

**Brookford Cottage, Shipton Oliffe GL54 4JF**

## **HERITAGE STATEMENT**

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## **PURPOSE OF THE REPORT**

This report has been prepared to support applications for listed building consent and planning permission for internal alterations and a single storey extension at Brookford Cottage.

Brookford Cottage is a grade II listed building (Appendix 1) in the Shipton Oliffe Conservation Area located close to the grade II listed buildings of South Farm, South Farm Cottage and Spinney Cottage (Appendix 1). Shipton Oliffe is also in the Cotswolds Area of Outstanding Natural Beauty (AONB).

Paragraph 194 of the National Planning Policy Framework (NPPF) requires that, when making changes to listed buildings, their significance is described in a level of detail that is “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

In this case the proposals will impact on the internal and external appearance of the listed building and on the appearance of the conservation area. The significance of the cottage will therefore be described in detail and a general description provided of the conservation area including the proximate listed buildings.

Significance will be described using the definition in Annex 2 of the NPPF and the terms used in the Government’s *Planning Practice Guidance on the Historic Environment* as follows:

- Archaeological interest that relates to evidence of past human activity worthy of expert investigation.
- Architectural and artistic interest that relates to the design and general aesthetics of a place which may arise from conscious design or be a fortuitous result of change over time. Architectural interest includes the art or science of design, construction, craftsmanship and decoration.
- Historic interest that relates to the way that a heritage asset may illustrate or be associated with past lives and events providing a material record of our nation’s history and providing meaning for communities.

The statement is informed by visual analysis, historic editions of Ordnance Survey (OS) maps, secondary documentary research and photographs.

## **POLICY CONTEXT**

The NPPF is clear that listed buildings and conservation areas “are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.” To this end paragraph 197 recognises the desirability of putting them to viable uses consistent with their conservation and of new development that makes a positive contribution to local character and distinctiveness. These are factors local authorities should take account of when determining applications.

Paragraph 199 of the NPPF requires that “when considering the impact of a proposed development on the significance of a listed building or conservation area, great weight should be given to their conservation, irrespective of the level of harm caused. Indeed, any harm to significance requires a clear and convincing justification (paragraph 200). Paragraph 202 clarifies that the justification for less than substantial harm will depend upon the public benefits of the proposal.

In conservation areas and in the setting of listed buildings paragraph 206 urges local authorities to look for opportunities to enhance or better reveal their significance through new development and treat proposals that do so, favourably. Historic England has published good practice advice on the assessment of setting and impact which is of relevance here.

In the Cotswold District Local Plan 2011-2031, EN1 Built natural and historic environment reflects national policy but draws attention to the importance of maintaining links between individual heritage assets and their wider landscape setting including the use of local materials for building. Policy EN2 Design of the built and natural environment refers to the Cotswold Design Code (Appendix D of the local plan) and its role in delivering design that respects the character and distinctive appearance of the locality. This policy commits to the approval of development which accords with the code.

Policy EN5 Cotswolds Area of Outstanding Natural Beauty lends further weight to the importance of development conserving and enhancing the natural beauty of the landscape including its distinctive settlements and drystone walls.

Policy EN10 Historic environment designated heritage assets and EN11 Historic environment designated heritage assets – conservation areas, reflect national heritage policy and refer to the importance of siting, scale, form, proportion, design and materials in assessing impact as well as the importance of retaining open spaces including garden areas that contribute to the character of a conservation area.

## **SUMMARY**

Brookford Cottage is an interesting example of C17 and C19 Cotswold vernacular that holds much charm in its quaint proportions, steep stone roof, mullioned windows and contrasting dressed and rubble stone walls. Its architectural interest is substantially enhanced by its setting as part of a highly appealing historic group around the Bees Lane ford. This is also where its contribution to the character of the conservation area is greatest and it is in these terms that it also contributes positively to the significance of the grade II listed South Farm.

The proposal will make minor changes to the interior of the listed cottage and alter its exterior by replacing modern windows and adding a single storey extension. The exterior changes will also alter the appearance of the conservation area and the setting of South Farm.

Changes to the historic fabric of the listed building are minimal and either without harm to significance or, as in the case of new windows, will enhance significance. The main impact of the proposal derives from the extension. This has been carefully designed to conserve the

quaint proportions and architectural interest of the cottage and to reflect the scale and form of development and the traditional vernacular materials typical of the conservation area.

Taken as a whole the proposal greatly enhances the use of Brookford Cottage by bringing the accommodation it provides up to C21 functional and space standards. As such it renders the cottage viable as a C21 dwelling whilst avoiding harm to significance in a manner that accords with policy set out in section 16 NPPF and with historic environment policy in the local plan.

