

29th September 2023



LAND AT CHURCH GATE, SOUTHAM HERITAGE STATEMENT & IMPACT ASSESSMENT

On behalf of The Executors of the late Mr Ian Mant's estate.

Natalie Fenner, MSc (Historic Building Conservation), PGDip, BA (hons)
Independent Heritage Consultant

Land at Church Gate, Southam

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The Executors of the late Mr Ian Mant’s estate, for whom the report was initially prepared in September 2023.

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Introduction and methodology

This report has been prepared by Natalie Fenner, Independent Heritage Consultant, on behalf of the Executors of the late Mr Ian Mant's estate.

It supports an application to Tewkesbury Borough Council for Planning Permission to construct two new dwellings within the land currently identified as garden at Church Gate, Southam Lane, Southam, with associated vehicular access and garages.

The site proposed for development sits at the centre of the village and has four listed buildings within a 100m radius of the site boundary (see appendices 1-4).

As a result, the applicant has commissioned this report to understand the nature of the heritage assets affected by these proposals, in order to put this potential development into context.

This report aims to provide the following:

- a clear overview of the significance of the site in its own right,
- an identification of heritage assets which are potentially affected by the site, and a summary of their significance,
- an assessment of the contribution the site makes to the significance of these heritage assets,
- an impact assessment of the current proposals upon any affected heritage assets.

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

This report is the result of a combination of desk-based research, archival research and also on-site investigations, conducted by Natalie Fenner, on 19th June 2023.

Inspections of the listed buildings mentioned within this report were visual only, and based upon inspection from the public highway, the proposed development plot, or from public footpaths and publicly accessible land in the immediate vicinity, in order to ascertain any important views and assess their settings.

All sources consulted and reference material used, are listed at the end of this report.

Land at Church Gate, Southam

Maps

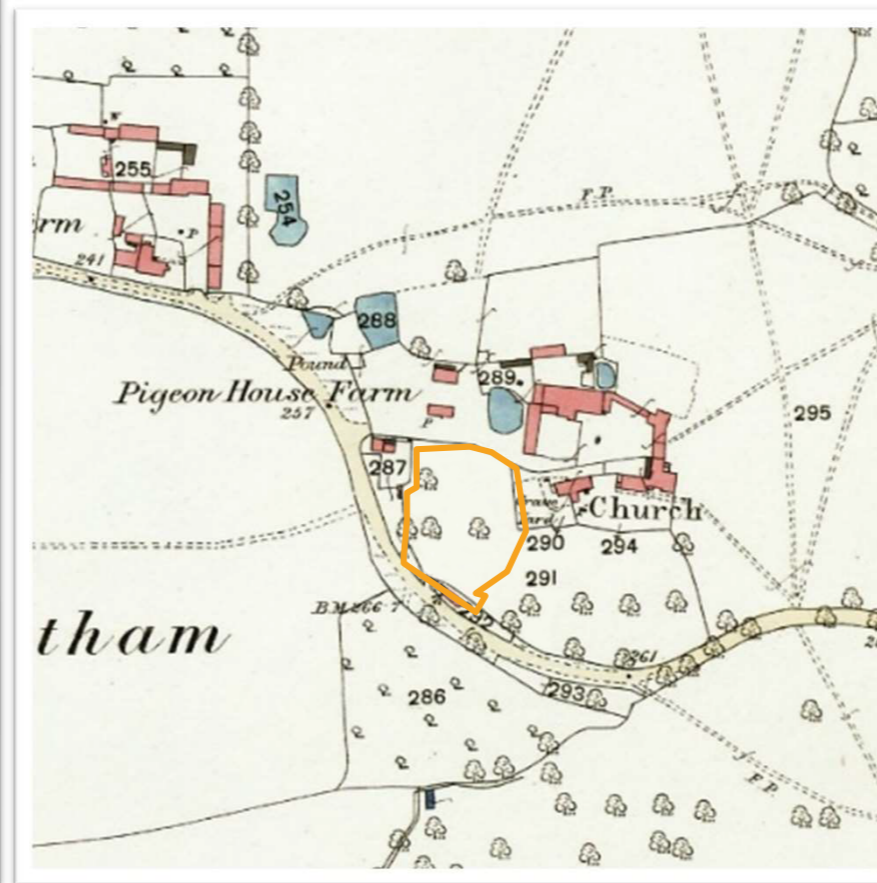
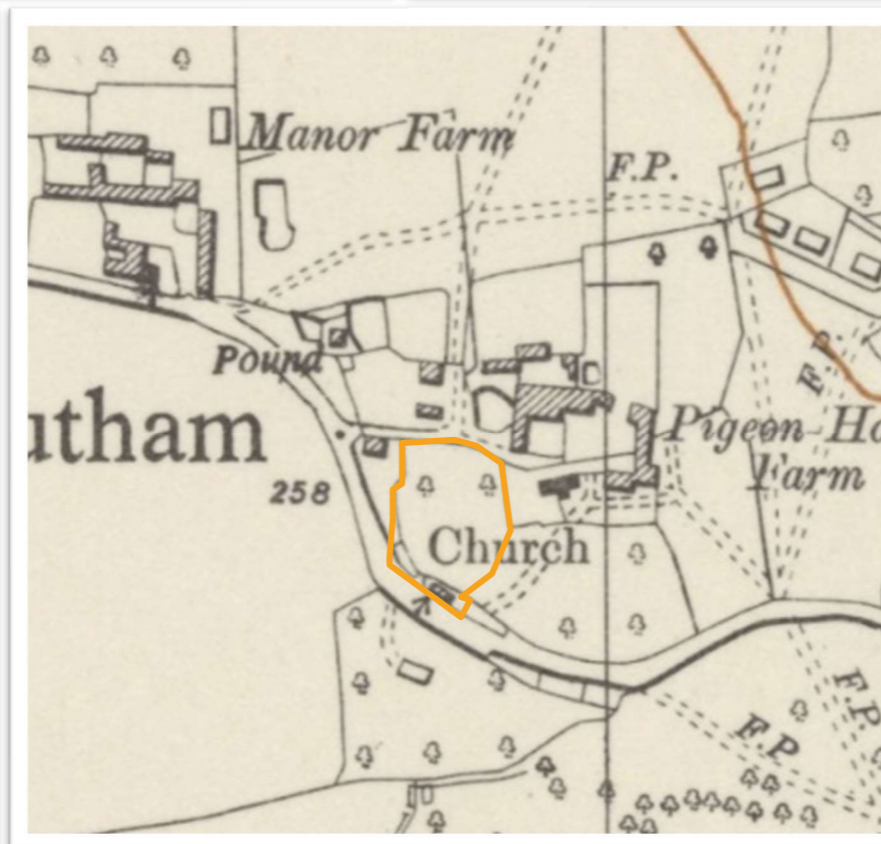
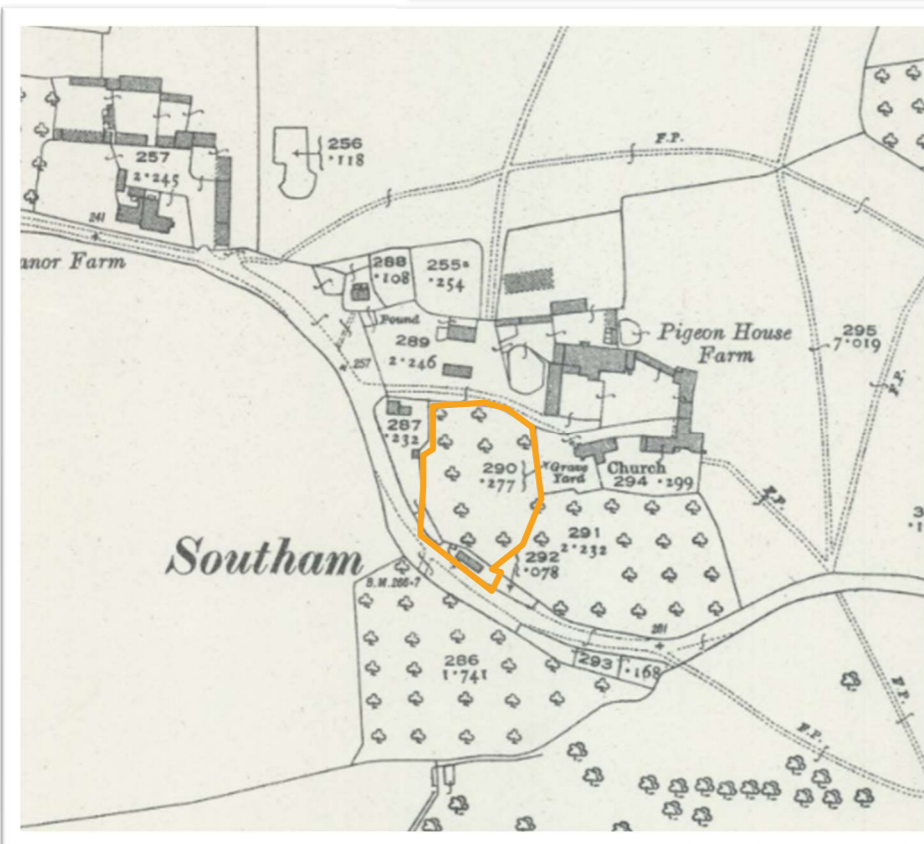


