

Heritage Impact Assessment

Ampney Brook House, School Lane, Ampney Crucis, GL7 5RT

On behalf of Mr J. Fagge

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1. Introduction

1.1. This Heritage Impact Assessment has been prepared to consider proposals for the replacement of select windows and doors (internal and external) within the Grade II Listed Ampney Brook House, and the installation of photovoltaic panels on the former cowshed to the rear of the house.

1.2. This Assessment is intended to be read in conjunction with the Built Heritage Statement (BHS) prepared by Pegasus Group (August 2022), which accompanied approved planning and listed building consent applications 22/O2948/FUL & 22/O2949/LBC. The BHS provides a robust assessment of significance for the listed building. This is supplemented by the more detailed descriptions and illustrations presented in the Window and Door Schedule ('the Schedule') which accompanies this application. The BHS also sets out the general legislative and policy framework and methodology on which the following assessments are made. It should be noted that a revised edition of the NPPF (September 2023) has been published since the BHS was prepared; however, this has resulted in no material change to national heritage policy. Relevant

sections of the BHS are reproduced at **Appendix 1** of this report.

1.3. Together, the BHS and the Schedule form the basis on which the following impact assessments are made.

The Proposals

1.4. The proposals are outlined on the plans, drawings and 'Window and Door Schedule' that accompany this application. These can be summarised as follows:

- Replacement of select windows belonging to Ampney Brook House with appropriately designed slim-profile double-glazed units.
- Replacement of select internal and external doors belonging to Ampney Brook House with appropriately designed units.
- Installation of photovoltaic panels on the southern roof slope of the former cowshed.

2. General Principles and Double Glazing

2.1. It should be recognised that there is no requirement for restoration works to replicate exact traditional methods and techniques in all circumstances, i.e. traditionally-made single-glazed windows or traditionally-made doors. Restoration can include alteration too, especially where the evidence for restoration ends and other benefits would arise. This is clearly set out in HEAN² and Conservation Principles.² Conservation Principles states:

“Restoration is intervention made with the deliberate intention of revealing or recovering a known element of heritage value that has been eroded, obscured or previously removed, rather than simply maintaining the status quo. It may also achieve other conservation benefits, for example restoring a roof on a roofless building may make it both physically and economically sustainable in the long term. Restoration of some elements of a place may be a desirable precursor to the introduction of new work (paragraph 138), which will necessarily take over where the evidence for restoration ends” (my emphasis).³

2.2. Conservation Principles also states:

“It is essential to consider the long term implications of a proposed restoration for viability and sustainability. If, for instance, a place or part of it was modified primarily in order to reduce maintenance costs, restoration without considering the increased resources needed for maintenance is likely to be counterproductive” (my emphasis).⁴

2.3. Therefore, restoration is not always simply a case of replicating an element of a building in exactly the manner in which it might have originally existed. In this case, it is clear that Ampney Brook House has evolved and been refurbished over time and, as a result, there is considerable variation in window types, with many being modern insertions or replacements that possess no intrinsic heritage significance. Consideration must also be given to sustainability and carrying out works in a sustainable manner; after all, this a public benefit that must be considered in every planning decision, and in those where a degree of harm is identified with works to a listed building.

2.4. Historic England take a pragmatic and responsible stance on the matter of glazing and replacing windows,

¹ Historic England, *Making Changes to Heritage Assets: Historic England Advice Note 2* (2015).

² English Heritage (now Historic England), *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008).

³ *Ibid.*, paragraph 127.

⁴ *Ibid.*, paragraph 137.

which should also be adopted by any LPA. Their guidance states:

“Historic windows, whether original or later insertions, whose design follows historic patterns, usually make an important contribution to the significance of historic buildings. When they do, they should be retained and repaired where possible; if beyond repair they should be replaced with accurate copies....”

“Replacement windows whose design does not follow historic patterns are unlikely to contribute to significance, unless they relate to an important later phase. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm” (my emphasis).⁵

- 2.5. With improvements to window technology and manufacturing, the use of double glazing in listed buildings is becoming more widely accepted, especially where their general form and appearance replicates traditional units and preserves the character of the building. Historic England’s guidance on the care, repair and upgrading of traditional windows is very clear about when double glazing in a listed building can be considered acceptable:

“In cases where the significance of a building has been harmed by the installation of replacement windows of non-historic design, consideration

may be given to the installation of new slim-profile double-glazed replacement windows where:

- ***the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive.***
- ***no incidental damage to the building fabric will result from the removal of the existing windows.”***⁶

- 2.6. As set out in the Schedule and assessments below, most windows at Ampney Brook House are modern replacements that would fit the criteria of being ‘non-historic’ and do not contribute to the special architectural or historic interest (i.e. significance) of the listed building. The proposed replacement window types are sympathetic in their designs, and slim-profile double glazing has been integrated to sustain a traditional character and appearance. It can be demonstrated (where required) that the new units will be equivalent to or more sympathetic than the units they replace, such that the net impact on significance would be neutral or positive, in accordance with Historic England guidance.

- 2.7. With specific regard to public benefits, the PPG has clarified that these include heritage benefits (see Appendix 3 of the previously submitted BHS for the full policy context). In 2020, the High Court has ruled that the enhancement of a listed building is a public benefit which must be considered in the planning balance and weighed against any harm. Furthermore, the same ruling

⁵ Historic England, *Energy Efficiency and Historic Buildings How to Improve Energy Efficiency* (2018), p. 38.

⁶ Historic England, *Traditional Windows: Their Care, Repair and Upgrading* (2017).

confirmed that when weighing the balance, it is not appropriate to leave out any aspect of the works or parts comprising the application which may be a material consideration.⁷

2.8. With regard to the current proposals that relate to Ampney Brook House, there are several benefits that are material considerations, including:

- The extent of repairs undertaken across the whole building, which will ensure it remains weathertight and fit for modern living, thereby securing its ongoing viable use as a family home. In turn, this will promote the long-term

maintenance and conservation of its most significant fabric.

- The overall enhancement that the installed windows will make to the restoration of the building, with these being more or equally sympathetic to the age and character of the building.
- The contribution the installed double-glazed windows, replacement external doors, and renewable energy source will make to the thermal performance of the building, being environmentally sustainable, and moving toward a carbon neutral society.

⁷ Kay v SSCLG [2020] EWHC 2292 (Admin).

3. Sash Windows

3.1. Three sash windows are proposed for replacement (WG-18, WF-13 & WF-14). WG-18 is documented to have been inserted c. 1988 as part of a consented Listed Building Consent application (LPA ref. CT.LBC586). It therefore possesses no intrinsic architectural or historic interest.

3.2. With regard to WF-13 & WF-14, a photograph accompanying application CT.LBC586 records that sash windows were extant in these locations c. 1988; however, it cannot be confirmed that these correspond with the current units. Although not identical to WG-18, there are important indications that these are also modern replacements, as follows:

- They possess horns (in contrast to the apparently historic sash window, WG-09, which is proposed for retention), indicating they cannot be contemporary with the early 19th-century fabric of this part of the house;
- The profiles of the glazing bars are the same as WG-18;

- Modern brass fasteners and pulleys are in evidence.

3.3. Consequently, WF-13 & WF-14 cannot be considered to possess intrinsic architectural or historic interest.

3.4. Replacement hardwood six-over-six sashes with slim double glazing are proposed (Type 2). The frames and glazing bars have been appropriately scaled and positioned such that the overall character and appearance of the building will be sustained. Moreover, horns have been excluded from the replacement units so these better reflect the age of this part of the listed building. The proposed replacements would therefore cause no harm to the significance of the asset and would result in benefits by virtue of their superior design and contribution to the improved thermal performance of the building which will make it fit for modern living and secure its use as a family home for the future.

4. Timber Casement Windows

4.1. Single-glazed timber casements are the most common type of window across the house, although there is considerable variation (as described and illustrated within the Schedule) due to the evolution of the building and successive refurbishments. In some cases, modern casements are set within earlier timber frames and mullions.

4.2. Historic frames and mullions that are considered to possess some interest generally comprise those with:

- Stepped profiles (e.g. WG-05);
- Chamfered profiles (e.g. WG-03), although there are some modern examples (e.g. WG-04); and
- Delicate arris roll mouldings internally (e.g. WG-08).

4.3. By contrast, modern frames and mullions (which possess no architectural or historic interest) tend to be characterised by:

- Angular or square profiles (e.g. WG-11); and
- Wider and deeper arris roll mouldings internally (e.g. WG-12).

4.4. Where casements are proposed for replacement, the new units will replicate historic examples in terms of flush profiles and horizontal glazing bars (with the exception of WF-06; see below), such that they will be more or equally sympathetic to the age and character of the building when compared to the units they

replace. Consequently, the character of the listed building will be preserved and the net impact on significance will be neutral or positive. Each timber casement window that is proposed for replacement is considered in turn below:

WG-02

4.5. The glazing is clearly modern and possesses no interest; however, the chamfered frame appears to be earlier and may date from the 19th century. Retention of the frame and the installation of a replacement casement will preserve the character and significance of the asset.

WG-03

4.6. The casements are legible as being modern replacements due to the hinges and glazing bar profiles. Again, the chamfered frames and mullions appear to be earlier and are considered to possess some interest. Retention of the frame and the installation of sympathetic replacement casements will therefore preserve the character and significance of the asset.

WG-04

4.7. The glazing bar profiles of the casements are the same as WG-03 and these are set within a frame and chamfered mullion that are visibly modern due to the quality of the woodwork. The current unit is therefore considered to possess no interest and could be replaced whilst preserving the significance of the asset.

WG-05

- 4.8. As set out in the Schedule, the frame and mullion are considered to be earlier and to possess some interest, whereas the casements are visibly modern and possess no interest. Retention of the frame and the installation of a replacement casement will therefore preserve the character and significance of the asset.

WG-07

- 4.9. The casement itself is visibly modern and possesses no interest. The frame has been modified but appears to integrate earlier elements. Retention of the frame and the installation of a replacement casement will therefore preserve the character and significance of the asset.

WG-10

- 4.10. The window has been considerably altered; the evidence for missing horizontal glazing bars confirms the current glazing is modern and possesses no interest. The chamfered frame and mullion are evidently earlier and are considered to possess some interest. Retention of the frame and the installation of a replacement casement will therefore preserve the character and significance of the asset.

WG-11

- 4.11. This window is comparable to WG-10; however, it is evident that the frame, mullion and glazing are all modern replacements that possess no interest. Replacement of this unit will cause no harm to the significance of the asset.

WF-01 & WF-02

- 4.12. The angular glazing bars and the style of fittings are indicative of these casements being modern and possessing no interest. By contrast, the chamfered frame and mullion appear to be earlier and to possess some interest. Retention of the frames and the installation of replacement casements will therefore preserve the character and significance of the asset.

WF-03

- 4.13. As described in the Schedule, this unit has been partially replaced, and the timber frame and mullion appear to be early survivals. To resolve and enhance the appearance of this window, and preserve the most significant historic fabric, it is proposed that the frame be retained but the casements be replaced. This would preserve the character and significance of the asset.

