



Heritage Statement
Mill Farmhouse,
Mill Farm,
Ewen,
GL7 6BT



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Title	Heritage Statement
Site	Mill Farmhouse, Mill Farm, Ewen, GL7 6BT
Client	Mr and Mrs Gibson
Proposal	Extension to the existing kitchen and reuse of the piggery to form a garden room at Mill Farmhouse, Ewen
Reference	MFE02
Date of issue	18/12/23

1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Charlotte Bowles-Lewis BA Hons, MSc, IHBC, Inspire Heritage Services Ltd. The statement has been produced to accompany applications for an extension to the existing kitchen and reuse of the piggery to form a garden room at Mill Farmhouse, Ewen. The document should be read alongside the drawings and all other submitted information by Eastabrook Architects.
- 1.2 Mill Farmhouse is located off Kemble Road on the edge of Ewen village with open fields to the west. Ewen is situated a mile east of Kemble. Historically part of Wiltshire, it lies four miles from Cirencester and is the settlement closest to Thames Head, the source of the River Thames which runs to the south and west of the site. The site forms part of a group together with Ewen Mill, Tallet barn and Cow Byre, and Dutch barn are also part of the wider complex. Mill Farmhouse is Grade II listed and is located within the Cotswold District, identified on the site location plan Figure 1.

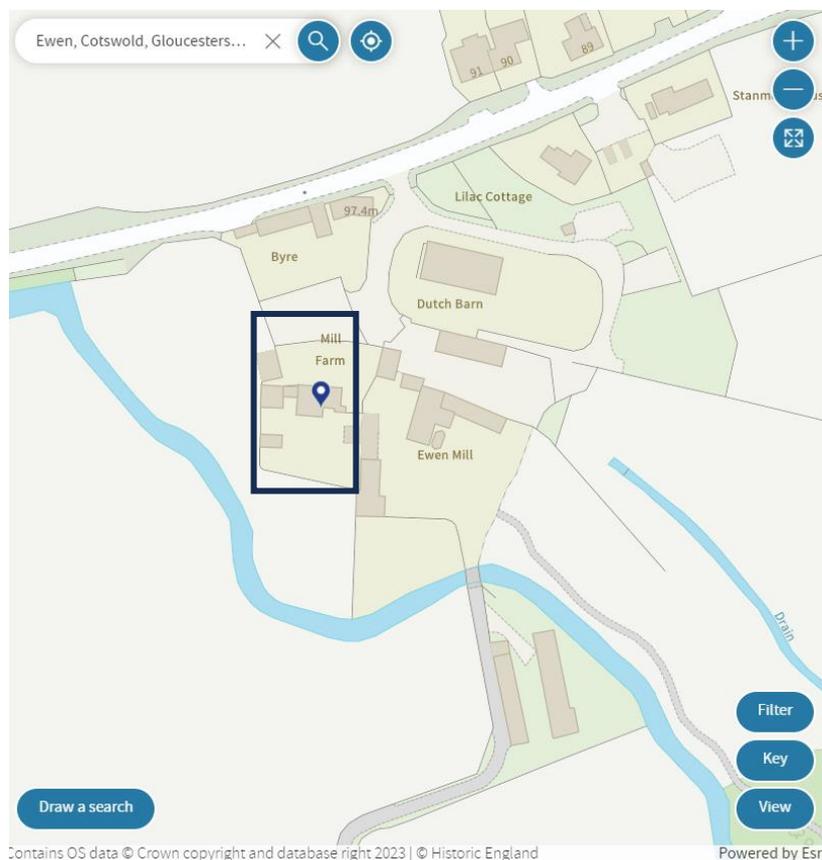


Figure 1 Site Location Plan highlighted in black.

Source: Historic England Website.

- 1.3 This report consists of a baseline heritage assessment compliant with paragraph 194 of the National Planning Policy Framework. This expects the applicant to be able to explain the significance of heritage assets in a proportionate way. It also contains a heritage impact assessment considering the effect of the proposals.

