

Manor House
Church Lane
South Cerney
Cirencester
Gloucestershire GL7 5TT

Proposed Replacement
Orangery and
Internal Alterations

Heritage Statement

Project Ref: AH1867b

December 2023



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Prepared by	Rob Armour Chelu
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Approved	Sue Farr (22/12/2023)

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1. SUMMARY

PROJECT NAME:	MANOR HOUSE: PROPOSED REPLACEMENT ORANGERY AND INTERNAL ALTERATIONS
LOCATION:	CHURCH LANE, SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE GL7 5TT
NGR:	404960, 197342
TYPE:	HERITAGE STATEMENT

This heritage statement (HS) has been completed in respect of a proposal for a replacement orangery and a suite of internal alterations at Manor House, Church Lane, South Cerney. The property is Grade II Listed and is situated at NGR 404960, 197342 in the South Cerney Conservation Area. The property lies adjacent to the Grade I Listed Church of All Hallows (List Entry 1340977) whose attached cemetery includes a number of Grade II Listed monuments.

Proposed works at the Listed Building comprise two main elements: replacement of an existing conservatory with a new orangery and internal works to improve the living space and throughflow of the property.

The existing conservatory at Manor House is clearly of poor quality construction and is in a poor condition. Currently it is considered to result in minor harm in respect of the setting and significance of the Listed Building. The proposed replacement structure represents a significant aesthetic improvement to the Listed Building, offering an extension of more appropriate design and enhanced structural and design quality. A beneficial effect in respect of the significance and setting of Manor House is found in the proposed new Orangery.

With regard to the suite of internal works assessed in this document, elements of them have been found to affect minor areas of the fabric of the Listed Building. In the majority of instances the fabrics affected are non-original and largely modern.

Changes affecting the layout of the building internally have been carefully designed to result in no adverse impacts on the legibility of those elements of the historic layout that survive today. Indeed, in the case of the proposal to enlarge the opening between the rear hall and the study, there is strong evidence that the proposed changes will to a degree serve to reinstate an earlier historic layout.

Changes proposed for the upper floors of the Listed Building are generally considered beneficial. No significant or harmful impacts on historic fabrics are proposed and overall the removal of elements of modern partitioning will serve to reinstate elements of the historic floor plan of the property, thus contributing positively to, and enhancing, the significance of Manor House.

The overall effect will be an improvement in the quality of the interior spaces, creating a sustainable and appropriately redesigned interior to the Listed Building. No harm is found in the proposals for the interior which will preserve, and in a number of areas, enhance the legibility of the historic layout. The exposing of original beamwork in the upper rooms will serve to both enhance the aesthetic qualities of the property, and to inform important elements of its historic structure.

In respect of the setting of the Church of All Hallows, it is concluded that there will be no adverse impacts resulting from the proposals. The replacement of the extant conservatory with a new orangery will enhance the setting to Manor House through the removal of a dilapidated and poorly constructed element. Whilst this part of Manor House is not directly visible from the church, nonetheless a minor enhancement to the church's setting is found.

Assessment of the possible effects of the proposals on the character and appearance of the South Cerney Conservation Area has found that the proposed works will result in no adverse effects. As found with the setting of the church, whilst the new orangery is not easily viewed from the Conservation Area (beyond the boundaries of Manor House itself), there is a recognised minor enhancement in the proposal. Internal works proposed do not have the capacity to affect the Conservation Area..

This assessment follows national and local planning policy and guidance set out in the 2023 issue of the NPPF, the Cotswold District Local Plan 2011-2031, and guidance notes issued by Historic England and the CIfA.

2. OUTLINE

- 2.1. This heritage statement (HS) has been completed in respect of a proposal for a replacement orangery and a suite of internal alterations at Manor House, Church Lane, South Cerney. The property is Grade II Listed and is situated at NGR 404960, 197342. It is referred to hereafter as 'the Site'.



Image 1: Site location

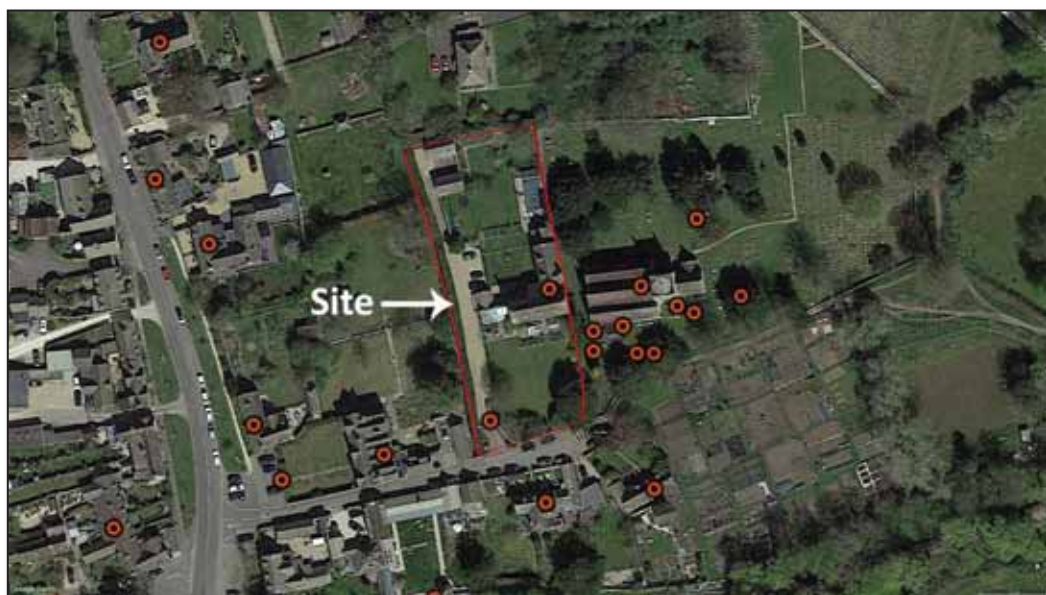


Image 2: Aerial view showing Manor House relative to nearby Listed Buildings

- 2.2. The Site is situated in the South Cerney Conservation Area and is recorded as a Grade II Listed Building in the National List as *Manor House* (List Entry 1090057). The property lies adjacent to the Grade I Listed *Church of All Hallows* (List Entry 1340977) whose attached cemetery includes a number of Grade II Listed monuments (Image 2).
- 2.3. This document is focused on the significance of the Listed Building and how its significance may be affected by the proposed works. Its location in the South Cerney Conservation Area will also be addressed, alongside assessment of how the proposed works may affect the character and appearance of the Conservation Area.

Limitations of data

- 2.4. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.7. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its

	setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3. SITE ASSESSMENT

The Site and its setting

- 3.1. The Site is located in the South Cerney Conservation Area and comprises a Grade II Listed Building of post-medieval date. A 150m study area was established, measured from the Site's boundary, to quantify and identify heritage assets in proximity to Manor House whose settings may be affected by the proposals. The study area includes 27 Listed Buildings including the Manor House, all at Grade II with the exception of the adjacent Church of All Hallows which is Grade I Listed (Image 3).

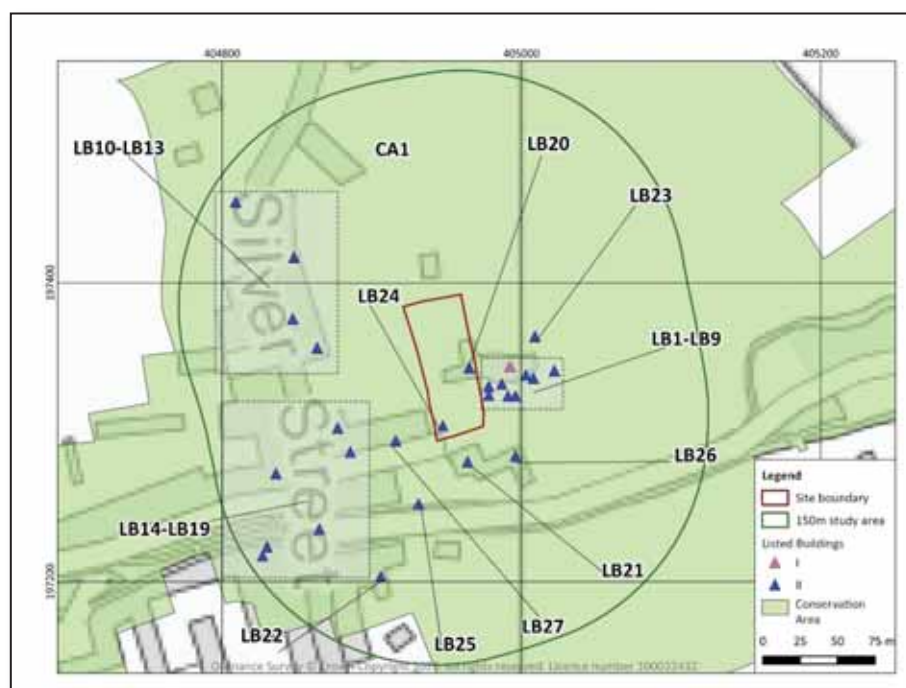


Image 3: Distribution of designated heritage assets in study area

- 3.2. Manor House comprises a substantial detached dwelling of three storeys with basement and attic rooms. A datestone on the east-facing elevation indicates a date of 1765. The List Entry

records a “Main section of 176?” – the 1765 date cited above has been clarified through photographic enhancement of an image taken during the site visit.