WF-04

- 4.14. The frame has a stepped profile which is indicative of it being earlier and possessing some interest. By contrast, the casements are modern. Retention of the frame and the installation of replacement casements will therefore preserve the character and significance of the asset.

WF-06

- 4.15. For reasons set out in the Schedule, these casements are legibly modern and were likely inserted when this part of the house was subdivided. The replacement unit will be a hardwood sash that replicates the historic example on the ground floor below (WG-09). Consequently, the significance of the asset will not be harmed and its character will be enhanced.

WS-01

- 4.16. The casement and frame appear to be historic (potentially later 19th century), although the fixings are modern. The regularity and profiles of the glazing bar and stiles contrast markedly, however, with earlier examples found elsewhere (e.g. WG-08 & WG-13) and are indicative of this being a later casement type that possesses lesser interest. The replacement of the casement is considered to be justified on the basis of its poor condition which is preventing the unit being closed, such that this part of the building is no longer weathertight. On balance, then, the replacement of the casement will preserve the significance of the asset.

5. Metal Windows

5.1. All metal casement windows that are proposed for replacement are contemporary with the c. 1945 extension or, more likely, have been inserted at a later date. They are therefore indicative of the modern refurbishment and remodelling of the house. The manufacturer, *Hope's*, is cast on the catches. Henry Hope & Sons was founded in Jamestown, New York, in 1912; however, it was after 1969 that their manufacturing works expanded following a merger with three other companies.⁸ The existing units therefore represent later examples of the *Hope's* metal casement which were mass-manufactured and widely disseminated. In terms of age and rarity, they are of no special intrinsic significance and are not considered to contribute to the special architectural and historic interest of the listed building. Furthermore, many of these casements are showing signs of deterioration.

5.2. In terms of the proposed replacements, a combination of Type 1 (flush hardwood casement) and Type 3 (metal casement) windows are proposed, with the latter being reserved for openings that are characterised by stone surrounds and mullions. These window types will sustain the existing character and appearance of the building due to the style of the framing, the proportions and placement of the glazing bars, and the slim double glazing (as discussed in more detail above). The latter provides justification for the proposals in terms of improving the thermal performance of the building: this will make the asset fit for modern living and encourage its long-term occupation and future conservation. Given the evidence for the deterioration of the existing metal casements, it would also be beneficial to replace the existing units in order to ensure the building remains weathertight and prevent any deterioration of significant historic fabric.

⁸ *Hope's*, 'Hope's History', <https://hopeswindows.com/hopes-history/> (accessed 14/09/2023).

6. Doors

External Doors

- 6.1. Replacement of external doors is proposed where these can be demonstrated to possess no or very limited intrinsic heritage significance and/or are in such a poor condition that repair and retention is not a viable solution. The upgrading of external doors fits with the broader aims to improve the thermal performance and sustainability of Ampney Brook House.

EX-DG-01

- 6.2. As set out in the Schedule, there is clear evidence that this door is a modern replacement that post-dates 1988. No harm would arise from its replacement. The proposed replacement, which will be only half-glazed, is considered to be more sympathetic to the character of the building and would represent an enhancement.

EX-DG-02

- 6.3. EX-DG-02 is legible as a modern replacement plank door and therefore possesses no intrinsic interest. A half-glazed replacement door is proposed to increase natural light levels in this part of the building. The principle of replacing external plank doors on this elevation with half-glazed units has previously been found to be acceptable as part of LPA ref. 23/01537/COMPLY.

EX-DG-03

- 6.4. Like EX-DG-02, this is legible as a modern replacement plank door. Removing it will cause no harm to the

significance of the listed building. The doorway is currently blocked internally, therefore it is proposed to re-open this to restore the historic circulation. A half-glazed replacement door is proposed to increase natural light levels in this part of the building.

EX-DG-04

- 6.5. EX-DG-04 is a traditional ledged plank door with strap hinges and a residual iron latch which are suggestive of a late 19th-century date. It has since been repaired and the door furniture upgraded. At most, its intrinsic heritage significance is very limited.
- 6.6. Advice has been sought from a carpenter with suitable expertise regarding the viability of repair and retention of this door. His response was as follows:

“After taking a close look at the condition of the outside stable door it is my opinion that it is beyond repair, and I would recommend complete replacement.

- The bottom 3rd of the door is rotted and wormed so badly that it would mean that most of the boarding in the lower half of the door would need to be replaced.

- The same applies to the door frame, where significant sections would need to be cut out and replaced due to extensive rotting and worm damage.

- The wood around the hinges and around the locks is also weak, so would need reinforcement to support the weight.

- There are a number of holes in the door which would need to be filled / cut out and patched in. This would be difficult to do effectively.

I am also concerned that now this is a habitable room that I could not make a good enough watertight seal around the bottom of the door frame to keep out wind and rain. There is quite a dip in level of the interior cobbles (which will remain in place) so the frame needs to be built up around the bottom of the doorway to provide the necessary seal and to meet regulations. To provide the required insulation properties of the door, I would also want to put in secondary panels to add to the thickness of the door from the inside."

6.7. Consequently, the benefit of making the building weathertight coupled with the very poor condition of the existing door is considered to justify the need for a replacement.

6.8. A half-glazed replacement door is proposed to increase natural light levels in this part of the building. The principle of replacing external plank doors on this elevation with half-glazed units has previously been found to be acceptable as part of LPA ref. 23/O1537/COMPLY.

EX-DG-06

6.9. EX-DG-06 is legible as a modern replacement that possesses no interest. It will be replaced with a comparable half-glazed unit, therefore the character and appearance of this part of the building will be preserved.

EX-DG-10 & EX-DG-11

6.10. Planning history records have confirmed these to be modern French doors dating from c. 1988 and their replacement has already been approved as part of LPA refs. 22/O2948/FUL & 22/O2949/LBC. The replacement steel frame patio doors are appropriate for the age and style of this part of the building which dates from c. 1945. There will be no harm to significance as a result.

EX-DG-12

6.11. This is legible as a modern replacement six-panel door that possesses no interest. A replacement six-panel door will be installed within the frame to preserve the character and appearance of this part of the building. There will be no harm to significance as a result.

EX-DF-01

6.12. It has been demonstrated that EX-DF-01 is a heavily refurbished door, it does not properly fit the opening, and the only fittings of limited interest (the potential late 19th-century round end hinge stays) are badly damaged and corroded such that these cannot be reasonably retained. A replacement plank door is proposed which will sustain the character and appearance of this part of the building.

Internal Doors

- 6.13. A limited and proportionate approach has been taken to the replacement of internal doors, i.e. these will only be replaced where it can be demonstrated they are modern units that possess no intrinsic heritage significance, or replacement doors would better sustain the established character of select spaces.

DG-06

- 6.14. DG-06 was off its hinges and in storage when the property was purchased by the current owners, therefore it is proposed to rehang this within the existing frame. The reinstatement of this historic door would therefore be beneficial to the character and experience of the listed building.

DG-07

- 6.15. This is a legible as a traditional plank door that probably dates from the 20th century. Assuming it pre-dates the pantry cupboard which it serves (formed in the 1980s) it has evidently been reused from elsewhere. This door is to be preserved in situ.
- 6.16. In terms of the appropriateness of the jib door, it should be reiterated that the current doorway opening is a modern creation, therefore concealing it would not be harmful in the context of restoring the earlier experience of this room. It is also considered appropriate in the context of the overriding formal, Georgian character of the dining room. Therefore there would be no harm to the significance of the listed building.

DG-08

- 6.17. As set out in the Schedule, DG-08 is a simple, plank door that potentially dates from the 19th century. It evidently replaced an earlier, external door when this doorway was internalised by the addition of the rear lean-to extension. The door has been marred by unsympathetic alterations, namely the addition of gloss paint and a modern doorknob with lock case. Any intrinsic significance that it holds is very limited.
- 6.18. It is proposed that this unit be replaced with a six-panel door to sustain the established and more formal, Georgian, character of the dining room (also see comments above regarding DG-07). Therefore, whilst this doorway is located within the earliest core of the house, it must be recognised that the character of this space has evolved over time and a panel door type would be appropriate and not historically disingenuous.

DF-01

- 6.19. DF-01 is a modern plank door that is currently off its hinges and in safe storage. It does not possess any interest. A replacement hardwood plank door is proposed, therefore this will sustain the character of the building and cause no harm to significance.

DF-04

- 6.20. Consent has already been granted for a new doorway in this location as part of approved applications 22/O2948/FUL & 22/O2949/LBC. A six-panel door is proposed in this location. Whilst this space forms part of the earliest core of the building, it is evident that the building has undergone successive refurbishment so that more formal Georgian-style elements have been introduced to its traditionally more humble spaces. In this context, the installation of a panel door is considered to be justified and not historically disingenuous.

7. Photovoltaic Panels

7.1. Photovoltaic panels are proposed on the former cowshed located to the rear of Ampney Brook House. Specifically, it is proposed that the panels be mounted on the southern roof slope of the eastern part of the building. This will guarantee the maximum performance of the panels whilst responding to specific heritage concerns (as discussed below).

7.2. Historic England’s guidance on solar electric (photovoltaics) states:

“The location of the panels and managing their visual impact is an important part of the design. All parts of the system that are visible should be considered carefully. It is generally not considered sympathetic to a building’s appearance to have a solar panel or other equipment fixed to its main elevations; that is, the face or faces seen from the direction from which it is most commonly viewed. Buildings with main elevations aligned in the direction of optimal solar radiation may present special installation problems with regards to visual impact.

...

When assessing applications for PV installations fixed directly to the building or within the setting of heritage assets like historic buildings, the significance of the asset will need to be properly

assessed. This assessment may well conclude that the roof covering; its appearance, perhaps a decorative array of tiles, or intrinsic historic fabric (for example ancient local stone tiles) is of high significance and therefore the impact of the PV is harmful. The understanding of significance of the roof is often critical.”⁹

7.3. It should be noted that various options have been considered in terms of locating the photovoltaic panels, with the current proposals considered to be the optimum solution in terms of avoiding heritage harm in terms of visual impact. The panels will not be mounted on the principal listed building (Ampney Brook House), nor will they be sited on a main elevation. The roof slope of the eastern part of the former cowshed (where the panels are proposed) is a discreet location in a part of the complex that has undergone considerable change. The panels will not be visible in key views of the main house from the south due to the intervening built form of the house itself. The only experience of the panels will be from the terrace immediately south of the former cowshed, possible glimpses from the kitchen garden to the east, and views out from the rear elevation of the house. None of these equate to key or designed views. With specific regard to views from the rear windows of Ampney Brook House, it has been demonstrated in the previously submitted BHS that this elevation has undergone considerable change due to successive extensions (including those most recently approved as

⁹ Historic England, *Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics)* (November 2018), p. 14.

part of applications 22/O2948/FUL & 22/O2949/LBC) and the rearrangement of fenestration (see pp. 15–34, and p. 57, Plate 54, of the BHS). The exceptionally limited number of windows along this part of the building and their placement indicates that outward views were not historically part of the design of this elevation. More generally, the historically ancillary function of this part of the complex and the utilitarian character of the former cowshed makes it appropriate for accommodating photovoltaic panels. Consequently, the visual impact of the panels in terms of the overall experience of the complex will be negligible and there will be no harm to the significance of the listed building in this respect.