- 1.4 The significance of Mill Farmhouse and any impact of the proposals upon the designated heritage asset, and any adjacent designated heritage assets have been assessed using the guidance contained within the Historic England documents *Conservation Principles, Policy and Guidance (April 2008)*, *Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (2015)* and *Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)*.
- 1.5 A site survey was undertaken on 25th May 2023. Photographs included in this report were taken during the site visit. Information on the history of the site has been drawn from several sources, including National heritage datasets including The National Heritage List for England (NHLE), and the Heritage Gateway which is an online Heritage Environment Record (HER) <https://www.heritagegateway.org.uk>. Websites were reviewed regarding local history, historic maps and search of the Cotswold District Council planning portal completed. The amount of detail provided is considered proportionate to the proposals presented to decision makers.

2.0 Heritage Designations and Descriptions

- 2.1 Mill Farmhouse (Figure 2 and plates 1-4) is a Grade II Listed farmhouse dating from the late 17th Century. Constructed from coursed rubble stone with a stone slate roof. There is a small rear extension and a projecting 19th Century boarded porch. The site comprises a detached, two-storey dwellinghouse with attic accommodation, plate 1, and its grounds, including a converted cart shed, plate 3, former piggery to the western elevation converted and extended to provide a kitchen, plate 4, and a garden outbuilding that is attached to the neighbouring adjacent tallet barn. A further piggery is within the garden curtilage, and this is used currently for storage, plate 5. The outbuildings are considered to be curtilage listed. The buildings are consistent in character with stone walls and the cart shed has a plain red tile roof. Windows are timber casements with large, glazed oak doors to the kitchen extension and cart shed.



Plate 1 (left) Grade II listed Mill Farmhouse and Plate 2 (right) rear elevation of Mill Farmhouse.



Plate 3 (left) Curtilage listed cart shed to the northwest of the farmhouse now annex and plate 4 rear addition to remodded piggery attached to farmhouse.



Plate 5 Former piggery utilised as garden store.

- 2.2 The listed building description is as follows –*Mill Farmhouse II Farmhouse. Late C17. Random coursed rubble stone, stone slate roof, stone end stacks. Probably through passage, single main range with small rear extension, 2 storeys and attic. Two gables to front, each with 2-light wood casement at top, 3-light on first floor and ground floor, all with timber lintels. Central moulded wood doorcase with arched door of 6 fielded panels, top 2 following arch and forming decorative shape. Projecting C19 boarded gabled porch.*¹
- 2.3 Mill Farmhouse historically housed the farm manager of Mill Farm until 2005 and was a working farm until 2006², the estate was owned by the Late Lady Gibbs of Ewen Manor until her death in 2006. The site formed part of 28 acres of pastureland included a dairy and Dutch barn for grain storage. The wider estate historically included Parkleaze Farms with a total of 367 acres. The property formed part of Mill Farm and included a tallet barn, cow byre, grain store together with Ewen Mill referred to in the 2007 application as a stone barn. The Farmhouse dates to the late 17th century and the wider site was redeveloped to provide “*Conversion of barn, tallet building and cow byre to residential use to create two dwellings with erection of outbuildings and garage. Extension to Mill Farmhouse and alterations to cart shed.*”

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1153318?section=official-list-entry>

² Planning Portal application ref 07/01543/LBC

Creation of new vehicular access” as part of application references 07/01544/FUL and 07/01543/LBC.

- 2.4 The site is accessed via a newly formed entrance permitted as part of the 2007 work. This includes a Cotswold gravel drive, parking area also in gravel and boundaries enclosed with a mix of post and rail fencing, Cotswold stone boundaries and hedging. The garden is simple with lawns and small areas of border planting.
- 2.5 Further changes to the Farmhouse and cart shed occurred as part of a 2008 application reference 08/03269/LBC for *“Alterations and side extension to farmhouse and conversion of cart shed”*. This scheme included a new link to the existing piggery, this was created in the form of a stone garden wall to the front façade and glazing to the rear. An extension to the piggery was added together with remodelling and re-roofing to create a kitchen/breakfast room. To facilitate connectivity a new opening was created within the main farmhouse. The cart shed was converted to provide ancillary living accommodation with new floor to ceiling oak framed glazed set behind timber posts to the main façade consented.
- 2.6 Figure 2, below, taken from the Historic England website sets out the locations of nearby designated heritage assets. It is noted that the site is some distance away from its closest designated assets which are within the core of the village therefore further setting assessment would not be required in this instance.