## SITE LOCATION

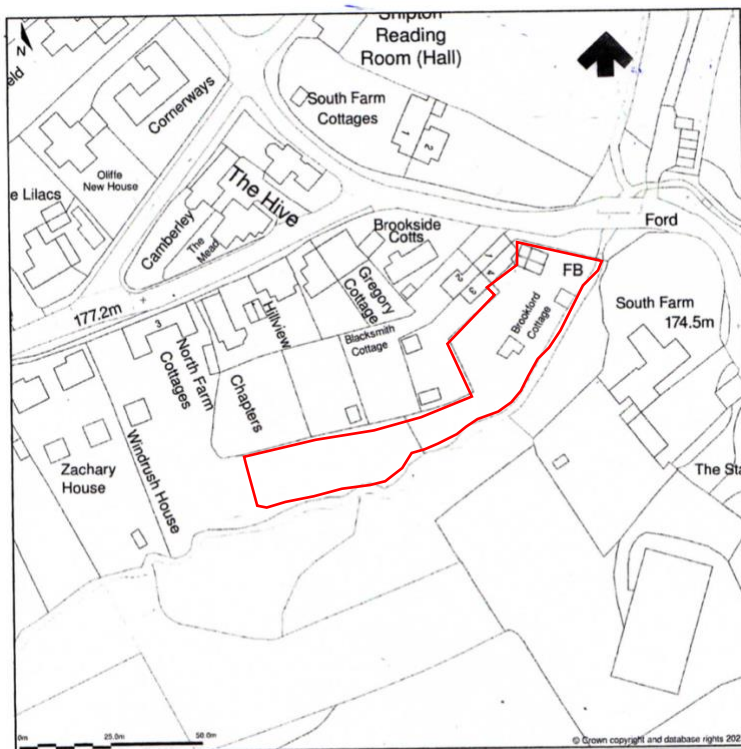


Figure 1: Site location

Brookford Cottage is located at the east end of the village of Shipton Oliffe on a long, flat garden plot that runs along the north bank of a stream (Fig.1). The plot is bounded by a mixture of drystone walls, fences, hedges and the banks of the stream. It is characterised by lawns, with mature trees and woodland areas (Plates 1&2). The cottage sits on the roadside behind a low drystone wall with a gravelled access and parking on its east side and a double garage in the garden. A garden shed lies further into the plot.





Plate 1: Garden to rear of Brookford Cottage with timber fence boundary to Brookside Cottages left, garden shed far right, garage beyond and Brookford Cottage centre



Plate 2: Extensive garden plot to the rear of Brookford Cottage and properties fronting Shipton Lane occupying the north bank of the stream with timber fencing on the north boundary and neighbour's sheds

The cottage is located on Bees Lane which crosses the stream at a ford just to the east before winding up out of the valley. On the opposite side of the stream to the cottage lies South Farm, a substantial grade II listed property set in gardens which occupy the banks of the stream and with former farm buildings behind, surrounded by dry stone walls. Brookside Cottages, set gable-on to the road, occupy part of the property's west boundary



and almost touching the southwest corner of the cottage. A close boarded fence forms the boundary between the two (Plate 1).

## **HISTORICAL BACKGROUND**

### **Shipton Oliffe**

The settlement of Shipton comprises two medieval manors, Shipton Solers to the west and Shipton Oliffe to the east, both lying in the valley of a small stream which twists its way in a westerly direction to join the River Colne. The manors were the centres of separate parishes until 1871 with Shipton Solers originally the larger of the two.<sup>1</sup> Population growth through the C17 and C18, however, saw Shipton Oliffe become the larger settlement and it remains so today.

Shipton Oliffe takes its name from the Oliffe family who were lords of the manor from the C13 to the end of the C17. Their manor house, built in the first half of the C17, lies on the south side of the stream with the C12 Church of St Oswald on the opposite bank where the rest of the village developed on a spring line above the stream.

The economy of both manors was based entirely around an agriculture centred on arable and sheep farming. Manorial control remained strong through the post-medieval period with most of the village property retained by the lord of the manor and the land occupied by a few large tenant farms with large flocks of sheep.<sup>2</sup> This is typical of the Cotswolds in the C16 as the area's thin soils led to large farm sizes and offered fewer opportunities for the yeoman farmer class to establish. It resulted in a pattern of small villages characterised by humble cottages for poor farm labourers and large farmhouses.<sup>3</sup> The 'great rebuilding' that characterises England's pastoral lowlands therefore took place rather later in the Cotswolds where villages tend to be the product of the C17 and C18 rather than any earlier.<sup>4</sup>

This would seem to be the case in Shipton Oliffe where even C17 and C18 growth remained limited due to continued manorial control. Even when the commons were inclosed in 1793 few but the principal landowners benefited.<sup>5</sup> Without the opportunity for a yeoman farmer class to develop, the village population was mainly engaged in farm labouring or shepherding and it was not until the C19 that the village started to grow.

Population growth in the C19 saw a greater variety of occupations emerge though many still with a strong connection to agriculture: wheelwrights, a blacksmith, stonemason, bakers, shoemaker and in the mid-C19 a sawyer named Silas Smith who built up a business as a builder, wheelwright and blacksmith from a timber yard above the church and a premises in Charlton Kings; by 1861 he employed 25 men<sup>6</sup> This period saw a number of properties added to the village (Fig.2) and others extended: South Farm and a pair of cottages (South Farm Cottage and Spinney Cottage) at the eastern end, and to the west Silas Smith's own house, The Gables and Church Row which he started as a pair of cottages but was extended to become a row of seven (Plate 3), as well as Glebe Farmhouse.



Plate 3: Church Row, part of the C19 development of Shipton Oliffe

Further building took place in the 1920s and 1930s when RHA Gasson bought the manor and brought in Norman Jewson to extend the manor house but also build Manor Cottages on Kilham Lane.<sup>7</sup>

As links between farming and livelihoods eroded in the post-war period, the population of Shipton Oliffe, in common with many agricultural communities, declined reaching a low of 254 in 1961. Since then it has grown as a convenient and attractive location for commuting to Cheltenham (Fig.3).



Figure 2: 1884 OS map of Shipton Solers (left) and Shipton Oliffe (right)



Figure 3: Google Earth 2021 showing the late C20 expansion of Shipton Oliffe

### **Brookford Cottage**

The cottage is too modest a property to feature in its own right in any documentary record, it does however, appear on early Ordnance Survey maps. The 1884 OS is renowned for the accuracy of its survey and shows a recessed section at the west end on the elevation to the road (Fig.4). The footprint of the cottage is shown in the same way on the 1903 map but by 1922 it is shown on exactly the same plan as today.

