

Heritage Assessment, The Ostrich Inn, Newland, GL16 8NP



Summary

RDA was commissioned to undertake a HERITAGE ASSESSMENT and BUILDING RECORDING LEVEL 2 of the Ostrich Inn a GDII listed building. This report included commissioning an HER search from Gloucester Archaeology ; And includes : A Brief Historical Background of Newland Village; Setting and Vistas, History of the site; The Ostrich Inn, including archive research; Map Regression exercise; Collating the information and transcribing any Deeds; Planning history; an equivalent of a Level 2 Building Recording Survey on site of Cellar, GF spaces and FF bedrooms, Roof [where accessible] [Ref *Historic England Guidance A Guide to Good Recording Practice Published 24 May 2016*]

Written Building Descriptions and Analysis with RDA Photographs are in this report using provided plans 'as existing' provided by client ; Phasing where possible of the different architectural periods; External and Interior Analysis; Traffic light of architectural significance of all areas and rooms; Low/ Medium/ High, Assessment of Significance-Historical Value; Evidential/Architectural Value; Setting/Group Value; Community Value, and a Statement of Significance; Conclusion and Conservation Advice.

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1 Introduction

1.1 The Consultants

Rock Davidson Associates.

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

1.2 The Client

Simon Burrage Lisa Burrage

1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework Updated 2021 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF Updated 2021 policy paragraph 194 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets

NPPF 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” [Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019]

1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Gloucestershire Archaeology HER was consulted and the HER commissioned report relevant to Ostrich Inn is in Section 2.7. The full HER report having been sent to the client. This heritage assessment has been commissioned to help inform the LPA on any future proposals but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessment should be carried out taking into account the findings from this heritage report. This report does include assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 1st October 2022

There was one site visit made on 1st October 2022 to access and take photographs, equivalent to a Level 2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*] as a means of assessing the significance of The Ostrich Inn but this is not a standalone 'building recording'

KEY to Significance Levels- With reference to Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 AND A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

1.5 Limitations

Ground Floor open to public as pub. No lifting of floor coverings was undertaken.

1.6 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available. RDA reports are deposited with the local HER and Archaeology Data Base Library. All photographs by RDA unless otherwise stated.

2 The Site & Constraints

The Ostrich Inn, Newland, GL16 8NP



2.1 Location

Name: The Ostrich Inn, Newland, GL16 8NP

Designation: Grade II Listed

Conservation Area: Newland

LPA : Forest of Dean



Forest of Dean LPA



Newland village Located east of Monmouth

NEWLAND Forest of Dean

From the start Crown and Court shaped the history of Newland. As the name suggests, NEW land is a late development. Neighbouring villages, Staunton and St Briavels were well established with fine stone Romanesque churches long before Robert of Wakering built a church on the hillside above the Blackbrook and Redbrook valleys in the second decade of the thirteenth century

The village prospered throughout the Middle Ages; archives provide us with names of the early inhabitants and it impresses how many topographical names current until the last century go back to those mediaeval residents. From the 15th Century an unofficial market was set up in the churchyard, seizing the opportunity presented by large congregations gathered there on feast days. The clergy protested that the butchers sold their meat during the service. The village, as seen now, came into focus in the 18th Century, often described as “like a cathedral close”. It was transformed by the Probyn family whose prestige was established when Edmund Probyn was knighted then made Chief Baron of the Exchequer. From the late 17th Century onwards the Probyn family rebuilt at Spout Farm, the Ostrich, the old village shop, the Dark (Dower) House and probably the Tan House. The village was radically transformed when they cleared the hillside south west of the church, of lanes and cottages to build the 18th Century mansion and garden outlook, (Newland House, later sadly altered.) At that time Newland was published as “one of finest villages in county” and inhabitants and visitors alike standing in the huge churchyard agree that remarkably little has happened since to dispel that view

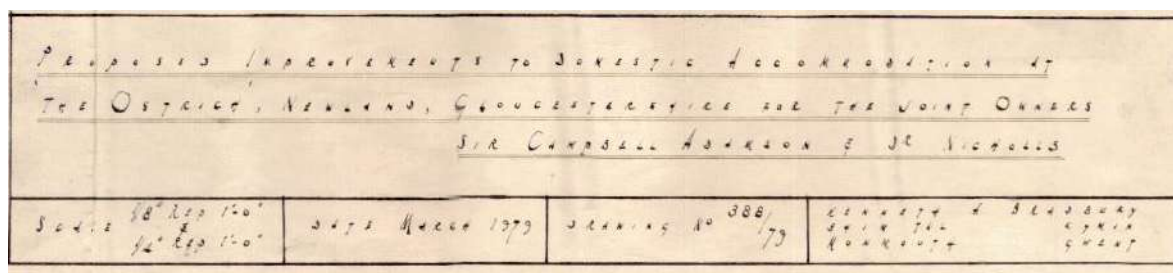
<https://www.fdean.gov.uk/media/tvpercej/newland-parish-plan.pdf>

2.2 Planning Search

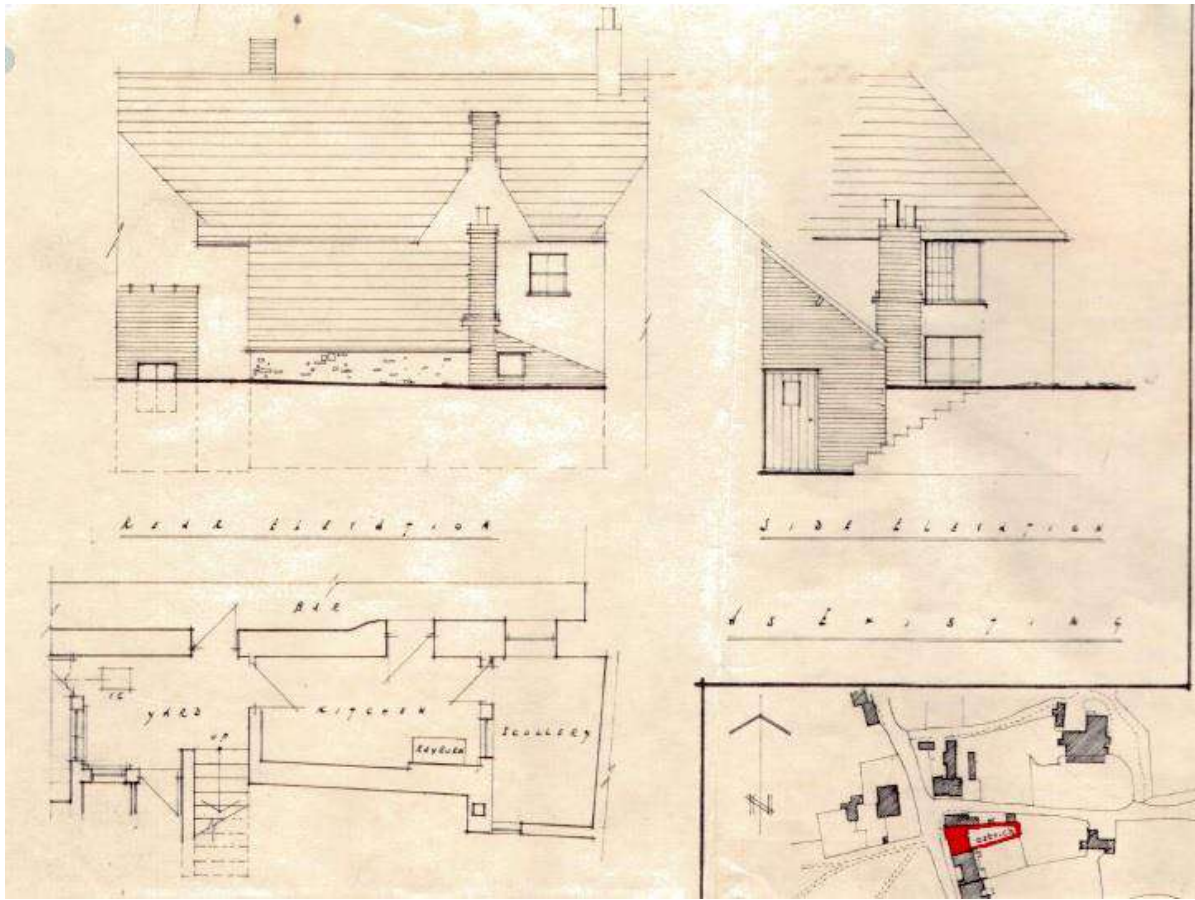
The Ostrich Inn, Newland, GL16 8NP

RDA carried out an online planning search for The Ostrich Inn. One application was found for 1979 for Kitchen Extension DF 3776 and RDA requested these plans as a pdf from Forest of Dean LPA.

‘Proposed Improvements to Domestic Accommodation at The Ostrich Newland Gloucestershire for the Joint Owners Sir Campbell Adamson and Dr Nicholls’

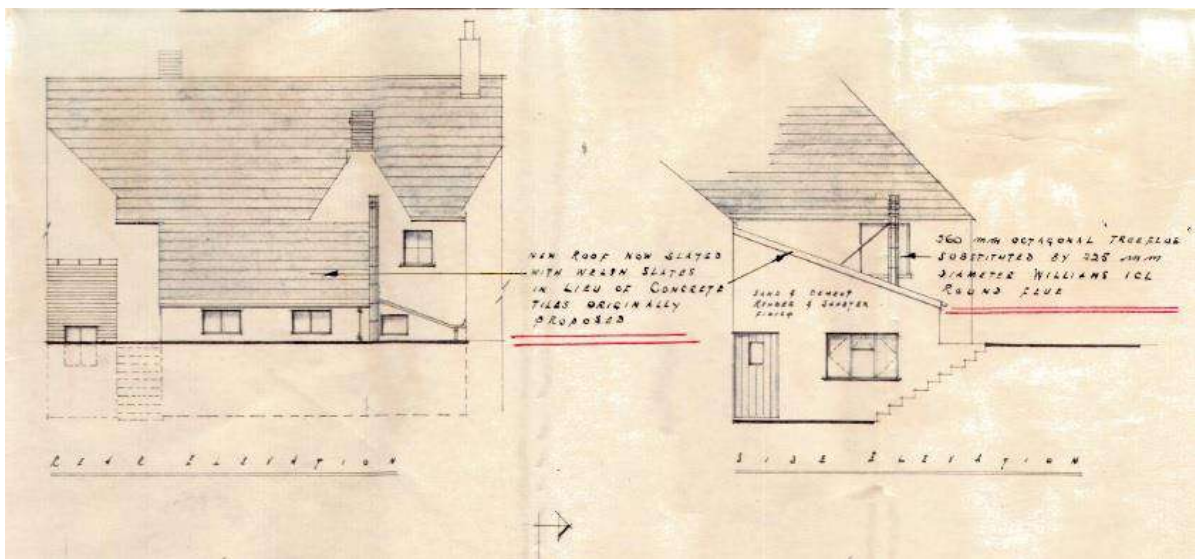


Existing DF 3776



Screenshot of pdf Plan

Proposed DF 3776



Screenshot of pdf Plan

2.2.1 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework with para.194 of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II* buildings are particularly important buildings of more than special interest; (*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.)

Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely. [Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. "The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably."

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “ a general duty as respects listed buildings in exercise of planning functions” and “ in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent .

The National Planning Policy [NPPF] updated JULY 2021 Section 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT says in determining applications, LPAs should require an applicant to describe the significance of any heritage assets including any contribution made by their setting, but this should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (ref. paragraph 194).

Paragraph 197 requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 requires great weight to be given to the conservation of heritage assets. For heritage policy, ‘conservation’ means “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” (ref. Glossary at Annex 2) Paragraph 202 goes on to say that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Advice on Listed Building Consent and Making Change to Heritage Assets

<https://historicengland.org.uk/images-books/publications/listed-building-consent-advice-note-16/>

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

2.3 The Sites Listed Building Description

The Ostrich Inn, Newland, GL16 8NP



Name: THE OSTRICH

Designation Type: Listing

Grade: II

List UID: 1186336 Date first listed: 12-Dec-1953 Date of most recent amendment: 24-Sep-1984

National Grid Reference: SO 55359 09582

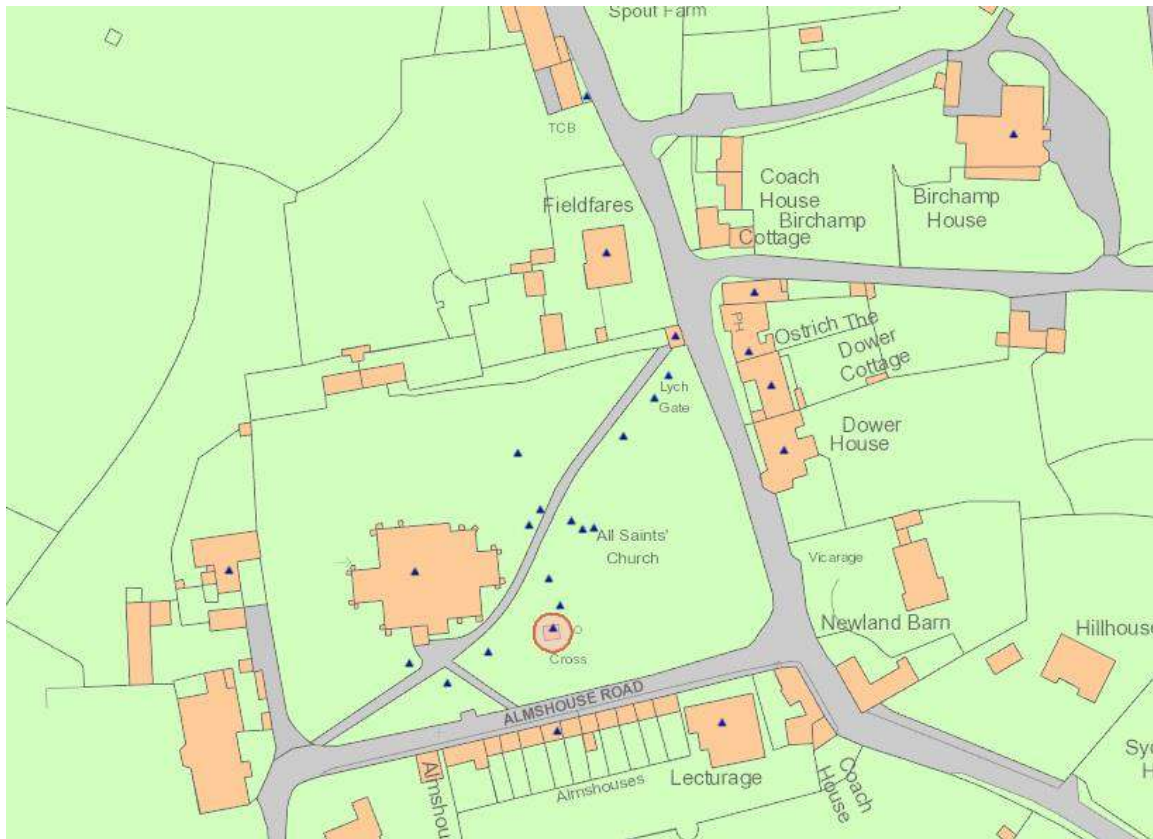
8/63 The Ostrich 12.12.53 (formerly listed as Ostrich Inn)

GV II

Originally 2 or 3 houses, now an inn. Late C17. Roughcast, slate roof, stone end stack to right and brick ridge stack to left of doorway. Single range with 2 shallow projecting hipped gables. 2 storeys. 3 windows, paired casements. Doorway adjoining right wing with flat stone hood on brackets. Interior: centre bay, very large stone fireplace with single wide chamfer on lintel and cheeks. Some original oak boarded doors and internal shutters.