- 3.3. The Listed Building is constructed of coursed and dressed stone with alternating chamfered quoins under a stone slate roof. A 20th century conservatory is attached to the building’s west-facing elevation, the replacement of which is one of the main elements of the planning proposal.
- 3.4. The Site includes modest gardens north and south of the main house, largely lawned. Mature trees lie at the southern boundary which is marked by a stone wall east of the access gates. This access includes a pair of gate piers which are Grade II Listed in their own right (Image 3, LB24; List Entry 1154148).

Site visit

- 3.5. The Site, along with its wider Conservation Area setting, was visited on 21st November 2023. Particular attention was paid to the condition of the extant conservatory and various locations internally where change is proposed. A selection of photographs taken during the site visit are included in this heritage statement. Observations made at the time have informed the assessments and conclusions in this heritage statement.

Developmental history of the Site and its setting

- 3.6. As stated, the original building dates to 1765 with a wing recorded in the List Entry as earlier than the main house. Observations made during the site visit dispute this dating sequence, as set out later in this document. Further mid-19th century additions are apparent in the rear angle between the main house and the north wing.
- 3.7. The developmental history of the Site and its wider setting is therefore considered best examined through the study of historic maps, as set out below.

Historic map regression

- 3.8. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape, or possibly lost to development or boundary change.

1816 Edward B. Metcalfe - Cirencester

- 3.9. Edward B. Metcalfe’s early 19th century hand drawn map represents one of the first group of Ordnance Survey illustrations completed for military purposes.
- 3.10. It shows the parish church with the Site immediately to the west. The church is drawn in a cruciform shape, a schematic representation of the building when compared to its accrual ground plan.
- 3.11. Manor House is illustrated in red, depicted as a simple sub-square structure. Again, a degree of schematic representation of the building is considered likely.



Image 4: 1816 Edward B. Metcalfe - Cirencester

1863 South Cerney parish tithe map

- 3.12. The South Cerney tithe map represents a conversion of corn rents dated to 1863. The map illustrates turnpike roads, a canal, waterbodies, houses and road names. The apportionment omits any record of land use (Kain and Oliver 1995).



Image 5: 1863 South Cerney parish tithe map

- 3.13. The Site occupies Plot 194 and part of Plot 193 to the west, which, alongside a number of nearby plots, are described further in Table 2 to inform local land ownership during the mid-

19th century. Unfortunately, elements of the tithe map have been damaged or are otherwise indecipherable, including a number of plots relating to the Site and its surroundings.

Table 2: 1863 South Cerney tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
194	No data	No data	No data	-
193	No data	No data	No data	-
195	No data	No data	No data	-
186	No data	No data	No data	-
187	3 Cottages and Gardens	Richard Lea	No data	Descriptive
188	No data	No data	No data	-
189	No data	No data	No data	-
191	No data	No data	No data	-
196	No data	No data	No data	-

1882 Ordnance Survey County Series 1:2,500

- 3.14. The 1882 first edition OS map shows and names Manor House. The building includes the northern extension along with a glasshouse in the position of the current conservatory. A number of minor extensions are evident alongside small outbuildings in and around the formal gardens to the north.

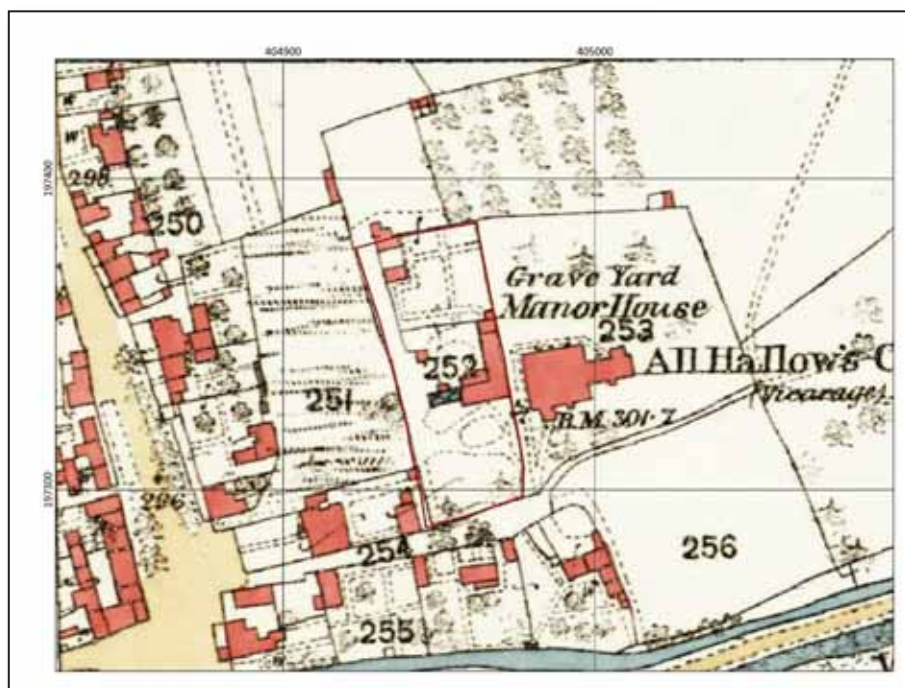


Image 6: 1882 Ordnance Survey County Series 1:2,500

1900 Ordnance Survey County Series 1:2,500

- 3.15. The OS map of 1900 shows little obvious change in respect of manor House or its grounds. Paths around the garden area to the north are no longer illustrated. The 'P' in the north of the Site could refer to a number of features, although the most likely in this case is a pump.