Fig 2 (top left) Tithe map circa 1840, Fig 3 (top right) 1884 OS First Edition

Fig 4 (bottom left) 1923 OS, Fig 5 (bottom centre) 1954 OS, Fig 6 (bottom right) 1978 © Ordnance Survey

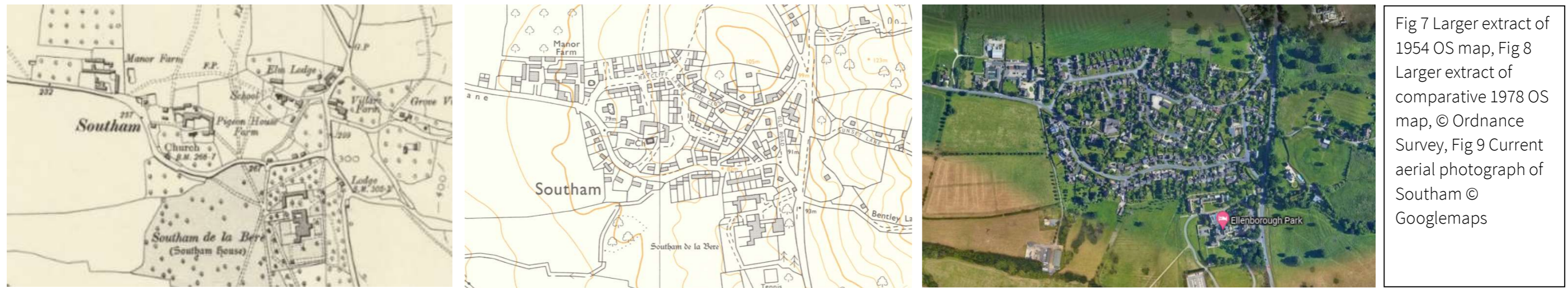


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The Plot

The proposed development site incorporates three elements; the house and narrow garden of Priory Cottage along the boundary with Southam Lane to the SW (see pg 15 for detailed analysis), the house and garden of Church Gate currently accessed from a private road and finally an area of former orchard which has provided an enlarged area of garden to Church Gate since the 1970s. All three elements occupy a sloping site where the ground level rises to the northeast.

At the current time, there is existing vehicular access for Church Gate via an entrance from Southam Lane, flanked by traditional stone gate piers which appear to have been moved from their original location within the farmyard to the Tithe Barn¹. The existing dwelling of Church Gate, built in 1961, which first appears on OS mapping in 1978 (see Fig 6) and was later extended in the 1980s, is a substantial detached, two-storey Bradstone-type dwelling, with attached garage as well as sheds and greenhouse. It appears to have been built on the upper half of the former orchard (compare Fig 5 and 6) with the entire orchard remaining open, and surrounding fields largely retained until the 1960s. Fig 5 shows the start of modern development in its top right corner, with the beginnings of The Close and Ratcliffe Lawns.



The impact of late C20th development on the historic core of Southam is particularly marked when you compare mapping from only 1954 and 1978. In the former, Southam is essentially three farmsteads (Manor Farm, Pigeon House Farm and Villars Farm) and Southam House (Ellenborough Park Hotel), with a few additional buildings scattered sparsely between and connected mainly by footpaths between the fields and pastoral enclosures. Only 20 years later, though Southam House remains distinct, and Manor Farm 'bookends' the western edge of the village, Villars Farm appears to have gone, replaced by a new straightened B4632, whilst Pigeon House Farm becomes swiftly subsumed within modern development. Comparison with a modern aerial photograph shows little change since the late 1970s.

The remaining area of former orchard has formed part of an extended garden to Church Gate since the 1970s and is largely laid to lawn featuring a number of fruit trees of varying age and quality. The development plot as a whole has significant 'green' boundaries to virtually all sides, with large trees and shrubs screening the church and Pigeon House to the east, and significant planting along northern boundary providing screening to the narrow private driveway as well as the adjacent Monk's Rest cottage. There is a section of open post and rail fencing along the eastern boundary, but this looks onto the landscaped and leafy driveway of Pigeon House, with the house still significantly screened by its own gardens. There is an existing section of open park rail fencing between the rear boundary of Priory Cottage and the garden of Church Gate, which gives a glimpses either side of the cottage between Southam

¹ Photographs held in the England's Places photography Archive dated 1958 (1582_053) show the same piers between the church's own gate and the tithe barn, suggesting they were moved approximately 10m westwards around the time Church Gate was built.

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Lane and the plot. The current garden space to Priory Cottage has a hedge along its western side, which when taken with the boundary to Monks Rest just beyond provides a dense green barrier to the east side of Southam Lane on the inside of the bend.

Beyond the plot, on all sides is late C20th modern development, mostly of detached two storey dwellings, set back within their own elongated plots to provide front gardens and private driveway spaces. As a result of the topography, many buildings surrounding the site act as a screen, particularly from the NE where despite the elevation of Ratcliffe Lawns, the site is entirely hidden behind sections of roof belonging to Pigeon House or the substantial scale of the Tithe Barn. From the south and west the garden of Monk's Rest provides a dense green visual barrier whilst Priory Cottage set so close to the roadside also acts as a further screen. Only the section of Priory Cottage's garden, has the potential to provide open views through the site on a seasonal basis.