Listing NGR: SO5535909582

2.4 Neighbouring Listed Buildings



Ordnance Survey Licence number 100024900

THE FORMER POST OFFICE NOW CALLED LYNCH GATE COTTAGE



Name: POST OFFICE
Designation Type: Listing
Grade: II
List UID: 1212875
 GV II Post Office and stores.
 Probably early C18 but altered in C19. Roughcast, slate roof with hipped gable to street and shallow hipped projection to side. Rendered stack to right. 2 windows, wood mullion and transom casements under simple slightly cambered arches. Entrance at side. Included for group value with Ostrich Inn (q.v.) Listing NGR:SO5536109598

LYCHGATE TO CHURCHYARD OF CHURCH OF ALL SAINTS AT NORTH EAST CORNER

Name: LYCHGATE TO CHURCHYARD OF CHURCH OF ALL SAINTS AT NORTH EAST CORNER

Designation Type: Listing

Grade: II

List UID: 1186339

GD II Lychgate. Late C19.

Squared rubble stone with massive dressed stone mouldings. Hipped and half gabled stone slate roof with timber collar and tie beam roof, with arched bracing to support post rising as "crown" post between single and double timber gates. Projecting rafter ends below bottom row of stone slates.

Listing NGR: SO5534009586

DOWER COTTAGE

Name: DOWER COTTAGE

Designation Type: Listing

Grade: II

List UID: 1212866

8/62 Dower Cottage 12.12.53 (formerly listed as Dark House cottage) House. Mid C17.

Roughcast, hipped double Roman tile roof, small rear stack and 2 stacks in projecting gable wing on north side. L-shape. 2 storeys. 3 windows, 1 in gable, casements, 2 to left of door with timber lintels. Panelled door with flat plain stone hood on iron brackets, up 3 stone steps.

DOWER HOUSE

Name: DOWER HOUSE

Designation Type: Listing

Grade: II

List UID: 1186335

8/61 Dower House 12.12.53 (formerly listed as Dark House)

House. Early C18. Coursed rubble stone, hipped tile roof, 2 tall stone end stacks projecting to right. 2 storeys and attic. 3 windows (4 on ground floor) with flush sash boxes and 12-pane sashes, incised stone lintels. 2 gabled dormers. Central 6-panel door with fanlight of 3 quatrefoils and cambered stone hood on brackets. Octagonal extension to right in rubble stone brought to courses, stone stack, hipped tile roof. 3 windows, 12-pane sashes with stone lintels and enlarged keystone. Listing NGR: SO5536809556

FIELD FARES

Name: THE COTTAGE, AND STONE GATEWAY TO STREET

Designation Type: Listing

Grade: II

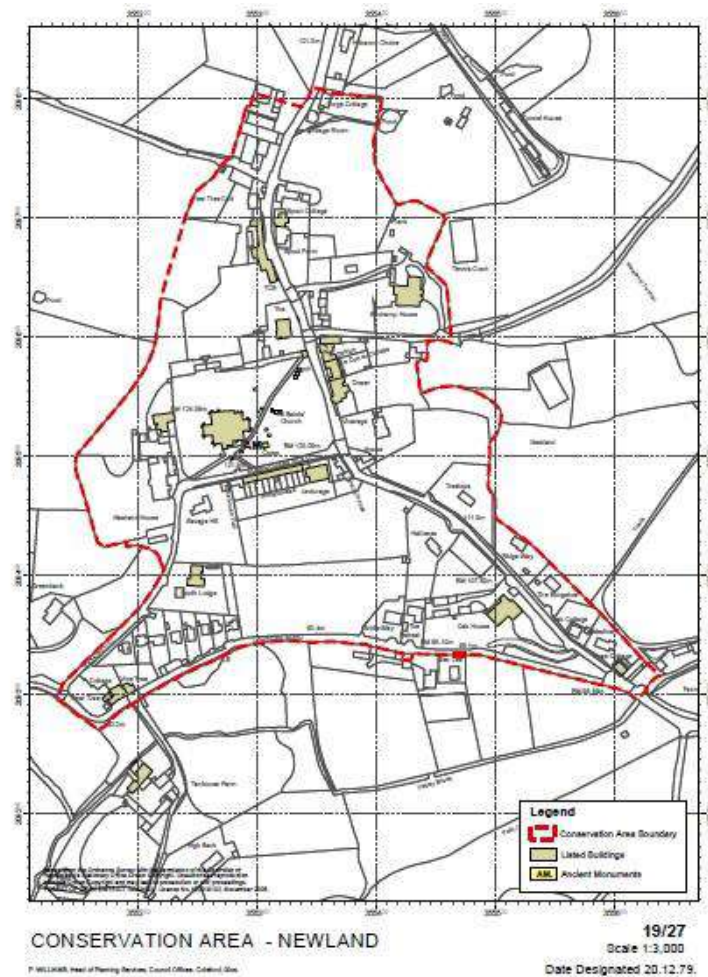
List UID: 1212930

8/68 The Cottage, and stone gateway to street 12.12.53 II

House. Early C18. Roughcast, double Roman tiled roof, 3 stacks - one rendered, 2 stone (one as ridge stack). 2 storeys and attic. 4 windows, 2 casements to right, 2 replaced sashes to left with external shutters. 3 gabled dormers. Central doorcase with fielded 6-panel door under pedimented doorcase with dentil rows to cornice and inside pediment. Some internal shutters visible on ground floor. Stone gateway with flattened ogee arch and chamfered arch and jambs, boarded wooden door. Listing NGR: SO5532209608

2.5 Conservation Area

The Ostrich Inn is within the Newland Conservation Area. There is not a Conservation Area Appraisal just a map showing the boundary of the Conservation Area



Conservation Area Map Boundary in RED Date Designated 20 11 1979

2.6 Historic Environment Record

RDA commissioned and consulted the HER and an Area Summary was provided. Most of the information concerns the Church and Ancient Monuments. The 111 page Summary has been sent to the client for reference. The following is the HER record 6097 for the Ostrich Inn itself as available as of writing. This RDA report as paragraph NPPF requirement [para.205] states will be deposited in the HER and will make a valuable contribution to the archive.

Gloucestershire Historic Environment Record (HER)

Summary Report for Area 6097

Name	Late 17th century Ostrich Inn (originally 2 or 3 houses) (LBII), Newland.
Status	LBII
Grid Ref	355357 209586
Parish	NEWLAND
Map Sheet	SO50NE

HER 6097 DESCRIPTION:-

Listed Building Description:

SO 50 NE NEWLAND NEWLAND (B4231 east side) 8/63 The Ostrich 12.12.53 (formerly listed as Ostrich Inn) GV II

Originally 2 or 3 houses, now an inn. Late C17. Roughcast, slate roof, stone end stack to right and brick ridge stack to left of doorway. Single range with 2 shallow projecting hipped gables. 2 storeys. 3 windows, paired casements. Doorway adjoining right wing with flat stone hood on brackets. Interior: centre bay, very large stone fireplace with single wide chamfer on lintel and cheeks. Some original oak boarded doors and internal shutters. Listing NGR: SO5535909582. {Source Work 1043.}

A house in the main street east of the churchyard was rebuilt c.1694. Before 1816 it had become the Ostrich Inn (sign derived from the Probyn crest). {Source Work 3710.}

Part of a group of early 18th century houses. {Source Work 291.}

1983 - Now under new management and being renovated, follows early plan with cross passage, large open fireplace in the public bar (1.7 metres high and 2 metres across) would indicate that it is considerably earlier than the surrounding 18th century houses - C Arno of Medieval Field Study Centre says it might be as early as 14th century but has not really looked into it. {Pers. comm. J. Colombo, GCCAS, 1983.}

AREA ASSESSMENT :-

If 14th century, it would belong to original opening up of Newland from Forest. {Pers. comm. J. Colombo, GCCAS, 1983.}

Sources:

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, FOREST OF DEAN

1984

The Victoria History of the County of Gloucester 1996 Bledisloe Hundred, St.Briavels Hundred and the Forest of Dean

GLOUCESTERSHIRE COUNTY COUNCIL ARCHAEOLOGY SERVICE 1990 Buildings at Risk Survey

3 Setting and Vistas



All Saints Church and Cross



Almhouses Almhouse Road



Lecture Almhouse Road



View from Churchyard towards Lynch Gate



Bells Grammar School



Newland House



View down lane Old PO on the left



Birchamp House

4. Assessment The Ostrich Inn, Newland, GL16 8NP

4.1 Scope of Assessment

This report contains an analysis of the significance of the history and character of the building known as **The Ostrich Inn, Newland, GL16 8NP**

Any justification for proposed works and their impact on the special character of this listed building or structure and its setting could be issued as a separate document but should be read in conjunction and always with reference to this RDA Assessment.

4.2 Map Regression

An analysis of historic mapping and available historical photographs [See also Section 4.4] was carried out by RDA. **[A]** Extract 1779 Ostrich Depicted [map from owners archive] **[B]** 1840s Tithe Map Assignment 1204 with gardens, stable /coach house included, clearly separate from 1203 and 1202 with a small addition to the rear **[C]** OS 1st Edition 1888 depicts the Post Office now Lynch Gate Cottage, The Ostrich and Dower Cottage possibly all sharing the gardens with stable/coach house to the east ; small buildings to rear **[Note: This maybe why the listing says originally x3 cottages]** **[D]** 2nd Edition 1894 1903 shows more division to the gardens **[E]** 3rd Edition 1939 similar to 2nd Edition although now there is a glass house at the end of the garden at the Ostrich Inn **[F]** 2019 **[G]** Satellite Image