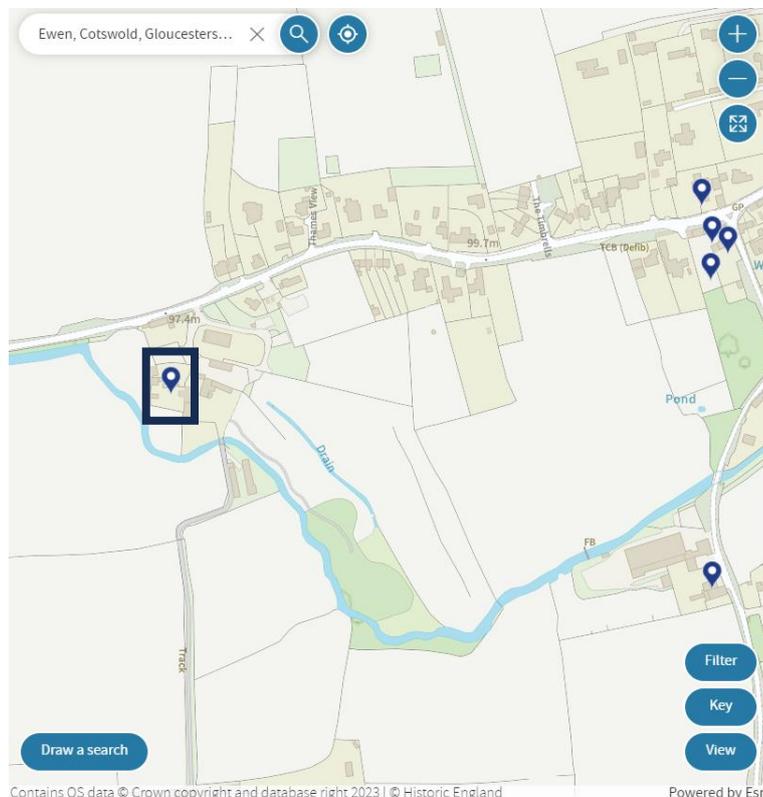


Figure 2 Designated Heritage Assets Plan with Mill Farmhouse identified in black.

Source: web resource www.historicengland.org.uk

- 2.6 The site of Mill Farmhouse lies outside the conservation area, the boundary of which has been drawn to encompass the historic core of the village. The site is located off

Kemble Road to the edge of the village with fields to the east which contributes to the sites rural setting. The historic character of Ewen is that of a small agricultural village with leafy lanes, tree lined roads and includes the River Thames. Most of its buildings are 17th to 19th century vernacular cottages and agricultural buildings, but the area also takes in the late-Georgian Ewen Manor (historically known as Elm Green) and its grounds which include formal gardens, a tree-lined avenue to the north and historic parkland. The village's character is still predominantly that of an historic agricultural settlement, and all of the surviving pre-1900 buildings can be considered to contribute positively to the area's character, appearance and significance. The conservation area contains twelve listed structures, the most important of which are probably Ewen House, Ewen Manor Grade II listed and the Wild Duck, also Grade II listed, are of architectural interest and landmark quality and have played a major role in shaping the development of the village as a whole. Ewen has seen some post-war development with new housing being erected but this is believed not to have detracted from its historic and rural character.

3.0 Historical Background

- 3.1 Ewen was historically referred to as Ewell, and on earlier OS maps it was noted as Yeoring. It is likely that the first settlement on the site of Kemble came after the Roman withdrawal from Britain in 410 AD. From that time the Saxons moved into the south Gloucestershire area and established permanent settlements in Poulton and Avening. Kemble was mentioned in the Domesday Book as comprising 30 villagers and 15 cottages on land held by the Abbot of Malmesbury. Historically, Kemble has been closely associated with both Ewen and Poole Keynes which were incorporated into Gloucestershire from Wiltshire in 1897. The following historic mapping has been found with the earliest map depicting Mill Farmhouse sourced dates to 1828, figure 3.