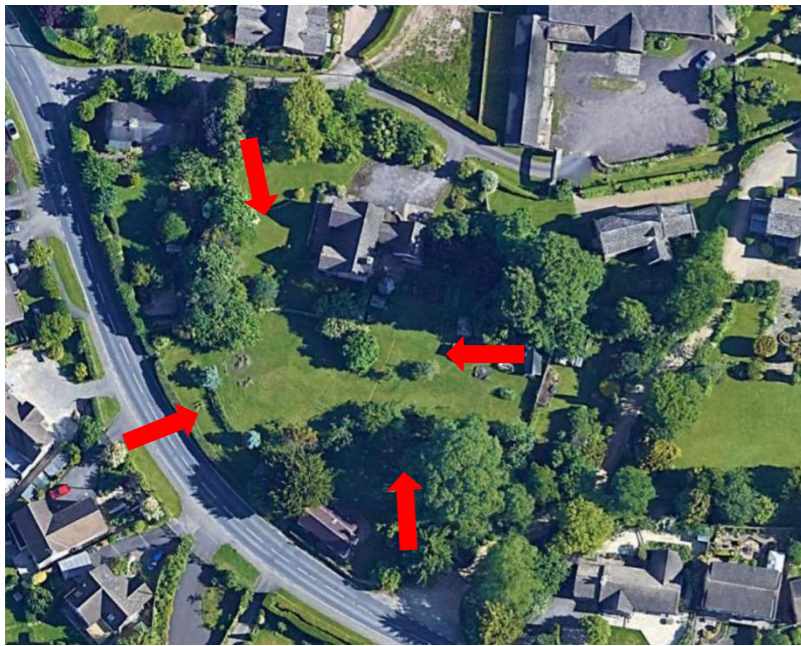


Fig 10 (left) aerial photograph of the site with view points for fig 11, 12, 13 and 14 marked, Fig 11 (centre) Within the site from the east corner looking south to the rear of Priory Cottage and houses along Southam Road, Fig 12 (right top) Within the site from the southern corner looking north at Church Gate across the former orchard, Fig 13 (below centre) From Southam Lane looking east into the site, Fig 14 (below right) Within the site from the NW corner looking south, with boundary to Monks Rest on right.



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Heritage Assets

The heritage assets, which are considered most likely to be affected by any development to this site (approximate red site boundary), namely the listed buildings within a 100m buffer zone of the site, are identified on the map and in the table below.

The subsequent pages assess these assets individually in terms of their significance, the contribution which setting makes to their significance, and in particular whether the proposed development site makes a contribution to their significance either through setting or something else.



	Address	Status	Summary description
★ 1	Monks Rest	Gr II listed – ‘Designated Heritage Asset’ (DHA)	Detached thatched and timber framed cottage, occupying a prominent corner close to the highway. Group value.
★ 2	Church of the Ascension	Gr II* listed - DHA	Chapel with C12th origins, incorporating some fabric from Hailes Abbey. Restored in Norman-style in C19th. Group value.
★ 3	Tithe Barn and Shelter Shed	Gr II* listed - DHA	Large timber framed barn with significantly in-tact C14 roof structure, heavily restored in the C20th. Group value.
★ 4	Pigeon House	Gr II listed - DHA	Former farmhouse with timber framing, much restored in the early C20th but featuring some early historic fabric, possibly from the C15th. Group value.
★	Priory Cottage	Potential Non-Designated Heritage Asset (NDHA)	Modest scale stone cottage with leaded light oriel windows to the front, occupying an historic position close to the highway.

Fig 15 – Site location in relation to Heritage Assets

Land at Church Gate, Southam

Significance – Designated Heritage Assets

Monks Rest (Grade II)

Description: This grade II listed building is located on the corner of Southam Lane and the private drive, and is almost entirely surrounded by post 1960s modern housing. The list description (see Appendix 1 for the full description) states:

‘Cottage. C17. Square-panelled timber framing with painted brick infill, encased in brick in places; thatched roof with painted brick stack. Rectangular plan. Flat-roofed open-sided porch to the garden front, not of special interest. 1½ storeys. Garden front from left to right: early plank door within a flat-roofed porch, 2-light casement, single-light, 2-light casement and smaller 2-light casement. Two 2-light eaves dormers. All windows with decorative leaded panes. Half-hipped west gable end. Axial stack. Interior not inspected.’

Significance: The ‘special architectural or historic interest’ which warrants its status as a listed building can be attributed to the cottage’s age and its clear vernacular form. Making distinctive use of exposed box timber framing, with a substantial thatched roof enveloping the upper storey, the cottage is conspicuous amongst its neighbouring properties for its scale, materials and traditional detailing, hinting at an historic character for the settlement of Southam which is now largely lost. The mention of ‘GV’ within the wider listing text, also suggests the building has significance in its ‘Group Value’ when considered alongside the cluster of historic buildings to the east, including the church, barn and Pigeon House, the identifiable ‘historic core’ of the old village.

Setting: The building’s setting, has three contributory elements; firstly 1) its roadside position along Southam Lane granting the front elevation prominence on a principal highway. Despite the cottage’s scale, its corner position and conspicuous character amongst a sea of modern housing, lend Monk’s Rest an element of modest ‘landmark status’. It is clear in this regard that the setting of the house has undergone significant harm from the scale of C20th infill development. What was an entirely rural setting until the 1970s, surrounded largely by fields and a few scattered farm buildings, is now very suburban in character. 2) Its position at the entrance to the private drive is also significant since this visually leads towards the historic core of the village and the lane is of a more intimate scale. Finally, 3) its inner setting created by its elongated garden enclosed from the private drive by a stone wall. This heavily ‘green’ space interspersed only with modest sheds and garden structures defines the cottage’s historic enclosure and has an intimate and private character, heavily screened from its surroundings.

Relationship to the development site: Monk’s Rest lies immediately to the north west corner of the proposed development site, and is separated from it by both a six foot high close-boarded fence and also significant vegetation and trees, planted to both sides of the boundary. If constructed, the proposed new semi-detached dwellings would be approximately 75m to the south of Monks Rest at their closest point, separated by the latter’s elongated garden. From within the proposed development site it is very difficult to gain visibility of Monk’s Rest due to the current extent of vegetation along the boundaries. Even allowing for some seasonal variation, the cottage is built at a slightly lower level (similar to that of Priory Cottage), and as a result its substantial thatched roof is all that is visible in glimpses over the boundary. As existing open space, the proposed development site is a remnant of the historic settlement, which was once dominated by green and open spaces, making a small positive



Fig 16 (top) Monk’s Rest, view from Southam Lane looking East.
Fig 17 (above) The entrance to the private driveway from Southam Lane, where the scale of the highway changes considerably, Fig 18 (below) Indicative view of Monk’s Rest



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contribution to the setting of Monk's Rest. However, given the degree of C20th development which has already taken place, and the relatively modest scale and density of development now proposed, this is not considered to be harmful to the setting of Monk's Rest which will retain its landmark status, its gateway position to the private driveway and its intimate inner setting within its own densely planted garden enclosure.