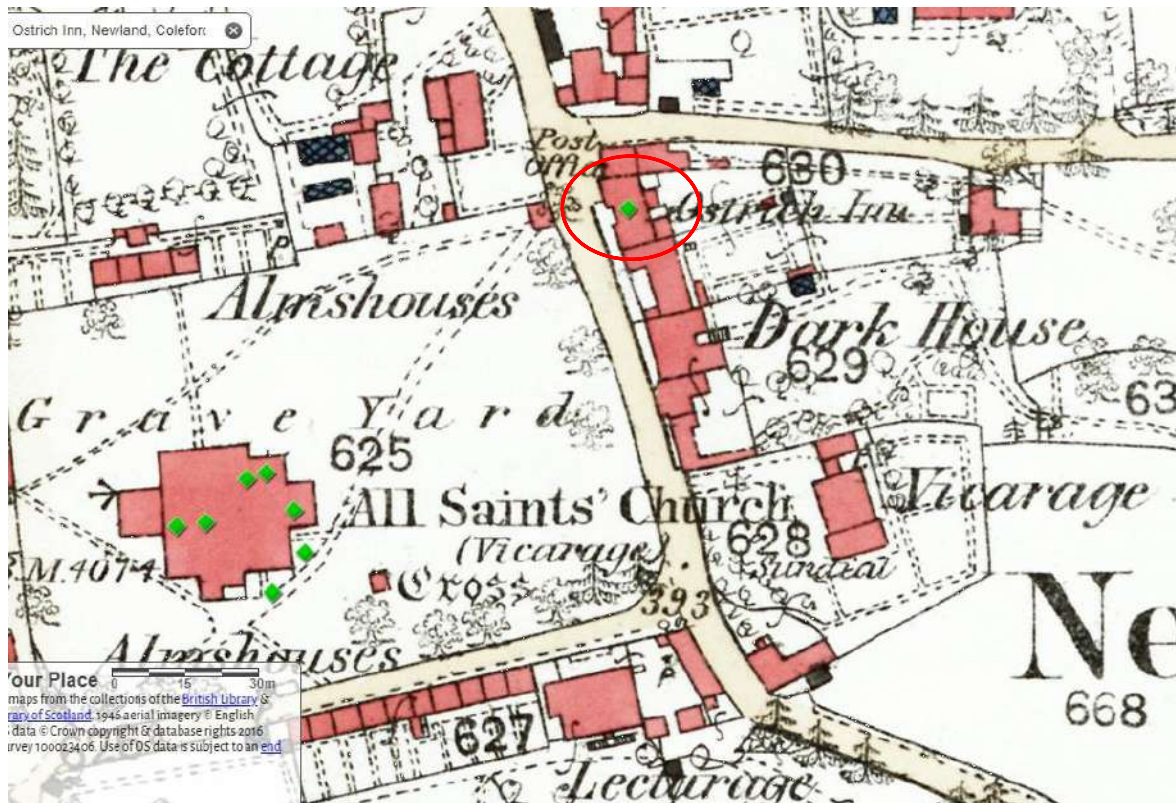
Extracts from Maps



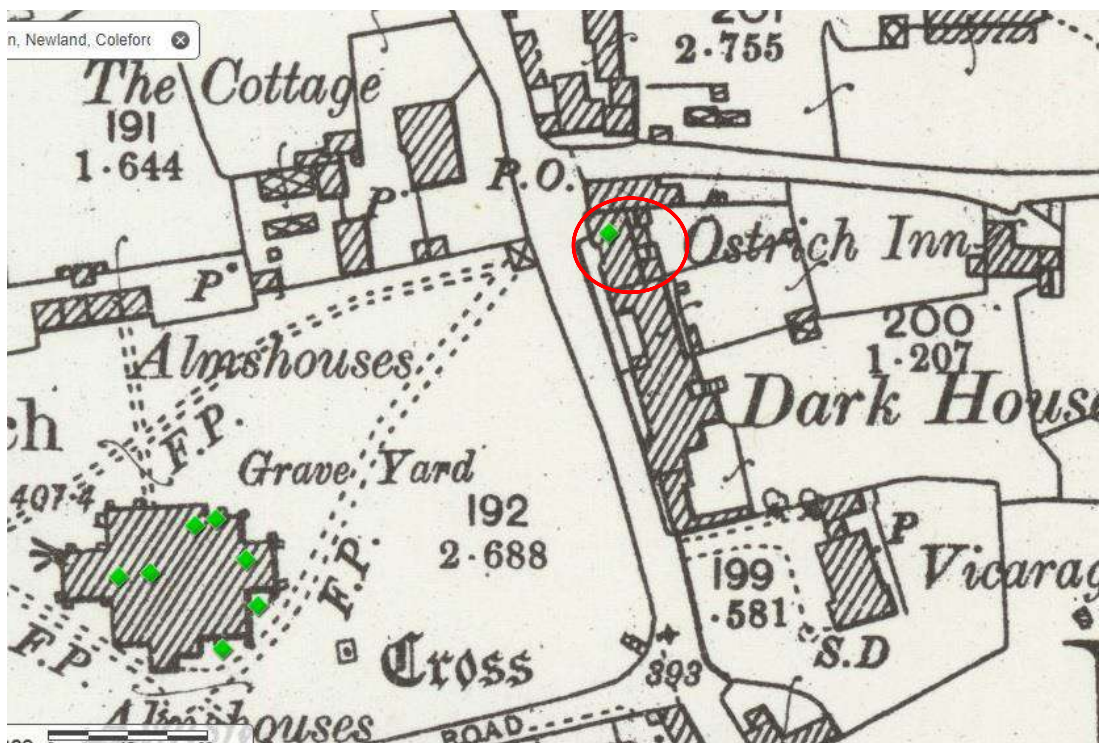
A 1779 Ostrich Depicted



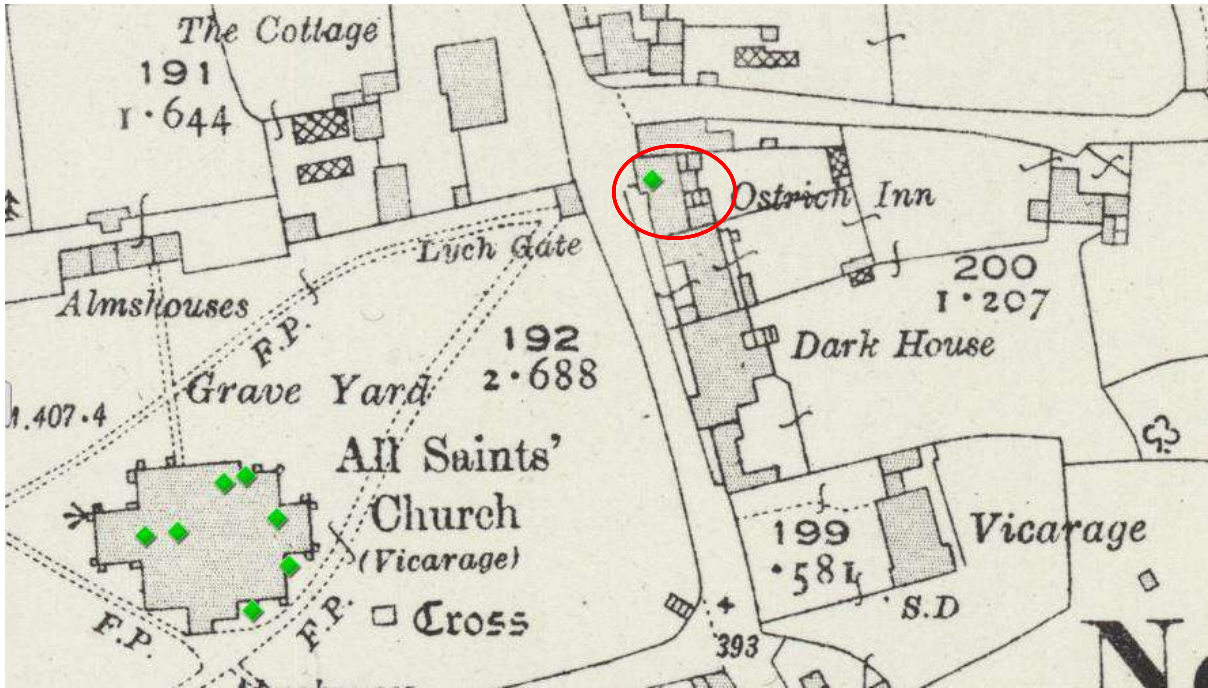
B 1840s Tithe Map Apportionment 1204



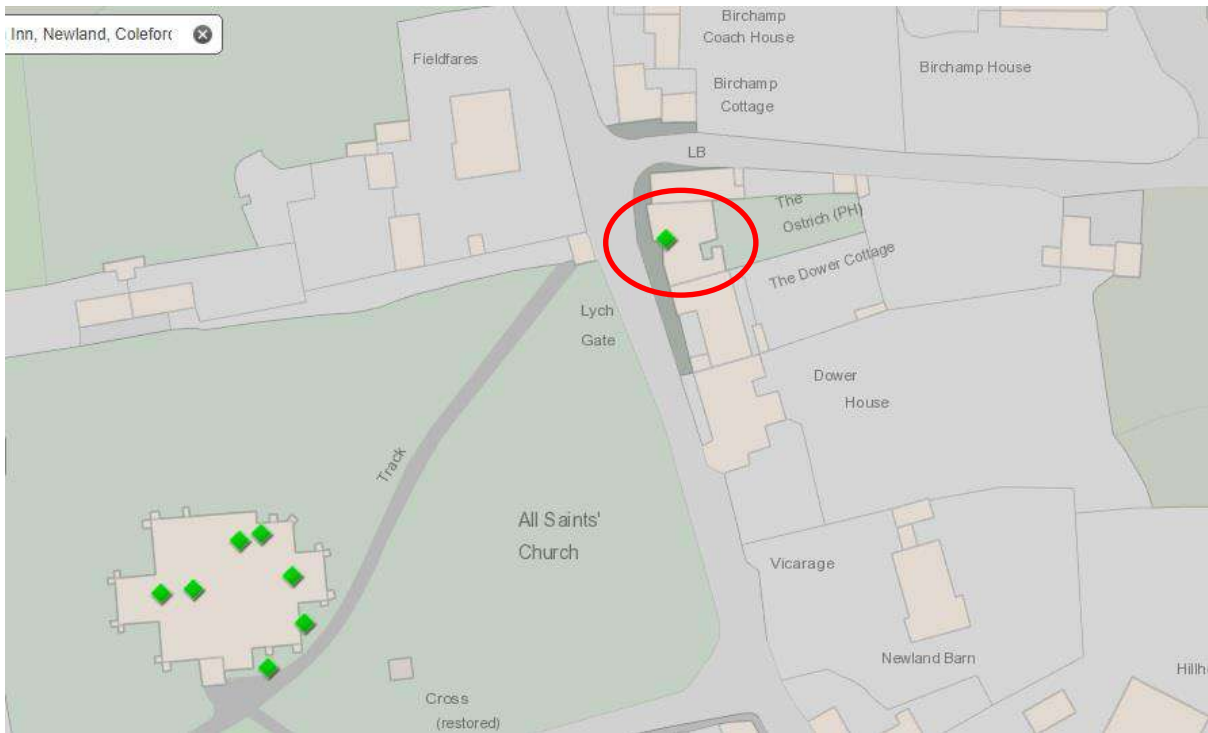
C OS 1st Edition 1888 Courtesy Know Your Place Gloucester



D 2nd Edition 1894 1903 Courtesy Know Your Place Gloucester



E 3rd Edition 1939 Courtesy Know Your Place Gloucester



F 2019 Courtesy Know Your Place Gloucester



G Satellite Image

4.3 Historical research

Historical Background Newland

'The Buildings of England' the updated Pevsner series Gloucestershire describes Newland as:-

"As the name implies, Newland is a rather later settlement than its neighbours such as Staunton and St Briavels; it was probably created by assarting from the Forest of Dean in the mid-late C12. At the centre of the small village, entrancingly situated in hilly, tree-clad country, is its exceptionally large church, sometimes called 'The Cathedral of the Forest' set on the shoulder of a little hill which falls away sharply to the S. From this direction, its splendid tower seems soaring and elevated; from the N it appears as the centre of a broad and fertile plain." ...ALL SAINTS is described in detail, followed by NEWLAND HOUSE, former home of the Probyn family, part mid-C18 altered in 1813, THE ALMSHOUSES founded by William Jones citizen and haberdasher of London built 1617, THE LECTURAGE a detached early C18 house, VICARAGE of 1872, DOWER HOUSE, DOWER COTTAGE, L Plan mid C17 and THE OSTRICH INN originally of c1694 and the FORMER POST OFFICE dated 1868, BIRCHAMP HOUSE late Georgian c1805" and other Farms and houses further afield in the village.

The Victoria County History 1996

A P Baggs and A R J Jurica, 'Newland', in *A History of the County of Gloucester: Volume 5, Bledisloe Hundred, St. Briavels Hundred, the Forest of Dean*, ed. C R J Currie and N M Herbert (London, 1996), pp. 195-231. *British History Online* <http://www.british-history.ac.uk/vch/glos/vol5/pp195-231> [accessed 7 October 2022].

“Newland, a village situated on the east side of the river Wye 5.5 km. south-east of Monmouth, was the centre of a large parish with complex boundaries and settlements of differing character. Coleford, a market town from the late 17th century, became the principal centre of population, while Newland, a picturesque village grouped around a large church and churchyard, remained small and mainly residential. In the villages of Clearwell and Bream and in Whitecliff hamlet, adjoining Coleford, a large proportion of the inhabitants worked in mining, quarrying, and other Forest trades, but Clearwell was also the centre of one of the principal estates of the Forest area, and the parish contained other substantial freehold farms. Upper and Lower Redbrook hamlets, which grew up on the banks of the Wye, were purely industrial settlements, with mills, ironworks, and copper works.”

“Newland parish was created in the early Middle Ages by assarting from the Forest of Dean woodland and waste, and its formation was well under way by the start of the 13th century, when its church was built. It was called Welinton in 1220 and was described as the 'new land of Welinton' in 1232 and 1247, but later it was called simply Newland (Nova Terra). In 1305 the appropriator of the church, the bishop of Llandaff, was granted the tithes from all recent and future assarts from the Forest waste and, though the fullest interpretation of the grant was prevented by the claims of other churches of the Forest area, widely scattered parcels of land thus became part of Newland parish. Besides its main block, formed of the tithings of Coleford, Newland, and Clearwell, the parish had 22 detached parts, and in 1881 its total area was 8,797 a. (3,560 ha.).... About 1245 it was reported that different parts of Newland had been 'assessed', presumably for rents for new assarts, under the three constables of St. Briavels who served between 1207 and 1230. By the mid 13th century much of the area around the new parish church at Newland village had evidently been taken into cultivation, besides a narrow strip of land on the banks of the Wye, comprising the manor of Wyes..... In the late 18th century the picturesque setting, the fine church in its well kept churchyard, and the several elegant houses gave it the reputation of one of the most attractive villages in the county.”

“The church has remained the dominant feature of Newland village and the large churchyard its focus. The main thoroughfare, on the Lydney Monmouth road, runs along the east side of the churchyard, and a village cross stood at the junction with the lane to Highmeadow in 1511 and 1608..... By the mid 14th century there were several houses on a lane running along the south side of the churchyard, and that lane was probably the site of butchers' shambles in the 16th century; from 1617 most of its south side was occupied by a row of almshouses built for the charity of William Jones. The hillside south of the churchyard, formerly called Wolf hill, and the valley below had several houses in the 15th century. The earliest surviving house in Newland village appears to be the Old School House, on the west side of the churchyard, formerly housing a grammar school founded by Edward Bell. Its earlier, north-south, range is apparently the building that was under construction for the school in 1576. The southern end of that range was demolished in the early 20th century, and the remaining portion is of a single storey with attic, having a large internal stack near the north end with a cross passage beyond it. There is some evidence that the range originally extended further north and was curtailed at the building of the east-west range, which is of two

storeys and attics and is dated 1639. The plan of the later range, presumably designed specifically for the purposes of the school, provides heated rooms at each end, that to the east being larger, and two small, unheated rooms in the centre. All are joined by a passage, which is alongside the cross passage of the north-south range. ... Newland House, a substantial house at the south-west corner of the churchyard, was the home of the Probyns, who were the principal gentry family at Newland in the 18th century and evidently did much to establish it as a popular residential village. **A house in the main street east of the churchyard was rebuilt c. 1694 by William Probyn, whose family held it on long leases from Bell's charity. Before 1816 it became the Ostrich inn, the sign derived from the Probyn crest. The Dower House (formerly Dark House), in the same group of buildings, was apparently the house that Sir Edmund Probyn left to his sister Frances in 1742, with reversion to his nephew William Hopkins. Later it belonged to Edmund Probyn (d. 1819) who left it to two daughters while they remained unmarried.** The main part of the house is of the early 18th century and of five bays with a hipped roof. About 1820 a room with a canted bay was added at the south-west and later in the 19th century two wings were added at the rear. Parts of an early 18th-century staircase survive, but the interior of the original house has been largely refitted..... In 1600 Newland parish contained eight or more victualling houses, presumably scattered through its constituent villages, including Coleford. The Ram inn where the parish vestry met in 1754 and 1765 was presumably in Newland village. **The Ostrich, open by 1816, was the only public house there in modern times.** A former smithy at the north end of the village became the village meeting room c. 1920, given by the Roscoe family of Birch-amp House as a memorial to the war dead.

MANORS AND OTHER ESTATES

“Lands on the north side of Newland village which belonged in the mid 15th century to the Clearwell estate included a moated site at the head of Black brook, possibly the original residence of the Joce family. In 1446 Joan Greyndour gave those lands as part of the endowment of a chantry she founded in honour of her husband Robert, assigning a house called Blackbrook, evidently at the moat, as the priest's residence. The Crown sold the endowment of the chantry in 1559 to William Winter of Lydney, whose son, Sir Edward, sold the land at Newland to Thomas Baynham, owner of Clearwell, in 1596. Baynham's successors retained it in 1653, when the house was called Chantry or Charter House. About 1660 the land was acquired by William Probyn, and it passed to his descendants, owners of Newland House. The site was described simply as the moat in 1757 and probably the house had by then been demolished. The moat survived in 1992, partly obscured by farm buildings and a slurry tip.”

“In 1669 William Probyn owned and lived at Spout Farm in the village, and in 1671 he also bought other lands adjoining the former chantry estate. His lands passed at his death in 1703 to his son Edmund, knighted in 1726 on becoming a judge of King's Bench and from 1740 Lord Chief Baron of the Exchequer. Sir Edmund (d. 1742) devised his estate, which by then also included farms at Ellwood and in Coleford, to his nephew John Hopkins, who took the name Probyn. John, who had acquired other property in Newland in 1726, settled his estate in 1757 on the marriage of his son Edmund Probyn. Edmund, though a considerable landowner elsewhere in west Gloucestershire, lived at Newland in the house later called NEWLAND HOUSE at the south-west corner of the churchyard. He sold the house with Spout Farm and 156 a. in 1813 to Philip Ducarel, but kept other property, including Millend farm, which at his death in 1819 he left to his

daughters Sophia and Susan. Philip Ducarel (d. 1855) was apparently succeeded in his estate by his sister Jane Bevan, and by 1870 it belonged to his niece Julia Palmer (d. 1901). Julia Palmer was succeeded in turn by her sons Charles Palmer (d. 1916) and Sir Frederick Palmer, Bt. (d. 1933). Most of the farmland may have been sold before 1923 when Sir Frederick offered Newland House for sale with just c. 26 a. of land; it was sold by his widow Lilian in 1945. Their son Sir John Palmer lived in the village in another house until his death in 1963. ”

LAND USE

“In 1866 2,020 a. of the land of the three tithings were returned as arable compared with 1,489 a. of permanent grassland. Most of the farms practised sheep and corn husbandry, growing large crops of wheat, barley, roots, and grass seeds; fallows, of which 209 a. were returned, also played a part in the rotation. Over 3,000 sheep and lambs were returned, and c. 400 cattle, mostly kept for fattening. The quantity of arable later fell, though less sharply than in the more lowland, Severnside parishes of the area: 1,779 a. were returned in 1896 and 841 a. in 1926. Sheepraising, stockrearing, and dairying all increased during the same period, with 3,996 sheep and lambs and 979 cattle returned in 1926. In 1988 the residual parish was largely pastoral in character, with 934 ha. (2,308 a.) of permanent grassland, 272 ha. (672 a.) of arable, mainly growing barley, 1,107 cattle, and 5,365 sheep and lambs returned. Only one of the principal farms was a specialist arable enterprise, while six were concerned mainly with cattle and sheepraising and four mainly with dairying. ”

MILLS, IRONWORKS, AND COPPER WORKS.

