

21st March 2023



HEATHER COTTAGE, AMPNEY ST PETER

HISTORIC BUILDING ASSESSMENT

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Heather Cottage, Ampney St Peter

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No part of this report may be copied or duplicated without the express agreement of Natalie Fenner and Mr and Mrs Taylor,
for whom the report was initially prepared in March 2023.

Heather Cottage, Ampney St Peter

Methodology

This report has been prepared by Natalie Fenner, Independent Heritage Consultant, on behalf of the current owners of Heather Cottage.

It supports a planning and listed building consent application for extension and alteration, in order to provide a further bedroom and designated home office space.

As the proposed development affects a Grade II listed building, and is located within a conservation area, it is important to clearly understand the heritage asset affected by these proposals, in order to put this potential development into context.

This report aims to provide the following:

- an overview of the significance of the heritage asset,
- an impact assessment of the current proposals upon the heritage asset.

In accordance with para 194 of the National Planning Policy Framework, this report is intended to offer a proportionate level of detail, in order to assist the Local Planning Authority in understanding the potential impact of any proposed development.

This report is the result of a combination of desk-based research, archival research and also on-site investigations, conducted by Natalie Fenner, on 11th January 2023.

Whilst on-site, all floors and sections of each building, were inspected, as well as all accessible voids. Investigation to both the interior and exterior of the buildings was visual, and no opening-up work was undertaken specifically to facilitate this report.

Where necessary and appropriate, soundings were taken by hand in an attempt to assess the construction of walls and partitions, which had not been previously opened up, and attempts were made to detect any undulations to wall surface which may indicate historic construction.

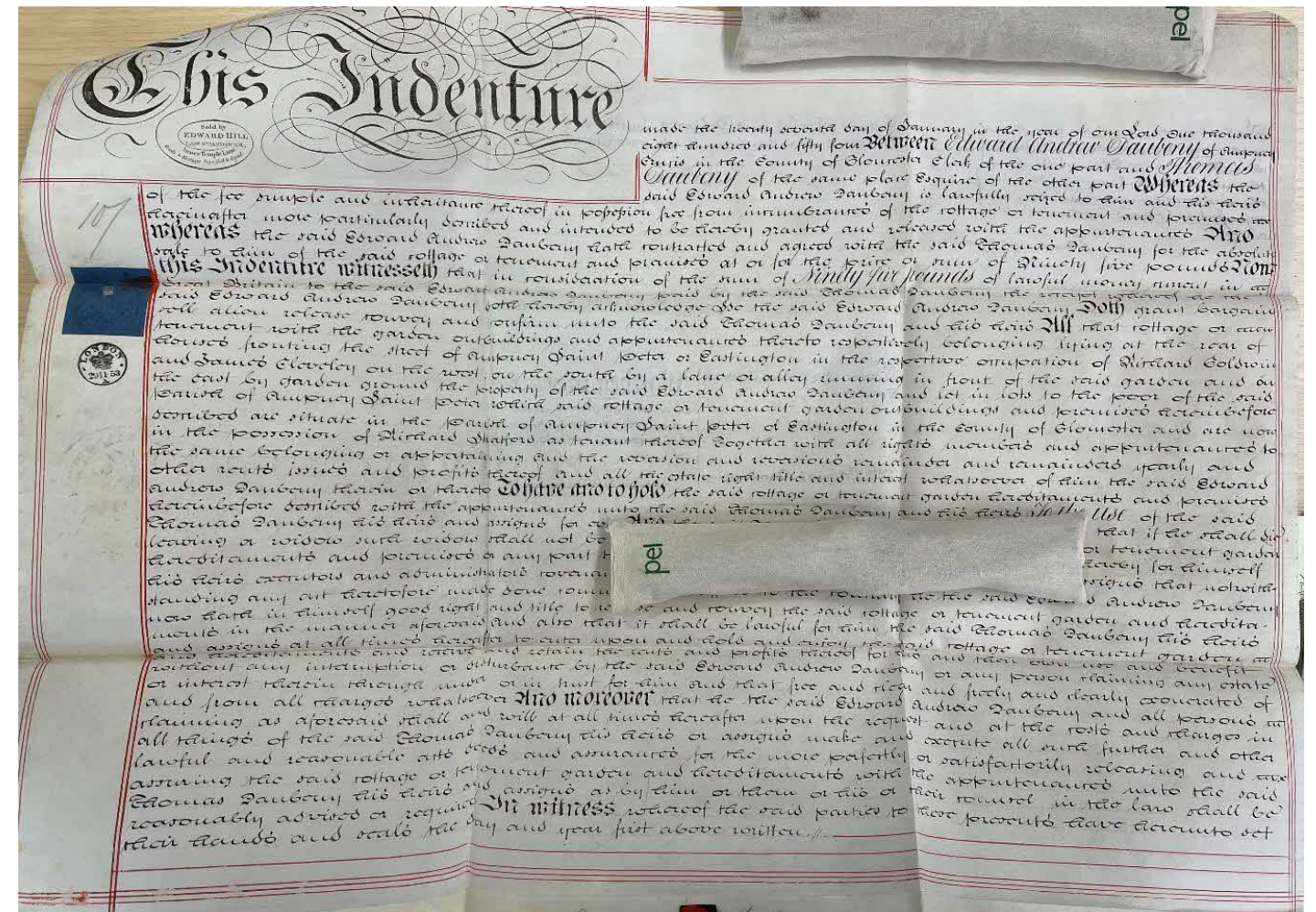
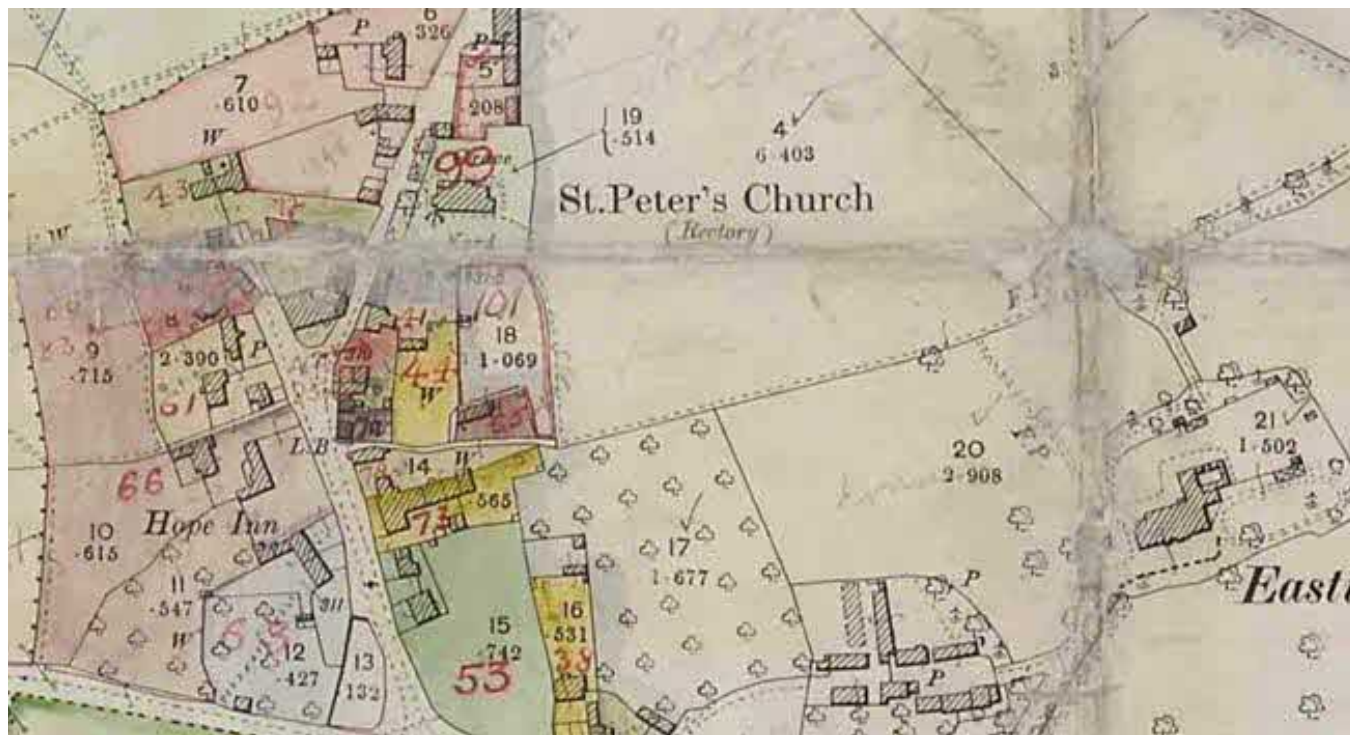
Where relevant, public archives, libraries and local study centres were consulted, along with the local Historic Environment Record, in addition to all online resources, accessible reference material and any remote archive enquiry services which were available. All sources consulted and reference material used, are listed at the end of this report.