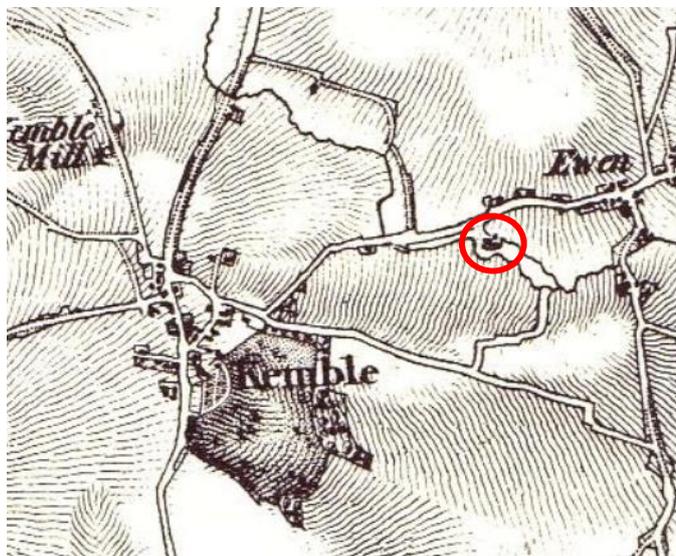


Figure 3 Site of Mill Farmhouse highlighted in red on the 1828 Kemble 1 inch to 1 mile OS map".

Source: web resource <https://kembleandewen-pc.gov.uk/document-category/maps/page/2/>

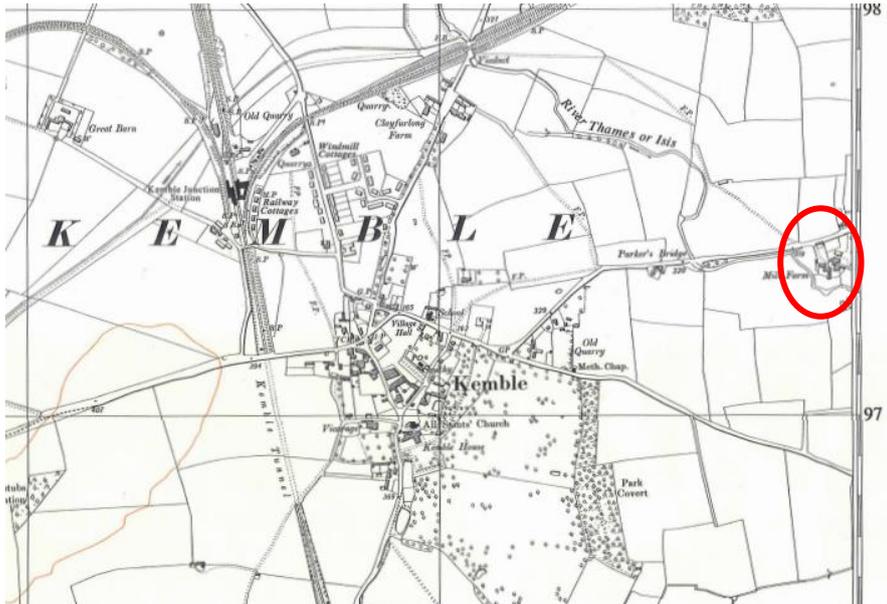


Figure 7 Mill Farmhouse highlighted in red on the Kemble 1960 6-inch-OS.

Source: web resource <https://kembleandewen-pc.gov.uk>



Figure 8 Mill Farmhouse highlighted in red on Google Earth dated 22/4/2021.

Source: web resource <https://earth.google.com/>

4.0 Assessment of Significance

4.1 A heritage assets significance is derived from the historic, architectural, artistic, and archaeological interest or a combination of these. Each aspect is assessed in turn within this chapter relating to Mill Farmhouse, a Grade II designated heritage asset.

- **Historic interest** This is derived from the illustrative value of Mill Farmhouse and its historic associations with the wider complex identified on the 1st edition historic epoch which dates from 1844-1888, figure 4. Further changes see a modern dairy and grain storage facilities being added post 1960's. Mill Farmhouse historically housed the farm manager of Mill Farm until 2005 and was a working farm until 2006, the estate was owned by the Late Lady Gibbs of Ewen Manor until her death in 2006. The site formed

part of 28 acres of pastureland included a dairy and Dutch barn for grain storage. The wider estate historically included Parkleaze Farms with a total of 367 acres. The property formed part of Mill Farm Barns and included a tallet barn, cow byre, grain store together with Ewen Mill referred to in the 2007 application as a stone barn. The Farmhouse dates to the late 17th century and the wider site was redeveloped to undertake the *“Conversion of barn, tallet building and cow byre to residential use to create two dwellings with erection of outbuildings and garage. Extension to Mill Farmhouse and alterations to cart shed. Creation of new vehicular access”* as part of application references 07/01544/FUL and 07/01543/LBC. The site is accessed via a newly formed entrance as part of the 2007 works.