Just west of the cottage a row of 6 very small buildings arranged back to back is shown. These are too small to be dwellings and were apparently privies presumably serving cottages which lacked their own facilities. The elongated S symbol on the map indicates properties associated with each other, in the 1884 edition the cottage appears to be associated with land parcel 164, an association shared with the privies. This parcel is shown with deciduous trees and small outbuildings which may have been animal pens.

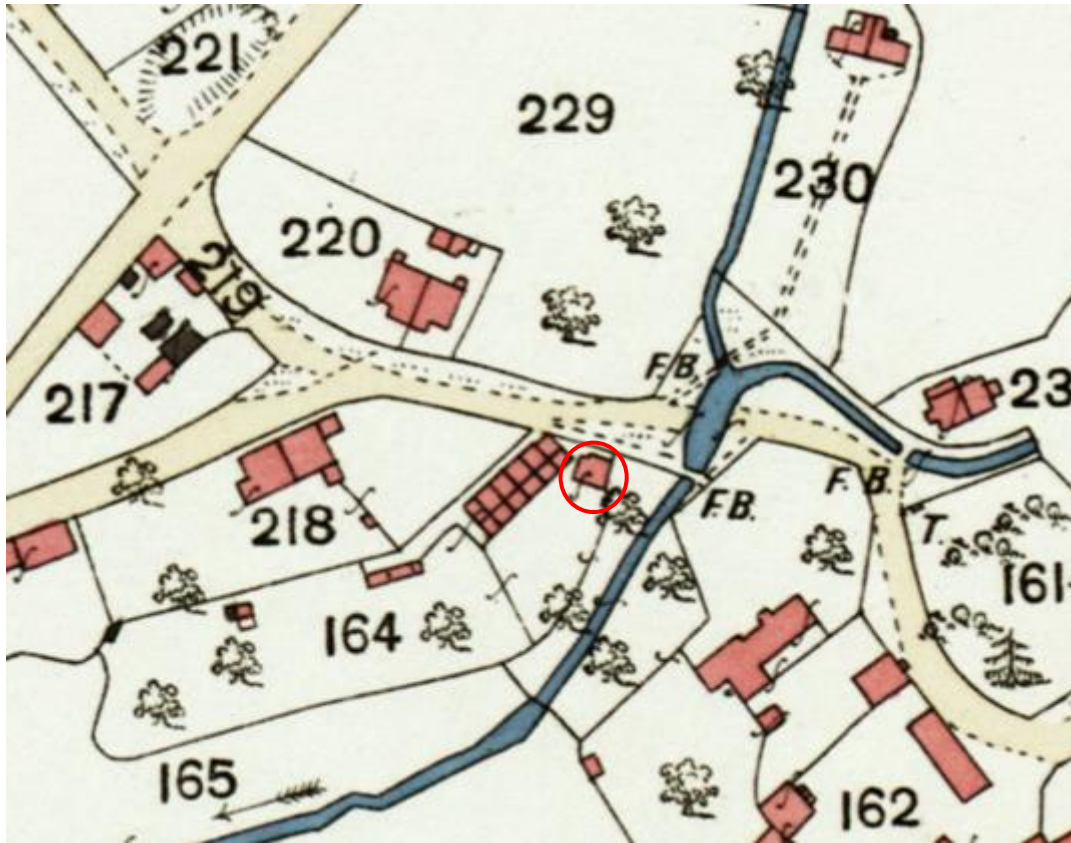


Figure 4: 1884 OS map Brookford Cottage

The 1903 OS map shows no change to the cottage apart from a boundary running off its southwest corner separating it from the privies. Buildings around the cottage have also remained the same though with some additions to those on the triangle of land now occupied by The Hive (parcel 216 on the 1903 map) (Fig.5).

The 1922 OS map is the first to show the cottage on the same footprint as today (Fig.6). It also shows a number of buildings erected on the east boundary of the plot behind the cottage including one on the footprint of the existing garden shed. Other new buildings are shown in the context of the cottage: The Smithy to the west, additional buildings at The Hive, along the main street on parcel 217 and the Reading Room. This map continues to show a pair of cottages by the spring on the other side of the ford which no longer exist.





Figure 5: 1903 OS map



Figure 6: 1922 OS map

The 1922 map also shows the extensive range of privies adjacent to the cottage, at some stage in the later C20, however, these appear to have been extensively rebuilt and converted as Brookside Cottages (Plate 4). Other later changes include the demolition of buildings on the east boundary and erection of the existing prefabricated garage with a corrugated sheet roof.



Plate 4: Brookside Cottages adjacent to Brookford Cottage, apparently originally providing privies but extensively rebuilt as houses

## DESCRIPTION AND ANALYSIS

### Brookford Cottage

Brookford Cottage is a one and a half storey building with a two-cell plan constructed in Cotswold limestone with a red brick gable to the west end, blue brick chimney stacks and a Cotswold stone tile roof with stone ridgings.



Plate 5: South elevation, C17 section to right with mullioned window fitted with a C19 metal casement





Plate 6: East and north elevations, C17 section to left with lower eaves and C20 dormer



Plate 7: North and west elevations elevation, C19 section to right with higher eaves, coursed rubble and red brick walling and later C20

The exterior clearly reveals the two construction phases referred to in the list description (Appendix 1). The C17 coursed, squared and dressed blockwork section to the east features C17 stone mullioned windows to the front and rear elevations at ground floor and at first floor on the gable (Plates 5-7). The windows are double-glazed either directly or in C20 aluminium frame. A single C19 metal casement survives at ground floor on the south elevation, the door (on the south elevation) is a C19 ledged plank door under a C20 open porch. This part of the building has a low eaves and steeply pitched roof with a C20 dormer inserted in the north slope fitted with a timber frame and aluminium double-glazed casements.

