

# EDGARS

## Heritage Statement

Site Address: Nos. 38 & 39 Eastleach, Cirencester, GL7 3NQ

Prepared for: Verity & Beverley Ltd

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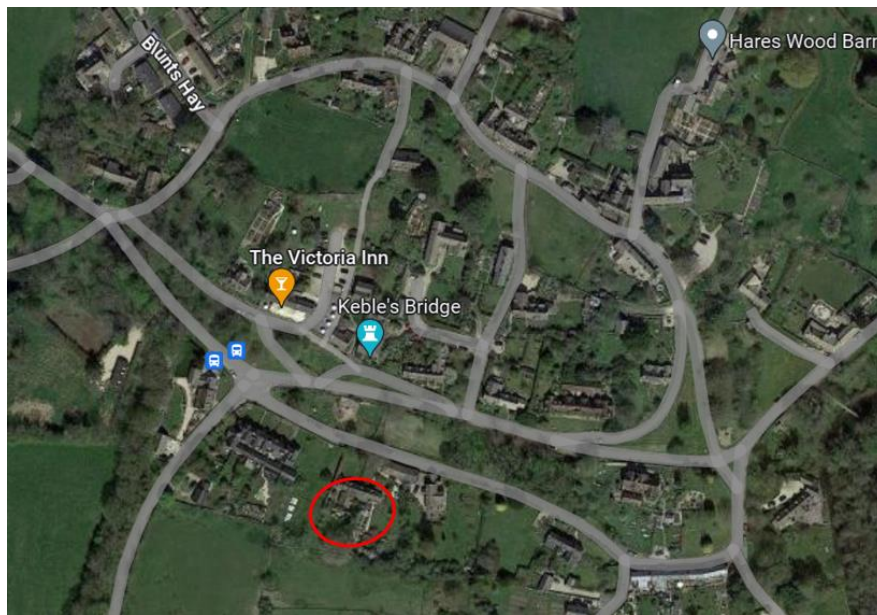
# 1 Introduction

- 1.1 This report has been prepared by Edgars on behalf of Verity & Beverley Ltd. The report is to accompany a planning and listed building consent application for the internal and external alteration and refurbishment of Nos. 38 and 39, Eastleach, Cirencester, GL7 3NQ, Grade II listed buildings.
- 1.2 The purpose of this report is to provide an overview of the historic origin and evolution of the site, and then to identify the significance of the heritage asset, its setting and its position within the Eastleach Conservation Area.
- 1.3 The report then describes the proposed alterations, and the impact of the scheme on the significance of the heritage assets identified.
- 1.4 The report has been produced in accordance with the requirements of the National Planning Policy Framework (December 2023), National Planning Policy Guidance, and the Historic England Good Practice and Advice Notes “Managing Significance in Decision-Taking in the Historic Environment” published in 2015 and “The setting of Heritage Assets” published in July 2017. These require applicants to make an assessment of the significance of Heritage Assets and their settings in relation to proposed development and make an assessment of the impact of their proposals upon them.
- 1.5 The statement demonstrates to the Council that the significance of the historic environment has been fully assessed and understood and that the conservation impacts of the proposed scheme have been properly considered as an integral part of the proposals and have informed the accompanying design process.
- 1.6 Following this assessment of impact, it is our professional view that the principle of the proposed alterations accord with the policies contained in NPPF and NPPG, the relevant sections of the Historic Environment Planning Practice Guide and Local Plan Policies of Cotswold District Council.
- 1.7 A clear and justified case can therefore be made for the proposed alterations; the development would have a neutral impact on the significance of the designated heritage asset and its setting, and a neutral impact on the character and appearance of the Eastleach Conservation Area. As such, there should be no reason in heritage terms, why the proposed scheme should not be considered favourably by the Local Authority.