Heather Cottage, Ampney St Peter

Historic Overview

Described in the Buildings of England Cotswolds volume, Ampney St Peter is 'a compact vill age comprising some very well preserved and restored Cotswold cottages'¹. The houses predominantly cluster around a Y-shaped road layout just off the A417, with two large properties, Can Court (a farmhouse) and Eastington House (formerly Easington House), acting as book-ends to the village. For much of the C19th Eastington House was owned and occupied by the Daubney family who acted as both parsons of the church, but also local squire, owning many of the properties in the village, including Heather Cottage. Certainly by 1914 during the land tax survey, Mrs Daubney of Eastington House is marked as the owner of Heather Cottage (marked as no 44 on the map see Fig 2), with a Mr William Smith as occupant. An indenture dated 1854, held at Gloucestershire Archives (Fig 3), may also relate to Heather Cottage, referring to a 'tenement..lying at the rear of houses fronting the street of Ampney St Peter..in the occupation of Richard Goldwin and James Gloveley on the West, on the south by a lane or alley running in front of the said garden and on the east by garden ground the property of the said Edward Andrew Daubney and let in lots to the poor of the said parish.'² Though we cannot conclusively say that this is Heather Cottage, the description is remarkably similar, and there is currently no other property which so accurately fulfils this description. If accurate, this would connect Heather Cottage to the wider estate of Eastington House since at least the mid C19th. The occupant (under tenancy) in the 1854 indenture is a Mr Richard Stratford, who is still recorded in Ampney St Peter in 1876 as the 'parish clerk'. The cottage does not appear to have undergone significant physical alteration from at least the end of the C19th until the late 1980s, since its form on all historic mapping appears to remain the same, with the lean-to extension visible in Figs 4-7 indicated by a line towards the right side of the building. However, from the late 1980s through to the mid 1990s, the property underwent significant upgrade and alteration after an unusually large number of planning consents. These alterations have resulted in the building form we see today.

Fig 2 (above) Extract from the 1914 Land Survey mapping showing Heather cottage as hereditament 44 (Gloucestershire Archives/D2428/2/8), Occupied by: Smith, William (M), People holding property: Daubney, M C Mrs, Eastington House, Ampney St Peter (F) (owner). Fig 3 (below) D1388/box 2499/3 Gloucestershire Archives, dated 27th January 1854, an indenture between members of the Daubney family



¹ Pp.89, Buildings of England, Gloucestershire I: The Cotswolds, Second Edition, David Verrey, 1991

² D1388/box 2499/3 Gloucestershire Archives, dated 27th January 1854, an indenture between members of the Daubney family.

Heather Cottage, Ampney St Peter

Planning History

As detailed in the previous section, Heather Cottage has had an unusually extensive modern planning history, which seems to stem from the late 1980s to the mid 1990s, when the property was in the ownership of Mr R F M Logue. By the late 1990s the property had changed ownership and

The applications are listed below, including more recent submissions, using both the old and current reference numbers. Though planning files prior to 1990 are not automatically retained by Cotswold District Council, there were found to be not only several references under Building Control applications, but also additional planning files found under the wider property reference of CT6140. This planning history is particularly pertinent since all these developments appear to have been undertaken subsequent to its statutory listing in June 1986.

Wherever possible, these files were all inspected at the District Council offices in January 2023, and relevant information found within, has been incorporated within this report.

CT6140/A – Construction of a new vehicular access and the erection of two garages and parking at 17-18 Ampney St Peter. Application refused March 1987

CT6140/B – Alterations and extensions to existing dwelling to form drawing room and conservatory with 2 bedrooms over. Application approved July 1987

CT6140/C – Alterations and ground floor extension, Application approved Dec 1988

CT6140/D – Extension to existing dwelling to form Single storey study/studio in natural stone. Application refused April 1990

CT6140/E (Alt Ref. No: 90.01503) – Erection of Single storey extension study/studio, Application approved April 1991

CT6140/F - Extension to existing dwelling to form Single storey study/studio in natural stone. (Listed Building Consent application), Application approved April 1991

CT6140/G (Alt Ref. No: 91.01595) – Retrospective application to take down the SW corner to first floor level and reform in natural stone to form an archway. (Listed Building Consent), Application refused Oct 1991, Enforcement notice served 1992

CT6140/H (Alt Ref. No: 92.00781) – Appeal submission against the refusal of LBC for Retrospective application to take down the SW corner to first floor level and reform in natural stone to form an archway. Appeal dismissed March 1993. Wall finally reinstated in late 1993/early 1994.

CT6140/J (Alt Ref. No: 93.00937) – Insertion of door in the W gable and remake the boundary wall at 18 Ampney St Peter (Listed Building Consent), Application approved September 1993

CT6140/K (Alt Ref. No: 94.02044) – Removal of internal wall and partitions at 18 Ampney St Peter (Listed Building Consent), Application approved December 1994

CT6140/L (Alt Ref. No: 98.00702) – Construction of a flat canopy porch at Heather Cottage, Ampney St Peter (Listed Building Consent), Application approved July 1998

09/02610/TCONR - T1 - Leyland Cypress by front path - Fell to ground level. Application Permitted

14/00615/LBC - Replacement screen, replacement French doors, enlargement of window, new rooflight and internal alterations, Application Permitted

15/01267/TCONR - Ash in the rear garden - fell, No objection

17/02743/TCONR - Laburnum located at the back of the property - Reduce leaf cover of tree by 1/3rd, No objection

21/03448/TCONR - Prune Acer (T1) located at the back of the property, Tree to have a formative prune of 1-2 metres to make the tree more compact. Remove the declining Maple (T2) located at the back of the property, No objection