The smaller C19 west section has higher eaves and is built out of thinly coursed rubble with dressed stone quoins and a late C19 red brick gable laid in English bond (Plate 7). Dressed stone is also used for the window opening and dormer on the south elevation. A later C20 window under a concrete lintel has been inserted on the north elevation at ground floor. The windows are all C20 double-glazed aluminium casements.

The interior is very simple, with each section providing a single room at ground and first floor levels and a single entrance door on the south elevation.

At ground floor the C17 section has a concrete floor and the walls are covered in gypsum plaster. A large stone fireplace occupies the east wall and a late C20 staircase rises against the west wall. A heavy axial beam carries north/south floor joists, many of which appear to be C19 and are covered in C20 pine floorboards. The beam appears to be C17 with stop-chamfers at the east end where it bears onto a timber set in the chimney breast (Plate 8). A joint in the beam supported on a C20 timber post (Plate 9) suggests the space may historically have been sub-divided by an entry passage. No clear evidence of an original staircase survives due to the replacement of floor beams, however, in cottages of this size and date a ladder stair rather than staircase would have been typical.



Plate 8: C17 fireplace on east wall with stop-chamfered C17 principal floor beam resting on timber bearer



Plate 9: A C20 post supports a joint in the principal floor beam. The beam is flattened suggesting its historical bearing was a partition wall.



Plate 10: C17 section, ground floor with C20 internal finishes and staircase

At first floor the C17 roof structure comprising a single truss, ridge beam and double through-purlins is clearly visible though rafters are concealed by plasterboard and skim with gypsum plaster to the walls (Plates 11-13). The truss has a collar between the purlins and a secondary collar planted on below the lower purlin which appears to have been a C19 or early C20 attempt to address movement which split the south principal rafter at low level.



The secondary collar is fixed with large, blacksmith-made nails through the truss and held by a metal pin – an unusual but apparently effective arrangement (Plate 13).



Plate 11: C17 section, first floor looking east with single truss, double purlin construction and a secondary collar at low level



Plate 12: Through purlins have pegged joints in common with the rest of the C17 roof



Plate 13: Split principal rafter on south side of truss, the secondary collar is held in place by a wrought iron peg and metal pin and secondary screws



Plate 14: First floor of the C17 section looking west with late C20 staircase, aluminium casement window and C20 plank door to the C19 section

The C19 section is accessed by a doorway immediately inside and to the left of the front door. This opens through a rubble stone wall up a step onto a quarry tile floor (Plate 15) This section of the building has brickwork lining the inner faces of the external walls and forming a chimney breast on the west gable (Plates 16&17). The bricks are machine-made and typical of the late C19 or early C20.



Plate 15: Door into the C19 section at ground floor



Plate 16: C19 section looking north, brick lined walls and chimney on west gable and C20 casement window



Plate 17: C19 section looking south with rubble stone partition to C17 section left and C20 casement in C19 opening

At first floor level the C19 section is entered through a doorway in a rubble stone wall lined with handmade C19 bricks, up two steps and fitted with a modern plank door (Plate 18). The original eaves line of the C17 building is clearly visible with C19 rubble added to lift the roof to the new level (Plates 18 & 19). The roof is supported on slim C20 purlins, the floor is of C20 pine boards and other than the partition wall, the surfaces have a gypsum plaster finish.





Plate 18: C19 section with rubble stone partition to C17 section right showing former eaves line



Plate 19: C19 section with C17 eaves line showing in partition wall and C20 purlin



Plate 20: C19 section first floor room looking north

Based on the above analysis it appears that BrookFord Cottage was built in two key phases, a C17 cottage characterised by dressed stone walls followed some centuries later by a C19 addition with rubble stone walls. The brick gable, lining to the C19 section and chimneys may represent a third phase of repair in the late C19 or early C20. It is not completely clear whether the rubble stone wall between the two sections represents the historic extent of

the C17 cottage. One might, perhaps, have expected its former gable wall to be constructed in dressed stone like the other elevations rather than rubble and that it would have featured quoins - of which there are no traces on the north or south fronts. It is therefore possible that the C17 cottage extended further west and that this portion was rebuilt when the C19 section was constructed.

No documentary evidence has been found to support this theory, however, Barley's analysis of vernacular cottage and farmhouse forms in the C17 identifies larger cottages typically having a central entry point with staircase opposite – a pattern that fits with the C17 section of Brookford Cottage.<sup>8</sup> Barley finds that single cell cottages were characterised by a gable entry point to one side of the chimney breast. There is no evidence for a gable entry at Brookford Cottage so the idea that the C17 section represents the partial remains of a larger cottage that was rebuilt in the C19 does not seem unreasonable.

### **Shipton conservation area and listed buildings proximate to Brookford Cottage**

The conservation area boundary has been drawn to exclude the majority of C20 development in Shipton Oliffe and to encompass the cluster of historic buildings on Kilham Road at the west end of the village, the land up to the spring line either side of the stream as far as South Farm at the east end and up the valley side to College Farm.

Though not always visible, the stream dominates the character of the area forming the topography on which the settlement developed and responsible for the two fords or 'splashes' at either end on Kilham Road and Bees Lane. Both fords have raised pedestrian walkways and setted roads over the stream bed but the Bees Lane splash at the confluence of the main stream and a watercourse from a spring, has particularly picturesque qualities by virtue of its associated pond, waterfall and Y shaped course of crystal clear water running through a grassy lawn (Plate 21).



Plate 21: Bees Lane Splash looking west to Brookford Cottage, the Y shaped confluence (right) and pedestrian bridge to left beyond the drystone boundary walls of South Farm.