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Church of the Ascension (Grade II)*

Description: This grade II* listed building is located approximately 120m from Southam Lane, accessible only by a public footpath which connects the private driveway with Ratcliffe Lawns. Forming part of a significant cluster of historic buildings, the church occupies a slightly elevated position relative to the former farmyard adjacent, and is only visible from very close range. The list description (see Appendix 2 for the full description) states:

'Anglican chapel. C12, restored mid-late C19 in neo-Norman style by Edward Earl of Ellenborough 1861 in memory of his first wife Octavia, died 1819. The early church appears to have been of rubble construction with large squared and dressed quoins, C19 rebuilding on coursed squared and dressed limestone. Nave and chancel with vestry/organ chamber at right angles to the south wall of the nave. C19 buttress to the chancel. Chancel north wall: with early studded plank door within a C12 opening with megalithic jambs, imposts and single stone lintel. Single-light window cut from a single stone to the right, now blocked. One single-light and two 3-light neo-Norman windows with jamb shafts and stylized scalloped capitals; Lombard frieze below the eaves. West gable end with 3 neo-Norman windows with jamb shafts with billeted and chevroned arches. Single similar window towards the apex of the gable. Nave south wall: 3-light, single-light and neo-Norman windows; Lombard frieze and C19 two-light roof dormer with engaged wooden jamb shafts with scalloped capitals and buttressing to the chancel. Chancel north wall with small C12 slit window with lintel with four small square recessed panels arranged in the form of a square. Single-light neo-Norman east window with hood. Two-light Perpendicular window to the south wall, reputed to come from Hailes Abbey. C19 vestry with neo-Norman single-light window with engaged jamb shafts to the gable end. C19 plank door with decorative hinges within a neo-Norman doorway matching the north doorway. Stepped gable-end coping-with upright cross finials to chancel, vestry and nave. Bellcote with single bell hanging to the gable end of the nave...'

Significance: The 'special architectural or historic interest' which warrants its status as a listed building can be attributed to the church's significant age and its evolved form featuring characteristics from several important architectural periods including a C19th restoration. Its high quality use of materials and detailing, relative to its modest scale and simple form, along with fabric understood to come from another significant local landmark (Hailes), combine with the association with Lord Ellenborough to add further architectural and historic interest. At some stage it is understood the church fell into disrepair and was used as a barn, until restoration in C19th. The mention of 'GV' within the wider listing text, also suggests the building has significance in its 'Group Value' when considered as part of the cluster of historic buildings which surround it, including the barn, Pigeon House, and Monk's Rest, all of which help to identify the 'historic core' of the old village.

Setting: The building's setting, has two contributory elements; firstly 1) its forming part of the significant cluster of buildings at the historic core of the village and 2) its wider setting where the historic core is an effective island at the centre of what is now predominantly a late C20th settlement. The grouping alongside the range of former agricultural buildings and farmhouse, forms a strong sense of enclosure to the north side of the church. Despite some low walls separating them and areas of private garden, the collection of steeply pitched roofs, dominant use of stone and range of architectural features gives a picturesque quality to the space with particularly significant views along the public footpath in both directions. The wider setting, by contrast, has now entirely divorced the historic core from its former agricultural



Fig 19 (top) The church viewed from the former farm yard looking east. Fig 20 (middle) The church, 1951, Fig 21 (above) View from the private drive into the picturesque group.

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landscape, with modern housing in every direction. Though occupying a slightly elevated position, relative to the farmyard, the church is of relatively small scale for an ecclesiastical building, and is invisible from virtually every surrounding distant view point due to the scale of 2 storey modern housing and the topography.

Relationship to the development site: The church lies immediately to the east corner of the proposed development site, and is separated from it by a four foot stone wall with pedestrian gate, along with significant vegetation and trees, planted to both sides of the boundary. If constructed, the proposed new semi-detached dwellings would be approximately 120m to the West of the church at their closest point, and the proposed new garages approximately 85m, also to the west, separated by the proposed garden of Church Gate. From within the proposed development site, even at close quarters, it is very difficult to gain visibility of the church, with three very large trees (walnut, beech and wellingtonia) looming over both the church and the eastern boundary of the site. Even allowing for some seasonal variation, the ground level slopes towards the south, so with the church set back from the edge of its level site, even without any vegetation in place, its visibility would be significantly diminished from Southam Lane. As existing open space, the proposed development site is a remnant of the historic settlement, which was once dominated by green and open spaces, making a small positive contribution to the wider setting of the church. However, given the degree of C20th development which has already taken place, and the relatively modest scale and density of development now proposed, combined with the focus of development being on Southam Lane, this is not considered to be harmful to the setting of the Church of the Ascension which will retain its important grouping at the heart of the historic village.



Fig 22 View from within the site looking north to the location of the Church (beyond the wellingtonia tree).

Land at Church Gate, Southam

Tithe barn and shelter shed (Grade II)*

Description: This grade II* listed building is located approximately 180m from Southam Lane, accessible by a public footpath which connects Ratcliffe Lawns with the private drive over which there is a right of access. Forming part of a significant cluster of historic buildings, the tithe barn and its attached shelter shed occupies a right-angle of a former farmyard. The list description (see Appendix 3 for the full description) states:

‘Tithe barn. Late C14 or early C15. Square-panelled timber framing now covered with C20 weatherboarding; high random coursed squared and dressed limestone plinth; artificial stone slate roof. Rectangular plan with a projecting central porch on the south side; lean-to extension to the left of the porch; former shelter shed runs south from the west gable end; granary extension at the east gable end of the barn. South front: central gabled and weather-boarded porch; with double plank doors; C20 stone-built lean-to extensions to the left of the porch with plank doors and a 4-light C20 steel casement. Early plank door towards the east gable end of the barn; five single-light windows with leaded panes to the weatherboarded part above, similar windows to the north front. Trefoil-headed single-light window; stone grain chute and early plank door within an early pointed arch, possibly reused, to the lean-to granary at the east gable end. Flat gable end coping and roll-cross saddle to barn. Eight-bay shelter shed with timber uprights on pyramidal padstones, openings now blocked with garage doors. Interior: 7 bays with 8 raised cruck trusses, two now incomplete. The original truss form appears to have comprised a pair of cruck blades jointed to a collar beam, with a brace from cruck blade to soffit of the collar; vertical struts from the soffit of each cruck blade to floor now removed; secondary collar towards the apex. Most of the trusses have now been strengthened with the addition of a tie-beam. Internal raking buttress at the east end. (N.W. Alcock, M.W. Barley, Antiquities Journal 52, 1972, 132)’

Significance: The ‘special architectural or historic interest’ which warrants its status as a listed building can be attributed to the barn’s significant age and its evolved form, retaining in particular a significant roof structure and timber framing. In spite of a rather unsympathetic restoration of 1960s, the building retains its overall historic scale and form, along with its functional agricultural character, whilst its former farmyard is also fundamentally retained as an open space preserving its setting, and that of neighbouring listed buildings. The mention of ‘GV’ within the wider listing text, also suggests the building has significance in its ‘Group Value’ when considered as part of the cluster of historic buildings which surround it, including the church, Pigeon House, and Monk’s Rest, all of which help to identify the ‘historic core’ of the old village.

Setting: The barn’s setting, has two contributory elements; firstly 1) its forming part of the significant cluster of buildings at the historic core of the village and 2) its wider setting where the historic core is an effective island at the centre of what is now predominantly a late C20th settlement. The grouping alongside the former farmhouse in particular retains a strong sense of the historic farmstead, despite domestication of garden space to the latter and some low level walls towards the edges of the farmyard. Fundamentally the farmyard space remains open and uncluttered, and when combined with the church on the south, the buildings form a strong sense of enclosure to this area, with a picturesque quality which is distinctly different from the majority of the village. There are particularly significant views along the public footpath in both directions which take in the barn and its adjacent structures. The wider setting, by contrast, has entirely divorced the historic core from its former agricultural landscape, with



Fig 23 (top) The tithe barn viewed from the south. Fig 24 (above) The barn, 1956. Fig 25 (below) gates at Church Gate looking North to barns beyond.



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modern housing forming a backdrop in virtually every direction. Indeed, from outside the farmyard space it is impossible to see the barn without modern housing visually abutting it, and the barn's significant scale can be seen in several views surrounded by modern housing from Ratcliffe Lawns to the north and west.