7.4. With regard to the physical impact of installation, the same Historic England guidance goes on to state:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight is given to the asset’s conservation. The more important the asset, the greater the weight should be.

Even when carefully designed and managed, the installation, maintenance and eventual decommissioning of solar electric panels or solar slates is likely to cause some damage to the historic fabric of the building. To mitigate this harm, it is therefore critical that the means of fixing and the operation of the panels or slates are planned and agreed in advance, whilst also ensuring that their location does not impede

rainwater disposal or hinder maintenance work such as clearing gutters.”¹⁰

7.5. The intrinsic significance of the former cowshed is considered to be low due to the evidence that it is a later (probably 19th century) addition to the complex, it is a utilitarian agricultural building constructed of basic rubble masonry, and it has undergone considerable alteration, including a c. 1988 extension on the west side, the blocking of former openings along the north elevation and the replacement of the roof structure. Recently approved applications 22/O2948/FUL & 22/O2949/LBC have consolidated the use of the eastern part of the building as a sauna, whilst the remainder of the building will be converted to a gym and plant room.

7.6. The previous conversion of the eastern part of the building and the machine sawn rafters and wire mesh that are exposed on the western side indicate that the building has been re-roofed in recent times, therefore the stone slates that cover the southern roof slope are not in situ and have evidently been renewed in places.

7.7. In line with Historic England’s guidance for installation of photovoltaic panels on slate roofs, the panels would be anchored to the rafters which are demonstrably modern replacements. Proprietary clamps or lead flashings would then be required to prevent water ingress through the slates.¹¹ Given the roof has previously been stripped and re-laid, no harm would arise from moving the slates to accommodate the new anchor points. There would be no damage to significant, historic fabric

¹⁰ Ibid., p. 14.

¹¹ Ibid., p. 6.

and, as such, the proposed intervention would result in no harm to the low intrinsic significance of the building.

- 7.8. Historic England's guidance also advises that consideration is given to reversibility i.e. the minimisation of damage to historic fabric when panels are eventually removed at the end of their useful life.¹² In this case, it can be demonstrated that there would be no permanent damage to significant, historic fabric, and the change could easily be reversed in the future.
- 7.9. In summary, the photovoltaic panels could be installed in line with the submitted plans and Historic England's guidance and cause no harm to the significance of Grade II Listed Ampney Brook House.
- 7.10. The benefit of making the property more sustainable and less reliant on fossil fuels should also be an important material consideration.

¹² Ibid., p. 14.

8. Conclusions

- 8.1. The additional proposals relating to Ampney Brook House have been designed to fit within the wider suite of repair and refurbishment works that have already been approved/consented and represent a substantial investment in the property to secure its future as a family home.
- 8.2. An appropriate and sensitive scheme of window replacement is proposed whereby historic frames and units will be retained and repaired (where possible), whilst windows that possess no intrinsic significance or have deteriorated beyond viable repair will be replaced with appropriate slimline double-glazed units that sustain or enhance the character of the building and improve its thermal performance.
- 8.3. Replacement of external doors is proposed where these can be demonstrated to possess no or very limited intrinsic heritage significance and/or are in such a poor condition that repair and retention is not a viable solution. The upgrading of external doors fits with the broader aims to improve the thermal performance and sustainability of Ampney Brook House.
- 8.4. A limited and proportionate approach has been taken to the replacement of internal doors, i.e. these will only be replaced where it can be demonstrated they are modern units that possess no intrinsic heritage significance, or replacement doors would better sustain the established character of select spaces.
- 8.5. It has been demonstrated that photovoltaic panels could be installed on the roof of the former cowshed and have no adverse visual impact on the listed building and cause no harm to significant historic fabric, in line with Historic England's guidance.
- 8.6. Overall, it is considered that the proposals would preserve the special architectural and historic interest of Grade II Listed Ampney Brook House. Should the decision-maker find that any elements of the proposals would cause less than substantial harm to the significance of the listed building, this harm should be weighed against the public benefits of the scheme (including heritage benefits), as per paragraph 202 of the NPPF. The effort to make Ampney Brook House environmentally sustainable should be an important material consideration.



Appendix 1: Extracts of Built Heritage Statement (Pegasus Group, August 2022)



**AMPNEY BROOK HOUSE,
SCHOOL LANE,
AMPNEY CRUCIS,
GL7 5RT**

**BUILT
HERITAGE
STATEMENT**

PREPARED BY PEGASUS GROUP
ON BEHALF OF MR J. FAGGE

P22-0597 | AUGUST 2022

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1. Introduction

- 1.1 Pegasus Group have been commissioned by Mr J. Fagge to prepare a Built Heritage Statement for Ampney Brook House, Ampney Crucis, as shown on the Site Location Plan provided at Plate 1.
- 1.2 Ampney Brook House is a Grade II listed building that was historically known as Ford Farmhouse (NHLE 1341020). It possesses an L-shaped plan and comprises several phases of construction, including domestic spaces and adjoining structures that historically served agricultural functions.
- 1.3 This Statement summarises the research undertaken to date, sets out a proposed methodology for assessment of any development proposals, and provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government’s National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”²

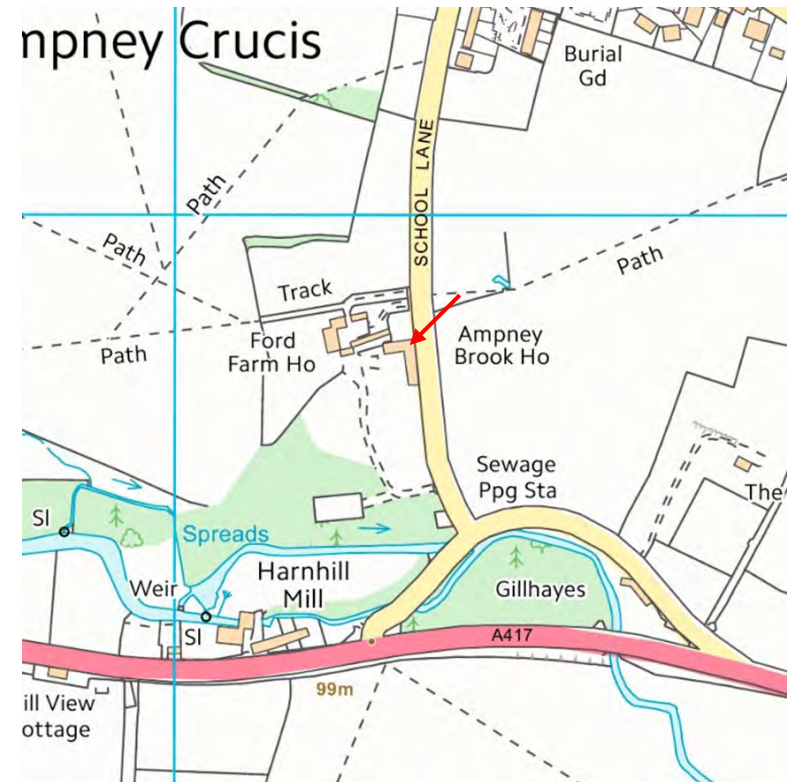


Plate 1: Site Location Plan.

The location of Ampney Brook House is marked with a red arrow.

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

² MHCLG, *NPPF*, paragraph 194.

1.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 199 to 203 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.5 As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".³

Planning History

1.6 In 1947, Planning Permission was granted for alterations and additions to the farm buildings of Ampney Brook House, which was then known as Ford Farm (LPA ref. CT.0320). The file associated with the application has been lost and the details of the alterations and additions are unknown.

1.7 A series of applications submitted between 1987 and 1989 granted both Planning Permission and Listed Building Consent for the conversion and extension of the large barn c. 30m west-north-west of the farmhouse to private residential use (LPA refs. CT.0320/A–B, D–F). This included the addition of a conservatory, rooflights, and roof vents/flues. Permission was also granted to replace an existing pigsty to the west with a new studio/guest house, however this was apparently never implemented. The barn now forms part of a separate residential

plot which has assumed the name Ford Farmhouse.

1.8 In 1988, Listed Building Consent was granted for 'window alterations' to Ampney Brook House (CT.LBC586). The accompanying plans confirm that a leaded window in the ground-floor south elevation of the central bay was replaced with a box sash, and the pair of ground-floor doorway openings at the west end of the same elevation were enlarged to create larger French doors. Consent was also granted for the replacement of the first-floor, south elevation windows of the west end with timber casements; however, this was apparently never implemented as the current windows are metal-framed units manufactured by Hopes.

1.9 Subsequently, in 1992, Listed Building Consent was granted for the installation of a Velux rooflight in the east elevation roof of the south range of Ampney Brook House (LPA ref. CT.0320/G).

1.10 In 2007, Planning Permission was granted for the installation of agricultural-style timber gates at the entrance and along the access track to Ford Farmhouse (LPA ref. CT.0320/H).

1.11 A Planning Application in 2012 granted permission for the replacement of the greenhouse to the rear of Ampney Brook House and the installation of new gates at the entrance to the driveway (LPA ref. 12/01965/FUL).

³ MHCLG, NPPF, paragraph 194.

- 1.12 In 2015, Planning Permission and Listed Building Consent were granted for the extension of the existing boundary wall between the curtilage of Ampney Brook House and Ford Farmhouse (LPA refs. 15/03946/FUL & 15/03947/LBC). A previous length of hedging was replaced with a 2m high Cotswold stone wall.
- 1.13 Planning and Listed Building Consent applications for the conversion of the garage to the west of Ampney Brook House into ancillary residential accommodation were recently approved by Cotswold District Council on 3rd March 2021 (LPA refs. 20/04339/FUL & 20/04340/LBC). An amendment to the approved conversion scheme is currently being considered by the Council and remains undetermined at the time of writing.

2. Methodology

2.1 The aims of this Statement are to summarise the research undertaken to date; to assess the significance of the heritage resource within the site, namely Grade II listed Ampney Brook House; and to identify any heritage harm or benefit which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

Sources

2.2 The following key sources have been consulted as part of this assessment:

- The National Heritage List for England for information on designated heritage assets;
- The Gloucestershire Historic Environment Record (HER), accessed via Know Your Place, for information on the recorded heritage resource and previous archaeological works;
- Historic maps;
- Aerial photographs;
- The catalogue and archival sources held at the Gloucestershire Heritage Hub;

- Planning history records held at Cotswold District Council;
- Old photographs accessible via the Historic England Architectural Red Box Collection; and
- Google Earth satellite imagery.

Site Visit

2.3 Site visits were undertaken by Heritage Consultants from Pegasus Group on 7th March 2022 and 11th April 2022, during which the site and its surrounds were assessed.

Assessment Methodology

2.4 Full details of the assessment methodology used in the preparation of this Report are provided within Appendix 1. This methodology is informed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA 2: Managing Significance), and English Heritage's Conservation Principles.

APPENDIX 1: ASSESSMENT METHODOLOGY

3. Planning Policy Framework

Legislation

- 3.1 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,⁴ which provides statutory protection for Listed Buildings and their settings and Conservation Areas.
- 3.2 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵
- 3.3 Full details of the relevant legislation are provided in Appendix 2.