The land in the valley bottom and on its south side is typically undeveloped with the exception of cottages around the fords, South Farm and Shipton Oliffe Manor. Mature trees

here and on the valley sides together with the formal gardens and pleasure grounds of the manor make an important contribution to the character of the conservation area.

The main road curves north after passing through Shipton Solers to follow a sinuous route that rises gently after the junction with Kilham Road and then falls towards the Bees Lane ford. Passage along it is characterised by discontinuous development but views are typically contained by drystone walls, hedges and trees or by buildings. The churchyard of St Oswald's is a notable exception and provides high quality views of the manor and its grounds.

Views from the road and throughout the conservation area are characterised by greenery (gardens, paddocks and trees) and Cotswold stone buildings. All the historic buildings are constructed from this material with the notable exception of the Old Chapel. They are typical of the local vernacular style with a mix of coursed rubble and dressed block walls, stone tiles, Welsh Slates and some clay tiles, timber sash windows, casements, stone mullioned windows, and dormers. The majority are two storey cottages set parallel to the road and opening straight onto it. Many, including South Farm and Spinney Cottages which are listed grade II and located on the opposite side of the road just west of Brookend Cottage, date from the mid C19.

With the exception of the manor, the larger houses tend to be associated with former farms and characterised by a more complex plan. South Farm, a grade II listed building located on the opposite side of the stream to Brookend Cottage is one of these. It is an attractive three storey farmhouse built in the mid C19 and forms part of complex of former farm buildings surrounded by drystone walls (Plate 22). Manor Cottages (by Norman Jewson) are an interesting example of the Arts and Crafts influenced Cotswold style with a conscious arrangement of gables facing the road and careful use of stone mullioned windows. Otherwise the village's older C17 buildings tend to be informal in design and a result of change over time while its later C19 houses and cottages are more formal.



Plate 22: South Farm viewed from the gardens of Brookford Cottage

## **SIGNIFICANCE**

### **Brookford Cottage**

#### Archaeological interest – low

This derives from the extent to which the building holds evidence of past human activity worthy of investigation or has potential to hold such evidence. In this case such interest is limited and lies in the potential of the cottage fabric to hold further evidence of its original size and layout and potential below ground remains that might reveal the nature and use of C20 outbuildings on the plot.

#### Architectural & artistic interest - moderate

This derives from the conscious design quality of the building, the appeal of its evolution over time, the craftsmanship in its construction and the degree to which people draw sensory and intellectual stimulation from it.

The mullioned windows and dressed stone blockwork of the C17 section have vernacular architectural quality and are typical of the period but C19 changes obscure a deeper understanding of the building's C17 design. The cottage's interest therefore lies chiefly in its appeal as one that has evolved over time and derives from its quaint proportions, the steepness of its roof and change in eaves line and the use and arrangement of local materials (dressed stone blocks, stone rubble and stone tiles) that have weathered to an attractive finish. Good quality vernacular craftsmanship evident in the building's construction, particularly in the C17 section, also contributes to its interest. Conversely, the introduction of unsympathetic casement windows in the C20 has a negative impact. The absence of interior features other than the C17 fireplace and roof structure is also a limiting factor.

The architectural and artistic interest of the cottage is substantially enhanced by its setting. It forms a very attractive focal point in views from the Bees Lane ford where the quaintness of its proportions, low eaves and prominent east gable form an attractive composition with the layout of the watercourses, road and pedestrian bridges (Plate 23). The size and proportions of the painted gable of Brookside Cottages and the materials and proportions of Brookford Cottage's garage tend to detract from the quality of this view. Its roadside drystone walls and those of adjacent properties, however, complement and enhance it.

Seen from Bees Lane at South Farm the cottage sits low against a backdrop of houses set further up the valley side on the main road through the village (Plates 1& 21). In these views its steep pitched Cotswold stone roof has a backdrop of the village roofs and gables constructed in the same materials that enhance the visual attraction of the cottage.

The property's long garden bounded by the stream also provides an attractive setting which, though slightly out of proportion in size, affords views across the stream to the drystone walls and former outbuildings of South Farm (Plates 2&22). The shared materials, proximity and visual connection between the two properties enhances the appeal of Brookford Cottage.





Plate 23: The ford and drystone walls enhance the significance of Brookford Cottage, the gable of Brookside Cottages and the garage detract from it



Plate 24: In views from Bees Lane at South Farm the roofscape above and beyond the cottage enhances its visual attraction

### Historic interest- moderate

This derives from the ways in which the building connects us to past people, events and aspects of life. In this case C19 alterations and C20 internal refurbishment make it difficult to be sure of the building's C17 form, to understand the extent of accommodation it provided and how this illustrates the development of vernacular forms in the period; this weakens its historical interest. Nevertheless, the survival of clear evidence for accommodation over two floors provided by the gable window and chimney breast does illustrate the general improvement in living standards characteristic of the C17. The two building phases also illustrate the village's two key periods of development in the C17 and C19.

Historical value also lies in the way that both parts of the building illustrate the persistent use of local vernacular materials and styles for building in the C17 to C19, the relatively slow introduction of brick to the Cotswolds as an alternative and its relegation to less prominent areas. This tells us something about the stylistic and aesthetic preferences of the period and is enhanced by the use of local stone for the property's historic boundary walls.

The Cottage's village setting including other surviving C17 and C19 buildings enhances its historic interest as it puts its date and form of construction in context and enables it to be seen as part of a pattern.

### **The contribution of Brookford Cottage to the significance of the conservation area**

#### Archaeological interest – very low

Other than the potential to shed light on its C17 form and enable comparison with other buildings of similar date in the village, the cottage makes no contribution to the archaeological interest of the conservation area.