Relationship to the development site: If constructed, the proposed new semi-detached dwellings would be approximately 100m to the SW of the Shelter shed at their closest point, and the proposed new garages approximately 70m, also to the SW, separated by the proposed garden and retained building of Church Gate. From within the proposed development site, the existing building of Church Gate provides a visual barrier between the historic farmyard and the development site, enhanced further by significant and established planting along the northern site boundary which abuts the private driveway, and also the NE boundary abutting the church. Even allowing for some seasonal variation, the presence of Church Gate, combined with the ground level sloping towards the south, ensures there is very little visual connection between the barns and the proposed site. As existing open space, the proposed development site is a remnant of the historic settlement, which was once dominated by green and open spaces, making a small positive contribution to the wider setting of the barns. However, given the degree of C20th development which has already taken place, and the relatively modest scale and density of development now proposed, combined with the focus of development being on Southam Lane, this is not considered to be harmful to the setting of the Tithe Barn and shelter shed which will retain their important grouping at the heart of the historic village.

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Pigeon House, (Gr II)

Description: This grade II listed building is located approximately 65m north of its entrance gates on Southam Lane, and is additionally accessible by a public footpath which connects Ratcliffe Lawns with the private driveway over which there is a right of access. Along with the tithe barn and its attached shelter shed, as well as the Church, Pigeon House and its rear extensions form a significant cluster of historic buildings, around a former farmyard. The list description (see Appendix 4 for the full description) states:

'Former manor house possibly medieval, extended C16 and C18, altered c1924 by T.E. Whitaker. Close-studded timber framing with herringbone limestone block infill; random squared and dressed limestone; stone slate roof with ashlar stack and C20 artificial stone stack. Complex plan with an 'L'-shaped medieval range probably originally comprising a hall with a 2-storey solar wing at its south end with further extension to the east; rectangular C16 partly timber-framed range to the west of the solar. Two-storeys and 2-storeys and attic. South-facing elevation of timber-framed range with C20 central 1 storey porch with a plank door with decorative studding within a 4-centred arched surround with moulded hood with heraldic stops and inscriptions 'A.D./ABOUT/1066' and 'Restored/1924/T.E.W', and enriched spandrels; brattished decoration at top of portal; small single-light window to the left; 3-light stone-mullioned casement above; image niche with canopy towards the apex of the gable. The return walls of the porch are linked to the main body via stone-mullioned bow windows; similar bow window to rear with an early 7-light flat-chamfered wood-mullioned window with transom to the left. All stone-mullioned windows to the main body with leaded panes and enriched spandrels. C20 three-light, 5-light and 7-light C20 oriel windows-some with transoms and decorative leaded panes to the north, south and west sides of the timber framed first floor. Single 3-light C20 canted eaves dormer with decorative barge board upper right. Earlier range set back to the right with a single-light and 2-light stone-mullioned casement to the ground floor. Four-light stone-mullioned casement with Tudor-arched headed lights to the first floor. C20 part-glazed door under an open-fronted lean-to to the left. C19 stone-mullioned casements some with cusped heads to the other elevation. Small turret with battlemented parapet with a n early possibly reused pointed-arched entrance, in the angle between the main body and the later extension...'

Significance: The 'special architectural or historic interest' which warrants its status as a listed building can be attributed to Pigeon House's significant age its evolved vernacular form, and evidence of it having been the original manor house to the village until the C17th. Though the house underwent a significant restoration in the 1920s which re-exposed timber framing previously rendered, and saw several medieval style features added including oriel windows and tracery, the building retains fabric and form which provide clear evidence of its past. The mention of 'GV' within the wider listing text, also suggests the building has significance in its 'Group Value' when considered as part of the cluster of historic buildings which surround it, including the church, Tithe Barn and shelter shed, and Monk's Rest, all of which help to identify the 'historic core' of the old village.

Setting: The house's setting, has three contributory elements; firstly 1) its forming part of the significant cluster of buildings at the historic core of the village, 2) its situation amongst its own substantial landscaped gardens, and 3) its wider setting where the historic core of Southam is an effective island at the centre of what is now predominantly a late C20th settlement. The grouping alongside the barn in particular, retains a strong sense of the historic farmstead, despite domestication of garden space and some low-level walls towards the edges of the farmyard. Fundamentally these historic buildings retain their historic enclosures, so that when combined with the church on the south side of the farmyard, the buildings form a strong sense of enclosure to this area, with a picturesque



Fig 26 (top) The Pigeon House viewed from the public footpath to the north. Fig 27 (above) The Pigeon House, 1956 from the farm yard, Fig 28 View from site looking NE into the landscaped grounds of Pigeon House including greenhouse and compost area.



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quality which is distinctly different from the majority of the village. There are particularly significant views along the public footpath in both directions which take in Pigeon House and its adjacent structures. Unlike all the properties surrounding it, Pigeon House is surrounded to the south and east by substantial landscaped gardens containing a good number of mature trees. The grounds lead from the gated entranceway on Southam Lane up to the house, and make public views of the south elevation impossible. Due to the public footpath, the north, and west elevations are clearly visible, whilst the east is only visible in glimpses over six foot fence. The extent of gardens to the house, as well as its own entrance from Southam Lane, lend an air of grandure to the setting of the house, distinct from other buildings around it. The wider setting, by contrast, has entirely divorced the historic core of Southam from its former agricultural landscape, with modern housing forming a backdrop in virtually every direction. It is particularly marked in the case of Pigeon House where a comparative density of development around it is approximately 8:1.

Relationship to the development site: Pigeon House lies approximately 30m to the east of the proposed development site, and if constructed, the proposed new semi-detached dwellings would be approximately 75m to the SW of the closest point of the house (its west gable). From within the proposed development site, significant vegetation along the eastern boundary entirely screens Pigeon House from the development site, whilst the latter's own landscaped gardens further screen the proposed development site. A small section of the garden to Pigeon House including a greenhouse, compost bins and tree-line section of driveway are visible alongside the site's eastern boundary, but the house remains out of sight. Even allowing for some seasonal variation, the presence of the church, combined with the ground level sloping towards the south, ensures there is no visual connection between Pigeon House either from Southam Lane or the private driveway. As existing open space, the proposed development site is a remnant of the historic settlement, which was once dominated by green and open spaces, making a small positive contribution to the wider setting of Pigeon House. However, given the degree of C20th development which has already taken place, and the relatively modest scale and density of development now proposed, combined with the focus of development being on Southam Lane, this is not considered to be harmful to the setting of Pigeon House which will retain its important grouping at the heart of the historic village, as well as its landscaped setting within its own grounds.

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Significance - Non-Designated Heritage Asset

Priory Cottage (Potential NDHA)

Description: Priory Cottage is a small three-bay cottage of single storey plus attic, lying parallel to and close to the boundary of Southam Lane. Originally of only two bays in rubble-stone, a third bay in painted brick appears to have been added in the C19th. A building is visible in this location on the 1839 tithe map and it seems likely that the current structure is of at least late C18th date. The current roof is C20th clay tiles set on a modern timber roof structure and a single storey extension has been added to the rear. There are oriel windows incorporating decorative leaded glass feature to the front and side elevations, with individually tiled, mono-pitched roofs. Though historic in design, these windows seem likely to be the result of a C20th restoration, bearing a striking resemblance to some of the ‘medievalized’ fenestration and glazing to Pigeon House, circa 1924. Located so close to the lane with only a cock-and-hen capped stone wall to its front boundary, the cottage has clear heritage interest as a remnant of the historic village prior to C20th expansion.