APPENDIX 2: LEGISLATIVE FRAMEWORK

National Planning Policy Guidance

- 3.4 National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's National Planning Policy Framework (NPPF), an updated version

⁴ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

of which was published in July 2021. The NPPF is also supplemented by the national Planning Practice Guidance (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

- 3.5 Full details of the relevant National Policy Guidance is provided within Appendix 3.

APPENDIX 3: NATIONAL POLICY GUIDANCE

The Development Plan

- 3.6 Applications for Planning Permission and Listed Building Consent within Ampney Crucis are currently considered against the policy and guidance set out within the Cotswold District Local Plan 2011–2031.
- 3.7 Details of the policy specifically relevant to the application proposals are provided within Appendix 4.

APPENDIX 4: RELEVANT DEVELOPMENT PLAN POLICIES

- 3.8 The Cotswold District Local Plan was adopted after the inception of the NPPF and is considered to reflect the guidance within the latter since it allows for the balancing exercise to be undertaken in the decision-making process.

⁵ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

4. The Historic Environment

4.1 This Section details the historic development of Grade II listed Ampney Brook House and describes its fabric and setting. It then proceeds to identify those elements of the fabric and setting which contribute to the heritage significance of the listed building, as well as any elements that detract from this significance.

4.2 It is however widely accepted (paragraph 207 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.

Ampney Brook House

4.3 Ampney Brook House was historically known as Ford Farmhouse and is listed as such on the National Heritage List for England (NHLE),⁶ although it will normally be referred to by its present name in the following analysis. The property was added to the National List at Grade II on 17th June 1986 (NHLE 1341020).

⁶ The location of the listed building is incorrectly plotted approximately 50m west-north-west. This point corresponds with present-day Ford Farmhouse which is actually a converted barn and is not independently statutory listed.

The List Entry describes the building as follows:

“Large farmhouse. Originally late C17/early C18, with large additions to west of early C19 and of 1945. Mostly coursed rubble stone with central tallest section of C19 in dressed stone on plinth, stone slate roof, brick ridge stack and brick flue on stone base to right hand range, small stone end stacks to central range, large external stone stack to C20 wing to left. Large 'L'-shape. Mainly 2 storeys with attic in centre. Oldest section to right, round angle of 'L', with agricultural building attached to south. Two small gabled dormers through eaves with paired casements, 2 and 3-light casements to ground floor, corner porch of C20, two recessed plank doors and casements to right hand end. Central section has small gable to right with 2-light stone mullion, hipped dormer to left. Two 12-pane sashes in flush stone surrounds to first floor. Lengthened wood mullion and transom to left on ground floor and round-headed doorway to right with impost, recessed 6-panel door and radial fanlight. Wing to left of 1945 has 4 and 2-light stone mullions to first floor, and 2 full length metal casements with square hoodmould.”

4.4 A full copy of the List Entry is included at Appendix 5.

APPENDIX 5: AMPNEY BROOK HOUSE (FORD FARMHOUSE) LIST ENTRY



Plate 2: Ampney Brook House, general view looking north-east from the driveway.

4.5 The internal rooms and spaces have been numbered and will be referenced according to the floor plans presented at Plate 8 and Plate 9 (below). This includes a suggested phasing of the various elements of the building which has been based on the evidence and observations presented below.

Historic Development

4.6 The earliest known cartographic source to depict the site in some detail is the 1771 plan of Ampney Crucis and several neighbouring parishes (not reproduced due to copyright).⁷ The site of Ampney Brook House corresponds with a rectangular plot (no. 66) which is illustrated as containing a single building occupying a rectangular footprint. This plan is accompanied by a land terrier which records the plot as a 'Homestall' that was rented by William Carpenter. William was also the tenant of the surrounding fields which included an orchard and rick close to the north and a meadow to the south.

4.7 The farm is recorded in the 1841 census as 'Fard Farm', at which time it was occupied by Edward Akerman (a farmer), his family, and many (apparently unrelated) individuals who appear to have been employed as labourers on the farm.

4.8 The First Edition (1884) Ordnance Survey map illustrates the layout of the site in detail and confirms that the farm complex had greatly expanded since the later 18th century. This map labels the site as 'Ford Farm' and although its constituent parts

are not annotated, it is possible to discern the main house on the eastern side, which then comprised a shorter west range and a longer south range. At that time, the westernmost element of the west range (now the central bays) possessed a small front extension which likely corresponded with a front porch. The area immediately south-west of the house was presumably a garden which was crossed by pathways.

4.9 At that time, the farm complex appears to have been broadly arranged around two yards. The south-east yard (located immediately west of the house) was bounded by a long range to the north, a cluster of structures to the west (including the present-day garage building) which appear to have been adjoined by livestock enclosures or pens on the south side, and a substantial structure or range to the south. The north-east yard was bounded by a large barn with a T-shaped plan on its west side (this barn has since been converted to a separate dwelling and is known as Ford Farmhouse) and two buildings on its north side.

4.10 The same 1884 map indicates that the farmhouse was approached via a branching track or pathway from the south whilst the farmyards could be separately accessed via a trackway to the north. The land surrounding the house, its domestic grounds and the farm buildings appears to have been in agricultural use.

⁷ Gloucestershire Archives, ref. D1388/box9407/2.

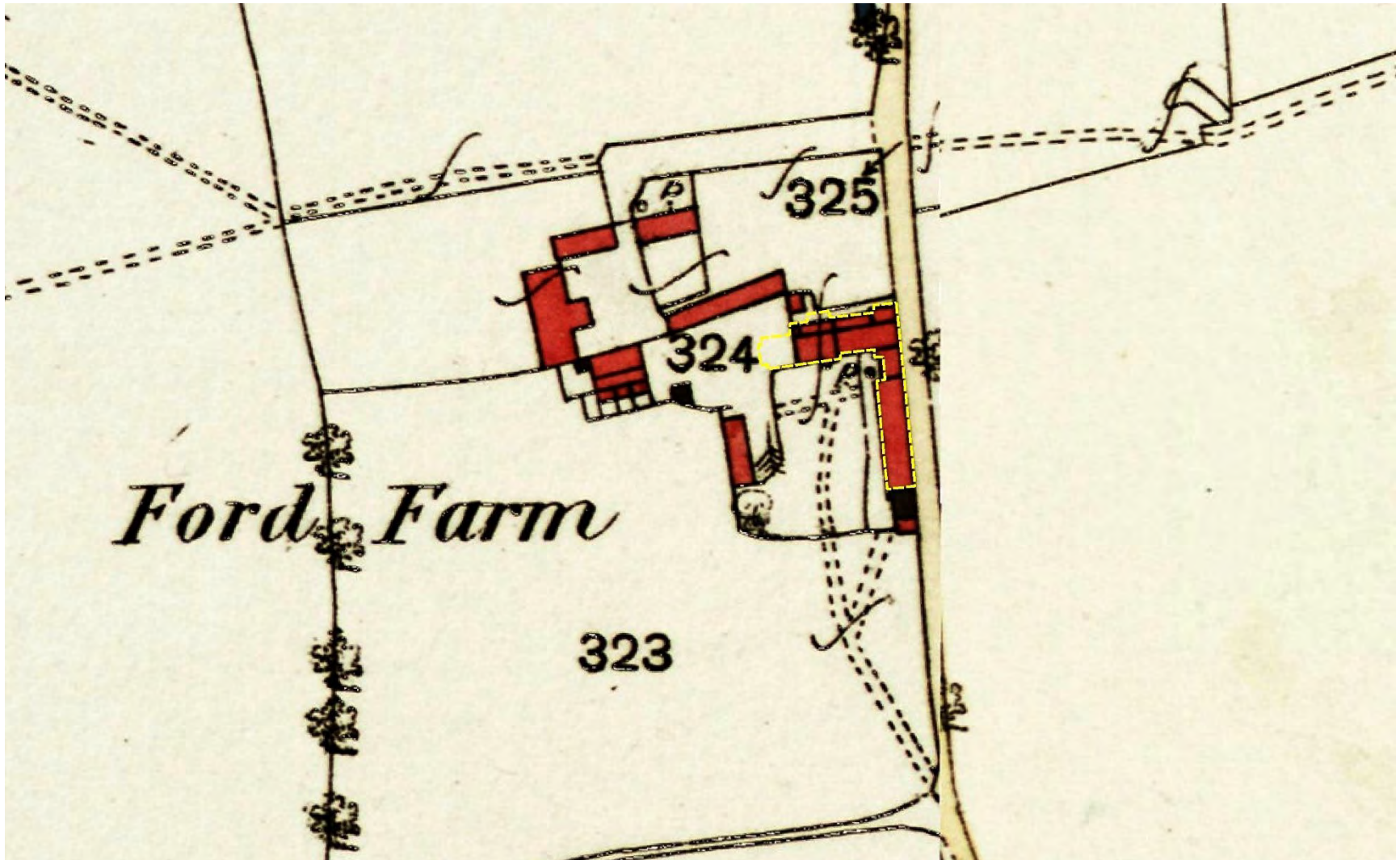


Plate 3: First Edition (1884) Ordnance Survey map.

The present footprint of the listed house is outlined in yellow.