## 2 Site and Surrounding Area

- 2.1 Properties nos. 38 and 39 are sited within the small, rural village of Eastleach, which is located around 8km to the south-west of Burford, and 18km east of Cirencester. The village lies within the Cotswolds National Landscape (AONB) and an extensive Conservation Area.
- 2.2 The properties are situated in the south eastern part of the village, and are facing onto the main route than runs through the centre of the village. **Figure 1** shows the location of the properties within the context of the village.



**Figure 1:** Site location within Eastleach Village

- 2.3 Eastleach comprised two Parishes separated by the River Leach - Eastleach Turville and Eastleach St Martin until they were amalgamated to form a single Parish in 1935. The site falls within Eastleach Turville which is understood to have developed overlooking a crossing point of the River Leach and along the road leading from the crossing up to the Fairford–Burford road. Cottages are arranged around a series of pasture closes and small greens. The village is understood to have developed in the late 17th and early 18th centuries with a number of cottages also dating from the later 18<sup>th</sup> and early 19<sup>th</sup> century<sup>1</sup>.
- 2.4 Nos 38 and 39 are Grade II listed and date from the Early-mid 19<sup>th</sup> century. They are described in the list entry as:
- Row of two houses. Early-mid C19. Coursed thin-bedded rubble limestone; red brick chimneys; stone slate roof. Two-storey; single-storey part at west end. Front: three half gables, three-window fenestration, all small paned timber casements with timber lintels. Two doorways with timber lintels, C20 doors. Two ridge-mounted chimneys.*
- 2.5 Historic maps present in **Appendix 1** indicate that the position of the cottages and overall layout of this part of the village does not appear to have changed significantly since in the last 100 years or more as shown by the OS Map Extract, Surveyed 1881. Published 1884.
- 2.6 The properties are set back from the road behind stone walls and lawned front gardens with hedgerows marking the garden boundaries between the properties. Despite this set back and some scattered trees along boundaries the properties are easily identifiable from the centre of the village owing to the topography.

<sup>1</sup> [A detailed history of the Cotswolds village of Eastleach](#)



- 2.7 To the front of No 38 is a stone outbuilding with timber garage doors which front the street. To the rear are private gardens beyond which are paddocks and clumps of woodland. The land rises to the rear and the topography vegetation along boundaries obscures views of the rear elevations from public vantage points.



**Figure 2:** Nos 38 (left) and 39 (right) – front elevation



**Figure 3:** No 38 East Leach - front elevation



**Figure 4:** No 38 East Leach – rear elevation



**Figure 5:** Garage / Outbuilding fronting the lane



## 3 Planning Policy

- 3.1 Sections 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building and its setting when exercising planning functions. A similar duty arises from section 72(1) of the Act in respect of development within conservation areas.
- 3.2 The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the Historic England Good Practice Advice documents (advice notes 2 and 3) are relevant to the content of this report and the consideration of the applications.

### **National Planning Policy Framework (lasted updated in December 2023)**

#### Chapter 16 - Conserving and Enhancing the Historic Environment

- 3.3 **Paragraph 195** states that heritage 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 generations.
- 3.4 **Paragraph 200** states that 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.
- 3.5 **Paragraph 201** states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.6 **Paragraph 203** states that 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.
- 3.7 **Paragraph 205** states that 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.
- 3.8 **Paragraph 208** states that 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.
- 3.9 Both the Significance and Setting of heritage assets is defined in the Glossary of the NPPF as follows

#### **Setting of a heritage asset**



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

#### **Significance (for heritage policy)**

- 3.11 The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance..