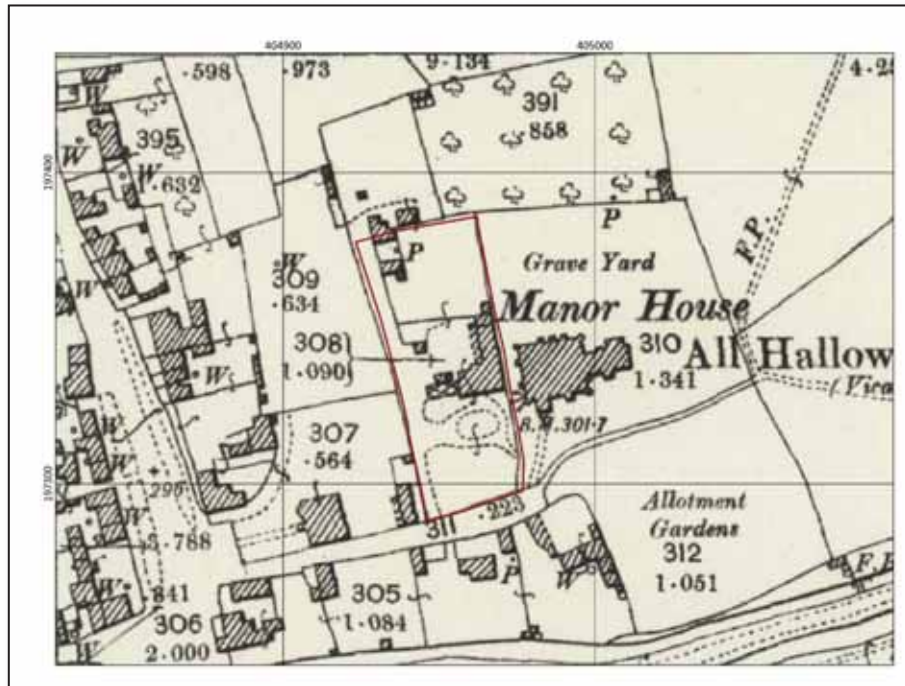


Image 7: 1900 Ordnance Survey County Series 1:2,500

1921 Ordnance Survey County Series 1:2,500

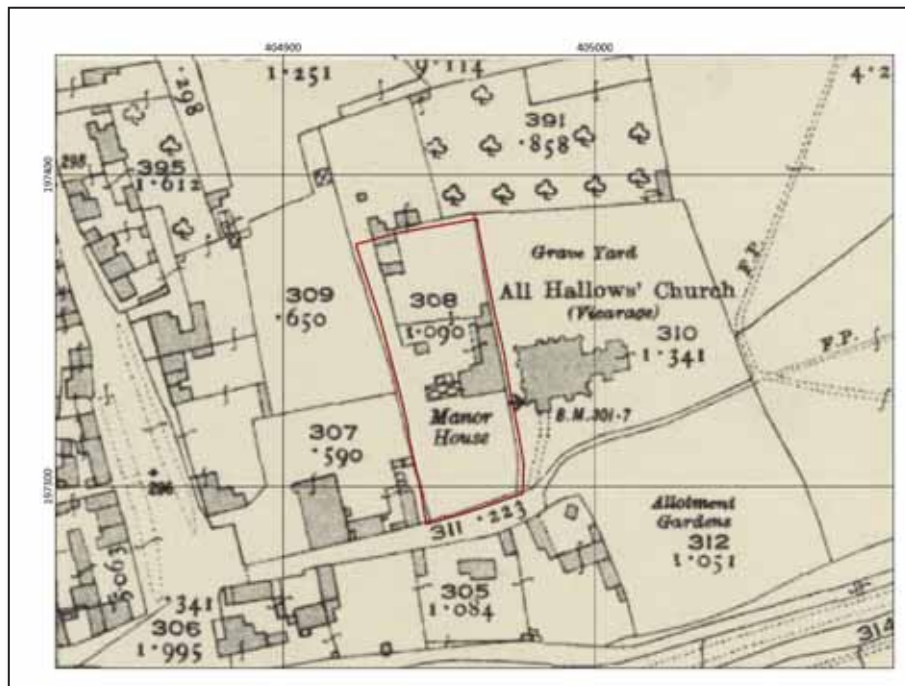


Image 8: 1921 Ordnance Survey County Series 1:2,500

3.16. The 1921 map shows little change although the drives to the front of the property are no longer illustrated.

1924 Ordnance Survey County Series 1:10,560

3.17. The 1924 map shows no discernible change in comparison to the previous edition.

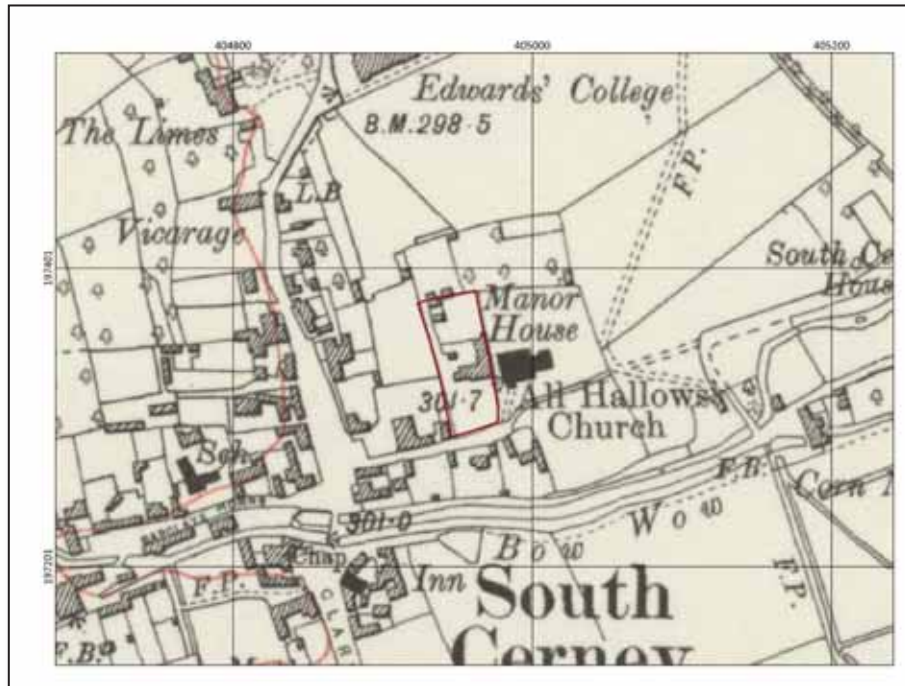


Image 9: 1924 Ordnance Survey County Series 1:10,560

1959 Ordnance Survey 1:25,000 Series

- 3.18. This late 1950s map shows Manor House on a footprint similar to that seen in earlier maps. The poor detailing of this edition offers no insights into any subtle changes at the Site.

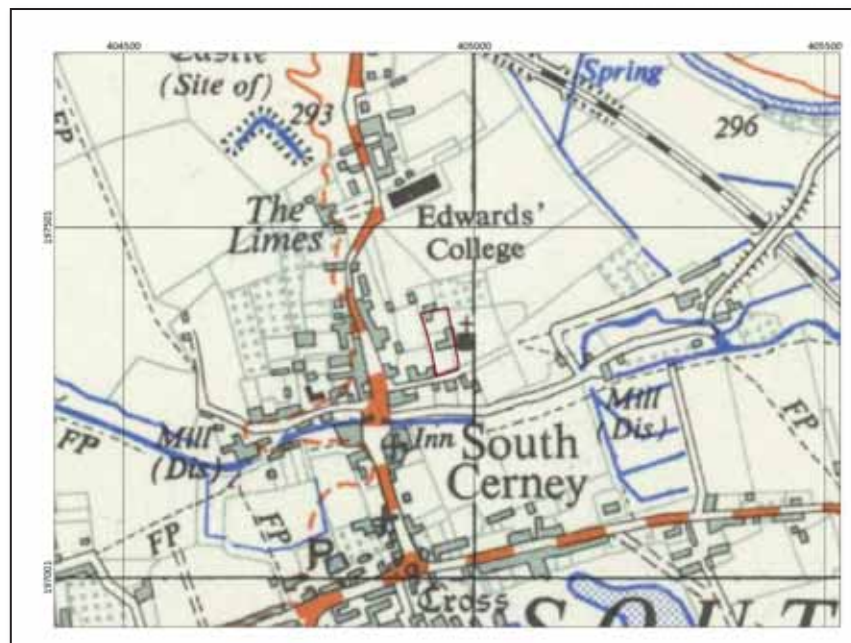


Image 10: 1959 Ordnance Survey 1:25,000 Series

1973 Ordnance Survey Plan 1:2,500

- 3.19. By the first half of the 1970s there is little change apparent at the Site since the late 1950s.

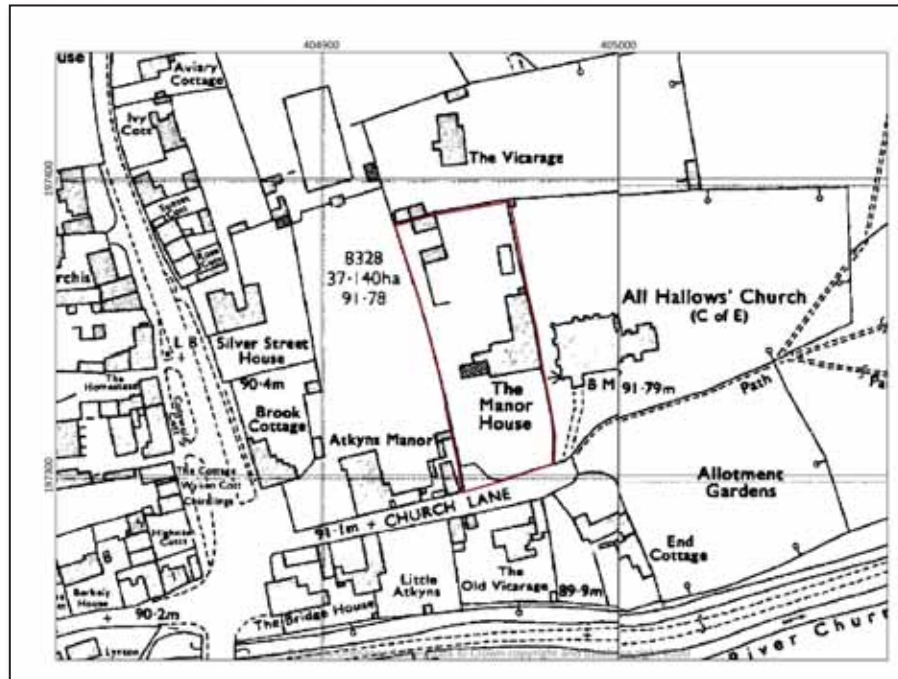


Image 11: 1973 Ordnance Survey Plan 1:2,500

Satellite Imagery



Image 12: The Site c. 1999

- 3.20. The Google Earth satellite image sequence covers the period 1999-2021. The 1999 image (Image 12) shows an additional extension to the north of the conservatory and an open air pool in the rear garden. No further development is apparent through the remainder of the sequence.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

- 4.1. Alongside assessment of Manor House, the capacity for harm resulting from the proposed changes at the property in respect of the setting of other heritage assets has been assessed below. The proposed works will result in a rebuilt orangery which will represent the only externally visible change to the Listed Building.
- 4.2. Given this, the setting and significance of the adjacent Grade I Listed Church of All Hallows is assessed in detail below, as is the character and appearance of the Conservation Area.