#### Architectural and artistic interest - moderate

The cottage makes a valuable contribution to the appearance and character of the conservation area as part of an important focus on the Bees Lane Ford. This is particularly the case in views from the east, where its vernacular materials, design and contrasting scale make it a positive element in the setting of the grade II listed buildings at South Farm (Plates 22&24). Its vernacular materials and form are typical of the conservation area as are its roadside location and drystone boundary walls. These walls work with those around South Farm and by the ford to maintain the sense of enclosure and differentiation between public and private space that is characteristic of the conservation area (Plate 23).

In westerly views the cottage is obscured by the bend in the road and the size and location of Brookside Cottages. It is masked by Brookside Cottages in views from both the Bee Hive junction with the main village street and from the listed buildings of South Farm and Spinney Cottages (Plate 25). In more distant views development along the south side of the main street, trees around the reading room and further downstream also mask Brookford Cottage. It is not therefore seen in views around the church, upstream from the manor grounds or above from the Syreford Road. Instead its visual impact is concentrated on the immediate experience of the ford.





Plate 25: Brookside Cottages mask Brookford Cottage in views from the grade II listed South Farm and Spinney Cottages

The large open garden plot and the mature trees within it are a further element that contributes to the attractive scenic quality of the conservation area and the setting of South Farm. The grounds of the cottage and the farm create a sense of space either side of the stream that is appreciated within the cottage and farm gardens and which enhances the artistic interest of South Farm (Plate 26). The C20 garage is the only element striking a discordant note (Plate 23).



Plate 26: Open space in the garden of Brookford Cottage and around Southfield Farm on the opposite bank enhances the visual attractiveness of both buildings and the conservation area

### Historical interest – low

The cottage sheds light on the C17 extent of the village, early building around the two fords and to a more limited degree on its growth and the improvement in working class accommodation in the C19 as manorial ties weakened and the economy of the area broadened.

### **SUMMARY OF SIGNIFICANCE**

Brookford Cottage is chiefly significant in terms of its architectural and historic interest, though the latter is limited by the extent of C19 alterations and internal refurbishment in the C20. Despite the absence of internal features, it is an interesting example of C17 and C19 Cotswold vernacular that holds much charm in its quaint proportions, steep stone roof, mullioned windows and contrasting dressed and rubble stone walls. Its architectural interest is substantially enhanced by its setting as part of a highly appealing historic group around the Bees Lane ford. This is also where its contribution to the character of the conservation area is greatest and it is in these terms that it also contributes positively to the significance of South Farm.

### **DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The application seeks permission to enlarge the limited accommodation provided by Brookford Cottage and introduce bathroom facilities appropriate to the C21. It also proposes replacement of inappropriate aluminium windows with traditional side-hung casements.

Proposals impacting on the historic fabric of the listed building are limited to new partitions at first floor to enclose the staircase and create a lobby entrance and shower room in the C19 section for use by the existing two first floor bedrooms (Fig.7). At ground floor the kitchen is converted to a study, the living room remains and a new doorway is proposed in the east gable (as approved by existing permissions 21/04349/FUL & 21/04350/LBC) into an extension.

The proposed single storey extension (Figs.7&8) adopts the proportions of that already permitted in terms of the front elevation but extends to the rear to provide a kitchen/family area with small cloaks.

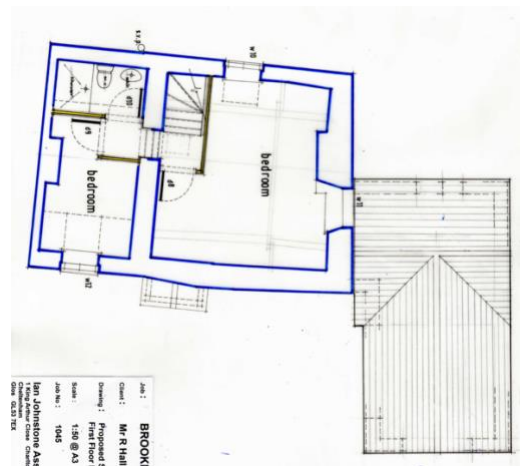
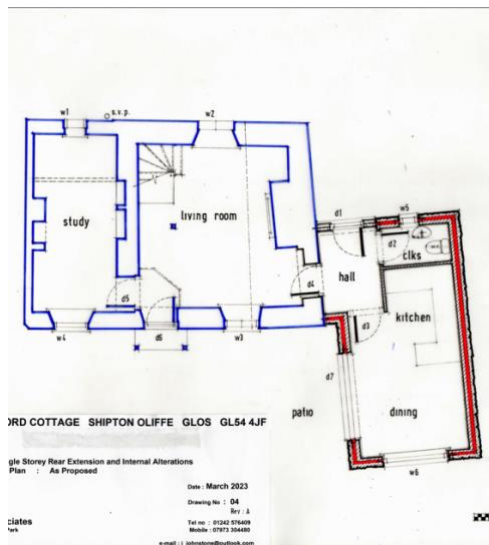


Figure 7: Proposed floor plans



Figure 8: Proposed elevations

### ASSESSMENT OF IMPACT ON SIGNIFICANCE

The proposal will make minor changes to the interior of the listed cottage and alter its exterior by replacing modern windows and adding a single storey extension. The exterior changes will also alter the appearance of the conservation area and the setting of South Farm.

In developing the proposals, much thought has been given to the importance of conserving the quaint proportions and architectural interest of the cottage which are key to its significance and to its contribution to the conservation area. In terms of the front elevation this has been done by replicating the location, form and mass of the extension permitted under 21/04349/FUL & 21/04350/LBC. The only change is setting the door within a plank screen. The extension is set well back from the front of the cottage with a ridge line that is



only just above the cottage eaves so that it does not encumber views of the cottage gable and its first-floor window. The use of coursed Cotswold rubble rather than dressed stonework will also maintain the dominance of the listed building whilst maintaining the traditional vernacular materials palette of local stone, painted timber and stone tiles that are key to its architectural interest.