#### **National Planning Practice Guidance (NPPG)**

- 3.12 The NPPG section Historic Environment provides further guidance on enhancing and conserving the historic environment.
- 3.13 Conservation is defined as an active process of maintenance and managing change (NPPG Paragraph: 002 Reference ID: 18a-002-20190723). It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.
- 3.14 The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows (NPPG Paragraph: 006 Reference ID: 18a-006-20190723):

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 3.15 The NPPF requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. The NPPG (Paragraph: 020 Reference ID: 18a-020-2019072) states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:

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

#### **Historic England Good Practice Advice Notes**





- 3.16 Advice Note 2 titled 'Managing Significance in Decision-Taking in the Historic Environment' and Advice Note 3 titled 'The Setting of Heritage Assets' are relevant to the consideration of this application.
- 3.17 Advice Note 2 highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic and evidential value. The Assessment of Significance at Section 5.0 identifies the value attached to setting and significance of the surrounding heritage assets.
- 3.18 Advice Note 3, in relation to the impact of development on the setting of listed buildings highlights the steps which should be taken when assessing the significance of heritage assets. The curtilage, character and context of a heritage asset must be taken in to consideration during assessment. This has been carefully considered as part of the assessment provided.
- 3.19 The application is therefore considered to meet the requirements of the NPPF, NPPG and Practice Guide in terms of the level of information researched, the information extracted from this process and the conclusions outlined in this report.

#### **Cotswold District Local Plan 2011-2031 (adopted in August 2018)**

- 3.20 **Policy EN1 (Built, natural and historic environment)** states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:
- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
  - b. contributing to the provision and enhancement of multi-functional green infrastructure;
  - c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
  - d. seeking to improve air, soil and water quality where feasible; and
  - e. ensuring design standards that complement the character of the area and the sustainable use of the development.
- 3.21 **Policy EN2 (Design of the Built and Natural Environment)** states that development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality
- 3.22 **Policy EN4 (The Wider Natural and Historic Landscape)** states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.
- 3.23 **Policy EN5 (Cotswolds Area of Outstanding Natural Beauty)** states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.
- 3.24 **Policy EN10 (Historic Environment: Designated Heritage Assets)** states that 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. 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. 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.

3.25 **Policy EN11 (Historic Environment: Designated Heritage Assets – Conservation Areas)** states that 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.

#### **Cotswold Design Code**

3.26 The Cotswold Design Code forms part of the Local Plan. Its purpose is to ensure the highest standards of new development, respecting the distinctive qualities of the District for the benefit of current and future generations.

3.27 D25 states that some key qualities of the Cotswold vernacular are:

- a. The use of local limestone for walling, and split limestone slates for roofs. Roughcast render is also used, more often in southern parts of the District.
- b. A general simplicity of form and design is typical, often giving buildings an understated appearance, with any ornamentation usually limited to architectural features.
- c. Restricted gable widths, resulting in narrow plan depths to many buildings.
- d. Steep roof pitches, dictated by the use of the stone tiles.
- e. A variety of roof forms, sometimes a simple single ridge with plain unbroken roof slopes and windows set under the eaves, and sometimes forward-facing steep gables. Roof slopes are also often broken by smaller 'gables', or dormers, some more substantial stone, and others timber-framed and rendered.
- f. Valleys traditionally formed by stone slates swept to a curve. Plain shallow eaves and verges, with an absence of overhangs, and without any exposed rafter feet, fascias or bargeboards.
- g. Chimneys, originally stone (often ashlar), and then commonly red brick from the nineteenth century. Tall chimneys, often set to the ridge line, with stacks normally integral and flush to gable end walls.
- h. Window openings well-spaced and fairly small, with sizeable areas of wall in between. Openings usually centrally placed within gables, and end walls containing chimneys usually blank, or with sparse and offset fenestration.

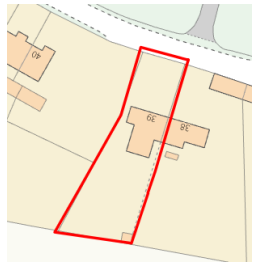
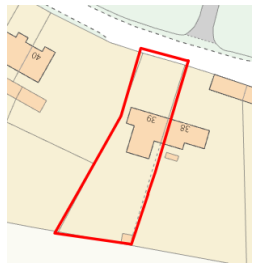
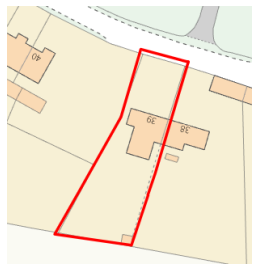
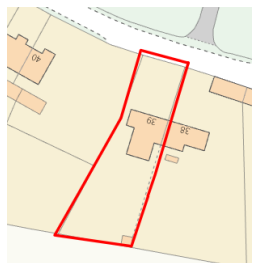