Manor House (Grade II Listed Building; List Entry 1090057)

The Listed Building and its setting

- 4.3. The List Entry indicates a date of '176?' for the Listed Building. This query has been resolved through photographic enhancement of the datestone in the east-facing elevation which almost certainly indicates a date of 1765.



Image 13: Manor House – south-facing front elevation

- 4.4. The property comprises a three storey detached dwelling whose front façade reflects a symmetrical Georgian architectural style. The house includes the main range (Image 13) and a rear wing which extends north (Image 14).

Contributors to the significance of the Listed Building

- 4.5. Archaeological value: The Listed Building includes features and fabrics dating to the second half of the 18th century, which are considered to contribute to its overall significance at a moderate level.
- 4.6. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building which represents a significant country house built during the Georgian period. Whilst it has been subject to 19th and 20th century alterations and additions, the building remains essentially legible as a grand Georgian house

- 4.7. It is considered that the building's historical value will contribute to its overall significance at a major level.
- 4.8. Architectural value: The building is built in a largely symmetrical Georgian style in terms of the main part of the building, with the frontage demonstrating a classic Georgian aesthetic in its symmetrical layout.



Image 14: North wing, view from west

- 4.9. As mentioned earlier in this document, the List Entry indicates that the original building predates the wing to the south. Contrary evidence was identified during the site visit where a low course of stone to the exterior of the east elevation (Image 15) was found within the building at the point where the wing and main house intersect. This could only happen if the wing was aged to the main house at a later date.



Image 15: East elevation showing low stone course above plinth

- 4.10. The contribution of the building’s architectural and aesthetic value to its overall significance is assessed to be at a major level, particularly in respect of its well-preserved Georgian façade.
- 4.11. Communal value: The Listed Building is in private ownership and is not considered to offer any communal value.
- 4.12. Contribution of Setting: The setting of the Listed Building is considered of significance, partly in respect of the nature of the surrounding built form, which includes the Grade I Listed Church of All Hallows and associated cemetery. The close association of the two buildings reflects the perceived significance of Manor House at the time of its construction, where the physical association of the medieval parish church would no doubt have added a degree of status to the property and thus its owners.
- 4.13. Beyond this the rural village setting and enclosed gardens create an attractive and tranquil ambience which is considered to enhance the Listed Building’s significance and overall the village and Conservation Area setting to the Listed Building is considered a major contributor to its significance.
- 4.14. Overall: This Grade II Listed Building represents a heritage asset of national importance and high heritage significance. The significance of Manor House is assessed to derive primarily from its historical and architectural value, along with a significant contribution from its village and Conservation Area setting, particularly enhanced through the presence nearby of the medieval parish church.

Church of All Hallows (Grade I Listed Building; List Entry 1340977)

The Listed Building and its setting

- 4.15. The Listed Building comprises an impressive parish church of Norman period foundation with later medieval alterations and elements. Surviving 12th century fabric includes the north and south doorways. It was subject to significant restoration in 1862 by J.P. St. Aubyn.



Image 16: Church of All Hallows

- 4.16. Its construction comprises a rubble stone tower and chancel, with remainder mainly of coursed stone. Its roof includes a stone slate roof to the chancel with the remainder under plain tiles with coped verges and cross finials.

- 4.17. A modest cemetery lies predominantly southeast and southwest of the main building within which nine monuments are Grade II listed in their own right.

Contributors to the significance of the Listed Building

- 4.18. Archaeological value: The Church of All Hallows includes features and fabrics of 12th century and later date. The main structure has undergone a number of alterations during the medieval period and the whole building was refurbished in 1862. The archaeological and evidential value of the Listed Building is considered to contribute to its overall significance at a major level.
- 4.19. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, which represents a well-preserved example of a significant medieval parish church with Norman origins. Whilst several changes have occurred in respect of the building since its original construction, the overall aesthetic remains that of a well-preserved and impressively proportioned English church. It is considered that the Listed Building's historical value will contribute to its overall significance at a major level.
- 4.20. Architectural value: The church is described in the Conservation Area Statement (CAS; CDC 2002) as "... architecturally and symbolically the most significant building in the village". Its architectural form reflects both its medieval origins and to a degree its Victorian refurbishment. The contribution of the Listed Building's architectural and aesthetic value to its overall significance is considered major.
- 4.21. Communal value: The church, in common with places of worship across the country, demonstrates the importance of the Christian faith in England in relation to rural communities, enhanced in this case through the longevity of its occupation of the site which dates back to the Norman period. The church is identified as a very important contributor to, and symbol of, the local community, and generations of local families will relate life experiences directly to it, including births, marriages and funerary services. A major degree of communal value is recognised as contributing to the heritage significance of the Listed Building.
- 4.22. Contribution of Setting: The immediate setting of the Listed Building comprises two main elements; its immediate surroundings, including public areas of green open space within its churchyard, and the built form of the wider village, including the Site and largely comprising important historic buildings. The setting of the church is assessed to offer a major contribution to its overall significance as a heritage asset.
- 4.23. Overall: This Grade I Listed Building represents a heritage asset of national importance and very high heritage significance. The significance of the church is assessed to derive primarily from its historical and architectural value, the evidential value of its physical form and its immediate and wider village and Conservation Area setting.

South Cerney Conservation Area

- 4.24. The Conservation Area Statement (CAS; CDC 2002) states that "The Conservation Area is intended to preserve and enhance the older parts of the village, as well as maintain the balance between its tranquillity and vibrancy".
- 4.25. The growth of South Cerney since the 1970s has impacted on the settlement's historic linear plan. Whilst elements of new development may be considered rather out of character with the historic built form, overall the older buildings remain the dominant aspect of the

Conservation Area. Manor House forms one of the most important buildings in South Cerney, both historically and architecturally, and is described in the CAS as demonstrating “...an understated classicism of the Georgian period”.

- 4.26. It is considered that Manor House offers a major contribution to the wider built form of the Conservation Area and thus to its character and appearance.

5. ASSESSMENT OF IMPACT

Introduction

- 5.1. The planning proposal comprises two main elements; the replacement of the existing conservatory with a new orangery, and internal refurbishments and minor alterations. Each element of the proposals will be described in detail below.

Planning proposal: New orangery

- 5.2. The existing glasshouse extension is of poor quality and in a state of some disrepair. It is proposed to remove the structure and replace it with a traditional style Orangery. The proposed design is in keeping with the aesthetic of the historic building and will be set back from the building’s façade.
- 5.3. The Orangery will be constructed from cut stone to form the cornice, quoins, band course, plinth and window surrounds, and will have coursed rubble walling stone infills to match the house. Traditional style timber windows and doors with slimline double glazing will be installed (Image 17).

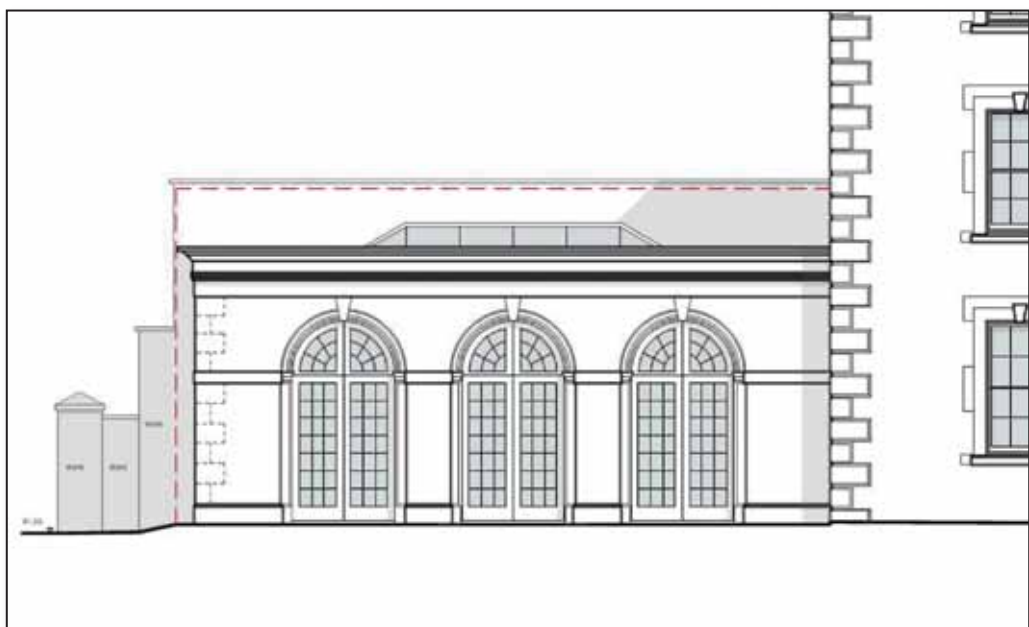


Image 17: Proposed orangery design

Planning proposal: Main house- Internal works

Ground Floor – Sitting Room and Study

- 5.4. The sitting room to the front of the house is currently connected to a study at the rear via a large opening with bifold timber doors. The proposal is to remove the modern bifold doors, slightly widen the opening and remove the adjacent partitioned lobby.