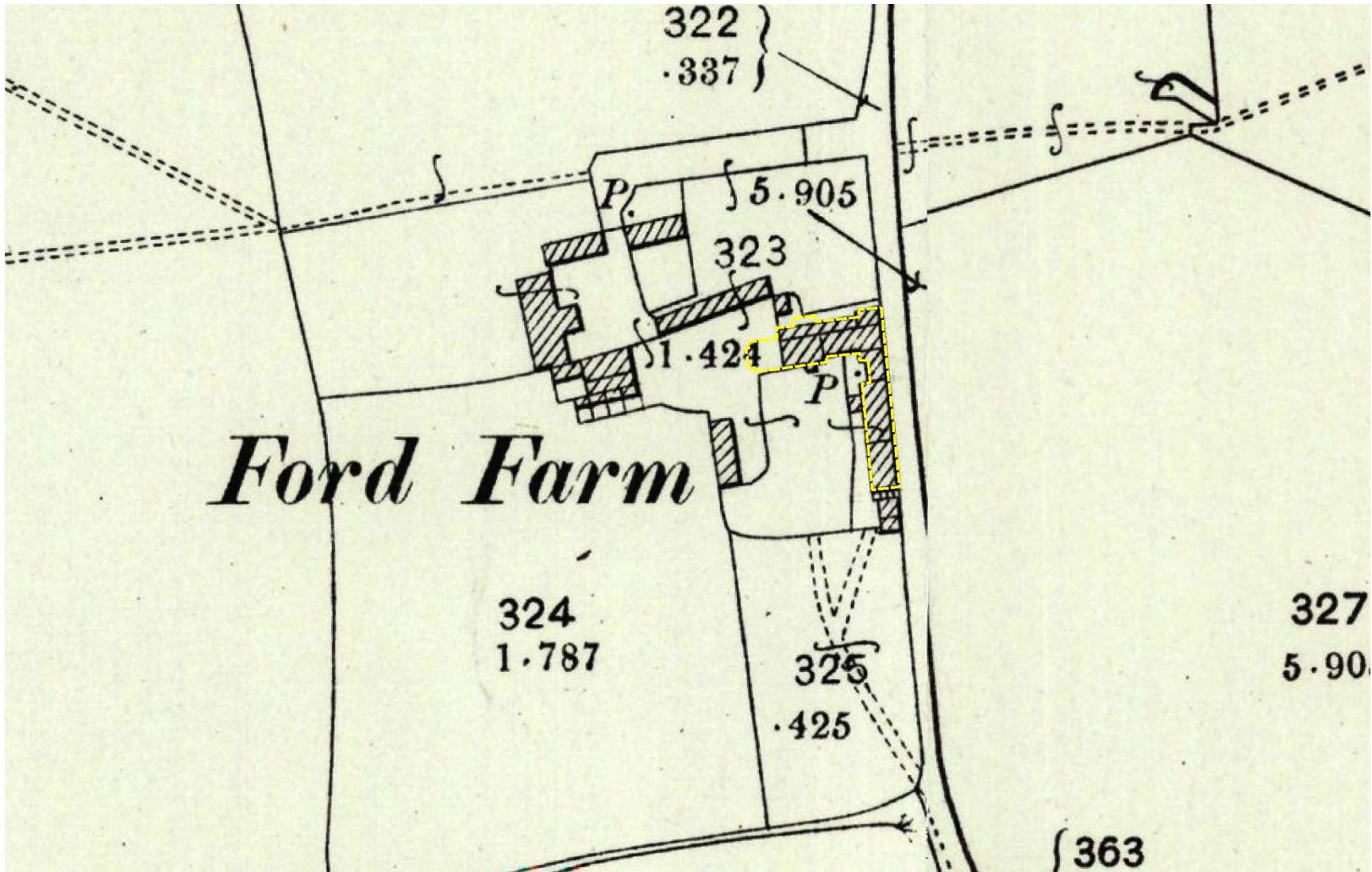


Plate 4: Second Edition (1902–03) Ordnance Survey map.

The present footprint of the listed house is outlined in yellow.

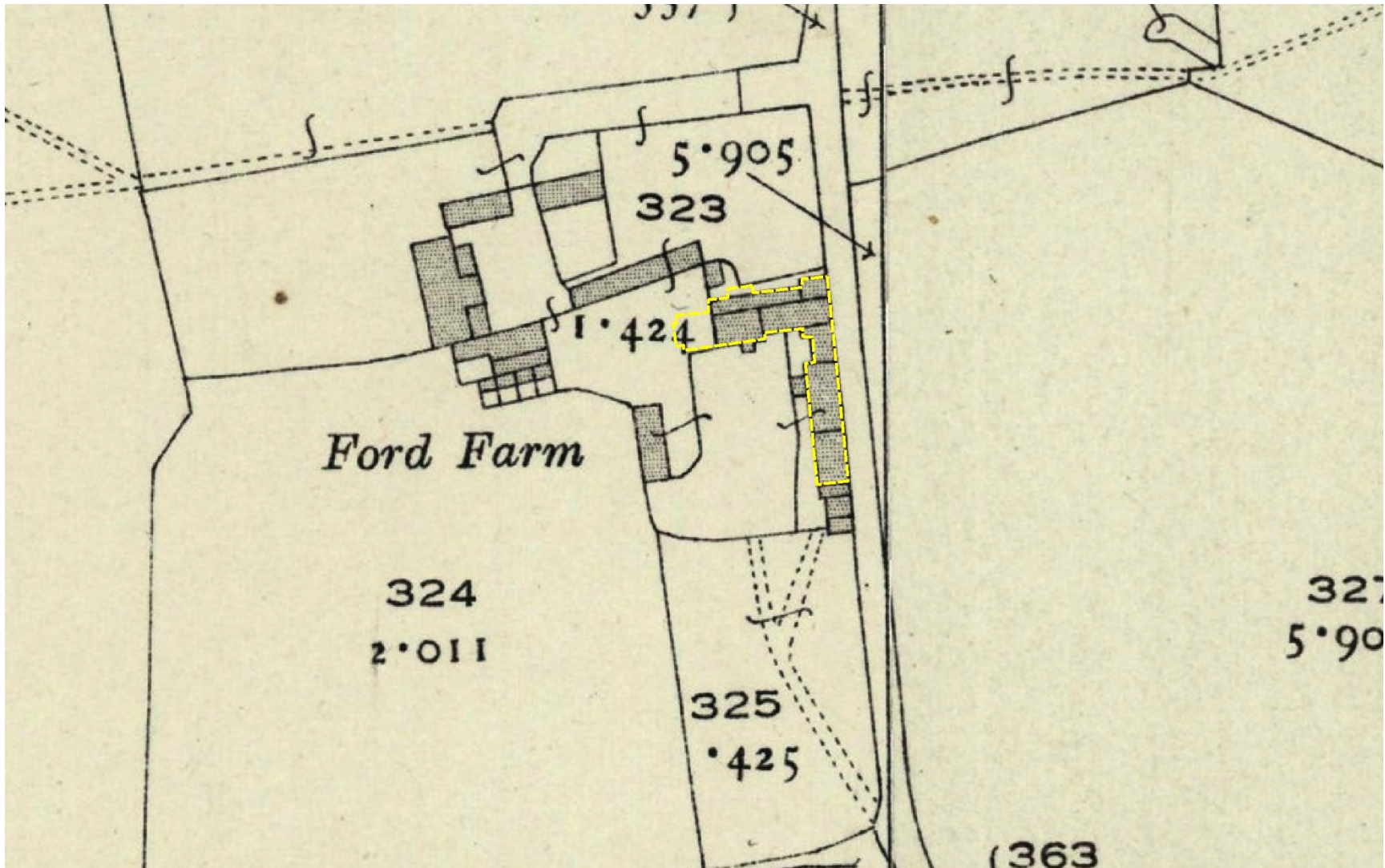


Plate 5: Third Edition (1921) Ordnance Survey map.

The present footprint of the listed house is outlined in yellow.

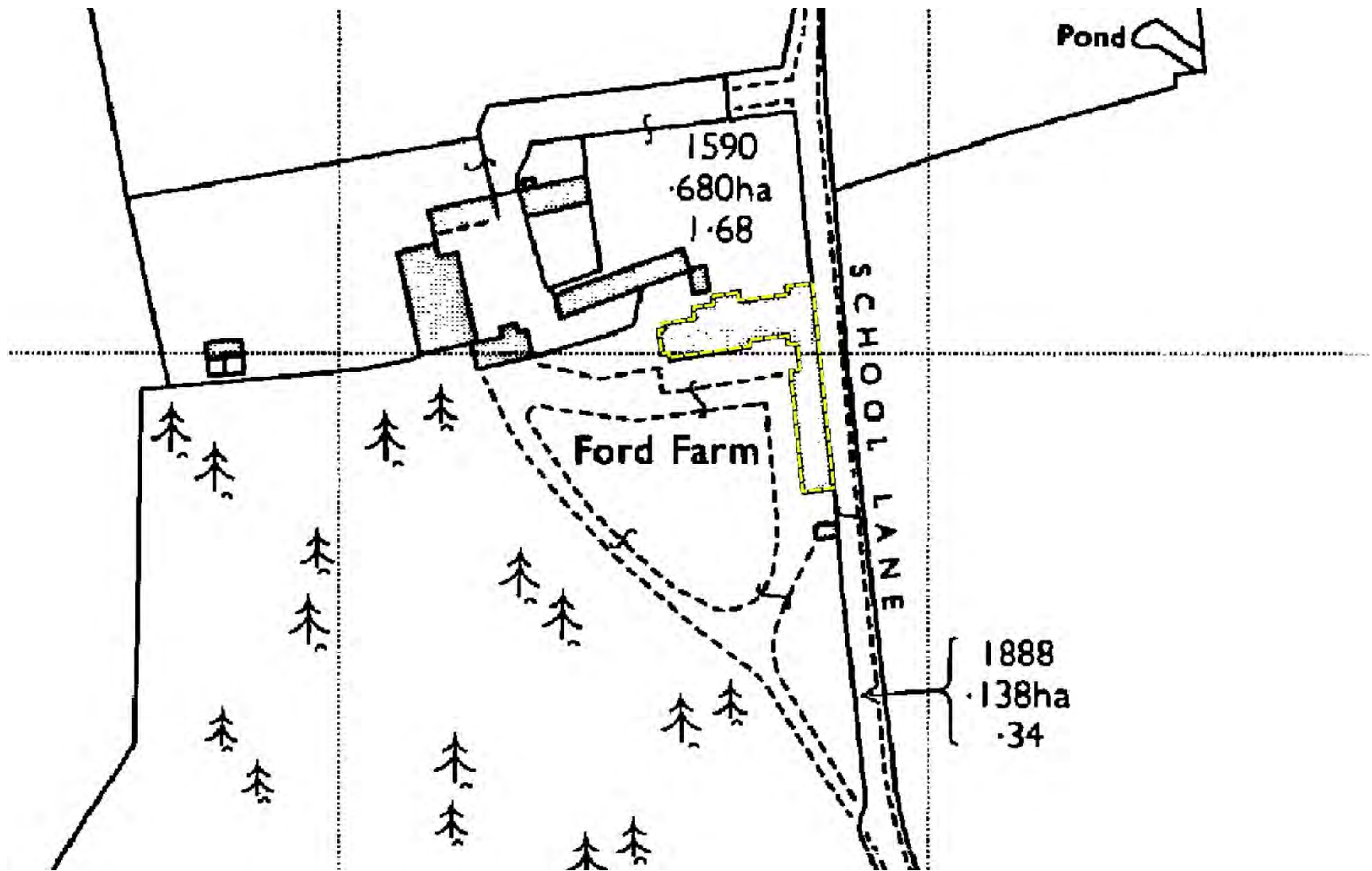


Plate 6: 1977 Ordnance Survey map.

The present footprint of the listed house is outlined in yellow.



Plate 7: 1999 satellite image of Ampney Brook House and Ford Farm.

- 4.11 The Second Edition (1902–03) Ordnance Survey map (Plate 4) illustrates only one discernible change to the footprint of the farmhouse, namely the addition of a small extension to the west side of the south range. The structure adjoining the west side of the present-day garage building had been extended and a very small structure had also been erected in the enclosure immediately to the south-west. The detached outbuilding formerly located to the south-east had been demolished.
- 4.12 The subsequent Third Edition (1921) Ordnance Survey map (Plate 5) illustrates no change to the plan of the farmhouse. The large barn at the north-west edge of the wider farm complex had been extended on its east side.
- 4.13 A planning application from 1949 (LPA ref. CT.320) indicates that Ampney Brook House and the farm were then owned by Sir Frederick Cripps of Ampney Park, the retired chairman and managing director of Cirencester Brewery.⁸ As part of the application, planning permission was granted for "*alterations and additions to the farm buildings*", with the stated materials being corrugated asbestos and concrete blocks. The associated plans are missing, therefore the extent of the alterations and additions are unknown.
- 4.14 The 1977 Ordnance Survey map (Plate 6) records the farmhouse after the addition of the large c. 1945 west end extension and another extension to the rear (which now accommodates the

main staircase). The small front extension or porch to the front of west range had been removed by that year, as had the extension on the west side of the south range (first recorded on the 1902–03 map). In addition, all but one of the structures forming the south end of the south range had been demolished.