Building Control Applications

85/00459/F - Installation of Plumbing to form bathroom - Status: Rejected

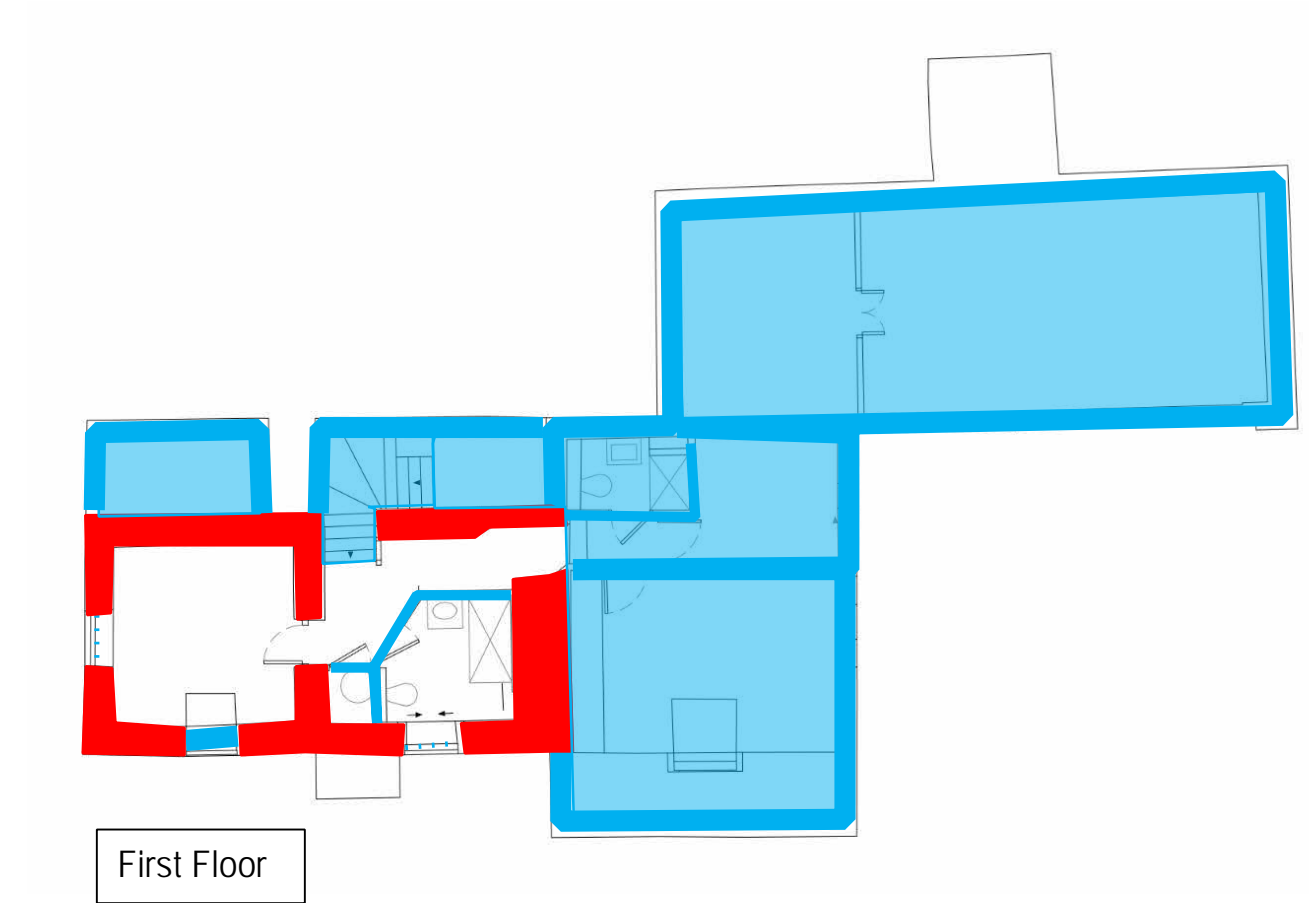
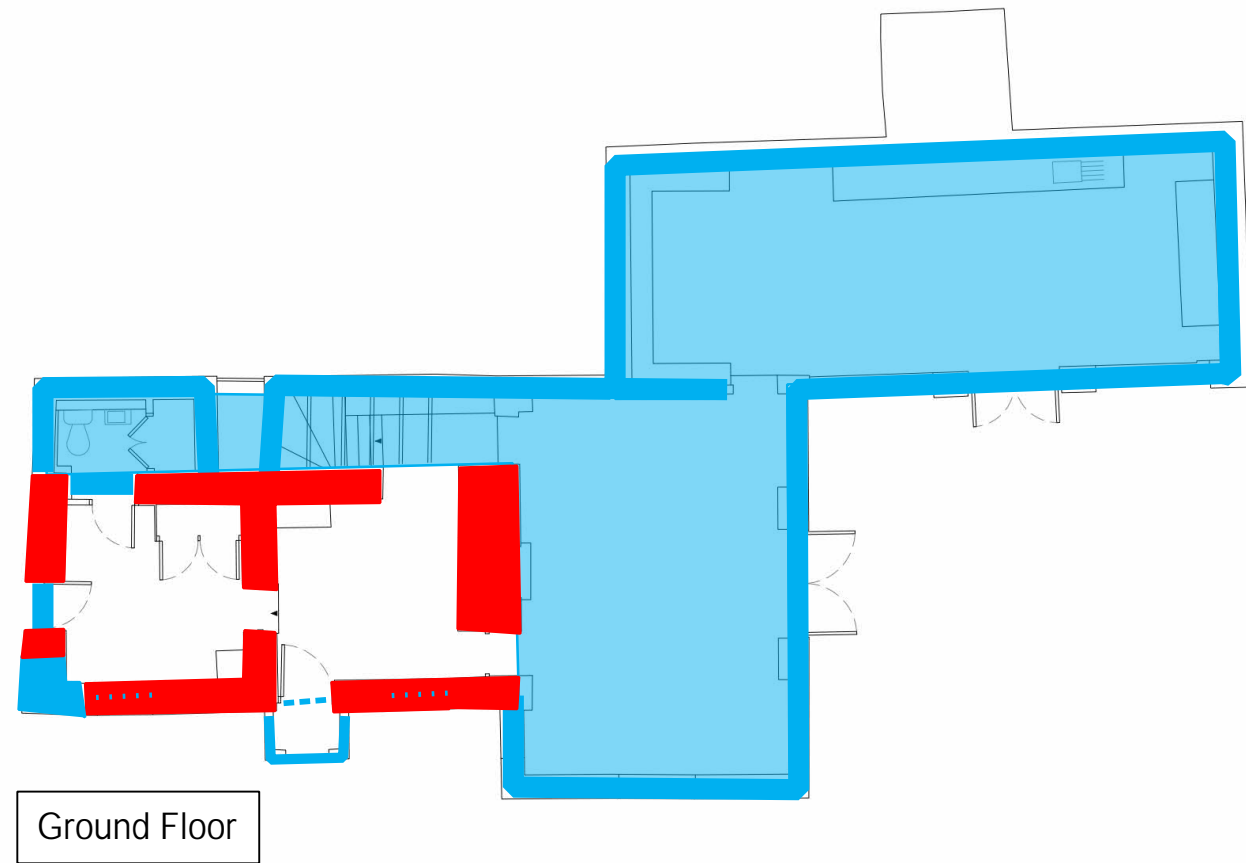
85/00810/F - BATHROOM, KITCHEN INSTALLATION NEW WINDOW FRAMES - Status: Building Work Started

88/00550/F - EXTENSION - Status: Rejected

89/00329/F EXTENSION - Status: Building Work Complete

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Building Evolution



Indicative construction phase	
Red	Original cottage, late C18th/early C19th
Blue	Extensions and alterations since 1987
Dashed Blue	Replacement windows/doors post 1987

