept. Furniture: Norman tub shaped font on modern pillar and plinth, in N transept. C19 pews and pulpit. Monuments: C19 stone tablet with gold lettering on blocking of S doorway. Royal arms of George III, right. Chancel: two C19 marble tablets and one marble monument in the form of a sarcophagus on the left wall. Three C18 ledger stones in floor of sanctuary.

## 5.0 Historic Landscape and Archaeological Significance

5.1 Historically the land surrounding the Willersey Conservation Area comprised of farmland and fruit orchards, typical of the landscape in the area in the 1800's and early 1900's. Over time the land was cleared to make for productive arable and pastureland, as well as new houses and amenity buildings.



Map extract from OS Map, Published 1884.

- 5.2 The far-reaching landscape of Willersey is a combination of a natural landscape overlaid with visible remains of centuries of settlement and cultivation. The quality of the landscape is reflected by its inclusion within the Cotswold Area of Outstanding Natural Beauty.
- 5.3 In more recent decades the land surrounding the houses along Church Street has become amenity/garden land, hardscaping for parking and developed further. The site immediately surrounding The Meeting Place is hardscape and has been for many years now, meaning that this particular area (within the red line boundary) is not of any archaeological significance to be preserved.
- 6.0 Impact of Proposal
- 6.1 It can be seen from a site visit that the Conservation Area, surrounding important views and the nearest listed buildings will not be affected by this proposal, due to the existing features and existing hardscaping of the immediate area. The proposal is for the change of use of the existing building, meaning that the historic frontage will remain unaltered. As part of this application an opportunity has been identified to improve the fenestration and material finish of the modern rear extension and at the same time increasing it by a modest 1.0m to the rear. This additional 8sqm of footprint is deemed to be negligible in terms of impact on the surroundings, including the School (Listed Building).
- 6.2 The scheme presents a development with the same roof form as the original, street facing building, by replacing the flat roof to the rear. The proposed roof would not have a ridge line greater than the existing form that fronts Church Street, that already sits a lower height than the adjacent Ashwin House. The materials to be used are natural Cotswold Stone walls with Cotswold grey slates for the roof (to match existing) to create an aesthetically sensitive palette. It is intended that the site only be enhanced and improved, to create a better, futureproofed structure appropriate to the setting and adjacent dwellings and School.
- 6.3 As the site will only be improved through design and the extension to the rear of the premises is very discreet, the proposal will not significantly impact the Willersey Conservation Area, next door Listed Building (School) or any other structures of historic importance.



## 7.0 Photographs

7.1 Building frontage as seen from Church Street and existing vehicular access to be retained.



7.2 Rear of the building looking towards the access and Church Street, showing the School (listed building) on the right hand side.



- 7.3 St Peter’s Church, Church Street, Willersey; located towards the end of Church Street, approximately 40m from The Meeting Place.



*The rear of The Meeting Place is not visible from the Church; therefore, the proposed works will not have an impact on the Church.*

- 7.4 View looking down Church Street towards St Peter’s Church, with The Meeting Place frontage shown on the far left. The frontage is to remain unaltered.