- 5.5. It is noted that the majority of the fabric removed is of modern date and the historic plan form will remain legible through the retained bulkhead between the rooms. Existing timber floorboards will be exposed and repaired as required, finished and sealed.
- 5.6. Two faux pillars to either side of the fireplace are proposed to be removed whilst the existing modern fire surround will be replaced with a new stone surround more in keeping with the age of the property.
- 5.7. Modern boxing around the existing ceiling beam will be removed to expose the original timber.

Back Hall to Study

- 5.8. It is proposed to enlarge the opening between the rear hall and the study to improve light quality. This opening will be arched to reflect other similar openings throughout the house. It was noted that there appear to have originally been two openings within the hall wall in this location, evident in the clear wear in the stone flooring (Image 18) with one now in use as a cupboard.



Image 18: Worn stone floor adjacent to wall

- 5.9. It is proposed to install a glass screen with doors in the newly created arched opening to help maintain the legibility of the original plan form.

Front Hall, Understairs and Staircase

- 5.10. The area between the front and rear halls is connected by a section of lowered floor providing access beneath the staircase half-landing. As a result, the original staircase, that was likely open, has been boxed in at ground level to form a large understairs cupboard accessed via steps at both ends. It is proposed to divide the space below the half-landing to provide a WC accessed via the existing steps off the rear hall. The modern partitioning and door enclosing the stairs within the front hall will be removed with the existing balustrade, handrail and post retained and fully exposed.

- 5.11. In addition, a section of suspended floor will be installed within the remaining floor space at ground floor level creating a formal open front entrance hall. A section of stone floor will be installed to match the existing.
- 5.12. The two modern alcoves on the landing will remain in situ although will be covered allowing a Dado rail to continue across them to match the existing.

Kitchen

- 5.13. It is proposed that the existing kitchen is replaced and upgraded. The existing kitchen is connected to a section of one of the rear lean-to extensions via a large opening, which also houses a WC positioned off a small internal corridor by modern partitioning. It is proposed to remove the modern partitioning and widen the opening into the kitchen to form a larger more practical space. As with the Living Room the original plan form will remain legible due to the bulkhead dividing the two spaces.
- 5.14. Modern boxing around the ceiling beam will be removed to expose the original timber and a new stone floor will be installed in place of the modern timbers.

Rear Service Wing, Circulation and Study

- 5.15. Rooms within this area connect from the house across to the drive to the west and sit behind the high wall which divides them from the existing conservatory. The layout of this area will remain largely unchanged with minor alterations to the circulation throughout the spaces.
- 5.16. Existing ceilings in all these rooms are low and modern, and the proposal is to open all these ceilings up to the ridge lines to improve the provision of space and natural light. The existing rooflight in the utility room will be replaced with a conservation rooflight fitted in the existing opening.
- 5.17. The rear door is currently often used as the principal entrance to the house. It is proposed that the access into the lean-to section of the kitchen is closed off and a new access through the new Orangery (see above) is created. This remodelled rear Lobby will be fitted out to form a more formal Boot Room. A new stone floor will be installed in place of the modern timbers throughout these rooms.
- 5.18. A door will be installed between the new Boot Room and the Utility room and access from the study to the Utility room blocked off. The Study will then be accessed through the new Orangery.

First floor - Master Suite

- 5.19. The existing master suite provides one of the principal rooms on the first floor and a further two rooms behind that extend into the north wing. It is proposed to remove modern boxing around the ceiling beam to expose the original timber. Existing non-original joinery will be removed and/or replaced. This will not affect any historic fabric.
- 5.20. The existing fireplace, also non-original, will be fitted with a new stone surround of appropriate design, in keeping with the age and architecture of the Listed Building.
- 5.21. The room behind the bedroom will be returned to its original form to create a dressing room. Currently the space is sub-divided providing a bathroom, laundry store and utility room. The sub-divisions are modern stud walls.

- 5.22. Two doors currently form a lobby between the rear room and a shared bathroom. These will be blocked off on the dressing room side with the existing doors retained in the other rooms to access cupboards created by the deep reveals. The removal of these modern partition walls serves to restore an element of the original plan form of the house.
- 5.23. The rearmost room the first floor is currently used as a dressing room. It is proposed that modern joinery will be removed, and a new bathroom installed with a stone tile floor laid over the existing deck.
- 5.24. In addition, it is proposed that the existing door head between the newly formed dressing room and bathroom will be raised from 1.7m to 1.9m, forming a more practical opening. The existing door and architrave will be adjusted to accommodate the change in height, matching the original. Historic lintels will be reinstated at the new level.

Main bathroom

- 5.25. The existing bathroom is awkwardly designed with a central stair accessing it from the main stair landing. In this arrangement (Image 19) the required headroom is achieved through the opening up of a section of the sloping roof to its ridge line.



Image 19: Main bathroom showing current access issue

- 5.26. It is proposed that the full extent of the ceiling is opened up to the ridge line to allow the stair to be adjusted, forming more practical layout. The existing ceiling is formed from modern plasterboard.

Guest Bedroom 1

- 5.27. Minor changes proposed in this room comprise the removal of modern boxing around the beamwork to expose the original timbers.
- 5.28. In addition the modern fire surround, insert and hearth will be replaced with a new stone surround more in keeping with the age and aesthetic of the Listed Building.

Guest Bedroom 2

- 5.29. It is proposed that the modern joinery and studwork either side of the fireplace will be removed to reinstate an exposed chimney breast. A new surround will be installed.
- 5.30. As in other rooms, the modern boxing around the beams will be removed to expose the original timberwork.

Bedroom 3 and ensuite

- 5.31. Again it is proposed to remove the modern boxing around the beams to expose the original timbers.
- 5.32. The existing fireplace will be boarded over (though retained) and skirting fitted across to match the existing.
- 5.33. The rooflight in the ensuite will be replaced with a conservation rooflight fitted into the existing opening.
- 5.34. None of the proposals for the first floor impact significantly on any historic fabrics.

Third floor - Guest Bedroom 4, Landing and Study

- 5.35. Minor works proposed comprise the removal and blocking of the high level window between the Study and the Bathroom. Whilst this will result in a minor impact on historic fabrics, it is not one of such magnitude as to be considered harmful.

General

- 5.36. It should be noted that historic wooden floors across the majority of upper floor rooms will be exposed and refurbished as appropriate, reinstating a more 'authentic' aesthetic to the interior.

North Wing

- 5.37. A general refurbishment of the North Wing is proposed. Existing fabrics throughout the North Wing are generally in poor condition having been subject to a relatively recent poor quality fitout.
- 5.38. A modern partition will be removed to open up the kitchen space. All bathrooms will be refitted, and a bathroom added on the second floor within one of the existing rooms.
- 5.39. On the second floor, the modern dropped ceiling will be removed to open the spaces up to the ridge exposing the original timber structure and access to the eaves storage will be altered.

Potential effects on the Significance of Manor House

New orangery

- 5.40. The existing conservatory is of poor quality construction and is in a state of disrepair. In its current condition it is considered harmful to the setting and significance of the Listed Building. The proposed replacement structure will clearly represent a significant aesthetic improvement to the Listed Building, offering an extension of more appropriate design.
- 5.41. A beneficial effect in respect of the significance and setting of the Listed Building is found in the proposed new Orangery.