“In 1437, when 8 forges were listed at Newland and 1 at Bream, the parish was among the main ironworking centres in the Forest area; some of the forges were probably at Coleford and Whitecliff.”

OTHER INDUSTRY AND TRADE.

“In the 15th and 16th centuries an unofficial market was held at Newland village, the traders taking advantage of the large numbers congregating at the parish church on Sundays and feast days. In 1426 huts and booths erected in the churchyard at festivals were ordered to be removed, and in the 16th century shambles, called the butchers' row, adjoined the churchyard. In 1563 a group of butchers and other tradesmen from Newland and neighbouring parishes was cited for trading there during service times, and the Sunday market was mentioned again in 1596. It presumably lapsed during the 17th century when Coleford became a more frequented trading centre”..... In 1608 the muster for Newland tithing (which comprised the Newland village area and the Redbrook valleys) included 26 tradesmen and craftsmen. There were five tanners, most probably working tanneries on Valley brook near Newland village,..... In the late medieval and early modern periods Newland tithing had a small clothmaking industry based on the fulling mills, mentioned above, at Redbrook and Millend. A weaver was recorded in 1501 and two tuckers and two weavers in 1608. Two tankard makers (probably making tankards of wood staves and iron hoops) and two coopers were living in the tithing in 1608”

EDUCATION.

“A grammar school was attached to the chantry founded in Newland church in 1446 by Joan Greyndour for her husband Robert. She directed that the chaplain and a suitably qualified clerk employed by him should instruct pupils, of whom those learning Latin grammar were to pay 8d. a quarter and those learning the alphabet, the service of matins, and the psalter 4d. a quarter. Roger Ford, the chaplain at the dissolution of the chantry in 1547, enjoyed a good reputation as a teacher and his school was well attended. It was continued for some years at least, Ford receiving a stipend from the Court of Augmentations until 1553 or 1554.

“A schoolmaster recorded at Newland in 1576 was presumably teaching a school supported by Edward Bell, who by his will in that year gave funds to finish building the school which he had begun. Another schoolmaster, a graduate, died at Newland in 1592. A trust deed secured Bell's charity in 1627, assigning £10 a year as the salary of a master to teach grammar, and the school continued in a house on the west side of Newland churchyard. Regulations in 1658 laid down a basic curriculum comprising only reading, writing, and the catechism, but further studies, to be pursued in accordance with the ability of individual pupils, evidently included Latin, as candidates for the mastership had to be competent to teach 'a free grammar school'. Entrants to the school had to show that they could already read a chapter of the bible, but, after complaints that that qualification excluded many poor children, it was changed in 1663 to the reading of a psalm. A gift from John Whitson, which became payable in 1663, added £10 to the master's salary. John Symons (d. 1721) of Clearwell, intending to discourage beneficed clergymen or curates from taking the post, gave £100 to buy land to augment the salary, with a proviso that the profits should go to the almspeople of Bell's charity if a clergyman was appointed. The masters were usually laymen during the late 17th century and the early 18th, but from c. 1800 clergymen were usually appointed and were allowed to supplement their salary by taking private pupils. Regulations of 1817 fixed the number of boys to be educated on the foundation at 15, aged between 7 and 14 years, with private pupils to be taken only in such numbers as would not unduly divert the master's attention. The curriculum was to include Latin grammar, the catechism, and the principles of religion, with English grammar, writing, and arithmetic to be taught if the parents so wished, and public examination of the pupils was introduced. From 1814 the master's salary was £30 and from 1835 £75. In 1836, because of a dwindling demand for charity places, there was an abortive scheme to turn the school into a fee-paying academy offering commercial education. Only 5 charity boys were attending in 1837 and there were 12 in 1847. The school suffered as a result of the financial and administrative problems of the charity during the mid 19th century, and in 1876 it was transferred to new premises at Coleford. The school building beside Newland churchyard, later called the Old School House, had been sold the previous year. “

CHARITIES FOR THE POOR.

“Edward Bell, a native of Newland parish who had become steward to the politician Sir William Petre, by will dated 1576 left funds to complete a school and almshouses which he had begun to build at Newland.

The almshouses were rebuilt or enlarged in 1662 and in the following year comprised an old building housing the four men and a new building housing the four women. From 1755 each inmate received 16s. a quarter, raised in 1792 to £16s. a quarter. From 1835 each inmate was paid 5s. 7½d. a week and was given a cloak every two years.

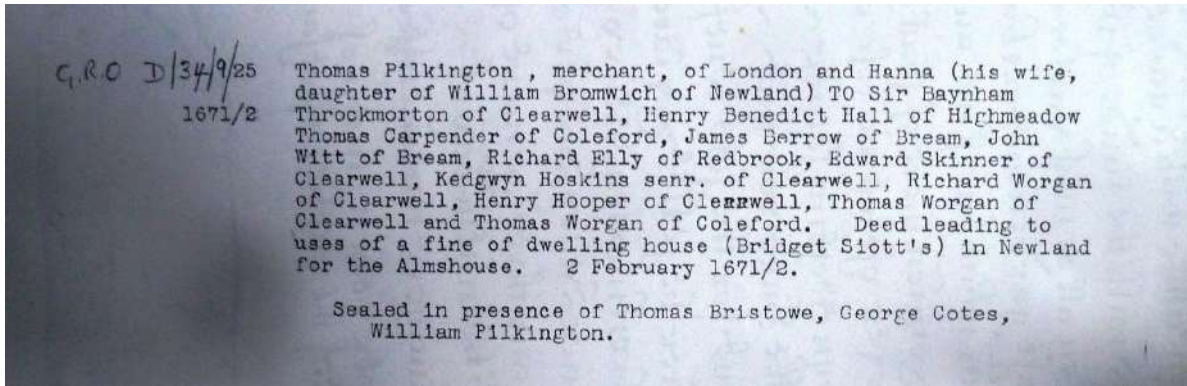
In 1858 financial problems of Bell's charity led to a reduction in the pay of the almspeople, and in the mid 1860s dissension among the trustees was followed by the appointment of a new body, including the incumbents of the four churches in the parish, and tighter control of the management of the estate, which had been left almost entirely in the renter's hands, was instituted. In 1891 the annual income from land and stock was £199. A Scheme of 1908 divided the foundation into the Educational Charity of Edward Bell and Others which managed the endowment and ran the school, by then based at Coleford, and the Pension Charity of Edward Bell and Others which was given the almshouses and £65 a year from the endowment. The Educational Charity sold the charity lands c. 1919 and invested the proceeds in stock. In 1908 it was intended that the Pension Charity should dispose of the almshouses and provide pensions for poor people of the ancient parish, but instead it continued to maintain the almshouses, and that application was confirmed by a Scheme of 1961. Under a Scheme of 1968, however, the building was sold and the proceeds and the £65 a year were applied as a general 'relief in need' charity for the ancient parish. The almshouses, a two-storeyed building on the north side of the churchyard, apparently date mainly from an 18th-century rebuilding. Each storey originally had four almsrooms, but in 1992 the building was occupied as a single private house.

“William Jones, a Hamburg merchant and probably a native of Newland, by will proved 1615 gave £5,000 to the Haberdashers' Company for the use of the poor of Newland and for the maintenance of a lecturer there. Almshouses were built in Newland village in 1617 and letters patent securing the charity in 1620 ordained that 16 almspeople should be maintained. Almshouses were built in Newland village in 1617 and letters patent securing the charity in 1620 ordained that 16 almspeople should be maintained. Under statutes drawn up in 1655 the almspeople were to be supervised by the lecturer and given 2s. a week and cloth for a gown every other year. The Haberdashers' Company bought two farms at Eynesbury (Hunts.) as an endowment for the charity but in 1675, when the company was in severe financial difficulties, The almshouses of the Jones charity comprise a long, single-storeyed range on the south side of Newland churchyard. By 1840 they were divided as 10 dwellings and presumably, as in the 1890s, six each housed two almspeople. By tradition there was once a full set of 16 almshouses until some were destroyed in a fire. A slightly larger dwelling attached to the west end of the range was apparently built to house the charity's lecturer, but by 1840 he occupied a substantial early 18th-century house, later called the Lecturage, standing near the east end of the almshouses. Whether it was built by the charity, which seems unlikely in view of the financial problems of the early 18th century, or given to it is not known. The Lecturage was sold by the Haberdashers in 1963, and in 1992 the lecturer occupied the dwelling at the west end of the almshouses.

A brief historical analysis of past owners and events was carried out by RDA via a desk based internet search and information supplied by client. RDA also carried out a National Archive of Historical Newspapers search. [BNA]

Chronological List

1671/2 Thomas Pilkington, wife Hannah [London merchant, to the trustees of the charity of Edward Bell]



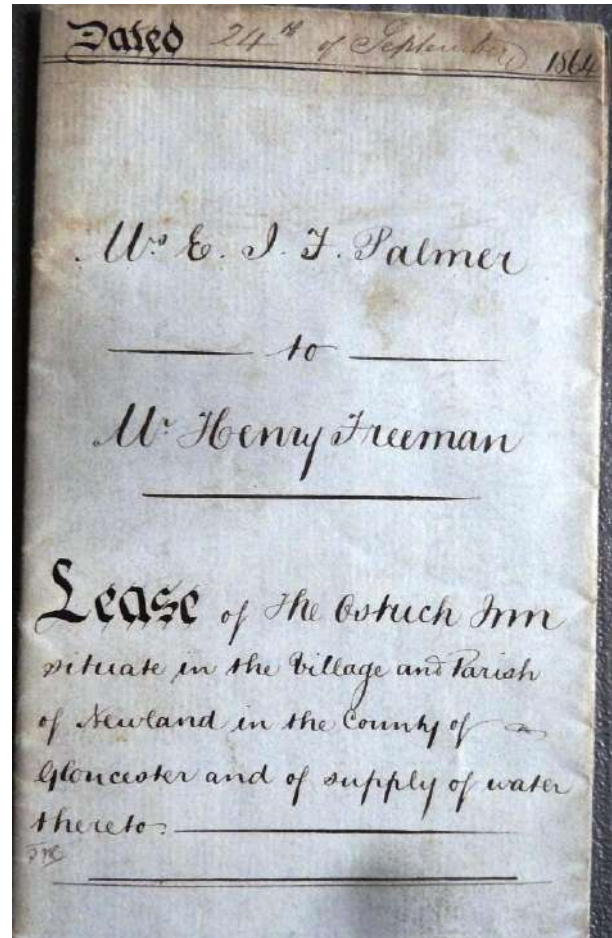
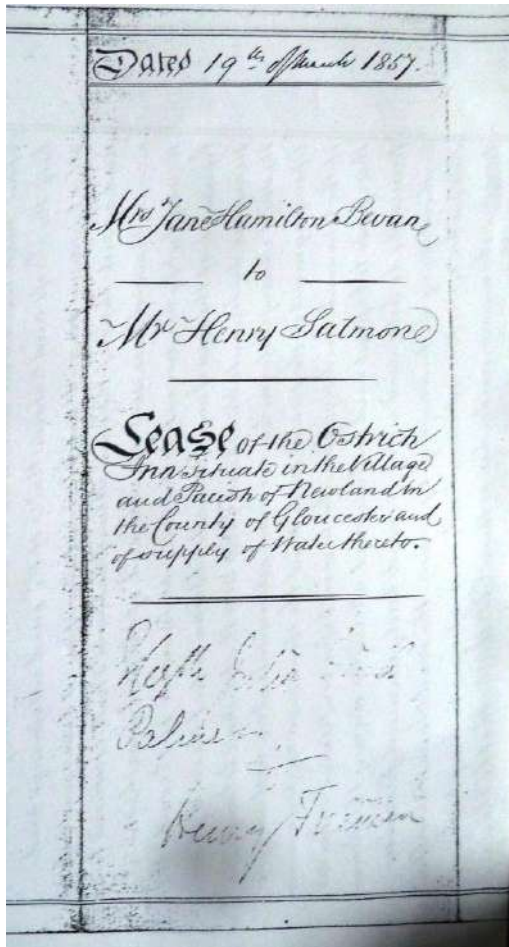
Ref G.R.O D/34/9/25 Date 1671/2

1694 William Probyn, of Newland House, who had rebuilt the house for the trustees at a cost of £20, was granted a lease of it for 31 years.

1816 the lease of the Ostrich was renewed to Philip Ducarel

Landlords of the Ostrich over the years

1841 David Hatton
 1851 Diana Hatton of Bloomfield, Somerset
 1856 J. Owen
 1857 Henry Satmone
 1837 Auction of *Household Furniture, Feather and Millpuff Beds, Casks, brewing utensils, Glass, China, Earthenware and other effects of Mr John Owen who is leaving neighbourhood* [Source : BNA]
 1861 Henry Freeman (Butcher & Innkeeper) of Upton St Leonards
 1864 Henry Freeman Lease from *Elizabeth Julia Finch Palmer*
 1871 John M Voyce of Gloucester
 1881 Emma Monk (widow) of Bosbury, Herefordshire
 1885 Sophia Monk
 1891 John J Fids of Prestbury, Gloucester
 1901 Walter W Pugh from Lincoln
 1901 Thomas Baldwin
 1902 Temporary transfer of license to Robert Pring
 1903 George Preest of Bream
 1911 James Billingham of Westbury on Severn
 1915 Frank Smith
 1921 Temporary transfer of license to Alexander Beattie
 1921 Frank Smith
 1939 James Morgan
 1958-1970 Stan Barrett
 1979 Joint Owners Sir Campbell Adamson and Dr Nicholls [Source: Planning Search]
 2000 Richard Dewe
 2000-2022 Kathryn Horton



1864 Lease Palmer to Freeman [Source: Client]

"Messuage, Dwellinghouse and Inn called The ostrich Inn with stable coachhouse, outbuildings, garden and appurtenances-supply of spring water running by pipes through the grounds. Elizabeth Julia Finch Palmer to the said Inn and use of tap for supplying such water to the said Henry Freeman and Executors 25th March 1864. Keep in good repair and condition the interior parts of the messuage, dwellinghouse and the windows and other buildings. Not used for any other purposes than as a Public Inn"

Gloucestershire Pubs and Breweries Source: Gloucestershire Pubs: (<http://www.gloucestershirepubs.co.uk>)

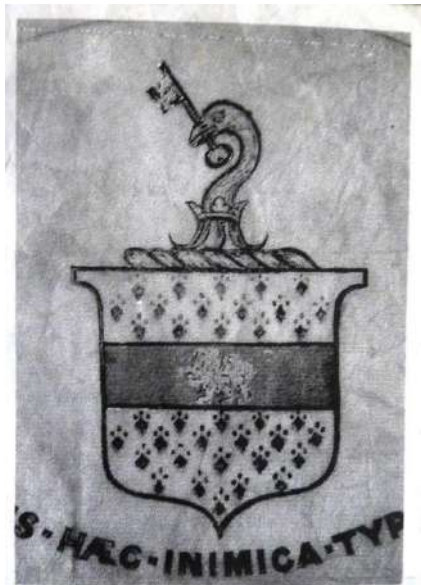
The owners of the Ostrich Inn in 1891 and 1903 are recorded as the Trustees of Bell's Charity. The Ostrich was licensed as an ale house with an annual rateable value of £14.10s.0d. Closing time was at 10 pm. Although the Bell's Charity ran the pub as a free house in 1891, twelve years later it was leased to Oliver Burgham's Redbrook Brewery. The Campaign for Real Ale have listed all the pubs in the UK that have unspoilt interiors that are of historic interest. The National Inventory of Historic Pub Interiors is a joint project with English Heritage. The Ostrich Inn is recognised as being of Regional Importance. Geoff Brandwood describes the Ostrich as a 'late 17th century inn that was last refitted in the 1950s and is little changed since. A flagstone passageway runs from the front door to the rear. To the left the main bar, which would have two small rooms in the distant past, has a

very large old stone fireplace with huge stone lintel and there are shutters on the windows. It has a bar counter installed in the 1950s, bar back shelves look more recent, the dado panelling has bench seating attached, and there are two curved high-backed settles. On the right of the passage is a small dining room which would also have been two very small rooms in the past but has been one for some time. Outside gents' and ladies at rear.'