- i. Two and three light windows most common. Generally a hierarchy to the openings, with wider ground floor windows below smaller upper floor windows.
- j. Stone mullion window surrounds, directly glazed or containing metal casements, and sometimes with stone hood moulds above. Or simple flush timber casements, with slender glazing divisions, set below stone or timber lintels.
- k. Doors usually solid timber boarded, sometimes containing a small glazed pane.
- l. Porches of varying styles. Some of a solid stone gabled type but many lightweight canopies, such as gables or flat hoods supported on brackets.
- m. Garden areas enclosed by boundary treatments, most typically dry stone walling.



## 4 Planning History

- 4.1 **Table 1** lists the planning records relating to No. 39 Eastleach, which are collated using the online records of the Cotswold District Council website.
- 4.2 There is no planning history record regarding No. 38 property.

Table 1: Planning records relating to No. 39 Eastleach			
Reference	Site Boundary of development	Description of Development	Decision
19/03657/LBC		Proposed new kitchen window on south elevation	Withdrawn on 18 Nov 2019
14/02170/LBC		Conversion of study into utility room, new chimney stack to stove and repositioning balanced flue	Permitted on 13 Aug 2014
04/00244/LBC		Partial removal of two storey extension and demolition of lean-to conservatory, erection of a two storey extension, internal alterations, and repair of outbuilding (amendment to consent CD6609/B)	Permitted on 18 Mar 2004
04/00254/FUL		Erection of a two storey rear extension (amendment to permission CD.6609/C)	Permitted on 18 Mar 2004
03/00089/FUL		Erection of a two storey rear extension	Permitted on 04 Mar 2003
03/00088/LBC		Partial removal of two storey extension and demolition of lean-to conservatory, erection of a two storey extension, internal alterations, and repair of outbuilding	Permitted on 04 Mar 2003
98.01112		Alteration to dwelling by the insertion of boiler flue outlets the rear of kitchen wall and reinstatement of limestone slabs to kitchen floor	Permitted on 07 Jul 1998



## 5 Assessment of Significance

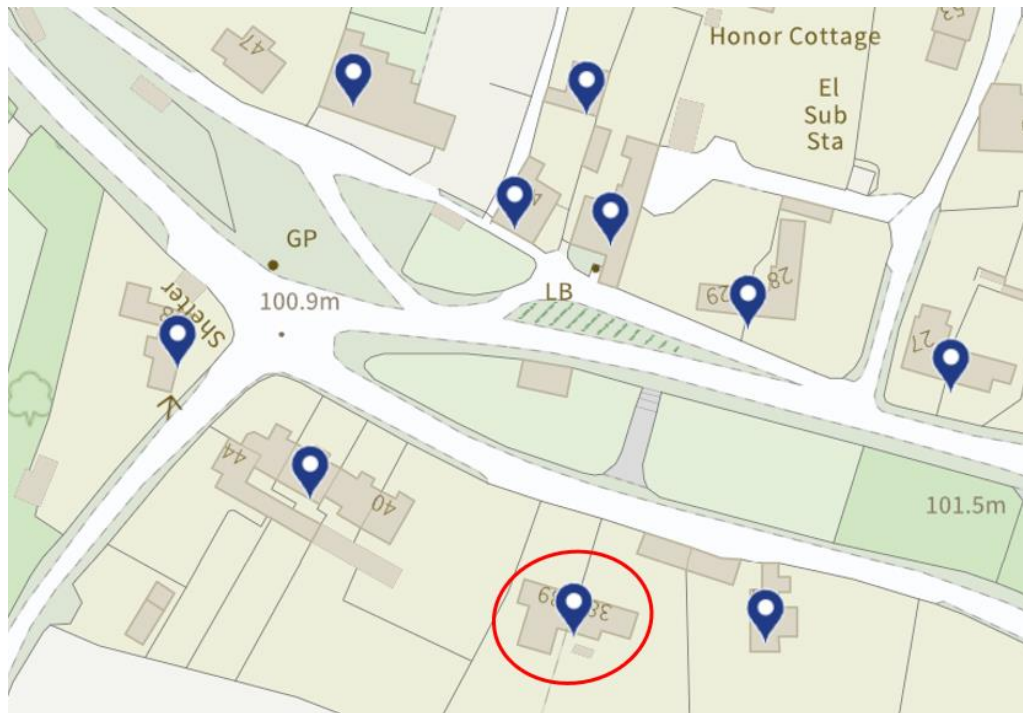
- 5.1 In line with the NPPF and NPPG, this report summarises the significance of the designated heritage assets before assessing any impact the proposed development may have. The documents examined include the Cotswold District Council Local Plan, planning history, historic maps, the Heritage Gateway and other statutory sources. A thorough site investigation was undertaken by Edgars in July 2023.