- 4.15 The same map records notable alterations to the wider farm complex, including the reconfiguration of the driveway approach. The large, detached structure that formerly occupied the area to the south-west of the farmhouse had been demolished, with the new western branch of the driveway passing immediately west of this area. Most of the structures adjoining the present-day garage had been demolished and the driveways are shown running to its south elevation which suggests it had been converted to a garaging facility by that year. A new extension is illustrated on the north elevation of the garage.
- 4.16 The former field parcel to the south-west of the house had been extended to the south and planted with coniferous trees, thereby indicating that this area had been converted from agricultural use to domestic grounds. A sewage pumping station had been built in the south-east corner of these extended grounds, immediately north of Ampney Brook and on the west side of School Lane. This building is still extant.
- 4.17 A series of planning applications dating from 1987 to 1989 relate

⁸ J. Moss, 'A history of Cirencester Brewery', *Journal of the Brewery History Society*, no. 138 (2010), pp. 59–62.

to the proposed conversion and extension of the large barn at the north-west corner of the farm complex to form a private dwelling (LPA refs. CT.0320/A & B, CT.0320/D–F). This included an infill extension between the garage building and the agricultural range to the east, to the effect that the farm complex was divided into two separate residential plots. The converted barn was subsequently named Ford Farmhouse and the historic farmhouse renamed Ampney Brook House. The domestication and change to the layout of the complex is illustrated on accompanying plans (not reproduced due to copyright) and satellite imagery taken in 1999 (Plate 7).

- 4.18 A comparison of the 1977 Ordnance Survey map (Plate 6), site plans drawn in the late 1980s (not reproduced due to copyright), and satellite imagery from 1999 (Plate 7) illustrates that the driveway to Ampney Brook House was reconfigured again in the late 20th century. This comprised the southward movement of the driveway entrance from School Lane, the realignment of the western branch of the driveway, and the abandonment and grassing over of the eastern branch which formerly extended in front of the south range of the house. 1999 satellite imagery also illustrates a tennis court to the west of the driveway entrance. This has since fallen into disuse but is still legible.
- 4.19 Annotated floor plans of the house drawn in the 1980s record a hallway partition between rooms GF5 and GF6, and a larder and

staircase against the north wall of GF6 (these elements have since been removed). The same plans illustrate that room GF2 was then subdivided to comprise a main hallway leading from the front door and a secondary, perpendicular hallway leading between GF1 and GF3. At first-floor level, it is illustrated that the current space occupied by rooms FF12–15 was formerly a larger room crossed by an L-shaped hallway.

- 4.20 Planning records from 1988 and 1992 also reveal that changes were made to the fenestration of the house, including the widening and replacement of the patio doors to the c. 1945 extension, the replacement of a ground-floor leaded window in the south elevation with a sash window, and the insertion of a rooflight to the rear (LPA refs. CT.LBC586 & CT.0320/G).
- 4.21 These observations underline that Ampney Brook House and its setting have undergone a considerable degree of change.

Fabric Analysis

- 4.22 Ampney Brook House is the product of several phases of construction (see Plate 8 & Plate 9 below) which can be gleaned from the historic maps, plans and aerial photographs discussed above and a study of its extant fabric. Today, the house comprises a perpendicular west and south range which form an L-shaped plan (see Plate 2 above).



Plate 8: Phased and numbered basement and ground floor plans.



Plate 9: Phased and numbered first and second floor plans.

Earliest Core

- 4.23 The core of the building appears to be the two easternmost bays of the west range (GF5–6 and FF11–15), which have been tentatively dated to the late 17th century or early 18th century. The recorded dwelling on the 1771 plan of the parish gives veracity to the claim that these bays date from at least the 18th century. This element of the house is one-and-a-half storeys in height, is of coursed rubble construction, and has a stone slate roof with diminishing courses.
- 4.24 Regarding GF5, the south window is a leaded casement with single glazing that has been graffitied with the inscription 'John [?] Akerman / May 1st 1837' (Plate 11). This corroborates the evidence from the 1841 census that the farm was occupied by the Akerman family. GF5 also contains a niche in the east wall which is decorated with a painted, moulded architrave. This is neoclassical in style with fluted and floral enrichment and a stylised keystone at the apex (Plate 12). The large stone fireplace in the west wall has a roughly cut oak lintel with visible axe marks (Plate 13).
- 4.25 The east window of GF6 is a timber framed six-over-six sash window with a pair of simple, two-panel shutters (Plate 14). The fireplace in the south wall possesses a surround with two floral motifs within roundels (Plate 15) that are comparable to those carved on the architrave in GF5. There are no other features of note within GF6, the decorative plasterwork ceiling and the other fixtures and fittings being visibly modern replacements.
- 4.26 According to annotated plans from the 1980s, GF6 was once subdivided by a wall along the west side which formed a cross-passage (only the northern nib of the wall is still extant) and the northern side of the room was enclosed to accommodate a staircase and larder. The same plans also record an additional doorway opening on the east side of the fireplace that has since been blocked by modern panelling and fitted storage.
- 4.27 At first-floor level, the core bays have been substantially remodelled. Both have been subdivided to create a modern passageway (FF8) with adjoining bedroom (FF11), bathrooms (FF12–13), and storage rooms (FF14–15).
- 4.28 FF11 has been truncated by the passageway on its north side. It has been considerably modernised i.e. the casement windows are modern replacements and are part of a remodelled dormer, although the fireplace surround on the west wall is of potential note due to the fluted mouldings and cusped roundels (Plate 16).
- 4.29 FF12–15, which are located in the east bay, are thoroughly modern in their conception. There is no visible sign of the staircase which historically rose from GF6 into FF12/13, although physical evidence for this may survive beneath the modern flooring.



Plate 10: Ampney Brook House, detail of juncture between the west range (left-hand side of frame) and the south range (right-hand side of frame).



Plate 11: Detail of leaded window in the south wall of GF5.



Plate 12: Decorative architrave on the east wall of GF5.



Plate 13: Fireplace in west wall of GF5.



Plate 14: Sash window in east wall of GF6.



Plate 15: Fireplace in south wall of GF6.



Plate 16: Fireplace in west wall of FF11.

- 4.30 The core of the house is adjoined by later extensions. The two-storey element of the south range, which adjoins the easternmost bay and forms the corner of the L-shaped plan, is a visibly later addition because it is constructed of more regularly coursed limestone and there is a juncture at the eaves, denoting a building break (see Plate 10 above). This element of the house is considered in more detail in the discussion of the south range below.
- 4.31 Positioned at the corner of the frontage, and therefore part of a later phase of construction, is a lean-to porch (see Plate 10 above). The porch is sympathetic to the host building in terms of the coursed rubble masonry, timber lintels, and stone slate roof of diminishing courses. The glazed door and side window are visibly modern and of no special note.
- 4.32 To the rear of the core bays, there is a single-storey lean-to extension which is also sympathetic in style and materials (Plate 17). There is a legible building break between the easternmost part (GF8–9) and shallower western passageway (GF7). This is expressed externally at the juncture between the two structures (Plate 18), and internally by the worn stone threshold and change in levels which appear to denote a former external doorway (Plate 19). Internally, this rear extension has been considerably modernised and there are no fixtures or fittings of note.



Plate 17: Ampney Brook House, rear extension to the easternmost bays of the west range.



Plate 18: External juncture between GF7 and GF8.



Plate 19: Worn stone threshold and level change between GF7 and GF8.

Late Georgian-Style Extension

- 4.33 The central bays of the west range comprise a vernacular late Georgian-style extension of two-and-a-half storeys (Plate 20). It is characterised by higher quality masonry with ashlar detailing, a semi-circular portal with fanlight, and a hierarchy of window openings. The historic mapping illustrated above suggests that the front portal entrance formerly possessed a projecting porch, although there is no obvious scarring on the surrounding stonework. No evidence has been found detailing the form of this porch.
- 4.34 The ground-floor window of the front elevation is a modern eight-over-eight sash. This is confirmed by a Listed Building Consent application from 1988 which records that consent was granted for the replacement of a leaded casement window with the present unit (LPA ref. CT.LBC586). The pair of windows at first-floor level are timber-framed six-over-six sashes.
- 4.35 The fenestration at roof level appears to have been substantially remodelled during the 20th century. The mullion window of the east gable has simply moulded stonework that matches the post-war extension of c. 1945 (discussed separately below) and the surrounding masonry (especially that of the apex above) has been rebuilt. The dormer on the west side of the front roof has a hipped roof and its flanks are tile clad, and there are signs of a building break in the stone courses immediately below (Plate 21). The horizontal break along the upper wall is likely to be indicative of a wider re-roofing scheme.



Plate 20: Ampney Brook House, central bays of west range.



Plate 21: Detail of first floor and roof level of the south elevation of the central bays.

- 4.36 There are two lean-to extensions to the rear of the Georgian-style extension, namely a single-storey element that aligns with, and appears to be a continuation of, the rear extension to the easternmost core, punctuated by a two-storey extension that was added after 1921 (probably c. 1945) to accommodate the new staircase (Plate 22).



Plate 22: Ampney Brook House, rear extensions to central bays.

4.37 Above the single-storey extension, there are two blocked window openings (Plate 23). The timber lintels are still in situ. The window above is evidently a later insertion that was added when a new staircase was created to the attic and the second floor was refurbished (see further discussion below).



Plate 23: Detail of the rear elevation of the central bays.

4.38 A cellar lies beneath the west bay of the Georgian-style extension. This space was historically accessed by a flight of stone steps (Plate 24). These steps remain in situ but have been covered by the later extension and modern flooring above, such that the cellar must now be entered via a modern ladder. There are no notable fixtures or fittings within the cellar, and there is evidence of concrete block repairs and cementitious tanking. Modern pine boarding is visible above the ceiling joists (Plate 25) and indicates that the flooring in the room above (GF2) has been re-laid.

4.39 GF2 is legible as two bays externally and evidently comprised an entrance hall (eastern side) and probable reception room (western side). The floor plans from the 1980s show this subdivision, as well as a second corridor running along the northern side of the room (this served to connect the post-war extension with the rear extension). These partitions have all since been removed, creating a single large space that opens into the two-storey post-war stairwell to the rear (Plate 26). The Doric column and half-columns which are arranged north-to-south through the room are modern insertions.

4.40 The eastern part of GF2 has a flagstone floor which extends into the rear extension with no perceptible break, thereby indicating this was laid later (although a break hidden in the understairs cupboard of the post-war extension suggests that it pre-dates c. 1945). The large, plainly moulded ceiling rose and accompanying cornicing appear to be modern (Plate 26), especially as the former matches that in the post-war extension.



Plate 24: Former stone staircase to cellar (now blocked).



Plate 25: Detail of modern pine floor boards of GF2 as seen from the cellar below.



Plate 26: General view of GF2 looking north from the front door entrance.