4.4 Historical Photographs & Analysis

A search for historical photographs was made within the timescale and scope of this report.

The Probyns family's crest, an ostrich's head, was adopted as the sign of the Inn



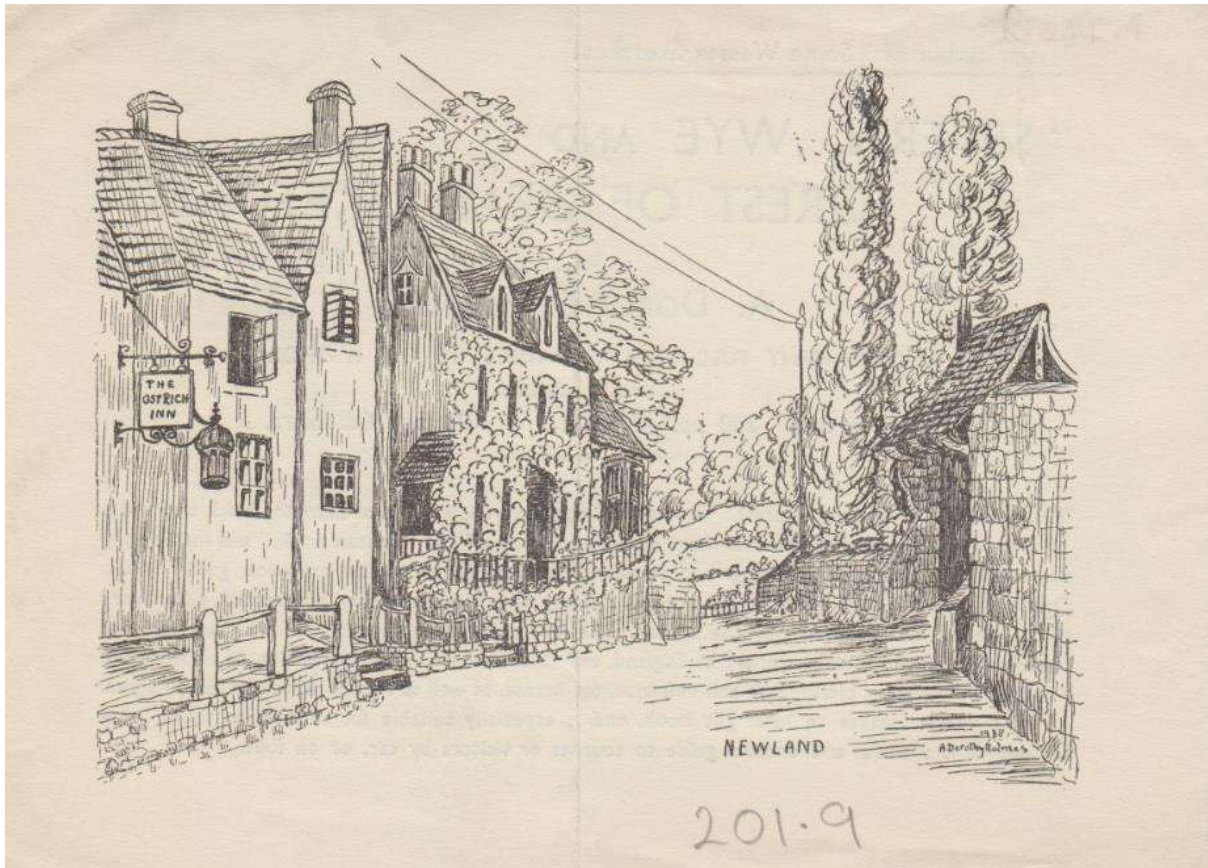
Probyn Family Crest



Right Honourable Sir Edmund Probyn



Late C19 Photo The Ostrich Inn Newland



1938 Sketch of Ostrich Inn Source: Know Your Place Gloucestershire



Circa 1970s Photo Source: Client



1992 front From HER ref 232 8 /63 date 25 /11/ 92 Buildings At Risk Register



1992 rear from HER ref 232 8/ 63 date 25/ 11/ 92 Buildings At Risk Register

4.5 Phasing of Main Buildings

Phasing Analysis: An analysis from building recording and historical information would concur that The Ostrich Inn has changed very little from its original plan form since C17. The exterior frontage has changed a little since the C19 photo whereby the Inn sign has moved but appears the same as today in a sketch of 1938. The casements in the original timber frames appear to be metal with leaded lights in C19. Next door was the village store and post office in the 1970s photograph, today it is a house and has been renamed Lynch Gate Cottage, some casements windows could be C19 and probably this was the original casement design in C19 of the Ostrich's casements. [Note: The Dower Cottage has one GF cC19 leaded light casement intact as of writing]. The interior of The Ostrich has probably not changed that much since its time as an Inn from the early C19. The pub is entered via a passageway that leads from front west to rear east with rooms off to both sides. This was a cross passage entry in the C17. The room to the South, the current dining room, has evidence that it was once two small rooms each with a corner fireplace and each lit by a window, front with a timber shutter. Beneath is the cellar. There is evidence of a former doorway from the passageway to the front room that is now blocked. The rear staircase is of late C17 origins and leads to upstairs landing and large landing area and rooms. The room to the North is now the main bar and may have been previously divided into two rooms either when a dwelling house, but opened up to increase the size of the inn. The serving bar is said to date from the 1950s. This room has a very large fireplace with stone lintel that would appear to date from the mid to late C17. The room is lit by x2 windows with timber shutters. One window is within the West projecting gable and this wall has a recessed cupboard, potentially of C17 origins. To the East of this room behind the bar there is evidence of what probably is a former fireplace as it is directly below a stone fireplace and chimney stack to the rear and in the above room. A curious gable end of what may have been an older smaller cottage building that has been incorporated into the mid /late C17 building? The door to the kitchen may have once been a window; the door frame is C19 and now leads to the 1979 kitchen extension. On the FF a late C17 winder staircase leads to a small landing and bathroom to south with C17 door and bedroom West with C17 door; with a corner chimney stack with a C19 firepiece; C20 window. There are numerous fine C17 doors on the upper floor. Across the cross passage below are two cupboards/recesses leading to a large landing area that has x2 windows; a front to West and now blocked in East rear window. The rear window is of C17 date. The stone chimney stack, South, from the large fireplace below in the bar rises up through this landing and a cantilevered staircase with plank and batten door is built over the stone stack to the attic rooms. Off this large landing are two further bedrooms both with C17 doors. The West bedroom may once have had a corner chimney stack; since removed. In the wall there is a further recess directly above the recessed cupboard in the wall below. Window to front. The East rear bedroom with C17 door has a large stone firepiece with stone lintel that as mentioned before looks to be perhaps of an earlier date to late C17 and may have been part of an earlier gable end of a cottage; a small window to side blocked. Later inserted window to rear. The X3 attic rooms to the East end of the roof reached via the C17 cantilevered stairs built over chimney stack are lit by late C20 velux windows to the rear East and South. There is an older style rooflight that predates the C20 Velux giving evidence that attic spaces would have been used. [Child bedrooms or servants?] The rooms are currently used as a bedroom, landing and a kitchen. In the bedroom there is a small C17 door to a void with restricted access to the roof spaces to the West. The attic wall divisions are intact.

5. Current Photographic Record and Descriptions Building Survey Recording

RDA assessed **The Ostrich Inn, Newland, GL16 8NP** as a means of assessing the significance to an equivalent of a Level 2 Building Recording Photographic Survey with some analysis of the phasing and significant interior details by surveying and using appropriate books and websites. [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*] In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref *Conservation Principles English Heritage/Historic England p21*]

A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

An archaeological standing building recording is often needed for major changes and demolition to historic buildings as a condition if planning is approved but the survey practise of recording is an excellent way to assess structures and their significance.

As any future proposals may affect the interior RDA assessed the Building for significance at an equivalent of a Level 2

LEVEL 2

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

KEY to Significance Levels

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

5.1 Exterior Main Building

Photo West Front Elevations.



Written Description WEST ELEVATIONS Slate roof, single range with two shallow projecting hipped gables with lead ridges. Party wall rendered. Chimney stack to north and stone end stack to south, with central stone corbelled stack at ridge with brick stack visible. A further stack rises from corner of north gable. Roughcast frontage of 2 storeys. Each with 3 windows of paired casements. Doorway adjoining right wing with flat stone hood on brackets

A few Photo Details of Exterior Elevations



Entrance door and Porch canopy



Gap between Ostrich and Dower Cottage

Photo Rear East Elevations**Written Description EAST ELEVATIONS**

Slate roof with asbestos/ fibre cement tiles, single range with two shallow projecting gables, hipped to south. Party wall rendered. Chimney stack to north and stone end stack to south, with central stone corbelled ridge stack with visible brick stack. Small Gable to east has stone end stack. Rear wall of two storeys of painted coursed rubble. 2 windows to 1st floor and paired to ground floor. Ledged and braced door to bar and glazed framed door to kitchen outshot. Mono pitched outshot with flat roof with kitchen extractor flue. Single storey brick toilet blocks under asbestos/ fibre cement tiled mono pitched roofs to rear.

A few Photo Details of Exterior Rear Elevations



View towards Dower Cottage and Pantiled roof



Projecting gable end with chimney



View towards wing of Lynchgate Cottage



Wing of Lynchgate Cottage



Rear of Toilet blocks



Rear of Southern GF gable



Toilet Blocks



Door to 1979 Kitchen extension



Concrete steps 1979 or 1939? To Gardens

Curtilage Garden Area



Written Description Gardens and Boundaries

Gardens are enclosed with coursed rubble stone boundary walling and some mature trees

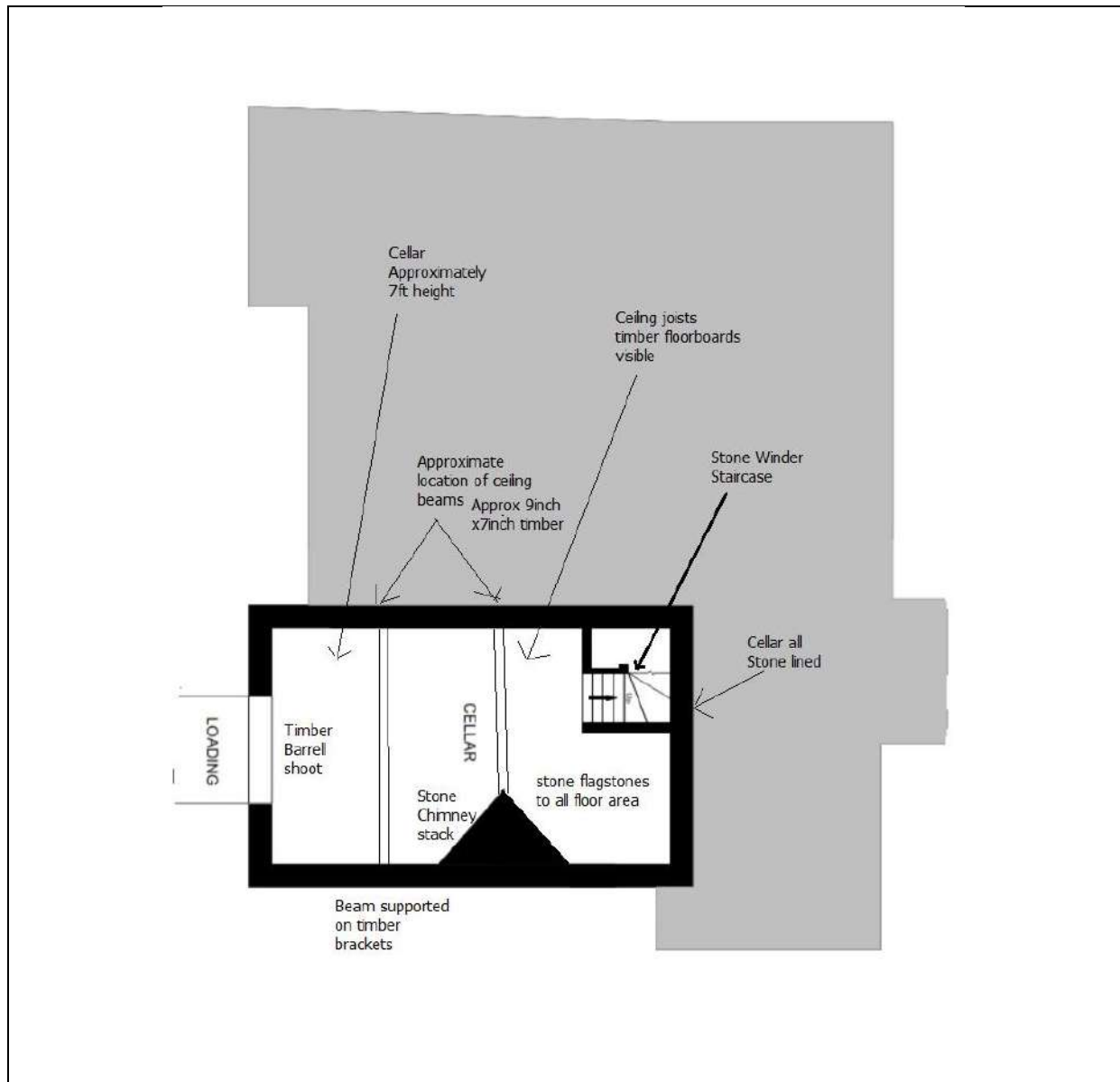
Significance Levels Elevations and curtilage

LEVEL	Elements/ Fabric	REASON
HIGH	<p>FRONT</p> <ul style="list-style-type: none"> All main structural elevations are significant. External door and canopied porch flat stone hood on brackets Original window frames mullions with transoms <p>REAR</p> <ul style="list-style-type: none"> All main original structural elevations are significant Small Gable with chimney stack <p>GARDEN</p> <ul style="list-style-type: none"> Coursed Rubble Stone Walls 	<p>GDII Listed Building</p> <p>Original Architectural features</p> <p>GDII Listed Building</p> <p>Original Architectural features</p> <p>Original Architectural features</p>
MEDIUM	<ul style="list-style-type: none"> Inserted 2 windows to 1st floor and paired to ground floor 	Later Phasing
UNKNOWN FURTHER INVESTIGATION	<ul style="list-style-type: none"> Behind the 1979 extension roof line attached to main building 	Concealed fabric
LOW	<ul style="list-style-type: none"> 1980's 90s Velux rooflights Asbestos/ fibre cement tiles Plastic rainwater goods Toilet blocks Extractor Fan <p>GARDEN</p> <ul style="list-style-type: none"> Concrete steps 	<p>Not of Architectural merit Detracts</p> <p>Not of Architectural merit Detracts</p> <p>Not of Architectural merit Detracts</p> <p>Detracts [Although necessary for purpose]</p> <p>Detracts</p>

5.2 Interior: Main Building and note of significant features

5.2.1 CELLAR:

Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing



Written Description Cellar/Notes

Accessed by plank and batten door from 1st floor cross passage via stone winder stair steps; stone walls of coursed red sandstone; rubble stone. Base of stone triangular chimney stack to south. Timber beams (including dragon beam) support joists with chamfers, first axial beam ends bolted timber spurs as bracket into wall and stack [**Note:** axial beam ends in poor condition and damp ; beams have support from Acro props on advice from surveyor]. Stone flagstones to all floor area. Barrel shoot to front; ledged door. Two modern timber samson posts.