Internal alterations

- 5.42. The suite of internal works set out above and in the Design and Access Statement (CMD 2023) affect minor elements of the fabric of the Listed Building. In the majority of instances the fabrics affected are non-original and largely modern.
- 5.43. Changes affecting the layout of the building internally are designed not to impact on the legibility of such elements of the historic layout that survive today. Indeed, in the case of the proposal to enlarge the opening between the rear hall and the study, there is strong evidence that the proposed changes will to a degree serve to reinstate an earlier historic layout.
- 5.44. Changes proposed for the upper floors of the Listed Building are generally considered beneficial. No significant or harmful impacts on historic fabrics are proposed and overall the removal of elements of modern partitioning will serve to reinstate elements of the historic floor plan of the property, thus contributing positively to, and enhancing, the significance of Manor House.
- 5.45. The overall effect will be an improvement in the quality of the interior spaces, creating a sustainable and appropriately redesigned interior to the Listed Building.
- 5.46. No harm is found in the proposals for the interior which will preserve, and in a number of areas, enhance the legibility of the historic layout. The exposing of original beamwork in the upper rooms will serve to both enhance the aesthetic qualities of the property, and to inform important elements of its historic structure.

Setting of Church of All Hallows

- 5.47. Given the findings above it is clear that there will be no adverse impact on the setting of the Grade I Listed Building. The replacement of the extant conservatory with a new orangery will enhance the setting to Manor House through the removal of a dilapidated and poorly constructed element. Whilst this part of Manor House is not visible from the church, nonetheless a minor enhancement to the church's setting is found.

Character and Appearance of the South Cerney Conservation Area

- 5.48. The proposed works will have no adverse effect on the character and appearance of the South Cerney Conservation Area. As was the case with the setting of the church, whilst the new orangery is not easily viewed from the Conservation Area (beyond the boundaries of Manor House itself), there is a recognised enhancement in the proposal.
- 5.49. Internal works proposed do not have the capacity to affect the Conservation Area.

6. CONCLUSION

- 6.1. The existing conservatory at Manor House is clearly of poor quality construction and is in a poor condition. Currently it is considered to result in minor harm in respect of the setting and significance of the Listed Building. The proposed replacement structure represents a significant aesthetic improvement to the Listed Building, offering an extension of more appropriate design and enhanced structural and design quality. A beneficial effect in respect of the significance and setting of Manor House is found in the proposed new Orangery.
- 6.2. With regard to the suite of internal works assessed in this document, elements of them have been found to affect minor areas of the fabric of the Listed Building. In the majority of instances the fabrics affected are non-original and largely modern.

- 6.3. Changes affecting the layout of the building internally have been carefully designed to result in no adverse impacts on the legibility of those elements of the historic layout that survive today. Indeed, in the case of the proposal to enlarge the opening between the rear hall and the study, there is strong evidence that the proposed changes will to a degree serve to reinstate an earlier historic layout.
- 6.4. Changes proposed for the upper floors of the Listed Building are generally considered beneficial. No significant or harmful impacts on historic fabrics are proposed and overall the removal of elements of modern partitioning will serve to reinstate elements of the historic floor plan of the property, thus contributing positively to, and enhancing, the significance of Manor House.
- 6.5. The overall effect will be an improvement in the quality of the interior spaces, creating a sustainable and appropriately redesigned interior to the Listed Building. No harm is found in the proposals for the interior which will preserve, and in a number of areas, enhance the legibility of the historic layout. The exposing of original beamwork in the upper rooms will serve to both enhance the aesthetic qualities of the property, and to inform important elements of its historic structure.
- 6.6. In respect of the setting of the Church of All Hallows, it is concluded that there will be no adverse impacts resulting from the proposals. The replacement of the extant conservatory with a new orangery will enhance the setting to Manor House through the removal of a dilapidated and poorly constructed element. Whilst this part of Manor House is not directly visible from the church, nonetheless a minor enhancement to the church's setting is found.
- 6.7. Assessment of the possible effects of the proposals on the character and appearance of the South Cerney Conservation Area has found that the proposed works will result in no adverse effects. As found with the setting of the church, whilst the new orangery is not easily viewed from the Conservation Area (beyond the boundaries of Manor House itself), there is a recognised minor enhancement in the proposal. Internal works proposed do not have the capacity to affect the Conservation Area.
- 6.8. This assessment follows national and local planning policy and guidance set out in the 2023 issue of the NPPF, the Cotswold District Local Plan 2011-2031, and guidance notes issued by Historic England and the CIfA.

7. SOURCES AND REFERENCES

Written sources

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Other Sources

British History Online
Commonwealth War Graves Commission
Cotswold District Council
Historicengland.org
National Heritage List for England
Oldmapsonline.org

Appendix 1: Proposal plans and specifications

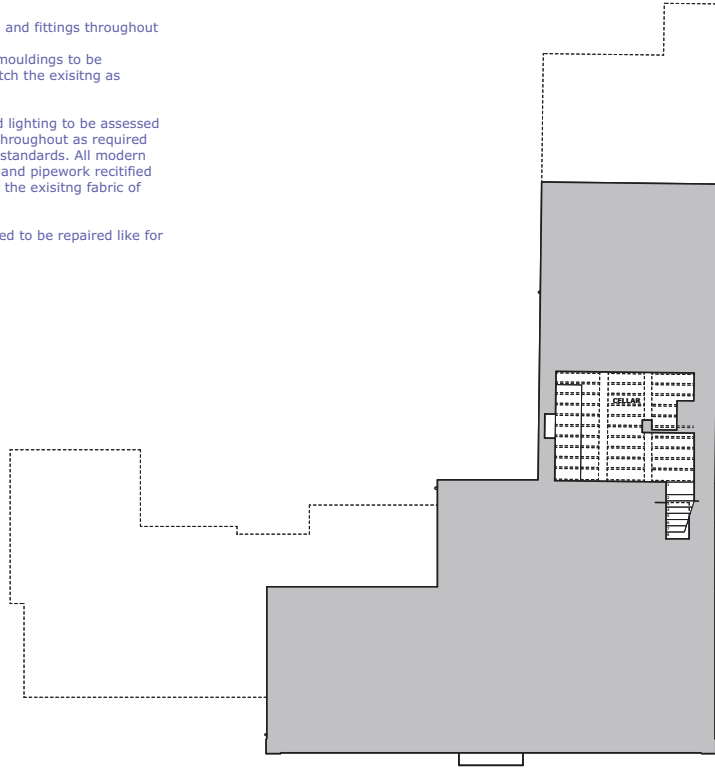
- Internal redecoration throughout as required repairing any loose/failed plaster as required to match existing

- New bathroom fixtures and fittings throughout

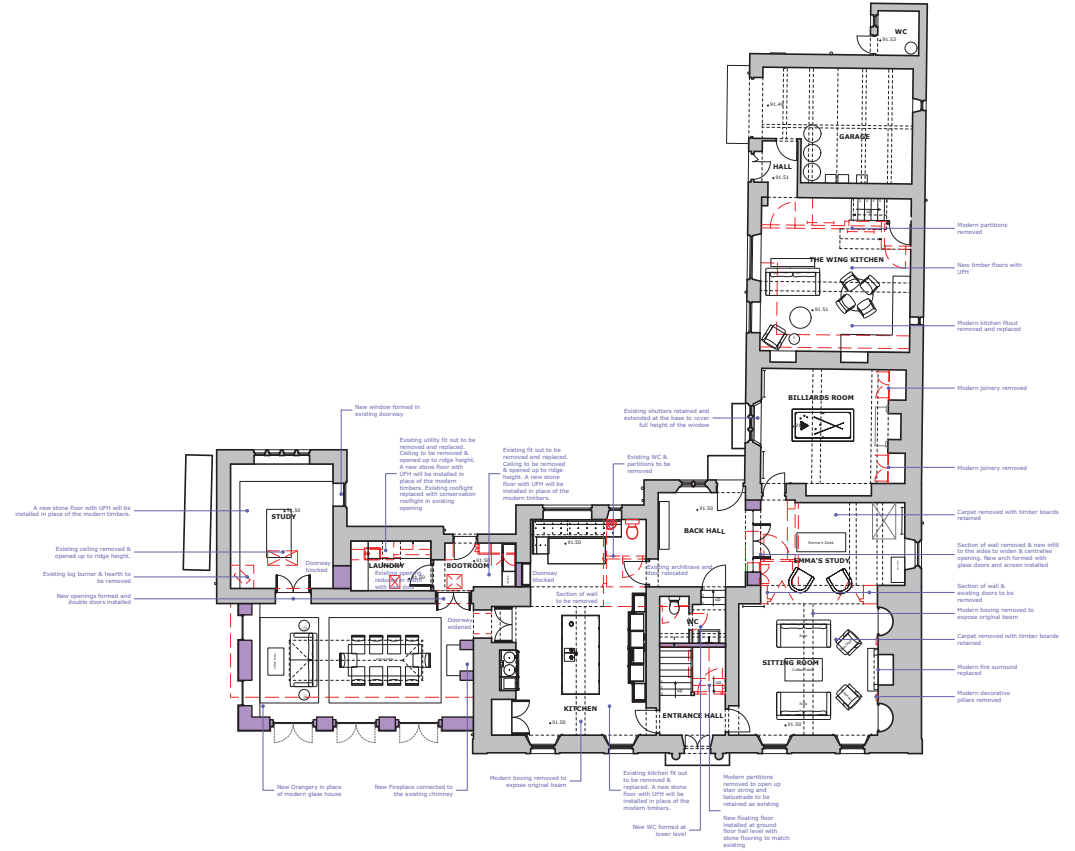
- Existing skirtings and mouldings to be repaired/replaced to match the existing as required

- Electrics, plumbing and lighting to be assessed and repaired / replaced throughout as required to meet modern safety standards. All modern radiators to be replaced and pipework rectified where required to repair the existing fabric of the building

- Existing flooring retained to be repaired like for like, cleaned and sealed



Proposed Basement Plan
Scale: 1:100



Proposed Ground Floor Plan
Scale: 1:100



The contractor or manufacturer is responsible for checking all dimensions and querying any discrepancies.