### **No. 38 and No.39 Eastleach: designated heritage asset**

- 5.2 Properties nos. 38 and 39 are dated from the early to mid-19th Century. The semi-detached cottages are two storey, constructed in coursed limestone rubble with a steeply pitched, stone slate roof. The front elevation features three gables; No. 38 is double fronted with two gables, whereas No. 39 features only one gable. The main ranges are flanked on either end with single storey additions. Each property has a ridge mounted chimney stack constructed in red brick.
- 5.3 Whilst the original range of the property is only single pile, both properties have been extended through the 19<sup>th</sup> and 20<sup>th</sup> Century. No.39 has a significantly larger footprint than No.38 as it benefits from a well-considered two storey rear gable extension. No.38 has been extended to the rear with a single storey lean-to extension with a catslide roof.
- 5.4 Both properties are sat back from the public realm within a large, verdant garden. The land raises towards the rear of the properties, and therefore the cottages have a slightly elevated position when viewed from the public realm, which increases the visual dominance of the diminutive properties.
- 5.5 The properties are added to the statutory list on the 23rd January 1952, at Grade II. The list description is included within **Appendix 2**.
- 5.6 The properties are considered to have historic, evidential and aesthetic significance as a good example of 19th Century vernacular architecture. The properties were constructed as modest housing most likely for agricultural workers; as such, the original ranges retain a modest scale and simple two bay, single pile floor plan. The building features typical materiality and detailing of the local vernacular, and the properties positively contribute to the character and appearance of the Eastleach Conservation Area.

### **Designated Heritage Assets Within the Setting of the Site**

- 5.7 In addition to the site itself, there are a number of listed buildings close to the properties. As shown in **Figure 6** below, nos. 40-44 is a Grade II listed building which is located to the west of the property. To the east, no. 37 is also a Grade II listed building.
- 5.8 However, of the listed buildings within the vicinity, only Nos. 40-44 and No. 37 are considered to fall within the immediate setting of Nos. 38 and 39.
- 5.9 It is considered that due to the spatial distance between the properties, and the scale the proposed development, the setting of the adjacent designated heritage assets will not be affected by the proposals.