Further changes to the Farmhouse and cart shed occurred as part of a 2008 application reference 08/03269/LBC for *“Alterations and side extension to farmhouse and conversion of cart shed”*, figures 9. This scheme included a new link to the existing piggery in the form of a stone garden wall and the provision of an extension to the piggery including remodelling and re-roofing. The cart shed was converted to provide ancillary living accommodation with new floor to ceiling oak framed glazed set behind timber posts to the main façade consented.

The surviving historic fabric can be experienced when looking at the buildings from the private amenity areas, as well as, within the buildings themselves.



Figure 9 Mill Farmhouse existing and proposed alterations to the piggery and conversion of cart shed application ref 08/03269/LBC.



Source: web resource <https://www.cotswold.gov.uk/>

- **Architectural interest** Architectural value is embodied in the vernacular character of Farmhouse and its setting. Mill Farmhouse (Figure 2 and plates 1-4) is a Grade II Listed farmhouse dating from the late 17th Century. Constructed from coursed rubble stone with a stone slate roof. There is a small rear extension and a projecting 19th Century boarded porch. The site comprises a detached, two-storey dwellinghouse with attic accommodation, plate 1, and its grounds, including a converted cart shed, plate 3, former piggery to the western elevation converted and extended to provide a kitchen, plate 4, and a garden outbuilding that is attached to the neighbouring adjacent tallet barn. A further piggery is within the garden curtilage, and this is used currently for storage, plate 5. The outbuildings are considered to be curtilage listed. The buildings are consistent in character with stone walls and the cart shed has a plain red tile roof. Windows are timber casements with large, glazed oak doors to the kitchen extension and cart shed.
 - **Archaeological interest** Any building of age and multiple periods has some potential for archaeological value whereby the physical materials of its construction could contain potential evidence about that property not reflected elsewhere in the documentary record. Mill Farmhouse and the wider site had been in constant agricultural use until permission was granted for conversion of the associated farm buildings in 2007. The Farmhouse was used by the farm manager until 2005. The alterations of the built fabric retain evidential value and serve as a record of its development through time. This aspect of heritage value relating the existing altered piggery and current kitchen, is considered relatively low due to the 2008 alterations.
 - **Artistic interest** The asset is not considered to derive significance from artistic values, albeit that it is an attractive vernacular building aesthetically.
- 4.2 The setting of Mill Farmhouse consists of private amenity areas directly associated with the site which includes a revised gravelled entrance, front and rear gardens and associated outbuildings of the piggery and rear addition to tallet barn. The entrance offers key views of the building's simple rural and agricultural character. The topography of the site is consistent and makes no specific contribution to the way in which the site is understood or experienced. Regarding public views of the site these are limited due to its position within the site and being set back from Kemble Road.
- 4.3 The site of Mill Farmhouse lies outside the conservation area, the boundary of which has been drawn to encompass the historic core of the village. The site is located off Kemble Road to the edge of the village with fields to the west which contributes to the sites rural setting. The site is accessed via a newly formed entrance as part of the 2007 works, this includes a Cotswold gravel drive, parking area also in gravel and boundaries enclosed with a mix of post and rail fencing, Cotswold stone boundaries and hedging. The garden is simple with lawns and small areas of border planting. Mill Farmhouse and its high-quality local building materials and traditional vernacular form

contributes positively to the rural character of the village. The buildings contribute to the group value of the adjacent buildings due to their simple rural and agricultural built form as well as their association with the former Mill Farm complex which was separated in 2007 when converted to individual residential units.