Significance: There is no statutory designation applied to Priory Cottage, nor is it currently part of Tewkesbury Borough Council’s Local Heritage List. However, having examined the ‘Local Heritage List Selection Criteria’², it appears that Priory Cottage could fulfill several of these: Its external appearance particularly with regard to the leaded oriel windows has **aesthetic merit**, its potential C18th construction has clear **age**, whilst its prominent roadside position gives the cottage a degree of **landmark value**.

Setting: Unlike the majority of the modern developments surrounding it which are set back in elongated plots with driveways and front gardens, and long gardens to the rear, Priory Cottage is positioned at the very front of its wide but narrow-depth plot, with only a low boundary wall separating it from the highway, and its informal driveway and garden space to either side. With a sizeable yew tree to the left of the cottage, the largest area of garden to the NW appears somewhat visually separated and features only a small shed amongst an otherwise somewhat overgrown garden. There is an existing garden gate, albeit poor condition and overgrown, within the front boundary wall to the NW of the site. As such a narrow depth plot, with a very open estate rail fence to the rear, the area of former orchard to the rear, offers a green backdrop to the cottage.

Relationship to the development site: Priory Cottage forms part of the proposed development site, with the proposed new semi-detached dwellings and new vehicular access due to be situated immediately adjacent to the NW. The cottage would remain separate from the new houses by the landscaped driveway entrance with curved sections of open estate rail fencing retaining an open and green character to the new access point. A newly defined garden space and parking area for the cottage, are due to be created to the NE in the area of former orchard which currently lies directly behind. Though the proposed development would build upon the current garden space of Priory Cottage, the current visual disassociation between the cottage and its garden, created by the yew tree, combined with the retention of the current green backdrop, will ensure its setting is preserved.



Fig 29 Front elevation Priory Cottage, Fig 30 Rear of Priory Cottage, Fig 31 View from Southam Lane of garden space belonging to Priory Cottage and its shed.

² Local Heritage List: Selection Criteria for Tewkesbury Borough Council, Supplementary Planning Document February 2022

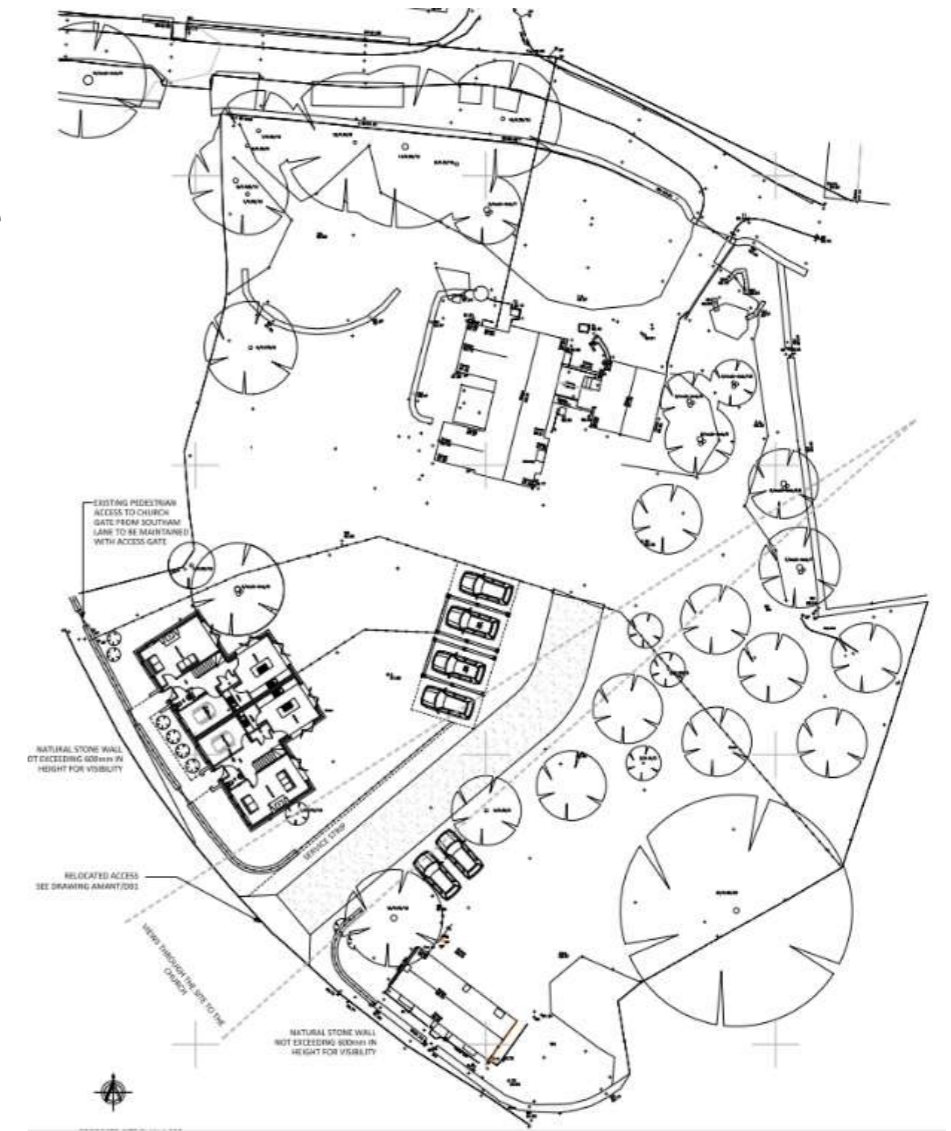
Land at Church Gate, Southam

Current proposals

Following productive pre-application discussions, a full application is now being submitted for the creation of two semi-detached cottages, a new vehicular access and parking provision within the proposed site. Due to the sensitivity of the cluster of important listed buildings NE of the site, the applicant is proposing that the new access from Southam Road be used to serve not only the new dwellings but also Priory Cottage, replacing the latter's informal track directly off the roadside. The existing entrance gates to Church Gate would be retained, to preserve the character and setting of the surrounding buildings.

The proposals take into account:

- Creating a new safe access point directly off Southam Lane to enhance the approach to the proposed new semi-detached houses and priory cottage.
- Reduce vehicular pressure on the private driveway and retain its intimate traditional character as the gateway to several important listed buildings at the core of historic Southam.
- Preserve the setting of the Gr II listed Monk's Rest, Gr II* listed Church, Gr II* listed Tithe Barn and shelter shed, and Gr II listed Pigeon House.
- The character of historic dwellings either side of the plot, being positioned close to Southam Lane with modest proportions and vernacular detailing.
- Retention of existing boundary treatments, with the addition of further soft and hard landscaping which makes use of native species, and local characteristics.
- Extensive green open spaces (garden) retained particularly around the boundaries with Pigeon House and the Church, in order to preserve their settings.
- Adopting an attractive vernacular design, making use of locally distinct materials and detailing, in order to preserve the setting of the existing designated and non-designated heritage assets and, and being consistent with both national and local policy.