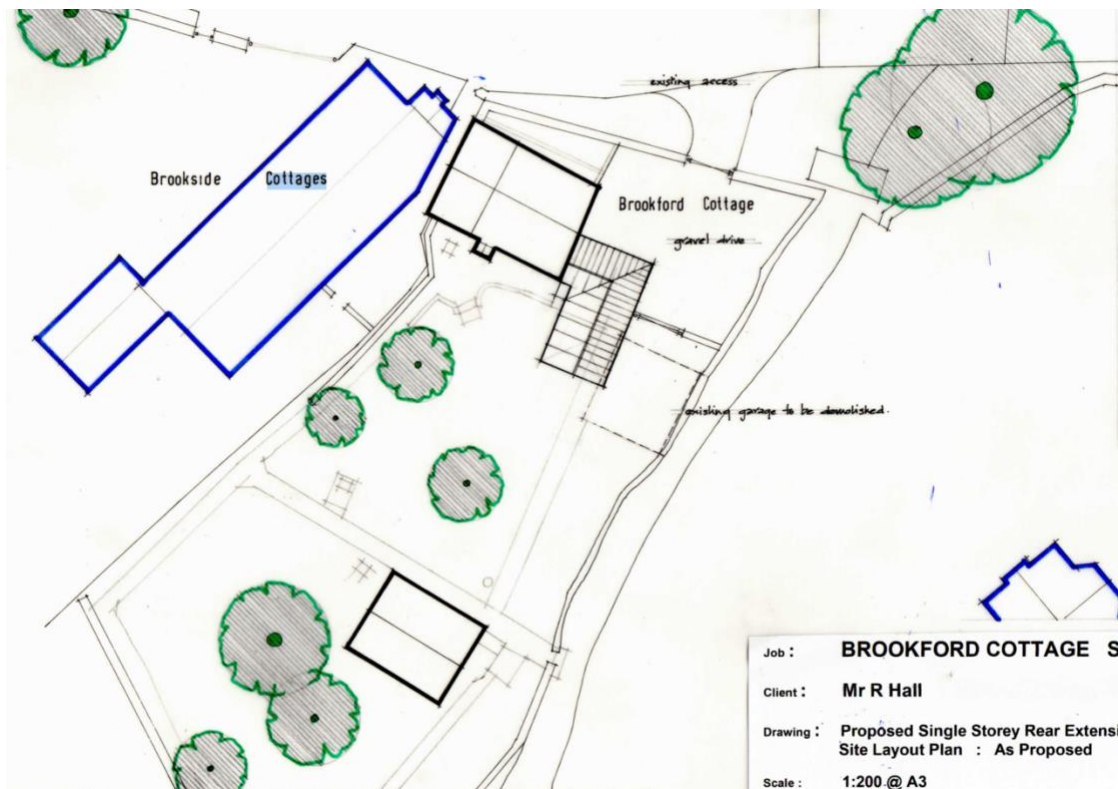


Figure 9: Proposed site plan

The depth of the new extension will only be apparent in views from the garden, in oblique views from Bees Lane and from the gardens of South Farm (Fig.9). In order to ensure that the character of Brookford Cottage, the conservation area and setting of South Farm are changed in a neutral rather than harmful way, the scale, form and mass of the extension have been designed with reference to traditional ancillary buildings.

Buildings of this type are shown on historic OS maps (Figs.5 & 6) on the east boundary of the plot. By employing a similar scale and a traditional pitched-roof form the proposal is designed to read as an ancillary structure and a harmonious and 'expected' element in the historic context of the cottage. Rubble stone walling is used to echo the effect of the stone walls around the gardens of South Farm and along Bees Lane. These walls and the stone tile roof avoid potential harm that could be caused by structures of contrasting scale or materials and will ensure that the character of views into the plot from the conservation area is conserved.

In terms of views into the site, the design is not therefore considered to harm the contribution Brookford Cottage makes as part of historic development around the ford to the character of the conservation area and to the significance of South Farm.

In terms of views from the gardens towards the cottage, the ancillary scale and form of the additional extension and the manner in which it is set apart from the south façade ensure that the listed cottage remains visually dominant and clearly readable. The use of a similar materials palette with rubble stone walls helps the eye pass over the extension to focus on the cottage and the distinctive ashlar blockwork on its garden front. So, while the extension will change the external appearance of the listed building it is not considered to result in harm to its significance.

Changes to the historic fabric of the listed building are minimal, the most impactful is the loss of fabric involved in opening a doorway through the east gable. The new opening will be 900mm wide, 1200mm high, inset from the inside corner of the room by 200mm and lined in new timber. The necessary stonework will be removed using hand tools. This element has already achieved permission.

In terms of relevant policy, the extension will change the appearance of the area and the listed building but in a manner that avoids harm to significance, it is thus considered to comply with the requirements of paragraph 199 of the NPPF. The proposed use of traditional vernacular materials accords with Policies EN1, EN2 and EN5 of the local plan and together with the extension's siting and the design's careful management of scale, delivers the requirements of Policies EN10 and 11.

In addition to the extension, a number of other changes to the cottage are proposed that typically address harmful alterations made in the C20 and will therefore enhance its significance or result in minimal change.

Externally these are:

1. the fitting of cast aluminium rainwater goods,
2. a vent for the bathroom in the south gable fitted with a terracotta air brick in the existing brick wall and,
3. replacement of aluminium windows with painted timber casements of a traditional design in accordance with the Cotswold Design Guide 2013 which will enhance the architectural interest of the building and improve the appearance of the conservation area and the setting of South Farm.