Photos

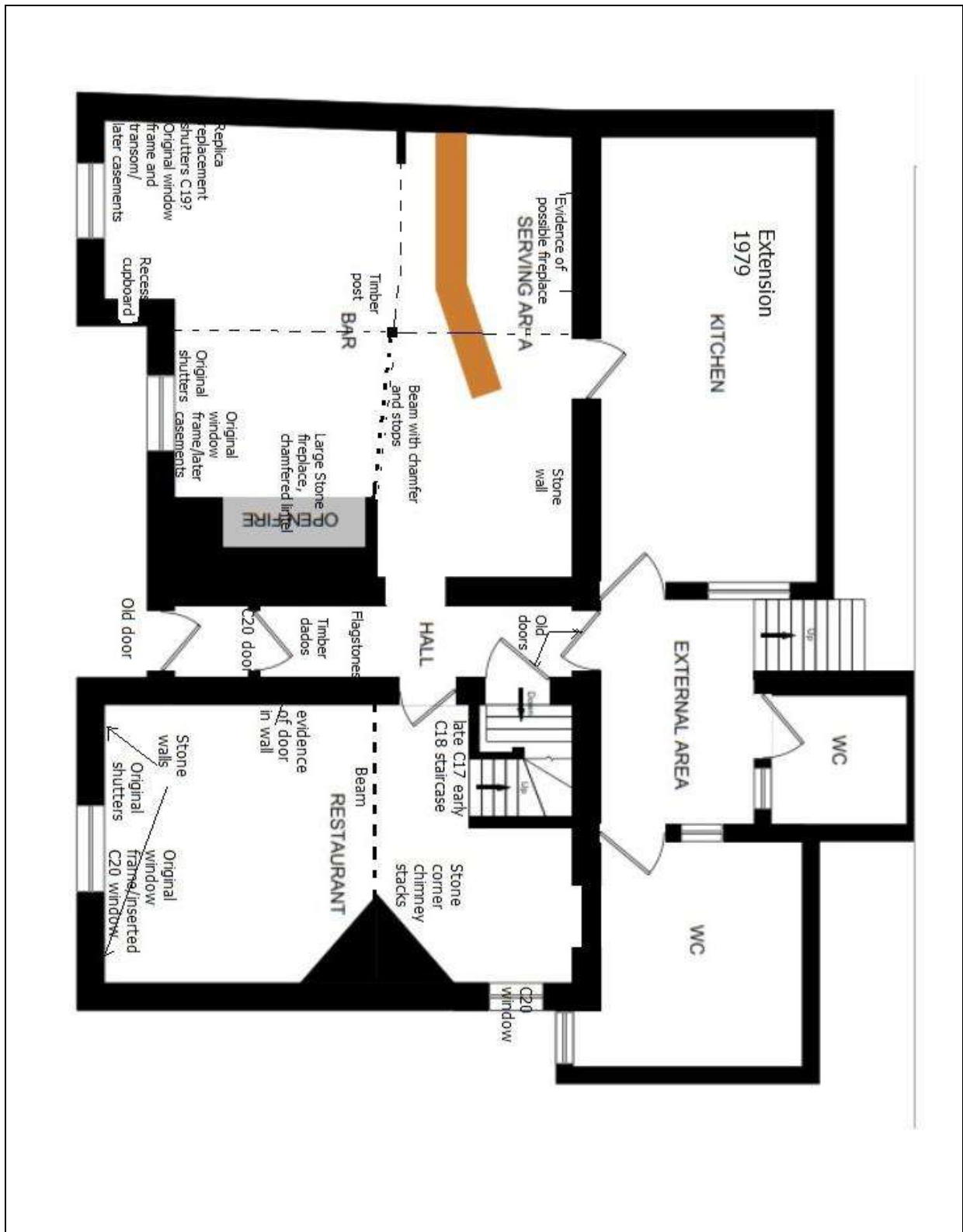


Significance Levels Cellar

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> • All main structural elevations are significant. • Stone walls. • Base of stone triangular chimney stack • Stone flagstones • Stone stairs /steps from cross passage • Timber beams with chamfers and bracket spurs [Note: Beam ends in poor condition and beams are Acro propped on advice from surveyor] 	GDII Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> • Flooring narrow boards probably C19 	Later Phasing
UNKNOWN FURTHER INVESTIGATION		
LOW		

5.2.2 GROUND FLOOR

Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing



RESTAURANT

Written Description Restaurant [Above Cellar]

Exposed coursed rubblestone wall to front and rear walls; other walls surfaces covered; this concealed fabric, particularly the lath & plaster wall to passageway with possible hidden former doorway could be significant. Triangular stone corner chimney stacks have free standing electric fan heaters/log burner effect inserted into fire openings and separates the snug to rear wall. C20 inserted casements in original C17 or early C18 window frames with shutters to front. C20 inserted casements show deterioration of lower sill from water ingress. The three leaved shutters have H hinges with recessed panels C17 or early C18. Iron housing for shutter bar remains on both sides of window. [Ref Hall, L pg 95.] [Shutter bar stored when not used] Floorboards as seen from cellar circa C19. Late C17 winder staircase to FF; newel post and pendant with flat cap finial; C20 wrought iron screen. Beam to head of stairs has a rebate that is evidence for possible existence wattle and daub panel. Recess to east wall; possible former window to east yard elevation. C20 window to side south wall.

Photos

Restaurant [Above Cellar]



General Views





**Corner Stone Chimney Stack[1 metre pole]
Dividing wall removed**



**Late C17 Early C18 Timber Stairs to FF [50cm
scale pole]**



Original C17 or Early C18 Window Frames



Possible C17 shutters



Shutter H Hinge/Early date
C17 or Early C18



Shutter Catch



Original Window Frame
and transom C17 or Early
C18



C20 inserted casements poor condition

HALL/CROSS PASSAGE**Written Description Hall/Cross passage**

The cross passage runs east to west; entered at front/west elevation by x2 sets of doors. C17/18 outer entrance door is plank and batten door; inner is C20 reproduction plank and batten with leaded light above; stone flagstones to floor, dado panelling to north side. Door openings to bar, restaurant, cellar and to garden/ toilets. Concealed fabric beneath walls/particularly the wall to south of cross passage with hidden former doorway.

Photos

View to West Door to Cellar to LH, Dado Panelling/ C20 inner door/Stone flagstones



View West of older front door/ dado panelling/ C20 door RH/stone flagstones



BAR

Written Description Bar

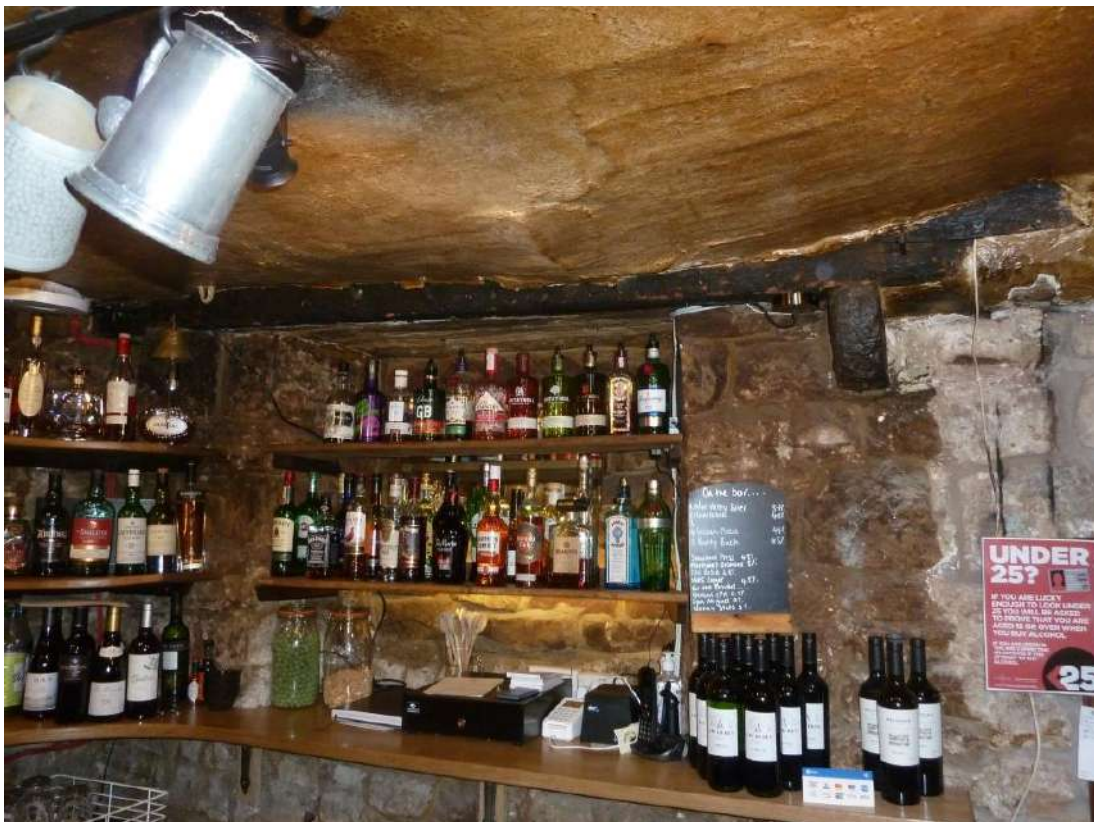
Entrance to bar from cross passage; doorcase chamfer concealed on inner face. Bar area has smoke stained lath and plaster ceiling; painted black. Chamfered ceiling beam with large inserted C20 samsung post supporting cross beams. Beam terminating with a scroll stop (lamb's tongue) beam and rests on fireplace stone lintel. To east elevation evidence of auger holes indicate position of former wattle & daub filled frame. Exposed coursed rubblestone to rear walls, which has stone shelf to kitchen, front wall plaster. In stone wall behind bar, x2 stone corbels support timbers above recess suggesting evidence of former fireplace. [Position is just below a stone fire surround in room above]. Further corbel centre of north wall. Floor carpeted, concealed fabric beneath. Large C17 stone fireplace with substantial stone lintel supported by huge stone columns with deep chamfer. [Hall, L pg 170-1.] C20 inserted casements in original C17 or early C18 window frame and shutters front. The three leaved shutters on window to left [nearest the fireplace] have H hinges with recessed panels C17 or early C18, Iron housing for shutter bar remains on both sides of window; [Ref Hall, L pg 95.] [Shutter bars stored when not used] Shutters to right wall appear to have later circa C19 early C20 machine cut timber; to side of window; recessed cupboard; large timber settles to East wall.

Photos





C17 Fireplace with large stone lintel with chamfer



Evidence of possible former fireplace. Position is just below a stone firesurround in room above



Stone wall/shelf



Chamfered Beam and stop resting on large C17 fireplace stone lintel



Original frame/inserted C20 casements
[Window nearest the fireplace]



Original C17 Shutters
[Window nearest the fireplace]



Original C17 Shutters to window nearest the fire



H Hinges indicating late C17 early C18



Original timber window frame and transom
Inserted C20 casements [Window to corner]



Original timber window frame



Later circa C19 early C20 machine cut timber
shutters



Recessed Cupboard



Timber post C20



Post supporting chamfered beam with decorative stop



Corbel on far north wall

KITCHEN

Written Description Kitchen

The current kitchen leads off from the bar through a doorway with a C19 frame/ has all modern appliances set within the 1979 adaptations [See Section 2.2 Planning Search] A door leads out to the yard.



TOILET BLOCKS



Written Description

The toilets date from Mid C20 and are serviceable housed in circa mid C20 brick built structures under mono pitched roofs. Windows and doors circa mid C20 designs.

Significance Levels GROUND FLOOR

LEVEL	Elements/ Fabric	REASON
HIGH	<p>Restaurant</p> <ul style="list-style-type: none"> • All main structural elevations are significant. • Stone corner chimney stacks • Late C17 staircase to FF • Original window frame and shutters to front <p>Hall Cross wing</p> <ul style="list-style-type: none"> • All main structural elevations are significant • Old doors Front and Rear and Cellar • Timber dados • Flagstone floors. <p>Bar</p> <ul style="list-style-type: none"> • All main structural elevations are significant • Large stone fireplace • Timber chamfered beams • Original window frames and shutters to front [even with later replica] • Large Timber settles • Recessed Cupboard • Lath and plaster ceiling 	<p>GDII Listed Building Original Architectural features</p> <p>Original Architectural features</p> <p>Original Architectural features</p>
MEDIUM	<p>Restaurant</p> <ul style="list-style-type: none"> • Entrance door C19 • Floorboards as seen from cellar circa C19 <p>Hall Cross wing</p> <ul style="list-style-type: none"> • C20 secondary door in passage[may have community significance] <p>Bar</p> <ul style="list-style-type: none"> • Bar C20 [may have community significance] 	<p>Later Phasing Later Phasing</p> <p>Later Phasing</p> <p>Later Phasing</p>
UNKNOWN FURTHER INVESTIGATION	<p>Restaurant</p> <ul style="list-style-type: none"> • Beneath walls/particularly the lath & plaster wall to passageway with possible hidden former doorway • Possible former window to east yard elevation <p>Bar</p> <ul style="list-style-type: none"> • Floor unknown/ carpeted • Former fireplace behind bar 	<p>Concealed fabric</p> <p>Concealed fabric</p> <p>Concealed fabric</p> <p>Concealed fabric</p>
LOW	<p>Restaurant</p> <ul style="list-style-type: none"> • Fires inserted into fire openings • C20 window to side south wall <p>Bar</p> <ul style="list-style-type: none"> • Lights attached to stone lintel of fireplace 	<p>Not of Architectural merit Not of Architectural merit</p> <p>Detracts/ harm to fabric?</p>

Kitchen and Toilet Block

LEVEL	Elements/ Fabric	REASON
HIGH		
MEDIUM	<p>Kitchen</p> <ul style="list-style-type: none"> The 1979 extension may have incorporated elements of older building on this footprint 	<p>Later Phasing Later Phasing</p>
UNKNOWN FURTHER INVESTIGATION	<p>Kitchen</p> <ul style="list-style-type: none"> Where the 1979 building joins the original fabric [There is a hidden window] and the gable end with chimney could have further investigations if the 1979 extensions were to be altered in anyway <p>Toilet Block</p> <ul style="list-style-type: none"> If these were demolished they could be on the footprint of older buildings? 	<p>Concealed fabric</p>
LOW	<p>Kitchen</p> <ul style="list-style-type: none"> Roof area of 1979 although [slates have been used] is not sympathetically joined to the original fabric and rainwater goods not really fit for purpose. A flat roof or lower pitch might be a better option <p>Toilet Block</p> <p>Mono pitched roofs and design of toilet block are not really fit for purpose and somewhat detract from the older rear elevations of the building</p>	<p>Not of Architectural merit Not of Architectural merit Detracts Not of Architectural merit</p> <p>Detracts</p>

LANDING/ STAIRS

Written Description Landing/ Stairs

Late C17 oak winder staircase, without balusters, although recent splat balusters of plank have been inserted at first floor level. Winder stairs are a versatile and compact type of stair that can be tucked away into the corner of a room [Ref Hall, L pg102.] Newel post and pendant with flat cap characteristic of late C17. Three light casement window to rear mid-flight. The landing has 3 matching distinctive C17 plank and batten doors to FF rooms. All doors have recessed vertical fielded panels to the facing side, common in the first half of the 17th century, with a projection to the either the central plank or narrow panels with mouldings on either side. [Ref Hall, L pg 36/37]. The grain of the wood and colouring indicate elm wood. All doors have ironmongery characteristic of the period. Elm floorboards.