**Figure 6:** listed buildings within or near the site (outlined in red)

#### Eastleach Conservation Area

- 5.10 The Eastleach Conservation Area had been designated on 1<sup>st</sup> April 1980, and was reviewed on 25<sup>th</sup> September 1990. A map of the conservation area boundary is included within **Appendix 3**.
- 5.11 At present the Eastleach Conservation Area does not benefit from an adopted, or draft conservation area appraisal that outlines the key characteristics of the area, with management proposals.
- 5.12 However, the Eastleach Turville as a village can be traced back to the Domesday Survey of 1086 where it was recorded solely as Leach. The village has a rectilinear form which is nestled into the hillside with the River Leach forming its eastern boundary. It is considered that the village developed along the main route from the river crossing point to join to the Fairford – Burford road.
- 5.13 The village has a loose form with a predominance of cottages set back from the road, within large, verdant plots. The Victoria County History states that the cottages were built around a series of pasture closes and small greens, with most of the development occurring between the late 17<sup>th</sup> and early 18<sup>th</sup> Centuries. This is reflected in the existing built form, although there are some 19<sup>th</sup> Century additions to the village which generally replicate the vernacular style.
- 5.14 As a result, the village has a cohesive character despite a variety of architectural styles; there is a consistent scale of one and a half storeys to two and a half storeys. The properties are all distinctly vernacular in their form and utilise a combination of pitched roofs and projecting gables. All the properties are constructed in limestone, with stone slate roof tiles, or slate. There is a mixture of timber casement windows, and in some cases the introduction of sash windows, although this is primarily on larger, higher status detached houses, rather than cottages.
- 5.15 The open nature of the village, its green and verdant setting is a key characteristic of this part of the conservation area; the open nature results in long views between properties which emphasise the hillside setting of the village. It is considered that No.38 and No.39 Eastleach make a positive contribution to the character and appearance of the Eastleach Conservation Area.



## 6 Proposed Development

- 6.1 The proposal scheme is for internal and external works to No.38 enabling it to be occupied along with No 39 as one, single family dwelling. There are no extensions proposed. The works are primarily to No 38 and include the rationalisation of the existing space and improvements to the existing fabric to provide a cohesive character and appearance with No. 39. An internal link is to be formed between the two properties.

### External works

- 6.2 Externally, no alterations are proposed to No 39. Minor alterations are proposed to No 38 and are described below.
- 6.3 On the front elevation, it is proposed to replace existing front doors, and secondary door with part glazed and timber panelled doors. The proposed doors are currently part glazed and part timber panelled, but the replacement will more closely reflect the design of the doors utilised at No.39.
- 6.4 On the rear elevation, the rear kitchen window to No.38 will be removed and the cill dropped to provide a new doorway to interconnect the building with the rear garden. The door will be part glazed and part timber panelled and will be cohesive with those on the front elevation. Adjacent the door a small section of the rear garden is to be lowered by to provide a small terrace.
- 6.5 It is also proposed that the other two metal framed windows in the rear elevation will be replaced with timber casement windows to match the front elevation,
- 6.6 In the side elevation to No 38 the single paned window on the gable end of the kitchen will be removed, with the reveal infilled with matching stonework. The other metal framed casement window in the side elevation of the lean to and gable end of the kitchen will be replaced with a timber casement windows to match the front elevation.
- 6.7 Other works of repair and maintenance will be undertaken including the replacement of rainwater goods with new metal rainwater goods to match No 39. External stone work will be repointed with lime mortar where required and all redundant cables will be removed or rationalised/hidden.

### Internal works

- 6.8 It is proposed that a single access point in the form of a single doorway will be created in the party wall between the ground floor dining room of No.39 and the ground floor living room of No.38. The wall is a rubble limestone wall and the doorway will be created with an appropriate timber lintel, with a timber ledge and brace door. There will be no interconnection points at first floor level.
- 6.9 It is proposed that the uses of the rooms will be altered to reflect the amalgamation with No. 39. It is proposed that the existing hall will become the entrance hall and boot room for the dwelling as a whole. The existing kitchen of No. 38 will be altered to form a utility room. The ground floor bathroom suite will be removed and replaced as a cloak room, with only a WC and handbasin.
- 6.10 At first floor, the second bedroom will be converted to provide a new bathroom suite, with both a shower and bath. It is proposed that the modern stud partition wall will be removed and replaced in a straight run, removing an element of the wall which projecting onto the first-floor landing, allowing for the improvement in the scale of the landing.
- 6.11 It is also proposed to remove the existing hot water cylinder and the modern cupboard enclosing it from the principal bedroom at first floor level, as it will be redundant.