Heather Cottage, Ampney St Peter Maps

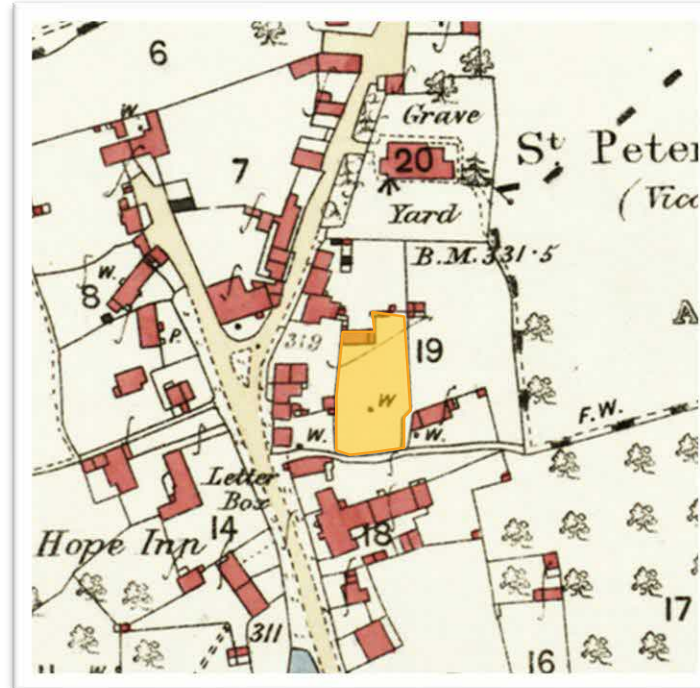


Fig 4 First Edition OS 1884
Fig 6 OS 1921



Fig 5 OS 1903,
Fig 7 OS 1960



Heather Cottage, Ampney St Peter

Relevant archive images

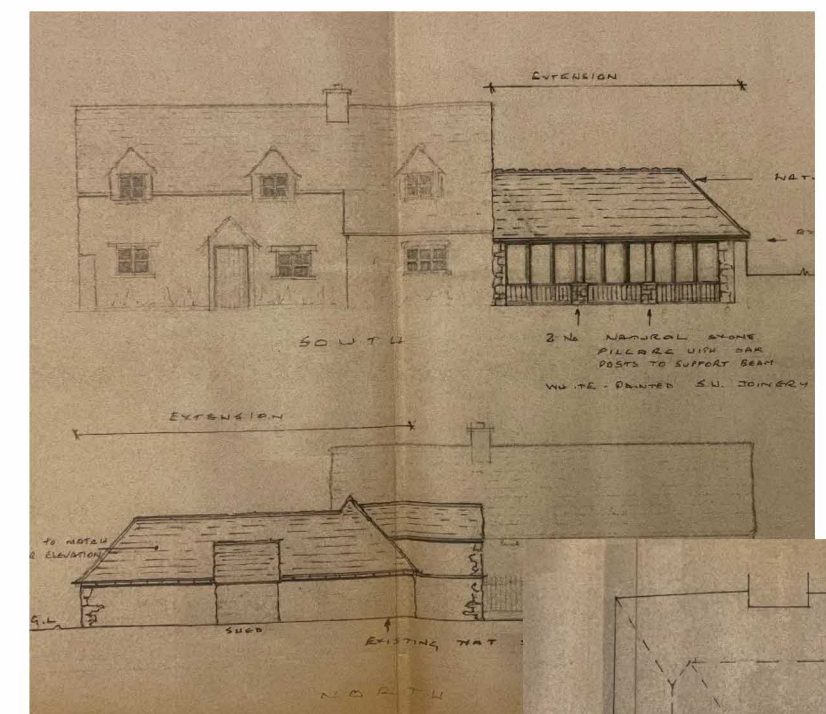
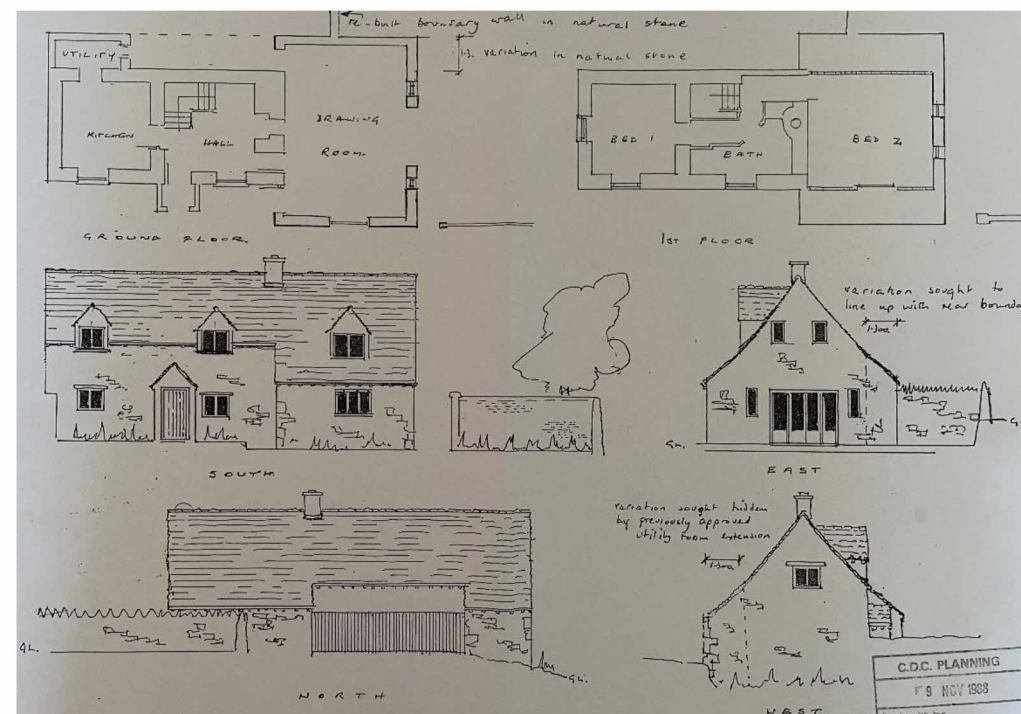
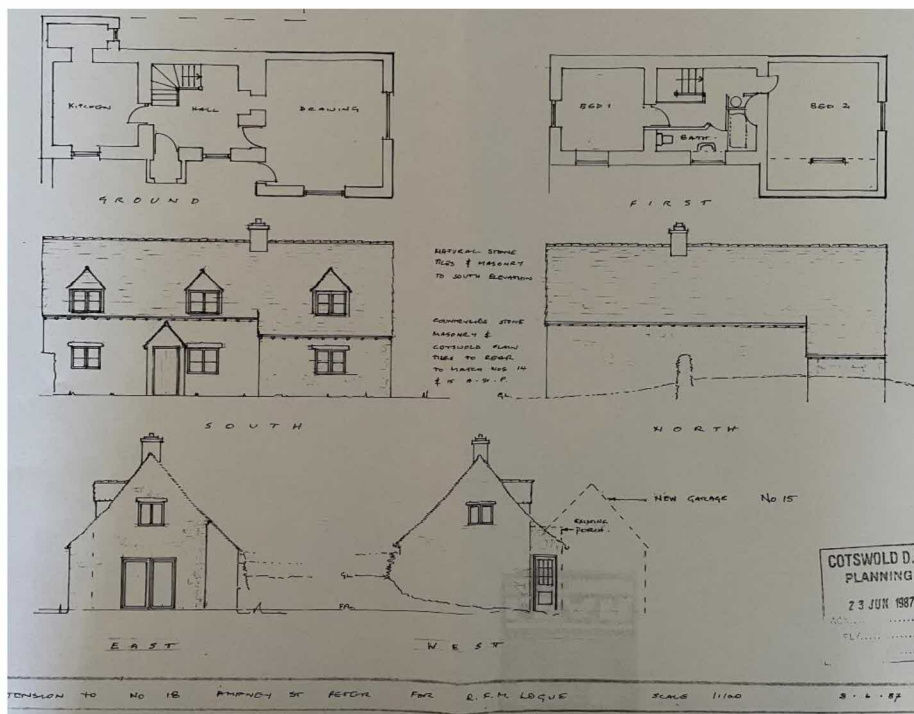


Fig 8 (top left) partial image of south elevation of Heather Cottage, circa 1975, note the slight colour variation beneath the eaves suggesting potential remnants of limewash, Fig 9 (top centre) South elevation of Heather Cottage from garden gate circa 1980, Fig 10 (top right) South front elevation of Heather cottage circa 1985 with hedge removed, just prior to listing, Fig 11 (bottom left) Planning application 1987 - CT6140/B, removing the lean-to, increasing the height of the ridge, and adding dormers. Fig 12 (bottom centre) planning application 1988 (CT6140/C) revised application for larger footprint extension (the footings had already gone in), Fig 13 (bottom right) excerpt drawings from planning application 1990 (CT6140/E) for single storey study and drawing room.