- 4.4 Mill Farmhouse is of medium historic and architectural value dating to the late 17th century and its architectural interest is derived from its traditional rural vernacular form, and the sites use of local materials. Mill Farmhouse has low archaeological interest where this is retained is within the asset's walls and foundations. Aside from its historic and architectural value, the building's significance is not derived from artistic interest. Mill Farmhouse's significance is high in a national context, reflected by the statutory Grade II listed status. The cart shed and piggery buildings have been assessed as being curtilage listed due to their association with Mill Farmhouse and wider group value. As a result, these structures are assessed as being of medium significance.

5.0 Policy Context

- 5.1 This heritage impact assessment is written within the following legislative, planning policy, and guidance context.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 The site is not located in a conservation area.

National Planning Policy Framework (NPPF) (5 September 2023)

- 5.4 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation and enhancement of the historic environment. Individual aspects of the historic environment are considered to constitute heritage assets. Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

- 5.5 Section 16 of the NPPF “Conserving and Enhancing the Historic Environment” (para. 199) states that *“When considering the impact of a proposed development on the significance of a designated great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 5.6 Paragraph 200 of the NPPF states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*
- 5.7 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 5.8 Paragraph 202 advises where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including where appropriate securing its optimum viable use.

Local Planning Policy

- 5.9 The Site lies within the administrative boundary of Cotswold District Council, which prepared and adopted the Cotswold District Local Plan 2011 – 2031. The following heritage-based policies are relevant to the application proposals:
- EN1 Built, Natural and Historic Environment,
 - EN2 Design of the Built and Natural Environment,
 - EN10 Historic Environment: Designated Heritage Assets, and
- 5.10 The area has a neighbourhood plan which was made on the 11th May 2021. The Made Kemble and Ewen Neighbourhood Plan (KENDP)³ was prepared locally with the assistance of the parish council’s consultants, Kirkwells and the Cotswold District Council Neighbourhood Planning Team. The plan has full legal weight and will be used to determine planning applications in the Kemble and Ewen neighbourhood area alongside CDC and National Planning Policies. Relevant policies include *Policy KE7 –*

³ <https://www.cotswold.gov.uk/media/ltzc0yyw/kemble-and-ewen-made-plan-may-2021.pdf>

Kemble and Ewen Design Guide whereby Kemble and Ewen have distinct characters and identities and many buildings and spaces of high-quality. It is important to ensure that future development helps to retain these strong characters and identities.

- 5.11 The Historic Environment plays a key role in defining the distinctive character of the District. These policies set out the Council's aim to conserve the historic environment of the Cotswold District, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.

6.0 Proposals and Impact

- 6.1 This section considers the proposals and the effects of the proposed development on the architectural or historic interest of Mill Farmhouse and its setting. The statement also considers the impact of the proposals on the setting of any adjacent designated assets.
- 6.2 Discussions with the local authority were had via the pre-application process reference 23/02994/PAYPRE. Further design discussions with the architects and client have been undertaken to refine the final scheme submitted. The application proposes two distinct areas of work, the first an addition to the existing kitchen and the second alterations to the piggery to form a garden room. Please refer to drawings provided by Eastabrook Architects as part of the application submission.

Extension to the existing kitchen.

- 6.3 The first aspect of the application seeks to provide a modest extension to the existing single-storey addition to the rebuilt and extended piggery. This was converted, extended, and linked to the main farmhouse as part of consents granted in 2008, plates 6 and 7. The existing converted piggery is much altered and has been rebuilt to provide the current kitchen/dinner. The proposal seeks a modest single storey addition following the form and materiality of the modern addition. This will be achieved through the addition of a catslide roof in matching slate and infilling in matching stone to the gables. Timber cladding will be added to the west elevation and a picture window created. The window can be enclosed through the addition of timber boarded shutters, and these will be left to weather naturally. The east elevation will be simply treated with timber cladding, left to weather, and new stonework to match where required. The rear (south) elevation will continue the theme of timber cladding and centrally include the addition of oak framed slim profile sliding doors. The proposal echoing the existing vernacular, form and scale and ensures that the scheme is not dominant and remains subservient to the host asset.



Plate 6 (left) side elevation of piggery and existing annex in background and plate 7 rear addition to remodelled piggery and view of rear elevation of farmhouse.