### **Rewiring and introduction of new heating system**

- 6.12 It is proposed that No. 38 will be completely rewired to modern standards and a new hot water heating system will be provided. The boiler will be positioned on the external wall of the former kitchen. It is proposed that the currently surface mounted wiring and pipework will be sympathetically run and obscured from view through new channels being chased through the building.
- 6.13 As part of the conversion to a hot water heating system, the existing electrical radiators will be removed and replaced with hot water radiators throughout the building.

### **Fireplace**

- 6.14 It is proposed to remove the existing fireplace, mantle and hearth within the living room, which is a modern, mid-20<sup>th</sup> Century insertion. All elements of the modern fireplace will be removed, together with all infill materials to reveal the proportions of the original fireplace together with the original oak bressummer. It is proposed that once the fireplace is restored, a new wood burner will be installed.

### **Staircase**

- 6.15 It is proposed that the existing 20<sup>th</sup> Century staircase will be removed and replaced with a modern timber staircase. The position and wind of the stair will remain as existing.

### **Internal doors**

- 6.16 It is proposed that all the existing internal doors at ground and first floor level, which are modern flat-panelled doors, will be removed and replaced with a traditional ledged and braced door, with iron latches.

### **Window Furniture**

- 6.17 It is proposed that all the existing mis-matched window furniture will be removed and replaced with traditional iron monkey tail window handles and stays to match those within No.39.

### **Floors**

- 6.18 It is proposed that existing floors in the existing living room, hallway and kitchen will be investigated and if original stone floors are found they will be restored. If not found new stone flooring will be laid with electric under floor heating.

### **Garage/Outbuilding**

- 6.19 The existing timber garage doors facing the street will be replaced with new painted timber doors. A door will be reinstated in the east elevation of the garage building with a painted timber glazed door.





## 7 Impact Assessment

- 7.1 The proposed amalgamation of No.38 with No.39 to create a single dwelling is considered to have a neutral impact on the significance of the designated heritage assets as a pair of semi-detached cottages.
- 7.2 The proposed scheme allows for only a single connection point at ground floor between both buildings; as such, the plan form of both cottages will remain entirely legible. Externally, there will be no change in terms of the entrances of the properties (save for cosmetic alterations). As such, it is considered that the amalgamation of the properties results in only a low level of change in terms of historic fabric, and no change in terms of architectural character or appearance of the assets or harm to the buildings plan form. Due to the low level of physical intervention, it is considered that there is a high level of reversibility to the proposals. Therefore, it is considered that the proposed works which enable the cottages to be occupied as a single dwelling will have a neutral impact on its significance.

### External Alterations

- 7.3 It is considered that the proposed works to the front elevation of the building will preserve the significance of the designated heritage asset. It is proposed that the main entrance door, and the current kitchen door will be replaced with a similar timber part-glazed, part panelled door, which will be entirely cohesive with the doors within No.39. As the current doors are in poor condition and of a similar design, it is considered that their replacement will have a neutral impact on the asset and will introduce a greater sense of uniformity to the building.
- 7.4 The introduction of a new door at the rear of the property is considered to have a neutral impact on the character of the asset; an existing window reveal will be utilised, minimising the loss of fabric and the proposed timber, part-glazed and part panelled door is cohesive with the existing, preserving the character of the asset. The formation of the small terrace to the rear will also have a neutral impact as it will not harm historic fabric and will be a recessive feature to the rear of the property and in the context of existing modern extensions and outbuildings in the rear garden area.
- 7.5 The proposed window replacements are considered to have beneficial impact on the aesthetic significance of the asset. Those to be replaced are modern metal framed windows, which do not correlate with the earlier timber casement windows. It is proposed that these windows will be replaced with timber casement windows that are cohesive with the existing in detailing and profile.
- 7.6 The removal of the single window from within the proposed utility room is considered to have a neutral impact on the asset. The current window appears to be mid-20<sup>th</sup> Century in date, is positioned adjacent to a larger window; therefore, its positioning is somewhat anomalous within the existing fenestration pattern. As such, its removal will have a neutral impact on the significance of the asset.
- 7.7 Other works of maintenance and repair including repointing and replacement of guttering will have make a positive contribution to the long term conservation of the significance of the heritage asset.