- 4.41 The western part of GF2 is devoid of any fixtures or fittings of note. The timber flooring has been demonstrated to be a modern replacement and the stone and brick fireplace in the west wall appears to be contemporaneous with that in the post-war extension; the underside is supported by concrete blockwork which is visible in the cellar below, thereby confirming it is a relatively recent addition.
- 4.42 At first-floor level, the layout of the Georgian-style extension has evidently been reconfigured to facilitate circulation between the earliest core, the post-war extensions, and the upgraded attic space. The space has been substantially modernised as a result and there are no fixtures or fittings of special note. In the rear corridor a former window opening is still legible, adjacent to the where the rear wall has been broken through to accommodate the post-war staircase (Plate 27).
- 4.43 The carpeted staircase to the second floor (FF9) is a later insertion as evidenced by the blocked windows which are expressed on the external wall (see Plate 23 above), and its machined timber construction which is best appreciated when looking into the narrow void on the south side of the stairwell (Plate 28).



Plate 27: Detail of transition between post-war stairwell and Georgian-style extension.



Plate 28: Void on the south side of the staircase between the first and second floor (FF9).

4.44 The second floor, and former attic space, of the Georgian-style extension appears to have been upgraded to permanent accommodation in the 20th century, and this is likely expressed by the mid-century stone mullion window of the east room (SF3), the inserted dormer of the west room (SF2), and the new staircase. Within the present-day landing area (SF1) part of the timber roof structure is exposed. Elsewhere, there are no features of note.



Plate 29: General view of SF1 showing part of exposed roof structure.

Post-War Extensions

- 4.45 The west end of the west range is characterised by a two-storey extension which dates from the immediate post-war period, c. 1945 (Plate 30). It complements the earliest core of the building, being constructed in the vernacular style using rubble stone and stone slates, although it integrates stone mullion windows which contrast with the plainer openings of the earliest fabric. The large patio opening in the front elevation was originally two, separate, narrower openings that were enlarged and amalgamated in 1988 (LPA ref. CT.LBC586).
- 4.46 The side elevation of the main post-war extension is dominated by a projecting stone chimney stack which is flanked by small window openings with simply moulded stone surrounds (Plate 31). By contrast, the rear (north) elevation is a blind expanse of masonry except for a small casement window at the easternmost end of the first floor (Plate 32).
- 4.47 The second post-war extension is the two-storey stairwell which was added to the rear of the earlier Georgian-style extension (see Plate 22 & Plate 27 above).
- 4.48 The ground floor of the main post-war extension comprises a single room (GF1) containing a stone and brick fireplace with a bolection-style surround on the west wall (Plate 33). GF1 also contains a plainly moulded ceiling rose that matches that found within the ground floor of the earlier, Georgian-style extension (cf. Plate 26 & Plate 34) suggesting they were added at the same time.



Plate 30: South elevation of the main post-war extension.



Plate 31: West flank elevation of the main post-war extension.



Plate 32: North (rear) elevation of the main post-war extension.



Plate 33: Fireplace in west wall of GF1.



Plate 34: Modern, plainly moulded ceiling rose in GF1.

- 4.49 The first floor of the main post-war extension comprises a bedroom (FF1), modern bathrooms (FF3 & FF5), and a dressing room (FF4), all connected by a corridor (FF2). FF1 contains a four-centred arched stone fireplace surround which appears to be contemporary with the construction of the extension. In other respects, the first-floor rooms have been substantially altered, reflecting the successive modernisation of the property.
- 4.50 The second post-war addition is the rear two-storey extension which adjoins the Georgian-style extension and accommodates a staircase and panelled understairs cupboard (GF4). The timber half-turn staircase is a visibly modern construction comprising chamfered newel posts and turned balusters (Plate 35). It is of no special interest.



Plate 35: Staircase in rear post-war extension (GF4).

South Range

- 4.51 The extant south range comprises at least three phases of construction.
- 4.52 At the north end (and adjoining the earliest core of the west range) is a two-storey element built of coursed rubble with a stone slate roof and two chimney stacks of variable stone and brick construction (Plate 36). At ground floor level, there are a pair of single-glazed timber-framed casement windows in the front (west) and rear (east) elevations with monkey tail catches and stays (Plate 37). The latter are 19th-century in style but are potentially much more modern in their manufacture. The windows at first floor level comprise a modern double casement with brass fittings (front elevation) and a metal-framed window manufactured by Hopes (rear elevation).
- 4.53 The ground floor room (GF10) has been thoroughly modernised internally and currently functions as a kitchen. There are no features of special interest. On the floor above, FF16 is a bedroom accessed from the historic core by a plank door with modern door furniture (Plate 38). The chimney breast on the south wall is legible as a stepped projection. The chimney breast is clearly visible in the void between FF16 and FF17 (this is only accessible through a loft hatch in GF11).



Plate 36: General north-east-facing view from the front garden towards the juncture between the west range (left of frame) and south range (right of frame).



Plate 37: Casement window in east wall of GF10.



Plate 38: Plank door in FF16.

- 4.54 The central element of the south range is a one-and-a-half storey addition of comparable masonry and stone tile construction (Plate 39). There is an off-centre dormer window in the front (west) elevation. The window and doorway openings are supported by painted timber lintels. The windows are timber-framed casements of varying styles and profiles and the two doors on the front elevation are utilitarian plank types. The south door is blocked internally.
- 4.55 This structural component abuts the northernmost element of the south range such that there is a double-thick wall and adjoining chimney stacks (the chimney stack of the central element is built of stone and gault brick). The central element slightly envelops and stands lower than the south wall of the northernmost element, thereby confirming that it is the product of a later phase.
- 4.56 These central bays are legible as a former agricultural building with loft space that provided storage and possibly

accommodation for farmhands. It has since been residentially converted as an annexe to the main house.

- 4.57 Internally, GF11 is a modern annexe kitchen with no fixtures or fittings of note. It is connected to GF12 by a plank door. GF12 is a living room area with modern fixtures and fittings. There is an exposed, roughly chamfered, painted beam which runs the length of the room (Plate 40). The enclosed staircase at the north-east corner of GF12 appears to be a relatively modern addition associated with the residential conversion of the structure (Plate 41). The staircase rises into FF18, a former loft space (now a bedroom), with an exposed scissor-type truss system comprising hand-cut braces, collars, rafters and purlins (Plate 42). The adjoining room (FF17) is a thoroughly modern bathroom with some exposed purlins. The north wall is of modern stud construction which has truncated the space and resulted in the void between FF16 and FF17.



Plate 39: South range, central and southernmost elements (GF11–14 & FF17–19).



Plate 40: Detail of beam in GF12.



Plate 41: Staircase in north-east corner of GF12.



Plate 42: Detail of scissor-type truss in FF18.

- 4.58 At the south end of the south range, there is a one-and-a-half storey extension built in the same style as the other components (see Plate 39 above). This possesses a single timber-framed casement window in the front (west) elevation which is showing signs of damage and rot. The two doorways in the front elevation are fitted with utilitarian, painted, plank doors. There is a flight of external stone steps on the south flank of the building which leads to the loft space above (Plate 43).
- 4.59 Internally, GF13 is still legible as a former stable. It has a stone cobbled floor with central drainage channel and the old timber feeding troughs are positioned against the east wall (Plate 45). In other respects, this space has been altered and modernised; for example, the ceiling has been boarded over, a former doorway leading to GF12 has been blocked, and new storage units have been inserted. GF14 is a small, windowless room which may have formerly served as a tack room or other ancillary store, although there are no surviving features to confirm this. There is a small niche with timber lintel in the south wall near the door. To the rear (east) of the room, the floor is covered in irregular flagstone, whereas the remainder is covered in concrete.
- 4.60 The upstairs loft (FF19) may have once served as a granary or otherwise used to store animal feed. The timber roof structure is a combination of modern, machined principal rafters and hand-cut purlins, some of which possess incised carpenters' marks in the form of Roman numerals. Evidently the roof structure has been remodelled at a later date (Plate 46).



Plate 43: South gable end of the south range.



Plate 44: Niche in south wall of GF14.



Plate 45: General view of GF13.



Plate 46: General view of FF19.

4.61 Further south is a link-detached single-storey stone building which is connected to the south range by a stone wall (Plate 47). This matches the other elements of the south range in its materials, although the pitched roof is arranged perpendicular to the roof structures of the main range. There is a doorway opening in the front, gable end of the building and a fixed timber-framed casement window in the south wall. Internally, the floor is laid with irregular stone flags and the roof structure is concealed by pine planking (Plate 48). There are no fixtures or fittings of note. The building has most recently served as a gardener's bothy.

4.62 As illustrated by the map regression presented above, there was historically another structure between the bothy and the south end of the south range, but this was demolished in the 20th century (prior to 1977).



Plate 47: Gardner's bothy located immediately south of the south range.



Plate 48: Gardener's bothy interior.

Summary

- 4.63 The earliest fabric of Ampney Brook House appears to comprise the two easternmost bays of the west range which have been tentatively dated to the late 17th or early 18th century, and are probably illustrated on the 1771 plan of Ampney Crucis. The internal configuration suggests this originated as a humble homestead dwelling with a cross-passage arrangement. Later, a single-storey lean-to was added to the rear (GF8–9) and a two-storey extension was added to the south side (GF10 & FF16), the latter marking the beginning of the south range. A small front porch was subsequently added at the corner with the south range.
- 4.64 The Georgian-style extension at the centre of the west range appears to mark a concerted effort to aggrandise what had previously been a humble rural dwelling, probably in the early 19th century. Perhaps not long after this was completed (and certainly before the late 19th century) a narrow passageway extension was added across most of the length of the rear (north) elevation of the house.
- 4.65 The south range was extended as part of at least two building phases prior to 1884. The central bays are legible as a former agricultural building with hayloft and/or ancillary accommodation, while the southernmost bays were evidently used to house livestock and for storage, including a possible granary in the loft space.
- 4.66 Two extensions were added to the house in the immediate

aftermath of WW2, the largest being the west end extension, and the smaller the stairwell extension to the rear of the Georgian-style extension.

- 4.67 Internally, some elements of layout and fixtures and fittings reveal the historic circulation and adaptation of the building, although it is evident that the interior has been much altered and modernised to meet the needs and tastes of successive occupants. This has extended to the removal and replacement of a large number of historic windows and doors.

Setting and Views

- 4.68 Ampney Brook House is located on the south-east side of the former farm complex. There is a long, single-storey former agricultural stone range immediately to the rear (north and north-west) of the house which is largely open on the south side and is known as the 'cow shed' (Plate 49). The piers supporting the south side openings are rounded internally and there are a series of blocked openings along the north wall (Plate 50); this may indicate that the structure originally opened to the northern farmyard (now in separate residential ownership) and has since

been remodelled. This is especially likely considering the noticeable level changes, with the 'cow shed' being located on an elevated terrace above the rear elevation of the house. The same range integrates a modern kitchen/utility, sauna, and wood store on the east side. The west side is a modern (1988) extension that was built to subdivide the former farm complex (LPA refs. CT.0320/D & E). Also to the rear of the house (and to the east of the 'cow shed') is a modern greenhouse and vegetable garden.