Photos



Late C17 oak winder staircase, recent splat balusters of plank have been inserted

BATHROOM

Written Description Bathroom

The bathroom is entered from the landing via one of the sets of original C17 doors with ironmongery intact. Bathroom itself had modern units and tiling. Window recess with old timber lintel; window seat set within painted coursed stone rubble wall. Window; C20 8 light casements with oak lintel.

Photos Bathroom C17 Door



Bathroom C17 Door



C17 H Hinges



BEDROOM OFF LANDING**Written description Bedroom off Landing**

Bedroom is entered from the landing via one of the set of original C17 doors with ironmongery intact. 3 light casement to front. Narrow floorboards indicate C19, lath and plaster with plaster skim to walls. C19 cast iron fireplace set in stone surround. Original C17 Plank and batten door, also with recessed vertical fielded panels, opens off the room to Store/Cupboard

Photos

Original C17 doors with ironmongery



H Hinge



C17 doors with ironmongery



C17 doors with ironmongery



C17 doors with ironmongery



C19 cast iron fireplace



Original C17 Plank and batten door to Store



View to window

LANDING & STORES

Written Description Store and Large Landing

A large landing is above the main Bar below and is approached across the cross passage below through a store area with C17 door. The plank and batten C17 door leads to an enclosed lobby/stores [which is above the cross passage below] with lath partition with door to one side enclosing hot water tank and cupboard to the other. Floors in poor condition as are some on landing. This enclosed lobby leads to a further large landing area with stairs to the attic space and door to two further bedrooms. Original floor has wide C17 boards. Original timber window frame to front, window to rear is blocked by 1979 kitchen roof space. The window is set in a deep recess with wide timber sill x3 slim square mullions set diamond-wise in the frame, suggesting the type of early C17 window which would have been unglazed. Glass probably C20 [Ref Hall ,L pg67]

Photos



The 3rd plank and batten C17 door



Enclosed lobby/stores



Recessed blocked window x3 slim square mullions set diamond-wise in the frame suggesting the type of early C17





A large landing is above the main Bar below



A large landing is above the main Bar below



Stair to Attic space Thin cantilevered stair with plank and batten door has decorative string of sloping timber forming the side of this stair has a worn projecting moulding of a band of carving similar to strap work characteristic of C17. Underside of stair plastered, outer stairwell has matchboard cover potentially open string . ¼ Winder with straight flight stair climbing behind chimney



Plank and batten door to stairs



Original floor has wide boards [50cm scale pole]



Doors on Landing to Bedrooms



C17 Plank door To Front Bedroom



C17 Plank Rear of door to Front Bedroom



Old Hinge Door To Front Bedroom



Spear Hinge Door To Rear Bedroom

FRONT BEDROOM

Written Description Front Bedroom

C17 Plank door [maybe on back to front, although hinges are of some age] with applied vertical fillet mouldings to rear face, front face has thin horizontal battens with simple moulding. Mixed floorboards/ elm /C20 replacement pine; lime plaster wall; lath/plaster ceiling. Recess in side wall above cupboard below in bar. Exposed timber beams

Photos

Recess in side wall above cupboard below in bar



C17 Plank door with applied vertical fillet mouldings

REAR BEDROOM**Written Description Rear Bedroom**

C17 plank and batten door, mixed floorboards; walls plaster skimmed lath/plaster; ceiling lath/plaster. Stone Fireplace has an impressive square headed stone lintel with the suggestion of corbels with a moulding. At least C17 in date. Single fixed window to east. Exposed course stone wall. Exposed beams and timbers/lintel to door.

Photos

Stone Fireplace; square headed stone lintel with the suggestion of corbels with a moulding



Corbels with a moulding



Corbels with a moulding



Exposed Beams and Timbers/Lintel to door.



Exposed Beams and Timbers/Chamfered Lintel to door.

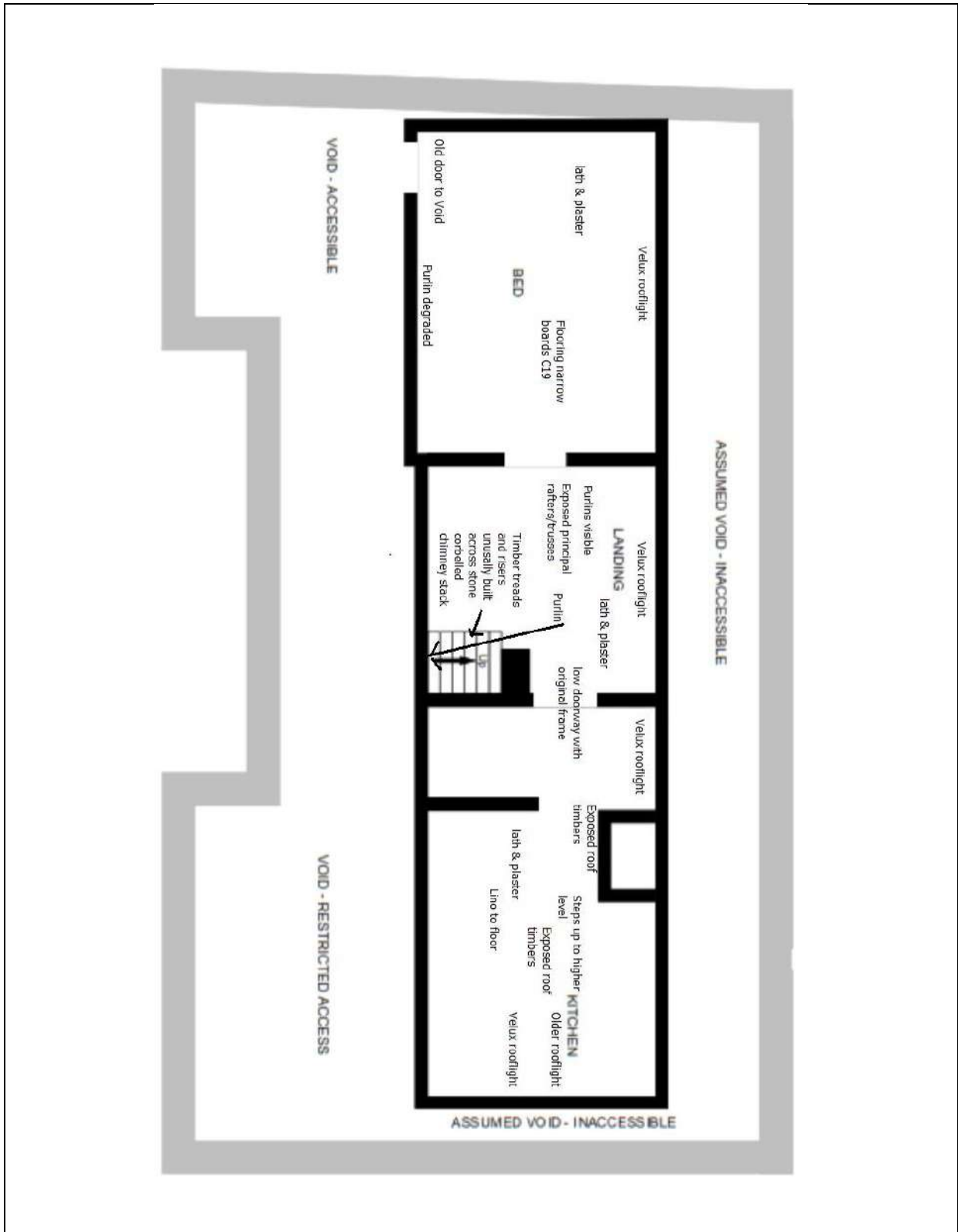
Significance Levels **FIRST FLOOR**

LEVEL	Elements/ Fabric	REASON
HIGH	<p>FF Floor All main structural elevations are significant</p> <p>LANDING/ STAIRS</p> <ul style="list-style-type: none"> • Late C17 staircase <p>Bathroom</p> <ul style="list-style-type: none"> • C17 door and ironmongery <p>Bedroom off Landing</p> <ul style="list-style-type: none"> • C17 door and ironmongery • C17 door and ironmongery to Store cupboard <p>STORES and leading to LANDING</p> <ul style="list-style-type: none"> • C17 doors and ironmongery • Wide C17 Floorboards • Small blocked recessed C17 window & ledge • Undersides stairs to Attic • Guilloche string to stairs • Lime plaster to walls/lath & plaster ceiling • Original timber window frame to front 	<p>GDII Listed Building</p> <p>Original Architectural features “ “</p> <p>Original Architectural features</p> <p>Original Architectural features</p>
MEDIUM	<p>Bedroom off Landing</p> <ul style="list-style-type: none"> • Fireplace • C20 window and window seat • Narrow floorboards circa C19 • Plaster has been skimmed <p>LANDING & STORES</p> <ul style="list-style-type: none"> • Cupboards/Stores • C20 Casements in front window • Glass in small recessed blocked window 	<p>Later Phasing Later Phasing</p> <p>Later Phasing</p> <p>Later Phasing Later Phasing</p>
UNKNOWN FURTHER INVESTIGATION	<p>Bathroom</p> <ul style="list-style-type: none"> • Concealed fabric <p>Bedroom off Landing</p> <ul style="list-style-type: none"> • Plaster has been skimmed <p>LANDING & STORES</p> <ul style="list-style-type: none"> • Cupboards/Stores • Small blocked recessed C17 window & ledge 	<p>Concealed fabric</p> <p>Concealed fabric</p> <p>Concealed fabric Concealed fabric</p>
LOW	<p>LANDING/ STAIRS</p> <ul style="list-style-type: none"> • Mock balustrade <p>Bathroom</p> <ul style="list-style-type: none"> • C20 casement window <p>Bedroom off Landing</p> <p>LANDING & STORES</p> <ul style="list-style-type: none"> • Timber Panelling on stairs • Exposed electric cables by front window 	<p>Not of Architectural merit</p> <p>Not of Architectural merit</p> <p>Not of Architectural merit Detracts</p>

LEVEL	Elements/ Fabric	REASON
HIGH	<p>Front Bedroom</p> <ul style="list-style-type: none"> • C17 door and ironmongery • Lime plaster to walls/lath & plaster ceiling • Exposed beams and timbers/lintels • Original window frame <p>Rear Bedroom</p> <ul style="list-style-type: none"> • C17 door and ironmongery • Lime plaster to walls/lath & plaster ceiling • Large stone fireplace/lintel and corbels • Exposed beams and timbers/lintel to door • Lath & plaster ceiling 	<p>Original Architectural features</p> <p>Original Architectural features</p>
MEDIUM	<p>Front Bedroom</p> <ul style="list-style-type: none"> • Later and mixed floor boards • C20 casements <p>Rear Bedroom</p> <ul style="list-style-type: none"> • Fixed 4/4 window • Later and mixed floor boards 	<p>Later Phasing</p> <p>Later Phasing</p> <p>Later Phasing</p> <p>Later Phasing</p>
UNKNOWN FURTHER INVESTIGATION	<p>Front Bedroom</p> <ul style="list-style-type: none"> • Corner of chimney stack visible <p>Rear Bedroom</p> <ul style="list-style-type: none"> • Evidence of blocked window now leads into roof void 	<p>Concealed fabric</p> <p>Concealed fabric</p>
LOW	<p>Front Bedroom</p> <ul style="list-style-type: none"> • Exposed electric cables and light switch on beams <p>Rear Bedroom</p> <ul style="list-style-type: none"> • Exposed electric cables on beams 	<p>Detracts</p> <p>Detracts</p>

5.2.4 SECOND ATTIC FLOOR

Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing



STAIRCASE**Written description Staircase Stair to Attic space**

Thin cantilevered stair with plank and batten door has decorative string of sloping timber forming the side of this stair has a worn projecting moulding of a band of carving, similar to strap work characteristic of C17. Underside of stair plastered, outer stairwell has C20/C21 matchboard cover potentially was open string. ¼ Winder with straight flight stair climbing behind chimney. One step is the corbelled chimney itself. Some treads have been replaced C20 softwood

Photos

Attic space is divided into three bay areas

ATTIC LANDING

Attic Landing Written Description

An intermediate landing space has tapering stone chimney shaft rising to eaves; lime plaster to walls/lath & plaster ceiling, thin pine floor boards; exposed purlins and roof truss timber exposed. Lit by 1980s/ 90s Velux window [These windows were depicted in the 1992 photos See 4.4]

Photos



ATTIC BEDROOM

Written description Attic Bedroom

Lime plaster to walls/lath & plaster ceiling, exposed purlin, [Note: degraded purlin] timbers, eaves space roof voids to sides west/front access with half size C17 Plank door with applied vertical fillet mouldings. [Later hinges] C17 door as of styles found on 1st floor. Lit by 1980s/ 90s Velux window [These windows were depicted in the 1992 photos See 4.4]



Lime plaster to walls/lath & plaster ceiling, exposed purlin



Note :degraded purlin



Lit by 1980s/ 90s Velux window



Half size C17 Plank door with applied vertical fillet mouldings [Later hinges]

KITCHEN

Written Description Kitchen

Exposed roof timbers of projecting hipped gable and doorframes to side of stone chimney shaft, mixed plastered walls and ceiling. Low doorframe. C19 narrower floorboards. Lit by 1980s/ 90s Velux window and older style C20 rooflight. [These windows were depicted in the 1992 photos See 4.4]

Photos



Exposed roof timbers of projecting hipped gable



Low doorframe.