Land at Church Gate, Southam

Impact Assessment

	Asset Affected	Impact upon Significance	Relevant Policies and Justification
1	Monks Rest (Gr II)	Neutral Impact. Though the relatively open nature of the proposed plot is a remnant of the historic core of Southam which was once dominated by open fields, the degree of extant C20th development and screened nature of the site mean that its contribution is only modest to the setting of Monks Rest. With its landmark status retained, its own intimate garden enclosure unchanged and its position at the entrance to the private driveway unaffected, it is considered that the impact of the proposed development is neutral.	NPPF para 197 a & c describes ‘the desirability of <u>sustaining</u> ... the significance of heritage assets’ and ‘new development making a positive contribution to local character and distinctiveness.’ Furthermore, within the Tewkesbury Borough Council’s Local Plan, policy HER2 states that ‘Alterations, extensions or changes of use to Listed Buildings, or <u>development within their setting</u> , will be expected to have <u>no adverse impact</u> on those elements which contribute to their special architectural or historic interest, including their settings.’ In addition policy SD8, subsection 3 of the Joint Core Strategy states that: ‘Designated and undesignated heritage assets and their settings will be <u>conserved</u> and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place... Development should aim to <u>sustain</u> and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate’.
2	Church of the Ascension (Gr II*)	Neutral Impact. Despite proximity, with the limited visual relationship between the proposed plot and the church, as well as the latter’s existing compromised wider setting surrounded by late C20th development, the proposed new development, focussed primarily from Southam Lane, would have an overall neutral impact upon the significance of the Church.	NPPF para 197 a & c describes ‘the desirability of <u>sustaining</u> ... the significance of heritage assets’ and ‘new development making a positive contribution to local character and distinctiveness.’ Furthermore, within the Tewkesbury Borough Council’s Local Plan, policy HER2 states that ‘Alterations, extensions or changes of use to Listed Buildings, or <u>development within their setting</u> , will be expected to have <u>no adverse impact</u> on those elements which contribute to their special architectural or historic interest, including their settings.’ In addition policy SD8, subsection 3 of the Joint Core Strategy states that: ‘Designated and undesignated heritage assets and their settings will be <u>conserved</u> and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place... Development should aim to <u>sustain</u> and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate’.
3	Tithe Barn and Shelter Shed (Gr II*)	Neutral Impact. Given the limited visual relationship between the proposed plot and the barn, as well as the latter’s existing compromised setting surrounded by late C20th development, the proposed new development, focussed primarily from Southam Lane, would have an overall neutral impact upon the significance of the Tithe Barn and Shelter Shed.	NPPF para 197 a & c describes ‘the desirability of <u>sustaining</u> ... the significance of heritage assets’ and ‘new development making a positive contribution to local character and distinctiveness.’ Furthermore, within the Tewkesbury Borough Council’s Local Plan, policy HER2 states that ‘Alterations, extensions or changes of use to Listed Buildings, or <u>development within their setting</u> , will be expected to have <u>no adverse impact</u> on those elements which contribute to their special architectural or historic interest, including their settings.’ In addition policy SD8, subsection 3 of the Joint Core Strategy states that: ‘Designated and undesignated heritage assets and their settings will be <u>conserved</u> and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place...’

Land at Church Gate, Southam

			Development should aim to <u>sustain</u> and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate’.
4	Pigeon House (Gr II)	Neutral Impact. Given the limited visual relationship between the proposed plot and the house, as well as the latter’s existing compromised wider setting surrounded by late C20th development, the proposed new development, focussed primarily from Southam Lane, would have an overall neutral impact upon the significance of the Pigeon House.	<p>NPPF para 197 a & c describes ‘the desirability of <u>sustaining</u> ... the significance of heritage assets’ and ‘new development making a positive contribution to local character and distinctiveness.’</p> <p>Furthermore, within the Tewkesbury Borough Council’s Local Plan, policy HER2 states that ‘Alterations, extensions or changes of use to Listed Buildings, or <u>development within their setting</u>, will be expected to have <u>no adverse impact</u> on those elements which contribute to their special architectural or historic interest, including their settings.’ In addition policy SD8, subsection 3 of the Joint Core Strategy states that: ‘Designated and undesignated heritage assets and their settings will be <u>conserved</u> and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place... Development should aim to <u>sustain</u> and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate’.</p>
5	Priory Cottage (potential NDHA)	Neutral Impact.. The creation of new dwellings and vehicular access within the current garden space of Priory Cottage is considered to have an overall neutral impact upon the setting of the NDHA due to the retention of the existing green backdrop, created by brief views behind the cottage into the former orchard space. In addition, the visual separation between the cottage and its garden, created by the existing yew tree which is to be retained, combined with the sympathetic design, scale and positioning of the new dwellings to link to their historic setting, further preserves its setting.	<p>The NPPF paragraph 203 states that ‘the <u>effect of an application on the significance</u> 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 <u>balanced judgement</u> will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’</p> <p>Furthermore, within the Tewkesbury Borough Council’s Local Plan, policy HER5 states that ‘Non-Designated Heritage Assets will be <u>conserved</u> having regard to the significance of the asset and its contribution to the historic character of the area. Proposals affecting a Non-Designated Heritage Asset and/or its setting will be expected to <u>sustain</u> or enhance the character, appearance and significance of the asset.’ In addition policy SD8, subsection 3 of the Joint Core Strategy states that: ‘Designated and undesignated heritage assets and their settings will be <u>conserved</u> and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place... Development should aim to <u>sustain</u> and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate’.</p>

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- Fig 31 View from Southam Lane of garden space belonging to Priory Cottage and its shed

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Land at Church Gate, Southam

Appendix 1 – Listing description for Monk's Rest

Heritage Category: Listed Building

Grade: II

List Entry Number: 1340157

Date first listed: 04-Dec-1987

Statutory Address: MONK'S REST, SOUTHAM LANE

Details

SO 92 NE SOUTHAM SOUTHAM LANE (north side)

8/169 Monk's Rest

GV II

County: Gloucestershire

District: Tewkesbury (District Authority)

Parish: Southam

National Grid Reference: SO 96887 25576

Cottage. C17. Square-panelled timber framing with painted brick infill, encased in brick in places; thatched roof with painted brick stack. Rectangular plan. Flat-roofed open-sided porch to the garden front, not of special interest. 1½ storeys. Garden front from left to right: early plank door within a flat-roofed porch, 2-light casement, single-light, 2-light casement and smaller 2-light casement. Two 2-light eaves dormers. All windows with decorative leaded panes. Half-hipped west gable end. Axial stack. Interior not inspected.

Land at Church Gate, Southam

Appendix 2 - Listing description for Church of the Ascension

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1303115

Date first listed: 04-Dec-1987

Statutory Address: CHURCH OF THE ASCENSION, SOUTHAM LANE

8/172 Church of the Ascension (formerly listed as Southam Church)