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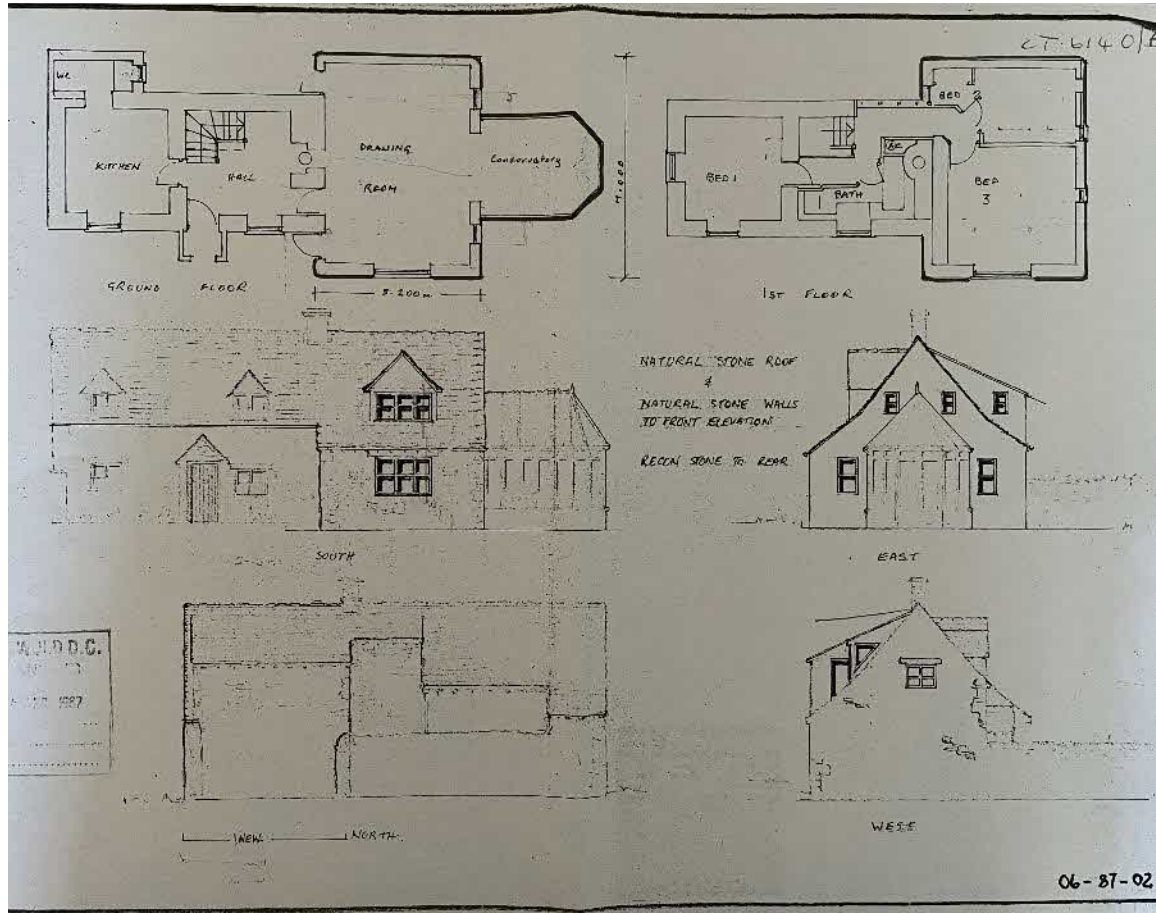
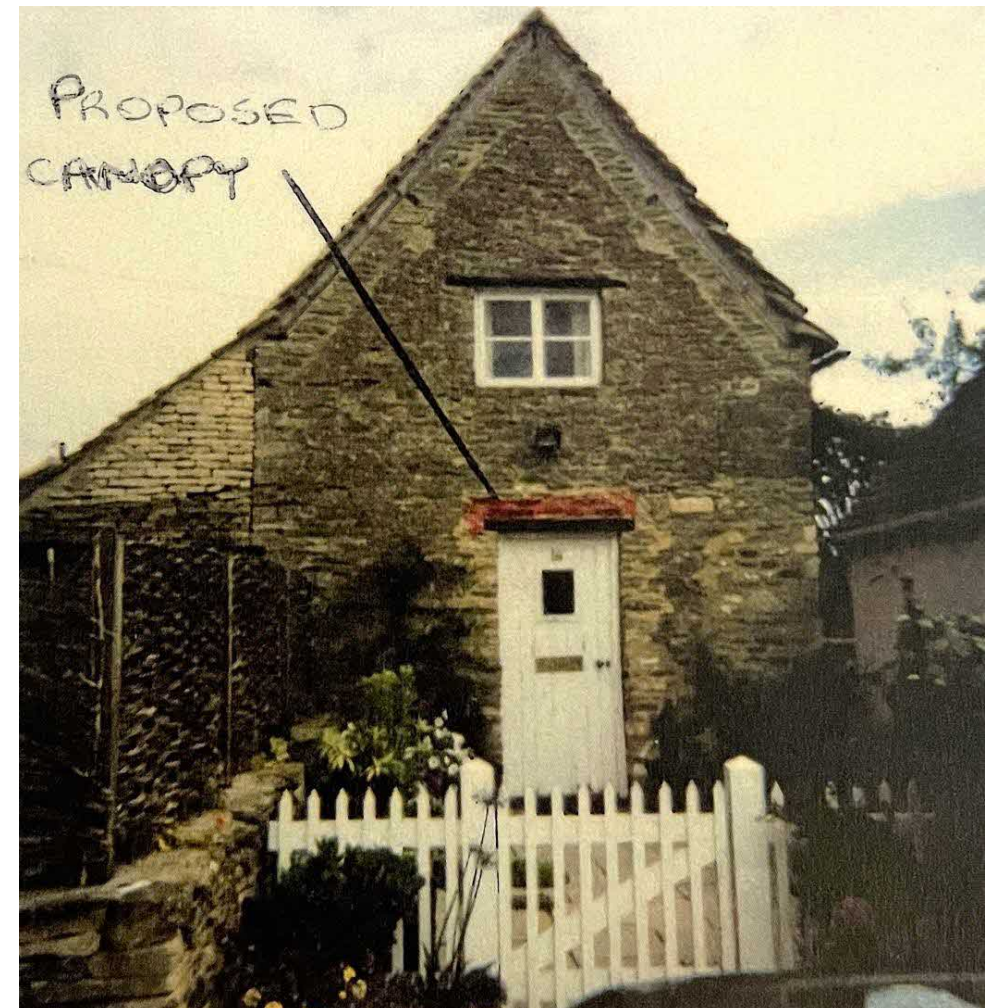
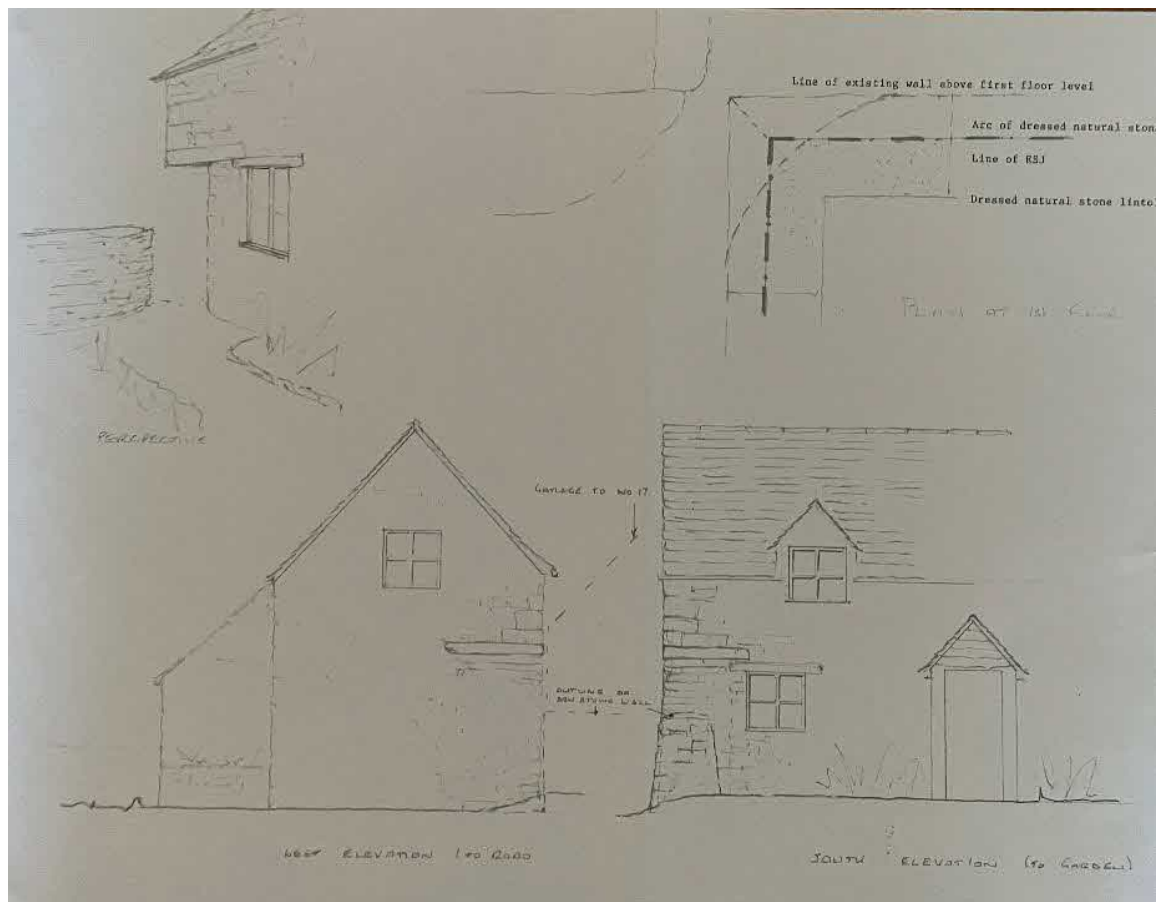


Fig 14 (top left) Details from a withdrawn applications circa 1992 for a conservatory to the E gable, Fig 15 (bottom left) and Fig 16 (bottom centre) both from application CT6140/G and H, whereby stonework was removed to create a first floor over-hang. This work was unauthorized and subsequent applications to authorise it were refused and the appeal dismissed. Fig 17 (bottom right) Photograph illustrating the W gable end circa 1998 from application CT6140/L for the canopy. Note the clearly evident modified stonework surrounding the door, the rebuilt SW corner and the raised stonework level.