- 6.4 The 2008 alterations increased the ceiling height of the piggery and has been significantly rebuilt to provide the kitchen seen today. These works have diminished the piggery's significance and therefore the proposals to extend this modestly, following the design and detailing of the existing building, provides a subservient addition which retains the buildings agricultural character. The modern stone patio wall will be realigned to follow the new extension and as such follow the existing arrangement. These walls were added as part of the 2008 scheme and therefore no historic fabric will be altered. The stone will be reused as part of the proposals.

Alterations to the existing piggery to form a garden room.

- 6.5 The second element of the application includes the conversion of the existing piggery currently utilised as a garden store, plate 8, to provide a garden room. The proposals do not extend the structure but seeks to provide one new opening to the south elevation. This follows the proposal to introduce a recessed glazed door set behind the original timber door in existing opening to the east elevation. These can be fixed open when in use. The original door will be refurbished, and the new door to the south will be detailed to match. Internally wood fibre insulation will be added to the roof and lime plastered, refer to submitted section drawing. No other alterations internally will be completed. Timber cladding will be added to the existing concrete infills which currently detract from the piggery's former use. Samples of timber cladding or detailed drawings for the glazed and timber door can be provided if required.



Plate 8 Existing Piggery and garden store proposed for reuse as garden room.

6.6 The site has been subject to high-quality upgrades and conversion of the piggery and its linking element in 2008. Its setting as a farm complex has not been compromised through the conversion of the farm in 2007 to provide residential units and new access. The scheme has been designed to be an enhancement to the listed structure following the design parameters of the permitted 2008 scheme. The simple and modest addition to the existing new build element of the kitchen/dinner to provide additional space to meet family needs avoids disrupting any historic fabric. The addition would be modest and subservient following the existing vernacular detailing. The use of timber cladding and glazing set within oak frames retains the agricultural character of the Farmhouse. A materials palette and scaled and section details of the slim glazing systems proposed can be provided by condition if required.

7.0 Summary and Conclusion

7.1 This report has presented an assessment of the history and significance of Mill Farmhouse and its setting to a proportionate level in accordance with the requirements of paragraph 194 of the NPPF. It presents to Cotswold District Council, the decision-maker, a description of the proposed works and their effects on the setting of Mill Farmhouse, and any surrounding designated heritage assets. The report does not undertake any assessment to determine the planning balance and public benefit, if any, this is a matter for the Council.

7.2 Conservation is considered to be the process of carefully managed change; it is not the same as preservation. At this site, the proposed changes are based on an understanding of the buildings and areas key heritage values and character. In preparing the proposal consideration has been given to the Cotswold District Local Plan (November 2015) and policy EN10. The proposals have been developed to ensure that the scheme “*sustain and enhance the character, appearance and significance of designated heritage assets (and their settings).*” The proposals follow discussions with the conservation officer as part of the pre-application submission. They seek to provide a high-quality living space by extending the existing kitchen which was altered and refurbished in 2008. The design of the scheme follows the existing consent with simple sliding oak framed glazing to the rear facade. The side elevations are timber clad left to weather with an opening to the west elevation, this can be enclosed with timber shutters. The roof will be a continuation of slate. The proposals have been designed to respond to the scale, character, and simple agricultural vernacular of Mill Farmhouse. No changes are proposed internally, and the works solely impact that of the 2008 modern extension. Works to the remaining piggery to provide a garden room are limited to the introduction of a new opening to the south elevation. This follows the proposal to introduce a recessed glazed door set behind the original timber door

in existing opening to the east elevation. The timber doors can be fixed open when in use to ensure the proposals retain the rural and agricultural character of the piggery.

- 7.3 With regards to the setting of designated assets and due to the location of the proposals being some distance away from the core of the village the proposal is assessed as not resulting in a harmful impact on the setting of adjacent designated heritage assets or the designated conservation area.
- 7.4 The Cotswold District Local Plan 2011 – 2031 Policy EN2 Design of The Built and Natural Environment relates to new development stating that *“development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.”* The scheme is assessed as being in-keeping with its setting by creating a sympathetic design and utilising high-quality materials following the design principles established in 2008. The proposals to provide a garden room within the existing piggery is light touch and will introduce recessed glazed doors set behind the original timber doors which can be fixed open when in use. Samples of materials or detailed drawings for any windows and doors can be provided by condition if required. The scheme is assessed to conform with policy EN2.
- 7.5 In light of the above assessment it is concluded that the proposals are sympathetic to the historic and architectural interest of Mill Farmhouse as a Grade II listed asset. The proposals will not have a harmful impact on the setting of adjacent assets due to their distance from the site or the conservation area. Therefore, accord to Section 16 of the National Planning Policy Framework, Sections 16(2), and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with local policies EN1, EN2, and EN10.