GV II*

Anglican chapel. C12, restored mid-late C19 in neo-Norman style by Edward Earl of Ellenborough 1861 in memory of his first wife Octavia, died 1819. The early church appears to have been of rubble construction with large squared and dressed quoins, C19 rebuilding on coursed squared and dressed limestone. Nave and chancel with vestry/organ chamber at right angles to the south wall of the nave. C19 buttress to the chancel. Chancel north wall: with early studded plank door within a C12 opening with megalithic jambs, imposts and single stone lintel. Single-light window cut from a single stone to the right, now blocked. One single-light and two 3-light neo-Norman windows with jamb shafts and stylized scalloped capitals; Lombard frieze below the eaves. West gable end with 3 neo-Norman windows with jamb shafts with billeted and chevroned arches. Single similar window towards the apex of the gable. Nave south wall: 3-light, single-light and neo-Norman windows; Lombard frieze and C19 two-light roof dormer with engaged wooden jamb shafts with scalloped capitals and buttressing to the chancel. Chancel north wall with small C12 slit window with lintel with four small square recessed panels arranged in the form of a square. Single-light neo-Norman east window with hood. Two-light Perpendicular window to the south wall, reputed to come from Hailes Abbey. C19 vestry with neo-Norman single-light window with engaged jamb shafts to the gable end. C19 plank door with decorative hinges within a neo-Norman doorway matching the north doorway. Stepped gable-end coping-with upright cross finials to chancel, vestry and nave. Bellcote with single bell hanging to the gable end of the nave. Plastered church interior with 3-bay nave with braced principal rafters resting on corbels. Single-bay chancel. Flagged floor. C12 round-headed chancel arch, probably rebuilt with megalithic jambs and simple chamfered imposts; similar arch to vestry. C17 oak panelled dado to nave and chancel. C19 free-standing pews. Rectangular neo-Norman pulpit with blind arcading and chevroned ornament. Octagonal white marble font with ornate lotus flower decoration in relief (matching central feature within the monument to Lord Ellenborough's aides at The De la Bere Hotel q.v.). Renaissance choir stalls with mannerist 'terms', carved lions' heads and carved misericords; linenfold panelling incorporating the unicorn crest above. C19 lectern with cusped decoration. Neo-Norman stone communion rail in the form of interlocking arcading. Neo-Norman stone altar table with 3 arches and chevroned decoration. Limestone reredos with free-standing narrow stone columns. Two C19 chairs with carved oak panels either side. Ornate bronze hanging bowl within the chancel. Monuments: two neo-Norman niches one containing a bust of Countess Octavia, first wife of Lord Ellenborough, the other a bust of Lord Ellenborough in the south wall of the chancel. Shield and sword probably of Indian origin hang from the right-hand jamb of the chancel arch; brass plaque to Sir Charles Napier below. Six other C19 brass plaques commemorating Lord Ellenborough's relatives and associates on the south side of the nave. Chancel south wall: brass tablet recording the restoration of the chapel by Lord Ellenborough in 1861; memorial plaque to Octavia Lady Ellenborough, died 1819 and brass plaque to Lord Ellenborough died 1871 erected 'by his tenentry' to the right. Two brattished corbels in the corners at the west end, one with a small equestrian bronze memorial to the Duke of Wellington; bust of man on the other corbel. Brightly coloured heraldic and decorative glass memorials to Lord Ellenborough's friends and relations, e.g. one window commemorates 'the brave who fell at Sinde and in Givalio, 1843'. Two Flemish paintings over chancel arch. (David Verey, *The Buildings of England: The Vale and the Forest of Dean*, 1980)

County: Gloucestershire

District: Tewkesbury (District Authority)

Parish: Southam

National Grid Reference: SO 96981 25557

Land at Church Gate, Southam

Appendix 3 – Listing description for Tithe Barn and Shelter Shed

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1091668

Date first listed: 04-Jul-1960

Date of most recent amendment: 04-Dec-1987

Location

Details

SO 92 NE SOUTHAM SOUTHAM LANE (north side)

8/171 Southam Tithe Barn and shelter shed (formerly listed under Pigeon House Farmhouse and Tithe Barn) 4.7.60

GV II*

Tithe barn. Late C14 or early C15. Square-panelled timber framing now covered with C20 weatherboarding; high random coursed squared and dressed limestone plinth; artificial stone slate roof. Rectangular plan with a projecting central porch on the south side; lean-to extension to the left of the porch; former shelter shed runs south from the west gable end; granary extension at the east gable end of the barn. South front: central gabled and weather-boarded porch; with double plank doors; C20 stone-built lean-to extensions to the left of the porch with plank doors and a 4-light C20 steel casement. Early plank door towards the east gable end of the barn; five single-light windows with leaded panes to the weatherboarded part above, similar windows to the north front. Trefoil-headed single-light window; stone grain chute and early plank door within an early pointed arch, possibly reused, to the lean-to granary at the east gable end. Flat gable end coping and roll-cross saddle to barn. Eight-bay shelter shed with timber uprights on pyramidal padstones, openings now blocked with garage doors. Interior: 7 bays with 8 raised cruck trusses, two now incomplete. The original truss form appears to have comprised a pair of cruck blades jointed to a collar beam, with a brace from cruck blade to soffit of the collar; vertical struts from the soffit of each cruck blade to floor now removed; secondary collar towards the apex. Most of the trusses have now been strengthened with the addition of a tie- beam. Internal raking buttress at the east end. (N.W. Alcock, M.W. Barley, *Antiquities Journal* 52, 1972, 132)

Statutory Address: SOUTHAM TITHE BARN AND SHELTER SHED, SOUTHAM LANE

County: Gloucestershire

District: Tewkesbury (District Authority)

Parish: Southam

National Grid Reference: SO 96976 25598

Land at Church Gate, Southam

Appendix 4 - Listing description for Pigeon House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303106

Date first listed: 04-Jul-1960

Location

Details

SO 92 NE SOUTHAM SOUTHAM LANE (north side)

8/170 The Pigeon House

4.7.60

GV II

Former manor house possibly medieval, extended C16 and C18, altered c1924 by T.E. Whitaker. Close-studded timber framing with herringbone limestone block infill; random squared and dressed limestone; stone slate roof with ashlar stack and C20 artificial stone stack. Complex plan with an 'L'-shaped medieval range probably original originally comprising a hall with a 2-storey solar wing at its south end with further extension to the east; rectangular C16 partly timber-framed range to the west of the solar. Two-storeys and 2-storeys and attic. South-facing elevation of timber-framed range with C20 central 16 storey porch with a plank door with decorative studding within a 4-centred arched surround with moulded hood with heraldic stops and inscriptions 'A.D./ABOUT/1066' and 'Restored/1924/T.E.W', and enriched spandrels; brattished decoration at top of portal; small single-light window to the left; 3-light stone-mullioned casement above; image niche with canopy towards the apex of the gable. The return walls of the porch are linked to the main body via stone-mullioned bow windows; similar bow window to rear with an early 7-light flat-chamfered wood-mullioned window with transom to the left. All stone-mullioned windows to the main body with leaded panes and enriched spandrels. C20 three-light, 5-light and 7-light C20 oriel windows-some with transoms and decorative leaded panes to the north, south and west sides of the timber framed first floor. Single 3-light C20 canted eaves dormer with decorative barge board upper right. Earlier range set back to the right with a single-light and 2-light stone-mullioned casement to the ground floor. Four-light stone-mullioned casement with Tudor-arched headed lights to the first floor. C20 part-glazed door under an open-fronted lean-to to the left. C19 stone-mullioned casements some with cusped heads to the other elevation. Small turret with battlemented parapet with an early possibly reused pointed-arched entrance, in the angle between the main body and the later extension. Interior: flagged entrance hall with large open fireplace with bressumer and probably reused C17 panelling. Beams with triangular stops. Tudor-arched stone fireplace within dating from 1924 alterations within the adjoining room. Open-fireplace with bressumer beam within the adjoining range the eastern limb of which is entered via a possibly reused pointed-arched entrance and contains an early wooden spiral staircase with square-sectioned treads and a niche with reused C12 jamb shaft with chevron decoration and a piece of roll-moulded stonework. Roof to early range with curving principals with yoke at the apex; single purlins, wind bracing. Stained glass insets dating from early C20 alterations dated and initialled Reg Constance, Glazier 1924. (V.C.H. Gloucestershire, Vol VIII, p10)

Statutory Address: THE PIGEON HOUSE, SOUTHAM LANE

County: Gloucestershire

District: Tewkesbury (District Authority)

Parish: Southam

National Grid Reference: SO 97019 25567