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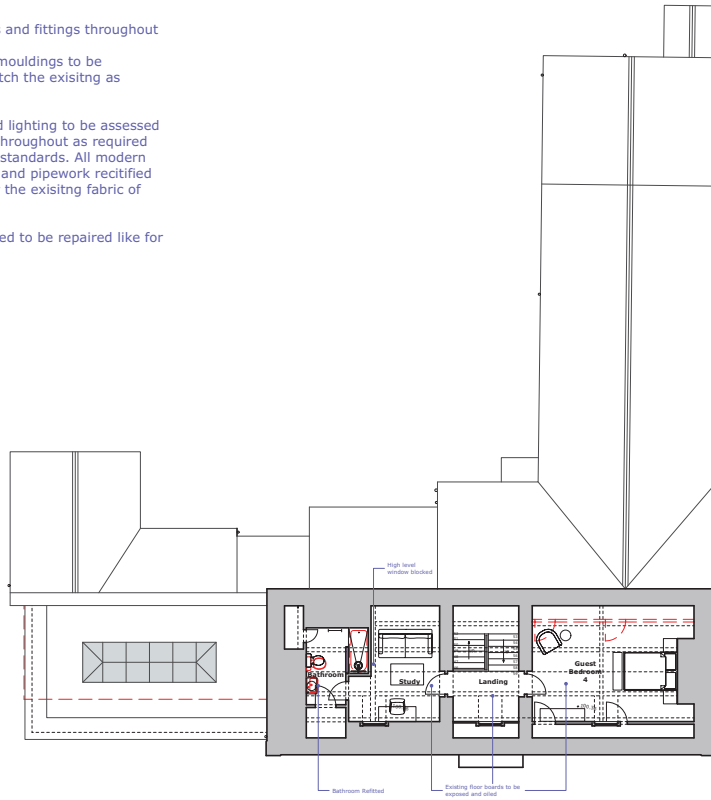


Project Name: South Cerney Manor
Job Number: 0053
Sheet Title: Proposed Basement & GF Plan

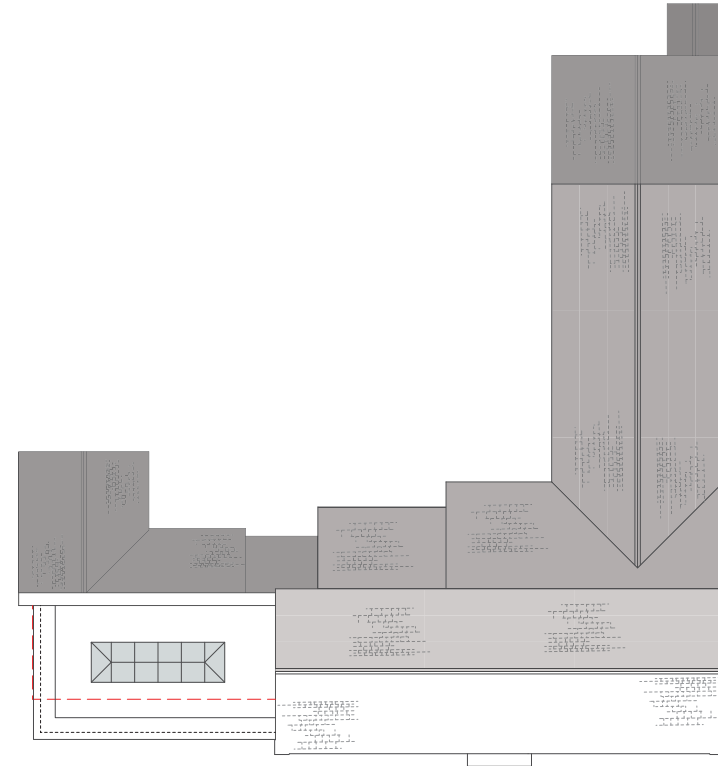
Sheet No: PL-110
Revision: Scale as indicated @ A1
Date: Dec 23
Drawn By: TN
Reviewed By: CM
Status: **DRAFT 19/12/2023**



- Internal redecoration throughout as required repairing any loose/failed plaster as required to match existing
- New bathroom fixtures and fittings throughout
- Existing skirtings and mouldings to be repaired/replaced to match the existing as required
- Electrics, plumbing and lighting to be assessed and repaired / replaced throughout as required to meet modern safety standards. All modern radiators to be replaced and pipework rectified where required to repair the existing fabric of the building
- Existing flooring retained to be repaired like for like, cleaned and sealed



Proposed Third Floor Plan
Scale: 1:100



Proposed Roof Plan
Scale: 1:100



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No.	Revision Notes	Date	Drawn by/Checked by:



Project Name: South Cerney Manor
 Job Number: 0053
 Sheet Title: Proposed TF & Roof Plan
 Sheet No: PL-112
 Revision: Scale as Indicated @ A1
 Date: Dec 23
 Drawn By: TN
 Reviewed By: CM
 Status: **DRAFT 19/12/2023**

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Note
No alterations are proposed to
the North and East Elevations as
part of this application



Existing South Elevation
Scale: 1:50



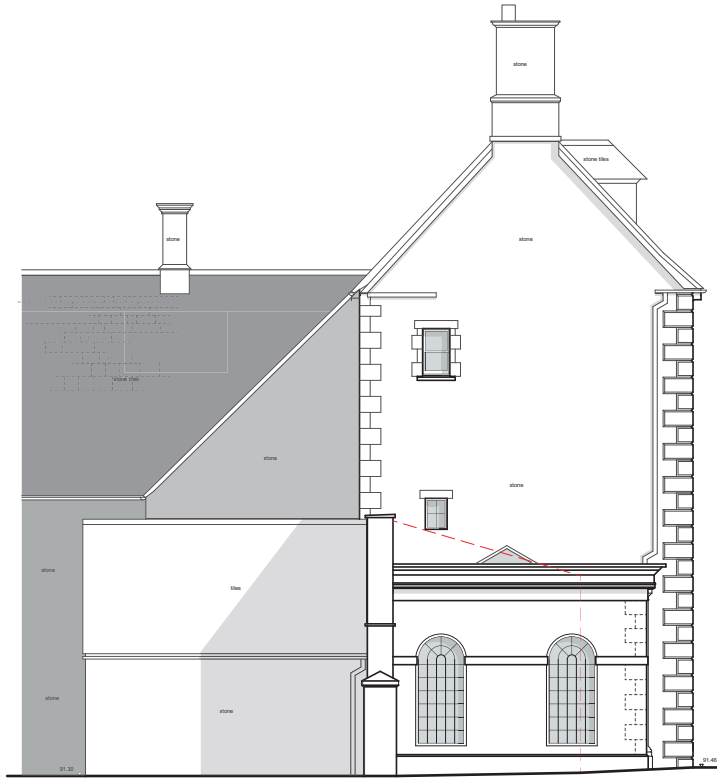
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No.	Revision Notes	Date	Drawn by/Checked by:

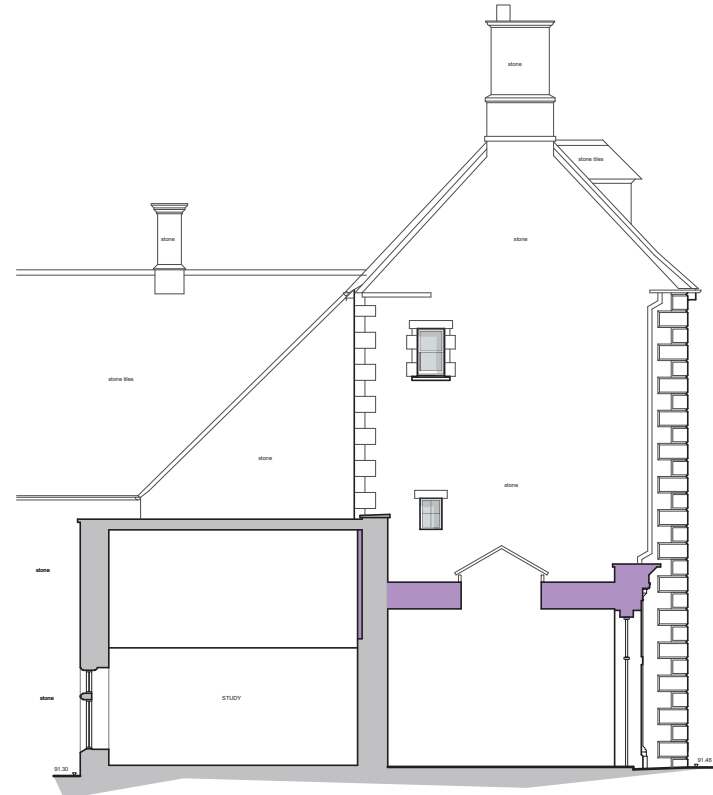
Project Name: South Cerney Manor
 Job Number: 0053
 Sheet Title: Proposed South Elevation
 Sheet No: PL-120
 Revision: Scale as Indicated @ A1
 Date: Dec 23
 Drawn By: TN
 Reviewed By: CM
 Status: **DRAFT 19/12/2023**

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Note
No alterations are proposed to
the North and East Elevations as
part of this application



Existing West Elevation
 Scale: 1:50



Existing Section AA
 Scale: 1:50



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No.	Revision Notes	Date	Drawn by/Checked by:

Project Name: South Cerney Manor
 Job Number: 0053
 Sheet Title: Proposed West Elevation & Section AA
 Sheet No: PL-121
 Revision: PL-121
 Scale: Scale as Indicated @ A1
 Date: Dec 23
 Drawn By: TN
 Reviewed By: CM
 Status: **DRAFT 19/12/2023**

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Appendix 2: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:150m study area)								
Listed Buildings (150m study area)								
LB1	1090054	Effigy Tomb, About 1 Metre South Of South West Corner Of Nave In Churchyard Of Church Of All Hallows	Chest tomb	Medieval?	Chest tomb with 2 recumbent effigies. Reputed to be late C14.	II	404978	197331
LB2	1090055	Hinton And Unidentified Monument About 7 Metres And 5 Metres South East Of South East Corner Of Porch In Churchyard Of Church Of All Hallows	Chest tomb	Post-medieval	Two chest tombs. Beata Hinton, died 1740; unidentified, late C18/early C19.	II	404991	197324
LB3	1090056	Two Stephens And One Unidentified Monument, Immediately South Of Tower In Churchyard Of Church Of All Hallows	Chest tomb	Post-medieval	Group of 3 chest tombs. William Stephens, died 1803; Rachel Stephens, died 1791; unidentified, died 1710.	II	405003	197338
LB4	1154116	Sarcophagus Immediately East Of South Porch In Churchyard Of Church Of All Hallows	Sarcophagus	Early medieval	Sarcophagus and lid. Saxon. Stone. Very large tapering slab, with lid leaning on south side	II	404987	197332
LB5	1154123	Hitchings Monument, About 9 Metres South Of South East Corner Of South Aisle In Churchyard Of Church Of All Hallows	Chest tomb	Post-medieval	Chest tomb. Sarah Hitchings, died 1766	II	404996	197324
LB6	1154133	Moss And Unidentified Monument, About 7 Metres And 12 Metres South Of Chancel In Churchyard Of Church Of All Hallows	Chest tomb	Post-medieval	Chest tomb and pedestal tomb. Moss family, earliest Thomas Moss, died 1729; unidentified, late C18.	II	405008	197336

LB7	1340977	Church Of All Hallows	Church	Medieval	Anglican parish church. Norman foundation, altered throughout medieval period, restored 1862 by J.P. St. Aubyn.	I	404992	197344
LB8	1340978	Weeks And Myles Monuments, About 6 Metres And 3 Metres South West Of South West Corner Of Porch In Churchyard Of Church Of All Hallows	Chest tomb	Post-medieval	Two chest tombs. Weeks, earliest decipherable date 1769; Edmund Myles, died 1807.	II	404978	197325
LB9	1340979	Two Unidentified Monuments, About 6 Metres South East Of South East Corner Of Chancel In Churchyard Of Church Of All Hallows	Chest tomb	Post-medieval	Two chest tombs. To north, mid/late C18; to south, early C18.	II	405022	197341
LB10	1090030	Liddell House	House	Post-medieval	Detached house. Late C18/early C19, extended to west and rear in 1862.	II	404809	197454
LB11	1090068	Silver Street House	House	Post-medieval	Detached house. Early C19.	II	404864	197357
LB12	1154201	Jasmine Cottage/Sunset Cottage	Cottage	Post-medieval	Formerly 3 small cottages, with 2 to south converted to one (Jasmine Cottage). Late C17/early C18	II	404847	197376
LB13	1154202	Ivy Cottage	Cottage	Post-medieval	Detached cottage. Late C17.	II	404848	197417
LB14	1090067	Brook Cottage	House	Post-medieval	Detached house, probably formerly several cottages. centre front late C17, enlarged to each side in C18, and to rear probably in C19.	II	404877	197303

LB15	1154183	Highnam Cottages	House	Post-medieval	House. Circa 1830s; altered later C19 and C20.	II	404836	197272
LB16	1154197	Bridge Over River Churn	Church	Medieval	Road bridge over River Churn. Probably C18.	II	404865	197235
LB17	1154199	Gatepiers At Atkyns Manor	Gatepiers	Post-medieval	Pair of gatepiers in front of Atkyns Manor. C18.	II	404886	197287
LB18	1303933	Butchers Shop Adjacent To Eliot Cottage Occupied By Kt Bowman/Eliot Cottage	Cottage and shop	Post-medieval	Eliot Cottage and butchers shop adjacent occupied by K. T. Bowman GV II Small semi-detached cottage and adjacent butcher's shop. Cottage probably late C17, shop C18.	II	404830	197223
LB19	1340981	Eliot Arms	Inn	Post-medieval	Inn and hotel. Mid/late C19.	II	404827	197217
LB20	1090057	Manor House	House	Post-medieval	Large detached house. Main section of 176?, inscribed on plaque on right hand return, added to wing probably of early c18, with mid C19 additions in rear angle.	II	404965	197343
LB21	1090058	The Old Vicarage	Vicarage	Post-medieval	Detached house. Early C18.	II	404964	197280
LB22	1090059	The Old George	Inn	Post-medieval	Inn. Probably core of C17, extended to rear in C18.	II	404906	197203
LB23	1154140	Norris Monument, About 19 Metres North East Of Chancel In Churchyard Of Church Of All Hallows	Chest tomb	Medieval	Chest tomb. Norris, earliest decipherable date 1773.	II	405009	197364
LB24	1154148	Gatepiers At Manor House	Gatepiers	Post-medieval	Pair of gatepiers. Late C18	II	404948	197304
LB25	1154152	Gazebo At Little Atkyns	Farmhouse	Post-medieval	Gazebo. Early/mid C18.	II	404931	197252
LB26	1340980	Glebe Cottage	Cottage	Modern	Semi-detached cottage. C18.	II	404996	197284

LB27	1340983	Atkyns Manor	Manor House	Post-medieval	Large manor house. Late C17.	II	404916	197294
Conservation Areas (150m study area)								
CA1	n/a	South Cerney	CA	Medieval & post-medieval	Historic core	n/a	404915	197268

Appendix 3: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2023);
- Planning Practice Guidance, Historic Environment (2023);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

National Planning Policy Framework (NPPF – Dec 2023)

16. Conserving and enhancing the historic environment

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets 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 generations⁷¹.

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

199. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. 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 exceptional⁷².

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

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

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states “Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.

It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;

- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Cotswold District Local Plan 2011-2031 (Adopted August 2018)

Policy EN10 - Historic Environment: Designated heritage assets

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.
2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.
3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:
 - the importance of the asset;
 - the scale of harm; and
 - the nature and level of the public benefit of the proposal.

Policy EN11 - Historic Environment: Designated Heritage Assets - Conservation Areas

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
- d. have regard to the relevant Conservation Area appraisal (where available); and
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".

Regarding the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society".

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset's communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;

- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: "Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact".

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