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Historic Building Assessment

Exterior

South facing garden elevation

The staggered south elevation is formed from three principal elements: The original cottage, a large 1980s extension and further off-set extension to the rear, also of the late 1980s.

To the left is the original two bay cottage of one storey plus attic. From photographs of the late 1970s and early 1980s, we

can see that this is the structure which warranted listing in 1986, with its modest proportions and relatively sparse fenestration. There is evidence that the cottage has had its eaves level raised by several inches of new stonework in the late 1980s, in order to accommodate a larger first floor, which has resulted in the dormer to the right also being raised in height. The dormer to the left is an entirely modern addition. Comparing old and new photographs also shows clearly that the ridge has been raised and straightened, whilst the porch has been replaced. The two ground floor windows, set at different heights from one another, with different dimensions and different lintels, both appear to be historic openings, though potentially representing different phases of construction. The window to the right features a concrete replacement sill and with larger proportions and more substantial lintel, may be the more recent addition of the two. Both now feature modern softwood casements which in themselves are not of historic interest. Though the porch enclosure is a modern replacement, now rendered in cement with softwood cladding to its gable, the central doorway appears to be an historic opening, and retains what appears to be a late C19th/ early C20th beaded and part glazed door within an historic door surround.

Given the listing description mentions a plank door here, this suggests the door at least is reclaimed, with clear visual evidence for it having been cut down to size (see Fig X) This A section



Fig 18 (top left) South elevation, original cottage to the left, large 1987 extension to the right, Fig 19 (top right) 1990s extension now housing the kitchen, Fig 20 (bottom left) window detail of the ground floor west side cottage room with modern casement, Fig 21 (bottom centre) evidence for left-hand dormer being relocated upwards, Fig 22 (bottom right) central door, replaced during the 1980s/90s works.

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of masonry to the left ground floor corner has been entirely rebuilt, and this is understood to date to the 1990s when the then owner attempted to cut the corner of the building in order to create a new side access and archway, which resulted in enforcement action. The re-built stonework was a compromise to 'make good' the building.

In the centre, and in place of the lean-to described in the listing (which is visible in Fig X), is a sizeable single bay extension which projects forwards of the original cottage, as well as being over two thirds its width. Dating from the late 1980s, it was clearly intended to be somewhat sympathetic to the character of the adjacent cottage, using a similar pallet of materials and shares a continuous simple pitched roof, tiled in diminishing courses of Cotswold stone tiles. However, its overly large form with a central dormer with wide cheeks. Stonework visible to the ground floor is all modern and all fenestration modern softwood. The chimney is formed in modern brickwork, and appears from comparison with archive photographs to be a late C20th replacement for an earlier brick stack.

Tucked to the rear, but projecting sideways, is the single storey hipped kitchen extension, also added from the late 1980s onwards, which is formed over modern stonework piers with timber cladding and glazing forming the substantial part of its south elevation. It too has a roof of Cotswold stone laid in diminishing courses, but with steeply hipped gables. The extent and form of glazing, as well as the overall form of the kitchen extension, are at odds with the character of the historic cottage, and as a result does not have any heritage significance.

West elevation

The west gable which now forms the principal entrance to the cottage, features a single opening to the first floor which appears to be historic in form with a slim timber lintel above and stone sill. The casement has however been replaced and now features a modern soft-wood glazed casement. The doorway and its canopy to the ground floor date from 1993 and 1998 respectively, and were inserted following the construction of a boundary wall which closed off access to the garden from this elevation. The stonework surround to the doorway is entirely new, as is the part-glazed door, and there is no evidence of previous openings here. The high-level stonework does show evidence of being raised in height (see Fig X) whilst the eaves boards and slim visible purlin ends(?) are both modern softwood. Two enlarged patches of mortar at first floor level (see Fig X) may indicate the location of formerly exposed purlin ends which appear to

approximately correspond to the locations of the purlins internally (see Fig X). Whether these were removed, cut-back or rotted is unclear, but the patches of mortar retain the evidence of their position.

North rear elevation

There is no historic form visible within the north elevation. Whilst the south 'front' retains its diminishing courses of Cotswold stone tiles, the rear is entirely clad in reconstituted stone slates and forms a cat-slide roof form over what appears to be three phases of extension added since the late 1980s. A



Fig 23 (top) west gable with former location of purlin ends indicated, Fig 24 (bottom left) west gable, Fig 25 (bottom right) the accumulation of modern additions to the rear northern elevation.



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section of poor-quality polycarbonate roofing features in the centre, providing a lightwell to the staircase internally. With a drystone-wall external face to the lower sections of wall, including the perimeter of the kitchen extension, all incorporate low level polythene DPCs, and feature distinctly angled stonework of small dimension. The curious gated section to the right of the polycarbonate roof suggests there may at some stage, have been an access here, though no evidence is visible internally, and all surrounding stonework is so heavily reworked that no clear evidence remains externally either. The mortared stonework to the first floor hipped extension dates to 199X and is a rather odd addition since it is of much more varied stone in both colour and size, as well as being conspicuously mortared whilst sat on-top of drystone.

East elevation

The east elevation to the main cottage is entirely of bradstone construction (see Fig X), and appears to date from the late 1980s/early 1990s, with a main central gable and smaller 'gabelle' to the right supporting a hipped rear extension. All fenestration and openings here are modern softwood, and of no historic interest since they relate to a poor-quality modern extension to the cottage. The east elevation of the kitchen extension, which is partially below ground due to levels, is modern drystone, being identical in form and detailing to that visible to the rear north elevation where the polythene DPC remains visible. Since the kitchen extension is also a late C20th addition, it too fails to have any historic interest.

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Interior

Given the extent and number of planning applications which have sought change to the cottage since its date of listing, the interior of the cottage is significantly altered, with virtually no historic fabric remaining in evidence. All wall surfaces, ceilings, flooring, architrave and door surrounds are of modern fabric unless otherwise stated.

Ground Floor

To the ground floor, the modest proportions and beamed ceilings to the two rooms of the original cottage remain clear though heavily altered. To the hallway, the beamed ceiling appears to have undergone significant replacement to the exposed joists, with most of those now visible being machine sawn and of at best late C19th/early C20th date. This ceiling is supported by a later softwood beam sitting below but not junctioning with the joists above. This may have been a C20th structural intervention to address significant deflection which is visible to the first floor structure above. Within the north west corner of the room, three joists have been cut-back at an angle (see Fig 27), which may indicate the former location of an historic winder staircase, though no further evidence for this exists. Consent was granted in 1994 for the rear wall to this room to be substantially removed and for a new beam to be installed overhead in order to create an enlarged kitchen. This work appears not to have been carried out. The utility and WC to the rear are all modern fabric dating from the late 1980s. The doorway between the hall and second cottage room beyond, features some historic fabric with the hinge pins and latch plate retained to the hall side, though the door has long since been lost. It nevertheless retains its proportions as an historic connecting door, and a small step exists at its threshold (just visible at the base of Fig 26).

The second cottage room retains an older chamfered beam with simple stops and what appear to be predominantly



Fig 26 (top left) ground floor parlour from SE corner showing location of staircase pre 1990 (see archive images and note the two newer joists adjoining the stairs bulkhead), Fig 27 (top right) angled cuts to joist ends in NW corner of original cottage, Fig 28 (bottom left) beam detail showing the simple stops, Fig 29 (bottom right) ground floor 'parlour' with historic beam and joists and modernised fireplace.