- 4.69 Immediately west of the 'cow shed' is a stone barn. This is legible as a former cartshed and dovecote which has since been adapted to a garage (Plate 51).
- 4.70 Further to the north-west are the other remnants of the historic farm complex which are now subdivided from Ampney Brook House and form a separate residential plot known as Ford Farm. This north-west area of the former farm complex includes a larger stone barn (since converted to a residential dwelling) and other former agricultural buildings arranged around a large yard area.



Plate 49: North-west-facing view of the 'cow shed' from the lower level immediately to the rear of Ampney Brook House.



Plate 50: Interior of the 'cow shed', including blocked openings along the north wall.



Plate 51: Former cartshed and dovecote (now garage) immediately west of Ampney Brook House.

- 4.71 Laid out to the south and south-west of the house are the formal gardens, which include a lawn, shrubs, and flowerbeds; the realigned driveway; and the wider grounds, which are now domestic in character and appearance. Historically, the wider grounds to the south and south-west formed a field parcel that extended the north bank of Ampney Brook. This was recorded as a meadow on the later 18th century plan of Ampney Crucis.
- 4.72 The principal facade of Ampney Brook House is the south elevation of its west range which was extended with the imposing two-and-a-half-storey extension with neo-classical detailing around the turn of the 19th century in order to

aggrandise a humbler vernacular homestead of possible 17th century origins. As such, the most important views are those from the garden area immediately to the south in which the domestic core can be appreciated alongside the historically utilitarian, agricultural range to the south. By extension, primary views from the listed building are those from the south elevation windows of its west range which are directed south and are focused on the garden area (Plate 52).



Plate 52: Example of a primary view from the south elevation of the west range, illustrating the focus on the garden to the south.

Statement of Significance

- 4.73 It is widely accepted (paragraph 207 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance. In some case, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of any asset which may potentially be affected by development proposals. Significance can be derived from many elements, including the historic fabric of a building, the layout of space, or land use associated with a building or an area.
- 4.74 The Grade II listing of the Ampney Brook House highlights that it is a heritage asset of the less than the highest significance as defined by the NPPF. This heritage significance is principally embodied in the physical fabric of the listed building, and especially the earliest fabric that comprises the west and south ranges.
- 4.75 The listed building derives historic interest from its general form and appearance, being a good example of a vernacular Cotswold farmhouse with early additions and adjoining agricultural buildings that illustrate the evolution of the farmstead from as early as the 17th century. On the other hand, the house is no longer part of a working farm and it has been domesticated and modernised accordingly.
- 4.76 The architectural and artistic interest of the property is principally embodied in the fabric of its earliest phases, which is expressed externally as masonry walls and stone slate roofs, and high-quality architectural detailing such as the Georgian-style portal with fanlight.
- 4.77 Regarding the individual components that comprise the listed building, the asset derives most special architectural and historic interest from the easternmost bays of the west range, which are legible as the remains of a cross-passage house, and the Georgian-style extension, which marks a high-quality and imposing addition to the earliest core. Except for a small number of surviving historic windows, doors and other features, these parts of the house have been extensively altered and modernised.
- 4.78 The various vernacular extensions that pre-date 1884 also contribute in terms of illustrating the evolution and adaptation of the house and farmstead, although these are utilitarian additions with modest architectural detailing. There are some features of note such as the irregular scissor truss roof structure in FF18 and the feeding troughs in GF13.
- 4.79 The relative contribution of the post-war extensions to the overall significance of Ampney Brook House is very small. Whilst the quality of construction is high, the significance of these extensions is principally derived from their historical illustrative value in demonstrating a further, modern phase in the evolution of the house. They do not possess any special intrinsic architectural or historic interest.
- 4.80 There are numerous modern additions and alterations to Ampney Brook House which make no contribution to its special interest, even where these complement its vernacular character

and appearance, such as the sash window in GF2, replacement doors, and much of the joinery.

4.81 Internally, there are some modern partitions and features which detract from the significance of the property where these obscure the historic subdivision of space and circulation or have potentially concealed architectural elements that would be of interest.

4.82 The setting of Ampney Brook House also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate garden curtilage which illustrates the historic and ongoing domestic use of the property, although the subdivision and character of the garden spaces have been altered and modernised with the changes to the wider complex, and facilitates the key views identified;
- The detached ancillary structures and former farm buildings to the south, west and north-west (most of which fulfil the criteria of curtilage listing) which illustrate the layout and character of the historic farmstead, although the house is no longer part of a working farm and the north-westernmost elements of the former farm complex have been subdivided from Ampney Brook House;

- The wider grounds to the south and south-west, including the modern, realigned driveway, which have long been functionally associated with the house and are intervisible in key views, although the present domestic character does not reflect the historic use as agricultural land;
- School Lane immediately to the east, which has long facilitated access to the house (being extant by the 17th century) and which the house may have been deliberately sited in relation to; and
- The wider agricultural land to the north, east, and west which was part of the historic farmstead and can be readily experienced in conjunction with the house, thereby illustrating its origins.

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Appendix 1: Assessment Methodology

Assessment of significance

In the NPPF, heritage significance is defined as:

“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. 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.”⁹

Historic England’s *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*¹⁰ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

In order to do this, GPA 2 also advocates considering the four

types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.¹¹ These essentially cover the heritage ‘interests’ given in the glossary of the NPPF¹² and the online Planning Practice Guidance on the Historic Environment¹³ (hereafter ‘PPG’) which are **archaeological**, **architectural and artistic** and **historic**.

The PPG provides further information on the interests it identifies:

- Archaeological interest: “As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”
- Architectural and artistic interest: “These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an

⁹ MHCLG, *NPPF*, p. 71.

¹⁰ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

¹¹ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

¹² MHCLG, *NPPF*, p. 71.

¹³ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”

- Historic interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹⁴

Significance results from a combination of any, some or all of the interests described above.

The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹⁵ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

¹⁴ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹⁵ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹⁶ MHCLG, *NPPF*, p. 71.

Setting and significance

As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁶

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁷

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹⁸ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation

¹⁷ MHCLG, *NPPF*, p. 71.

¹⁸ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

of “what matters and why”.¹⁹

In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement

(referring to an earlier Court of Appeal judgement)²⁰:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the

¹⁹ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

²⁰ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- Designated heritage assets of the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;
- Designated heritage assets of less than the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- Non-designated heritage assets. Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not

meet the criteria for designated heritage assets”.²¹

Additionally, it is of course possible that sites, buildings or areas have *no heritage significance*.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;²² and
- Less than substantial harm. Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of

²¹ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

²² *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

the harm may vary and should be clearly articulated."²³

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.²⁴

Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".²⁵ Thus,

²³ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

²⁴ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.

It should be noted that this key document also states that:

*"Setting is not itself a heritage asset, nor a heritage designation..."*²⁶

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA 3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".²⁷

Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special

²⁵ Historic England, *GPA 2*, p. 9.

²⁶ Historic England, *GPA 3*, p. 4.

²⁷ Historic England, *GPA 3.*, p. 8.

regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²⁸

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.

The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation.*²⁹

Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

²⁸ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

²⁹ MHCLG, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,³⁰ which provides statutory protection for Listed Buildings and Conservation Areas.

Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*³¹

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but

*should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*³²

A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.³³

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.³⁴

³⁰ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

³¹ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

³² *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

³³ *Jones v Mordue* [2015] EWCA Civ 1243.

³⁴ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (July 2021)

National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both

plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*

b. *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*

ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

a. *approving development proposals that accord with an up-to-date development plan without delay; or*

b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. *the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*³⁵

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”³⁶ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

³⁵ MHCLG, *NPPF*, para. 11.

³⁶ MHCLG, *NPPF*, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing).³⁷

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”³⁸ (our emphasis)

As set out above, significance is also defined as:

“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.”³⁹

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict

³⁷ MHCLG, *NPPF*, p. 67.

³⁸ MHCLG, *NPPF*, p. 66.

³⁹ MHCLG, *NPPF*, pp. 71–72.

between the heritage asset’s conservation and any aspect of the proposal.”⁴⁰

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should 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 vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁴¹*

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts

⁴⁰ MHCLG, *NPPF*, para. 195.

⁴¹ MHCLG, *NPPF*, para. 197.

to substantial harm, total loss or less than substantial harm to its significance."⁴²

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*"⁴³

In the context of the above, it should be noted that paragraph 201 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*

- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*"⁴⁴

Paragraph 202 goes on to state:

"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."⁴⁵

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."⁴⁶

⁴² MHCLG, *NPPF*, para. 199.

⁴³ MHCLG, *NPPF*, para. 200.

⁴⁴ MHCLG, *NPPF*, para. 201.

⁴⁵ MHCLG, *NPPF*, para. 202.

⁴⁶ MHCLG, *NPPF*, para. 203.

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."⁴⁷

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However,

⁴⁷ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

even minor works have the potential to cause substantial harm.”⁴⁸ (our emphasis)

⁴⁸ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

Appendix 4: Relevant Development Plan Policies

Planning applications within Ampney Crucis are currently considered against the policy and guidance set out within the Cotswold District Local Plan 2011–2031. The Local Plan was adopted on 3rd August 2018.

Policy EN10 ‘Designated Heritage Assets’ states:

“1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset’s conservation. The more important the asset, the greater the weight should be.

2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- the importance of the asset;*
- the scale of harm; and*
- the nature and level of the public benefit of the proposal.”*

Part of Policy EN1 ‘Built, Natural and Historic Environment’ is also relevant to the current proposals, specifically where it states:

“New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset; ...”*

Further to this, Policy EN2 ‘Design of the Built and Natural Environment’ reads:

“Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.”

The heritage assessments within this report have been informed by the ‘Cotswold Design Code’ which comprises Appendix D of the Local Plan.

Appendix 5: Ampney Brook House (Ford Farmhouse) List Entry

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1341020

Date first listed: 17-Jun-1986

Statutory Address 1: FORD FARMHOUSE, SCHOOL LANE

Location

Statutory Address: FORD FARMHOUSE, SCHOOL LANE

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Ampney Crucis

National Grid Reference: SP 07116 01911

Details

SP 00 SE AMPNEY CRUCIS SCHOOL LANE (west side)

5/49 Ford Farmhouse

II

Large farmhouse. Originally late C17/early C18, with large additions to west of early C19 and of 1945. Mostly coursed rubble stone with central tallest section of C19 in dressed stone on plinth, stone slate roof, brick ridge stack and brick flue on stone base to right hand range, small stone end stacks to central range, large external stone stack to C20 wing to left. Large 'L'-shape. Mainly 2 storeys with attic in centre. Oldest section to right, round angle of 'L', with agricultural building attached to south. Two small gabled dormers through eaves with paired casements, 2 and 3-light casements to ground floor, corner porch of C20, two recessed plank doors and casements to right hand end. Central section has small gable to right with 2-light stone mullion, hipped dormer to left. Two 12-pane sashes in flush stone surrounds to first floor. Lengthened wood mullion and transom to left on ground floor and round-headed doorway to right with imposts, recessed 6- panel door and radial fanlight. Wing to left of 1945 has 4 and 2- light stone mullions to first floor, and 2 full length metal casements with square hoodmould.

Listing NGR: SP0711601911

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 129672

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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