Appendix 1 Historic England Statutory List Descriptions

Heritage Category: Listed Building

Grade: II

List Entry Number: 1153318

Date first listed: 27-Feb-1986

List Entry Name: MILL FARMHOUSE

Statutory Address 1: MILL FARMHOUSE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Statutory Address: MILL FARMHOUSE

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

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Kemble and Ewen

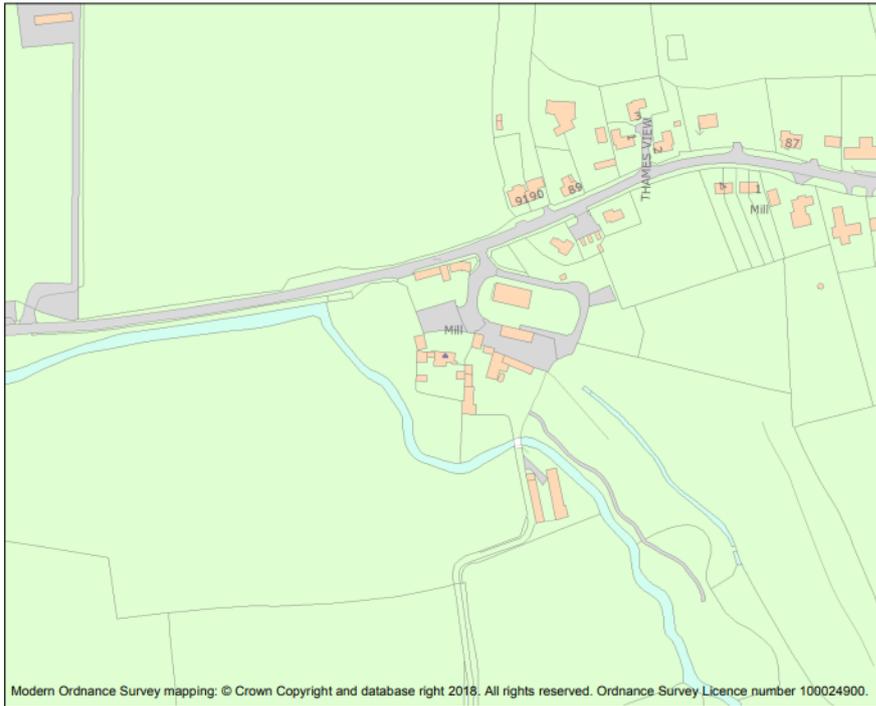
National Grid Reference: ST 99928 97374

Details KEMBLE EWEN ST 99 NE 7/46 Mill Farmhouse II Farmhouse. Late C17. Random coursed rubble stone, stone slate roof, stone end stacks. Probably through passage, single main range with small rear extension, 2 storeys and attic. Two gables to front, each with 2-light wood casement at top, 3-light on first floor and ground floor, all with timber lintels. Central moulded wood doorcase with arched door of 6 fielded panels, top 2 following arch and forming decorative shape. Projecting C19 boarded gabled porch.

Listing NGR: ST9992897374

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

Legacy System number: 129343



Heritage Category:	Listing
List Entry No :	1153318
Grade:	II
County:	Gloucestershire
District:	Cotswold
Parish:	Kemble

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	ST 99928 97374
Map Scale:	1:2500
Print Date:	15 December 2023

Name: MILL FARMHOUSE

This is an A4 sized map and should be printed full size at A4 with no page scaling set.



Appendix 2: SOURCES

Department for Communities and Local Government. National Planning Policy Framework (2018)

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 3 – The Setting of Heritage Assets (2015)

Historic England. Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)

National Heritage List for England

Know Your Place <http://www.kypwest.org.uk/>

<https://www.cotswold.gov.uk/planning>

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