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historic joists above. These may be original as there is little evidence for alteration. This room seems likely to have been the historic 'living room' with its integrated fireplace in the end wall and main door to outside. It and may also represent the earliest phase of the building as a single unit³, perhaps extended to the east by a further bay. If there were two phases to the earliest structure, there is no clear evidence for this elsewhere in the building besides the difference in floor level between the two historic ground floor rooms. The south-facing front door and its surround, as mentioned in the south elevation section, appear to be a mixture of reclaimed door installed post listing and a more historic surround, whilst the window seat and window surround to the adjacent opening are now all formed in modern fabric internally. The fireplace to this room is also a modern confection featuring a modern double-sided wood-burning stove with a painted lintel of re-used timber. Whether the lintel is re-used from elsewhere within this building is uncertain, but the 'death-watch beetle' holes are fake and have been drilled at regular intervals to give the impression of age. The pronounced grain of the timber may also be indicative of sandblasting. Within the stack and all surrounding faces of the fireplace are modern rendered/plastered leaving no evidence for what the form of fireplace may have been historically, though given the humble nature of the cottage this is likely to have been a very simple open hearth. The large openings through to the living room and stair hall to the rear are modern, and date from 1987 and 1990 respectively. This room appears to have housed stairs to the first floor until the early 1990s (see Fig 11-12), and it is understood evidence for the former opening in the first floor structure remains concealed beneath floor finishes above. This is also the location of the only two replacement joists in the NW corner of the room (see Fig 26). The current stairs appear to be the result of consent in 1990 for the rear extension, when though not mentioned plans make clear stairs are both relocated and their direction changed.

The remainder of the ground floor all dates from three principal consents in 1987, 1991 and 1992, which first sought to remove the original lean-to from the east side of the cottage and replace it with a sizeable extension, the second added a studio/study (now the open-plan kitchen), and the third which added a hipped first floor gable to the rear of the 1987 extension resulting in the section of conspicuously different floor/ceiling structure to the rear of the now living room, understood to be formed in concrete. All fabric to these spaces is modern and of no historic interest.

First Floor

Accessed via a modern concrete stair case which cuts through the former eaves level of the original cottage and is top-lit by a polycarbonate section of glazing, much of the arrangement of rooms to the first floor is late C20th. With stud partitioning forming the bathroom, corridor and tank cupboard, the original cottage is likely to have once been two cellular spaces, separated only by the central spine wall. The doorway central to this spine wall features some historic fabric with a partially embedded timber lintel above and part of an old latch mechanism fitted to the frame, though the door infilling it is modern. The window opening to the W gable wall is also historic with a similar partially embedded lintel, and plastered reveals. The dormer window to the south elevation is a 1987 addition, whilst that to the bathroom adjacent also dates to the same phase but replaces an earlier dormer (see Fig X) which broke the eaves, and internally would have been extremely close to the floor.

All surface finishes to this floor are modern, with the single exception of some undulating plasterwork on the rear (inner) side of the former back wall of the cottage, with a small opening adjacent. Though this could be evidence of a former window, from examination of plans prior to the redevelopment work in 1987, it seems likely this was installed as a 'feature' at around the same time the eaves level was increased, to create some natural light into the otherwise dark landing. The curious change in masonry depth around this area is also likely to date from the same period when access would have been needed to the new extension beyond.

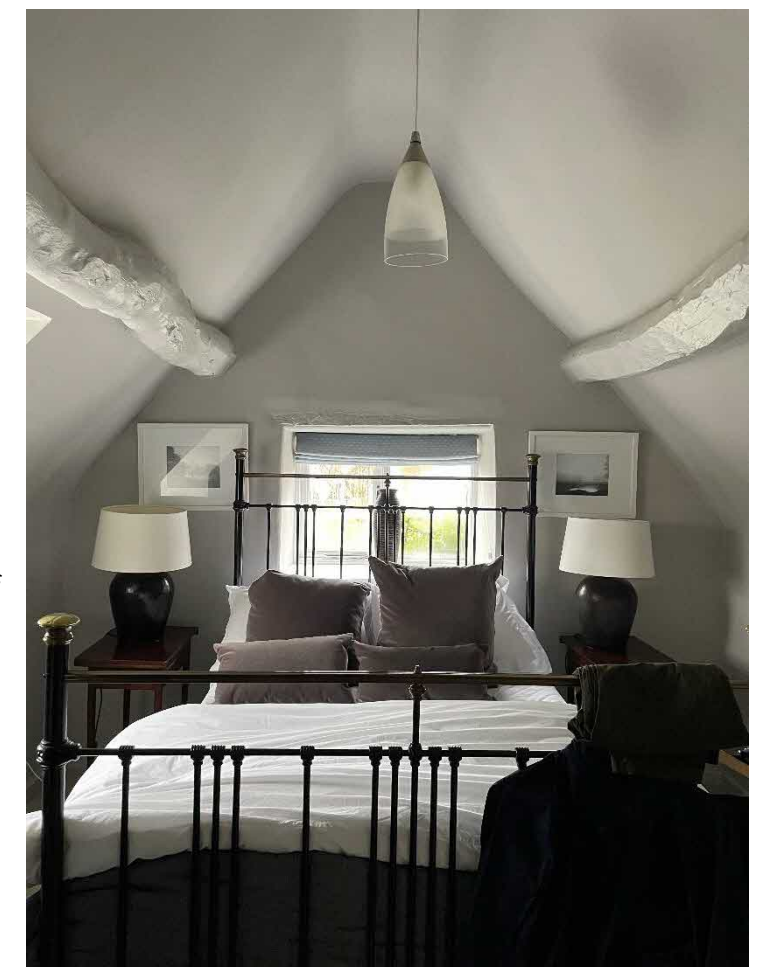


Fig 30 First floor W gable bedroom with historic gable opening now infilled with modern casement and prominent purlins.

³ Pp106, R W Brusnskill , Vernacular Architecture, 2000

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Since this floor is predominantly built into the attic space, the purlins remain dominant, and appear to be of some age. To the south side of the building a single continuous rough hewn purlin runs the length of the cottage, whilst to the rear, the same length is formed in two sections, one half of which is chamfered whilst the other half is similarly rough hewn to the front. Whether these are original is very difficult to say but their rough appearance would appear to be appropriate for the humble nature of the cottage. Curiously, the purlins all appear to remain in their historic position, seemingly unaffected by the raised level of the ridge and eaves (compare Fig X with X). As a result, to the landing area the purlin appears to sit proud of the inner roof slope.

This seems to suggest that when the cottage and its new extension were re-roofed in the late 1980s, the new roof was sat above the old one, leaving some of it

in place. How much, if any, remains beyond the purlins, is unknown, but no rafters are now visible, all concealed behind plasterboard or modern tongue and groove panelling.

The larger bedroom, office and bathroom to the east end of the house all occupy extensions post 1987 and are of no historic interest.



Fig 31 (bottom left) opening in central spine wall appears historic with modern plank door infill, Fig 32 (bottom centre) widened landing area and small opening in N wall, Fig 33 (bottom right) oddly pronounced purlin detail suggesting previous historic rafters removed to increase headroom above staircase.

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Assessment of Significance

Having outlined the key features and characteristics of the building, it is worthwhile assessing the real ‘significance’ of Heather Cottage in order to be able to put any future development work into context and enable an assessment of impact upon this significance.

Taking the national guidance produced by DDCMS, any building must demonstrate “special architectural or historic interest”⁴ to be suitable for listing. In this context architectural interest is defined as demonstrating important “architectural design, decoration or craftsmanship...(be) nationally important examples of particular building types and techniques.”⁵ Historic interest by contrast, can be demonstrated by a building being able to “illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”⁶

Heather Cottage was originally listed in June 1986 as No 18 Ampney St Peter, when it retained the traditional form visible in Figs X and X. Described as ‘single range of single storey and attic with small lean-to to right’ (See Appendix 1 for the full listing text), the description is now barely identifiable as the same house, had it not been for photography from the early 1980s. The sheer number and scale of development proposals which have affected the building since the time of listing, have now drastically altered it, resulting in modern additions accounting for 66% of the building’s footprint, and very little historic fabric remaining beyond the masonry envelope. From two of the four elevations no historic fabric or form is visible at all. The significance of the heritage asset has likely been very seriously diminished by the successive phases of development work in the 1980s and 1990s. Any significance which the building retains can only realistically be attributed to the fragmentary fabric and proportions of the original two bay cottage, albeit that even components of this are modern replacements such as the right-hand dormer window.

