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HEATHER COTTAGE, AMPNEY ST PETER

HERITAGE IMPACT ASSESSMENT 1

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Heather Cottage, Ampney St Peter

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for whom the report was initially prepared in November 2023.

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Proposals

The current occupants of Heather Cottage have lived in the property since 2014 and as a result have a very clear understanding of the house's benefits as well as its shortcomings. Prior to purchase they made themselves fully aware of the rather complex planning history of the property with the intention of planning improvements over the long-term which could address some of the less desirable modifications made in the latter part of the C20th. In addition, they wish to address the thermal performance of the house, which whilst operating as a fully electric system, is both inefficient and incredibly costly to run.

The proposals detailed in this submission do not affect any historic fabric, and largely relate to replacement of ill-fitting and thermally poor modern windows, along with modifications to an existing modern extension to the east.

The following impact assessment analyses the various proposed changes individually, giving rationale for each set against both national and local policy. This follows on from the analysis undertaken within the Historic Building Assessment document, dated March 2023 which is submitted alongside this impact assessment.

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Heritage Impact Assessment

	Change	Impact upon Significance	Relevant Policies and Justification
	Exterior		
1.1	Replace all existing glazing with new painted timber double glazed units within existing openings.	Neutral impact. All existing fenestration is modern painted softwood and contributes nothing to the significance of the house. Their proposed replacement with sympathetically designed painted timber casement windows, will not only maintain the existing significance and overall appearance of the listed building but will also vastly improve its thermal efficiency, of benefit to both current and future owners of the property.	NPPF para 190a and in particular para 197a, state ‘the desirability of <u>sustaining</u> ... the significance of heritage assets and putting them to viable uses consistent with their conservation’. In addition, para 199 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).’ Furthermore, Policy EN10.1 of the Cotswold District Council Local Plan states that ‘development proposals that <u>sustain</u> ... the character, appearance and significance of designated heritage assets (...), and that put them to <u>viable uses</u> , ..., will be permitted.’
1.2	Create a small extension to the existing utility space on the north side of the building, by infilling an awkward space which already exists between two existing late C20th extensions.	Neutral impact. All extensions to the north elevation date from 1987 onwards, and it remains a curious omission that a small section is currently fenced from the neighbour’s side to cover and enclose a recess. No historic fabric is proposed to be lost by this proposal and only an additional infill section of stonework to match that either side (drystone appearance) will be added externally, to allow the enclosed space to be incorporated within and extend the existing utility. The existing area is so inaccessible and small that it retains no meaningful evidential value which would cause harm through being covered. As a result this poses a neutral overall impact on the significance of the listed cottage.	NPPF para 190a and in particular para 197a, state ‘the desirability of <u>sustaining</u> ... the significance of heritage assets and putting them to viable uses consistent with their conservation’. In addition, para 199 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).’ Furthermore, Policy EN10.1 of the Cotswold District Council Local Plan states that ‘development proposals that <u>sustain</u> ... the character, appearance and significance of designated heritage assets (...), and that put them to <u>viable uses</u> , ..., will be permitted.’
1.3	Replace the existing polycarbonate roof structure over the rear extension housing the staircase and replace with a triple glazed metal framed multi panel system.	Neutral impact. The existing polycarbonate roof appears to have been intended as a conservatory roof, but was never built as intended. It nevertheless occupies the roofspace of a late C20th extension to the cottage, which in itself does not contribute to the significance of the cottage. As a result, modifying this already conspicuously modern feature to be more thermally efficient, poses no adverse impact to the significance of the cottage.	NPPF para 190a and in particular para 197a, state ‘the desirability of <u>sustaining</u> ... the significance of heritage assets and putting them to viable uses consistent with their conservation’. In addition, para 199 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).’ Furthermore, Policy EN10.1 of the Cotswold District Council Local Plan states that ‘development proposals that <u>sustain</u> ... the character, appearance and significance of designated heritage assets (...), and that put them to <u>viable uses</u> , ..., will be permitted.’

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1.4	Replace the existing double doors with new painted timber double glazed doors to the E elevation and add an additional small window immediately adjacent to create a more balanced overall appearance to the elevation.	Neutral impact. The entire E elevation is formed from modern fabric and is the result of late C20th extensions. The current arrangement has an odd, rather jarring appearance when compared to much of the cottage, with its overly complicated and uneven gablette, and uncharacteristic fenestration pattern which all make clear its modern construction. Since the existing double doors do not contribute to the significance of the cottage, their proposed replacement will have no impact, nor will the creation of the new opening immediately adjacent, which effectively relocates the window from the floor above.	NPPF para 190a and in particular para 197a, state ‘the desirability of <u>sustaining</u> ... the significance of heritage assets and putting them to viable uses consistent with their conservation’. In addition, para 199 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).’ Furthermore, Policy EN10.1 of the Cotswold District Council Local Plan states that ‘development proposals that <u>sustain</u> ... the character, appearance and significance of designated heritage assets (...), and that put them to <u>viable uses</u> , ..., will be permitted.’
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Figures

- Fig 1, Heather Cottage, circa 1980