Changes to the windows are as follows:

#### North elevation

- Ground floor proposed study (W1) – UPVC casement to be replaced with a single section side-hung timber casement fitted with a 14mm double glazed unit. Casement to be flush with window frame and finished in paint.
- First floor bedroom dormer (W10) – aluminium top-hung casement to be replaced with a two-section side-hung timber casement fitted with 14mm double glazed units. Each section to have two panes, one section to be opening, casement to be flush with the window frame, glazing bars to have ovolo mouldings and all finished in paint.

### South elevation

- Ground floor living room (W3) – stone mullioned window, the only change proposed is the replacement of Perspex glazing in the iron casement with single-glazed glass.
- Ground floor proposed study (W6) – modern top-hung metal window to be replaced with a two-section side-hung timber casement fitted with 14mm double glazed units. Each section to have two panes, one section to be opening, casement to be flush with the window frame, glazing bars to have ovolo mouldings and all finished in paint.
- First floor bedroom dormer (W12) - aluminium top-hung casement to be replaced with a two-section side-hung timber casement fitted with 14mm double glazed units. Each section to have two panes, one section to be opening, casement to be flush with the window frame, glazing bars to have ovolo mouldings and all finished in paint.

Internal alterations are limited to:

1. inserting reversible partition walls constructed in timber studwork, plasterboard and plaster to enclose the staircase at first floor and to create a lobby entrance and shower room serving the two bedrooms. The partitions will not impact on any historic fabric and though they will alter the first-floor spaces, they will not greatly impact on their character. For these reasons they are not considered harmful.
2. Removal of modern skirting boards and laying new Cotswold stone flag floors over the existing concrete floors at ground floor which will enhance the historic character of the building.
3. Repairs to surviving lime plaster carried out in an appropriate lime mix.

Taken as a whole the proposal greatly enhances the use of Brookford Cottage by bringing the accommodation it provides up to C21 functional and space standards. As such it renders the cottage viable as a C21 dwelling whilst avoiding harm to significance in a manner that accords with paragraphs 197 and 206 of the NPPF.

### **References**

1. <https://www.british-history.ac.uk/vch/glos/vol9/pp187-208>
2. Ibid
3. Barley, W.M. The English Farmhouse and Cottage p.103 (1987)
4. Ibid
5. <https://www.british-history.ac.uk/vch/glos/vol9/pp187-208>
6. Ibid
7. Ibid
8. Barley, W.M. The English Farmhouse and Cottage p.104 (1987)

### **Sources**

Ordnance Survey maps 1884, 1903, 1922, c.1948, 1955, 1966



Shipton Local History Project <https://shiptonhistoryproject.yolasite.com/overview.php>

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## **APPENDIX 1: List description**

### **Brookford Cottage**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303226

Date first listed: 11-Feb-1986

Statutory Address: BROOKFORD COTTAGE

#### Details

5/101 Brookford Cottage II

Detached cottage. C17 and C19. C17 part; large blocks coursed squared and dressed limestone. C19 extension; coursed limestone rubble and brick, stone slate roof, brick stacks. Single unit plan to C17 part with C19 extension left. 1½ storeys. Garden front; 2-light stone-mullioned casement with stopped hood right. C20 flush panel door within gabled part-glazed C20 porch. Two-light stone-mullioned casements to right gable end, 2-light stone-mullioned casement and C20 half dormer to roadside front. C19 extension left with half dormer lit by C20 top opening casement, similar light to ground floor. Gable end stacks. Interior not inspected.  
Listing NGR: SP0401018678

### **South Farm**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089312

Date first listed: 11-Feb-1986

Statutory Address 1: SOUTH FARM

## Details

5/111 South Farm II

Farmhouse. Mid C19 and C20. Datestone dated 1796 between windows of upper storey (probably reused). Coursed squared and dressed limestone, stone slate roof, stone stacks. Rectangular main body with slightly later range added left (possibly incorporating an earlier building). C20 extension rear right of main body. Three storey, 4-bay facade. Upper floor lit by two 2-light windows in gables projecting above eaves level. All windows C20 two and 3-light steel casements with leaded panes. Almost flat segmental heads with keystones to ground and first floor windows. Bands between ground and first floors. Part-glazed C20 central door. Flat gable end coping, gable end stacks with moulded cappings. Interior not inspected.

Listing NGR: SP0404618650

## **South Farm Cottage and Spinney Cottage**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089313

Date first listed: 11-Feb-1986

Statutory Address 1: SOUTH FARM COTTAGE

Statutory Address 2: SPINNEY COTTAGE

## Details

5/112 South Farm Cottage and Spinney Cottage II

Pair of semi-detached cottages. Mid C19 and C20. Coursed squared and dressed limestone, stone slate, slate and concrete tile roofing, brick stacks. 'T'-shaped plan. Twin gables at front with lean-to porches either side. Small C20 flat-roofed extensions at rear not of special interest. Two storey main body; 2-light stone-mullioned casements to first floor, 3-light stone-mullioned casements to ground floor, both with stopped hoods and horizontal glazing bars. C19 part-glazed door to South Farm Cottage (left). Similar door within corrugated-iron porch to Spinney Cottage. Two bull's-eye, one above the other, windows in right-hand wall of Spinney Cottage with foliate decoration in spandrels. Similar bull's-eye windows in gable end of South Farm Cottage. C20 three-light window right of bull's-eye windows in gable end of Spinney Cottage. Flat gable end coping and axial stacks. Particularly prominent pair of cottages in village landscape situated on corner at junction of several roads, still mainly as built, in 'estate cottage' tradition. Interiors not inspected.

Listing NGR: SP0398018711