Significance Levels SF

LEVEL	Elements/ Fabric	REASON
HIGH	<p>Stairs</p> <ul style="list-style-type: none"> Original timber treads and risers cantilevered over the stone corbelled chimney stack <p>Landing</p> <ul style="list-style-type: none"> Lime plaster to walls/lath & plaster ceiling Exposed Beams and Timbers/doorframes <p>Bedroom</p> <ul style="list-style-type: none"> Lime plaster to walls/lath & plaster ceiling Exposed Beams and Timbers/doorframes {Note degraded purlin} C17 door <p>Kitchen</p> <ul style="list-style-type: none"> Exposed Beams and Timbers/doorframes Lath & plaster ceiling 	<p>Original Architectural features</p> <p>Original Architectural features</p> <p>Original Architectural features</p> <p>Original Architectural features</p>
MEDIUM	<ul style="list-style-type: none"> C19 narrower floorboards Older style rooflight 	<p>Later Phasing</p> <p>Later Phasing</p>
UNKNOWN FURTHER INVESTIGATION	<ul style="list-style-type: none"> Roof Voids 	<p>Concealed fabric</p>
LOW	<ul style="list-style-type: none"> 1980s /1990s Velux rooflights [Conservation rooflights more appropriate for Listed buildings] 	<p>Detracts</p>

6 Summary Assessment of Significance The Ostrich Inn

6.1 Background to Assessments of Significance

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Definition of Significance : Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#>

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.[Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity. Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*

• **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*

• **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memoryCommunal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicensland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

BUILDING REGULATIONS

With reference to Guidance for owners of historic buildings on complying with building regulations in England

‘Existing buildings are not generally required to be brought up to newer building regulations standards. However, existing buildings, or parts of existing buildings, may need to comply with certain aspects of building regulations in circumstances such as:

- The building is subject to change of use
- A thermal element (wall, floor or roof) is renovated or replaced
- When an extension is added
- When a ‘controlled service’ or a ‘controlled fitting’ is installed. A replacement window is an example of a controlled fitting. A boiler is an example of a controlled service
- Consequential improvements are required – when an existing building over 1,000 square metres is extended or its capacity for heating or cooling per square metre is increased

Listed buildings or buildings in conservation areas are not exempt from complying with building regulations. However, the special needs of historic buildings are recognised in some of the building regulations’ approved documents

Some of the approved documents explicitly recognise that special considerations are needed for buildings of architectural or historic interest such as: Listed buildings, Buildings situated in designated conservation areas, Buildings which are of architectural or historic interest and which are

referred to as a material consideration in a local authority's development plan, Buildings of architectural and historical interest within national parks, areas of outstanding natural beauty and world heritage sites, Vernacular buildings of traditional form and construction'.

Therefore an assessment of significance should be undertaken to understand the buildings of architectural or historic interest and its value and consideration as a nationally designated heritage asset taken into account when complying with building regulations.

6.2 Summary of Significance of The Ostrich Inn

NB The four principle Significance Values for The Ostrich Inn have only been based on the scope and limitations of this report and further evidential and historical evidence of value may yet to be found.

6.2.1 Evidential Value/Architectural Value

The evidential value lies primarily in the architecture of the The Ostrich Inn that dates from the mid 17th century. The Ostrich Inn is recognised as a nationally designated heritage asset graded at Grade II. The architectural layout and phasing has changed little in its overall plan form since then even with its changes to an Inn from a domestic dwelling in 1816 and many internal architectural details; fireplaces, C17 doors, timber window shutters are still evident. Some internal GF reconfiguration has occurred from changing to dwelling to Inn but little has changed to upper floors. Most external features remain intact even with the adaptation of casement windows within earlier frames. More changes have occurred at the rear and a 1979 extension replaced something at the back but there is still evidential value even though diminished in proportion to the extent by some removal or replacement. There is scope for enhancement to the rear.

6.2.2 Historical Value-

Historical value lies from the architectural phasing, mid-17th to 19th centuries, and this is largely of Illustrative value as a dwelling during the 17th century changing to an Inn in the early 19th century, and of associative value later, as an Inn. There is an historical associations with the Probyn Family, Elizabeth Julia Finch Palmer, and all the Landlords of the Ostrich over the years since 1816

6.2.3 Aesthetic /Setting/Group Value

[See 2.5 and 3 Setting and Vistas, Photographic Building Recording & Analysis Level 2 Section 5]

The Ostrich Inn a GDII listed building makes a valuable and important contribution to the village of Newland. The Ostrich Inn has had some negative alterations carried out to its rear elevations in the 20th century that have diminished its aesthetic qualities but there is scope for improvements and enhancement.

6.2.4 Community Value

Community value lies within the collective experience or memory of the past publicans/and village people who may remember The Ostrich Inn over the years. The Campaign for Real Ale have listed all the pubs in the UK that have unspoilt interiors that are of historic interest. The National Inventory of Historic Pub Interiors is a joint project with English Heritage. The Ostrich Inn is recognised as being of Regional Importance. Geoff Brandwood describes the Ostrich as a 'late 17th century inn that was last refitted in the 1950s and is little changed since'

6.3 Statement of Significance

The Ostrich Inn [GDII listed], Newland, in the Forest of Dean, Gloucestershire is important architecturally and has important original early 17th century features. To the elevations there are two shallow projecting hipped gables with lead ridges. Later render to front elevations. Chimney stack to north and stone end stack to south, and its central stone corbelled stack at ridge with a brick stack. Frontage with 3 windows of paired later C20 casements but within original timber frames. An early doorway adjoining right wing, with original flat stone hood on brackets. To the rear; walls of painted coursed rubble; some [probably] C19 slates on main roof but others of asbestos/fibre cement tiles spoiling the significance. The rear is a single range with two shallow projecting gables, hipped to south. Chimney stack to south, and stone end stack to north, with stone central ridge with brick stack. Small curious gable to north has stone end stack. [RDA theory/conjecture this may have been a remnant of an older cottage incorporated into the building in 1672?] Mono pitched 1979 outshot with flat roof for kitchen of low significance masking the older elevation. Single storey brick toilet blocks under asbestos/ fibre cement tiled mono pitched roof to rear also of lower significance.

Inside, much historic and architectural significance remains. Stone lined cellar, x2 stone fireplaces with large lintels, many C17 doors, early timber shutters to GF windows are still evident. Some internal GF reconfiguration has occurred from the change to dwelling to an Inn in 1816, and in the 1950s with a new Served bar, but little has changed to upper floors. There has been inevitable adaptation of windows, insertion of C20 casement windows, some set within earlier frames. Some earlier fabric maybe being concealed, for example a former doorway in restaurant to cross passage, an early window on landing, inaccessible roof voids. There is some historical and community significance within the collective experience or memory of the past publicans/and village people who may remember The Ostrich Inn and had or have frequented the pub now and over the years. The Campaign for Real Ale have listed all the pubs in the UK that have unspoilt interiors that are of historic interest. The National Inventory of Historic Pub Interiors is a joint project with English Heritage. The Ostrich Inn is recognised as being of Regional Importance. Geoff Brandwood describes the Ostrich as a 'late 17th century inn that was last refitted in the 1950s and is little changed since'

7 Conclusion & Conservation Advice

It was brought to RDAs attention that the cellar walls were a little damp and the main (probably 17th century floor bearing beams) on advice of a surveyor have been acro propped. If the dampness was solved these beams may dry out but a structural engineer accredited in building conservation and historic buildings may be able to give further advice on their structural integrity. They may need repair or even replacement. A contributory factor may be arising from the rainwater goods being ineffective between the pub and next door Dower Cottage. Also air and ventilation needs to circulate down this passageway to the south between these two properties.

The 20th century front timber casements inserted into original 17th century 18th century mullion and transom frames are in some cases in poor condition and could be sympathetically replaced with listed building consent within and keeping the original frames that are important to preserve and keep. Originally in the C19 they would have been metal leaded light casements similar to adjoining

properties. These may have replaced even earlier leaded lights.

The rear of the property is where the rainwater goods need rationalising and drainage assessed. The asbestos cement slates, although at present not letting water in, are not that aesthetically pleasing and need or should match the existing slates. Conservation rooflights instead of the 1980s 1990s velux type would be preferable. The 1979 mono pitched roof of the kitchen again is not that pleasing in its design and could be considered for replacement in the future with listed building consent. For instance a pity the 1979 design covers over a 17th century window and much of the rear elevation to such a degree. A lower pitch or even a flat roof today would be less obtrusive.

Internally the 17th century important features such as doors, flagstone and timber floors, stone fireplaces, lime plasterwork, stair case to FF and unusual stairs to attic should all be preserved. The Attic rooms would benefit from conservation rooflights as mentioned before. There is concern that there is a rotten degraded roof purlin, although no sign of damp, in the bedroom in the roof of the attic. This will need further investigation by a structural engineer accredited in historic building and building conservation. It may be that it could be carefully replaced (using skilled workmen) or a steel bracket inserted with appropriate listed building consent in place to do so.

You might be able to negotiate some repairs or replacements with local Planning Authority conservation officer without listed building consent by having a certificate of lawfulness of proposed works to a listed building [Ref Listed Building Conservation Area Act 1990 sections 26H to 26I.] However if you are planning anymore major works than just repair you would need planning applications and consent. In all cases it is best to discuss proposals with the Local Planning Authority before sending in applications for listed building consent or a certificate of lawfulness, known as a pre app. Please be aware of Building regulations and their exemptions to comply in relation to significance [See Section 6, 6.1 6.2 ,6.3 and ALL Traffic light tables in the Building Survey Recording Section 5] Note also listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.) The List description itself is only a guide. The entry in the statutory list contains a description of each building to aid identification.

Building regulations in relation to Historic Buildings

Below are the relevant Building Regulations that might relate to potential harm and impact of the fabric and significance of a designated or non-designated heritage asset where special considerations are needed.

PART A Structure

Where an extension is being built onto an existing traditionally constructed building, a structural engineer with experience of traditional construction, and where required conservation accredited, should be employed to assess how the extension might impact the existing building, to prevent issues such as differential movement occurring

PART B Fire Safety

Many fire safety measures do not require building regulation approval. Fire safety should be addressed in all listed and other historic buildings, and often fire safety measures can be incorporated without causing any significant impact to the building.

The approved document recognises historic buildings:

'Where Part B applies to existing buildings, particularly buildings of special architectural or historic interest for which the guidance in this document might prove too restrictive, some variation of the provisions in this document may be appropriate. In such cases, it is appropriate to assess the hazard and risk in the particular case and consider a range of fire safety features in that context.' (Volume 1, page 3 paragraph 0.10 and Volume 2, page 4 paragraph 0.17)

Where measures cannot be retrofitted, an engineered fire risk strategy should be undertaken by a trained professional in fire engineering solutions. This is covered in Approved Document B under Fire Safety Engineering (Volume 1, page 3 and Volume 2, page 4).

For more guidance on fire safety, follow the links below to:

[Historic England's fire advice](#)

[Historic England's emergency planning advice](#)

[CIBSE guide on fire engineered solutions](#)

[BS 7974 application of fire safety engineering principles to the design of buildings](#)

<https://historicengland.org.uk/advice/technical-advice/building-services-engineering/fire-alarms-for-historic-buildings/>

PART E Resistance to the Passage of Sound

The section on historic buildings says: 'In the case of some historic buildings undergoing a material change of use, it may not be practical to improve the sound insulation to the standards set out in Tables 1a and 1b. [Defining the performance standards for separating walls, floors and stairs].

'The need to conserve the special characteristics of such historic buildings needs to be recognised, and in such work, the aim should be to improve sound insulation to the extent that it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk of long-term deterioration to the building fabric or fittings.

PART F Ventilation

Work to the following types of dwellings may not need to comply fully with the ventilation standards in this approved document, this includes listed buildings, buildings in conservation areas and:

'other historic buildings with a vapour-permeable construction that both absorbs moisture and readily allows moisture to evaporate. These include those built with wattle and daub, cob or stone

and constructions using lime render or mortar' (Volume 1, page 2 and Volume 2, page 2).

The section on historic buildings says: 'Work to a building in paragraph 0.5 should comply with the ventilation standards in this approved document where reasonably practicable. The work should not result in either of the following outcomes.

- a. Unacceptably affect the significance of the listed building, conservation area or scheduled monument.
- b. Increase the risk of long-term deterioration of the building fabric or fittings.

PART G Sanitation, hot water safety and water efficiency

The section on historic buildings says: 'Special considerations may apply if the building on which the work is to be carried out has special historic or architectural value, and compliance with the sanitation or hot water safety requirements would unacceptably alter the character or appearance of the building or part of it.' When undertaking work on or in connection with buildings with special historic or architectural value, the aim should be to improve sanitation and hot water safety where and to the extent that it is possible provided that the work does not prejudice the character of the host building or increase the risk of long-term deterioration to the building's fabric or fittings. 'In arriving at a balance between historic building conservation and sanitation or hot water safety requirements, it would be appropriate to take into account the advice of the local authority's conservation officer before work begins.' (page 8)

PART L Conservation of Fuel and Power

Approved Document L was last amended in 2021 and came into effect in June 2022 as part of the government's measures to reduce the UK's carbon emissions. There are 2 volumes: dwellings and buildings other than dwellings.

Under Volume 1, paragraph 0.8; and Volume 2, paragraph 0.12, **there are exemptions for listed buildings, buildings in conservation areas and scheduled monuments.**

'Work to a dwelling in paragraph 0.8 must comply with the energy efficiency requirements, where this would not unacceptably alter the dwelling's character or appearance. The work should comply with standards in this approved document to the extent that is reasonably practicable.' (Volume 1, page 3, paragraph 0.9)

'Work to a building in paragraph 0.12 must comply with the energy efficiency requirements, where this would not unacceptably alter the dwelling's character or appearance. The work should comply with standards in this approved document to the extent that is reasonably practicable.' (Volume 2, page 4, paragraph 0.13)

'The energy efficiency of historic and traditional dwellings should be improved only if doing so will not cause long-term deterioration of the building's fabric or fittings. In particular, this applies to historic and traditional buildings with a vapour permeable construction that both absorbs moisture and readily allows moisture to evaporate. Examples include those built with wattle and daub, cob or

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stone and constructions using lime render or mortar.

'New extensions to historic and traditional dwellings should comply fully with the energy efficiency standards in this approved document unless there is a need to match the external appearance or character of the extension to that of the host building. The work should comply with standards in this approved document to the extent that it is reasonably practicable.

'In determining whether full energy efficiency improvements should be made, the building control body should consider the advice of the local authority's conservation officer.' (Volume 1, paragraph 0.10 to 0.12, Volume 2, paragraph 0.14 to 0.16)

Historic England's web pages provide a comprehensive suite of technical advice and guidance on retrofitting historic buildings to improve their energy efficiency:

[Energy Efficiency and Historic Buildings](#)

[Installing New Services](#)

[Heating Historic Buildings](#)

[Overheating in Historic Buildings](#)

Reference

<https://historicengland.org.uk/advice/technical-advice/building-regulations/#08151239>

Historic buildings F22 The Building Regulations should be complied with in a manner that respects historic buildings and environments. Local authority building control officers and conservation officers may be able to advise on how to comply appropriately with Building Regulations. F23 Approved Documents B, C, E, F, G, H, J, L and M provide detailed guidance on meeting the Building Regulations in historic buildings. F24 Additional guidance is available in Historic England's Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to historic and traditionally constructed buildings. This can be downloaded from the following website:

<https://historicengland.org.uk/images-books/publications/energy-efficiency-historicbuildings-ptl/>

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/901517/Manual_to_building_regs_-_July_2020.pdf

Also refer to Guidance from Historic England on Advice on Listed Building Consent and Making Change to Heritage Assets

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