It is questionable whether this building still warrants statutory listing, and whether if reconsidered by Historic England it would be able to demonstrate a sufficient level of interest to pass the bar needed.

Looking at the advice offered in Historic England’s own ‘Listing Selection Guide – Domestic Vernacular Houses’, it states that for cottages which ‘were built (in huge numbers) in the eighteenth and nineteenth centuries’⁷, ‘the assessment of the special interest ..should take into account, amongst other things, how clearly they represent local geology, farming and tenorial practices, social hierarchies, and building traditions and materials. Buildings which are typical and representative of a region can have special interest and be listable This is an important acknowledgment of the importance of local distinctiveness, a value which can attain national importance.’⁸ It goes on to state that, ‘hardly any vernacular houses have escaped alteration over time, and many will have undergone several phases of change ..Many (cottages) were restored, extended or otherwise adapted to meet the expectations of the new residents.’⁹ In these cases, ‘the outcome of an assessment of special interest will hinge upon the extent and impact of alteration, and the proportion of historic fabric that survives. ...where these losses are extensive, for example, with the loss of an entire roof structure, the case for designation may be significantly weakened.’¹⁰ Furthermore, ‘the quality and extent of survival of external and internal detailing in stone vernacular houses will be a significant factor in a designation assessment.’¹¹

⁴ DDCMS, Principles of Selection for Listing Buildings, 2018, pp 4

⁵ DDCMS, Principles of Selection for Listing Buildings, 2018, pp 4

⁶ DDCMS, Principles of Selection for Listing Buildings, 2018, pp 4

⁷ Pp.12, Historic England, Domestic Vernacular Houses –Listing Selection Guide, 2017

⁸ Pp.16, Historic England, Domestic Vernacular Houses –Listing Selection Guide, 2017

⁹ Pp17, Historic England, Domestic Vernacular Houses –Listing Selection Guide, 2017

¹⁰ Pp.17 Historic England, Domestic Vernacular Houses –Listing Selection Guide, 2017

¹¹ Pp18, Historic England, Domestic Vernacular Houses –Listing Selection Guide, 2017

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It is clear in this case that when originally listed, Heather Cottage was without question a 'typical and representative example' of a Cotswold vernacular cottage, with its commensurate 'architectural modesty'¹². Its use of local materials for both wall and roof, modest proportions, simple lean-to extension and humble form of central plank door and windows, all tied together to clearly demonstrate local distinctiveness and also the gentle evolution of this form of modest dwelling. However, since listing, the losses have been significant and extensive, particularly the loss of the historic roof, staircase, and principal fireplace. No historic fenestration or doors remain, and though some historic stonework remains visible to the west and south elevations, these too have undergone modification, particularly the south elevation which had its entire lower left corner rebuilt following un-authorised modifications, losing any evidence which may have existed in this area. The historic plan form of a two-cell dwelling remains clear, but has been heavily altered with new openings punctured through former external walls to the north and east. The building does retain some aesthetic interest to its south and west elevations, where it retains some visibility of its Cotswold Cottage form, and its use of local stone at least partially to the south and east elevations, makes a positive contribution towards the wider Ampney St Peter conservation area, albeit that this is one of the least visually prominent contributors due to its lack of street frontage.

Summary of Significance

In summary, these are the key features of significance:

There is some historic and aesthetic interest in the remnants of the original 2-bay cottage, visible principally from the south, with its modest vernacular design, its use of local rubble stone, and partially retained internal evidence of the two-cell historic plan form.

Through its external appearance, principally from the south elevation, the building makes a positive contribution to the Ampney St Peter conservation area, helping to define local distinctiveness through the simple architectural style and use of materials to the original cottage portion of the building.

Fixtures, fittings and fabric which relate to the late C20th extensions and alterations, both internally and externally, are not of any historic interest, including the form of all fenestration. The extent of extension has already dominated the original cottage, and the harm this has resulted in, is now an established part of the building, having been substantially extant for over 30 years.

¹² Pp16, Historic England, Domestic Vernacular Houses—Listing Selection Guide, 2017

Heather Cottage, Ampney St Peter

Figures

Fig 1, Heather Cottage, circa 1980

Fig 2 Extract from the 1914 Land Survey mapping showing Heather cottage as hereditament 44 (Gloucestershire Archives/D2428/2/8), *Occupied by: Smith, William (M), People holding property: Daubeney, M C Mrs, Eastington House, Ampney St Peter (F) (owner).*

Fig 3 D1388/box 2499/3 Gloucestershire Archives, dated 27th January 1854, an indenture between members of the Daubeney family

Fig 4 First Edition OS 1884

Fig 5 OS 1903,

Fig 6 OS 1921

Fig 7 OS 1960

Fig 8 Partial image of south elevation of Heather Cottage, circa 1975, note the slight colour variation beneath the eaves suggesting potential remnants of limewash,

Fig 9 South elevation of Heather Cottage from garden gate circa 1980,

Fig 10 South front elevation of Heather cottage circa 1985 with hedge removed, just prior to listing,

Fig 11 Planning application 1987 - CT6140/B, removing the lean-to, increasing the height of the ridge, and adding dormers.

Fig 12 Planning application 1988 (CT6140/C) revised application for larger footprint extension (the footings had already gone in),

Fig 13 Excerpt drawings from planning application 1990 (CT6140/E) for single storey study and drawing room.

Fig 14 Details from a withdrawn applications circa 1992 for a conservatory to the E gable, Fig 15 (bottom left) and

Fig 16 Both from application CT6140/G and H, whereby stonework was removed to create a first floor over-hang. This work was unauthorized and subsequent applications to authorise it were refused and the appeal dismissed.

Fig 17 Photograph illustrating the W gable end circa 1998 from application CT6140/L for the canopy. Note the clearly evident modified stonework surrounding the door, the rebuilt SW corner and the raised stonework level.

Fig 18 South elevation, original cottage to the left, large 1987 extension to the right,

Fig 19 1990s extension now housing the kitchen,

Fig 20 Window detail of the ground floor west side cottage room with modern casement,

Fig 21 Evidence for left-hand dormer being relocated upwards ,

Fig 22 Central door, replaced during the 1980s/90s works.

Fig 23 West gable with former location of purlin ends indicated,

Fig 24 West gable,

Fig 25 The accumulation of modern additions to the rear northern elevation.

Fig 26 Ground floor parlour from SE corner showing location of staircase pre 1990 (see archive images and note the two newer joists adjoining the stairs bulkhead),

Fig 27 Angled cuts to joist ends in NW corner of original cottage,

Fig 28 Beam detail showing the simple stops,

Fig 29 Ground floor 'parlour' with historic beam and joists and modernised fireplace.

Fig 30 First floor W gable bedroom with historic gable opening now infilled with modern casement and prominent purlins,

Fig 31 Opening in central spine wall appears historic with modern plank door infill,

Heather Cottage, Ampney St Peter

Fig 32 Widened landing area and small opening in N wall,

Fig 33 Odd pronounced purlin detail suggesting previous historic rafters removed to increase headroom above staircase.

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Appendix 1 – Heather Cottage: Listing description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1341065

Date first listed: 17-Jun-1986

Statutory Address 1: 18, AMPNEY ST PETER VILLAGE

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Ampney St. Peter

Details: SP 00 SE AMPNEY ST. PETER AMPNEY ST. PETER VILLAGE (east side)

5/80 No 18 Ampney St. Peter

II

Small detached cottage. Late C18. Rubble stone, stone slate roof, brick end stack to right. Single range of single storey and attic with small lean-to to right. One small renewed gabled dormer on eaves to right. Small twin casements with timber lintel flanking central plank door with later gabled porch hood on concrete posts.

Listing NGR: SP0816901468