### Internal Alterations

- 7.8 The proposed internal alterations and uses within No.38 are also considered to be appropriate to the significance of the asset. The conversion of the existing kitchen to a utility room is comparative in both nature and respects the current uses. The creation of an entrance hall within No. 38 is complimentary to its current use (as entrance and dining hall) and the use of the front room as a living room ensures the hierarchy of the plan form is preserved.
- 7.9 The removal of the existing bathroom from within the lean-to at the rear of the property is considered to have a neutral impact on the significance of the asset as it is a modern 20<sup>th</sup> Century insertion to the building. Similarly, the repositioning of the bathroom upstairs within the second bedroom is considered to have a neutral impact on the asset.



- 7.10 The current second bedroom is simplistic in both its form and detailing, and therefore the insertion of a new bathroom suite would have no impact on the architectural character of the building, whilst reflecting modern living arrangements. The alterations to the stud wall, to create a straight partition which enlarges the landing area is considered to have a neutral impact, as the stud wall is a modern insertion and the realignment reflects a traditional plan form arrangement.
- 7.11 The removal of the redundant hot water cylinder from the principal bedroom, along with the associated modern cupboard is considered beneficial to the significance of the asset; the cupboard is of no intrinsic value and it does not contribute to the significance of the asset.

#### **Rewiring and new heating system**

- 7.12 It is considered that the rewiring of the property and the introduction of a hot water heating system will have a neutral impact on the significance of the asset. The existing wiring is below current standards, with the wiring being crudely applied to surfaces or within trunking. As such, rewiring will enable the wiring to be undertaken in a sympathetic manner that preserves the character of the asset. The introduction of a hot water heating system is also considered to have a neutral impact on the significance of the asset; the new boiler will be positioned appropriately within the utility room of No.38, and whilst there will be some disturbance to the historic fabric, it is considered that a modern heating system is both desirable and necessary to ensure the building reflects modern standards and remains a viable residential dwelling for the future. The new pipe runs will be considerably installed to ensure minimal historic fabric is disturbed.

#### **Fireplace**

- 7.13 It is considered that the removal of the existing fireplace, hearth and mantle within the living room of No.38 and the reinstatement of the original fireplace will have a beneficial impact on the significance of the asset. The current fireplace dates from the mid to late 20<sup>th</sup> Century and had a detrimental impact on the character of the room as the proportions and style of the fireplace and surrounds are incongruous with the character of the property. The proposal to reinstate the original fireplace by removing all the infill fabric and making good the stack is considered highly beneficial; from the indentations in the current plaster work, it would appear that the original bressummer has been concealed and as such, valuable historic features of the building will be revealed, and increasing the historic legibility of the asset. The introduction of a wood burner into the fireplace is considered to have a neutral impact on the asset, as it will read as a modern introduction to the restored fireplace.

#### **Staircase**

- 7.14 It is proposed to removal of the existing staircase and replace it with a new timber staircase that matches in character to that of No.39. The existing staircase appears to date from the 20<sup>th</sup> Century; the handrail and spindles appear to be machine manufactured and generic in style, with the under-stair enclosed with stud partition. As such, the existing staircase is not considered to contribute to the significance of the asset. The proposed staircase will be follow the layout and wind of the existing, but will be replaced with a new, traditional timber stair with improved joinery and aesthetics. As such, whilst there will be no impact on the significance of the asset, the new stair will allow for an improvement in the aesthetic character of this part of the asset.

#### **Internal Doors**

- 7.15 At present, No.38 has modern flat panelled doors, which through their generic style detracts from the vernacular character of the asset. It is proposed that all internal doors will be replaced with timber ledged and braced doors with traditional latches. It is considered this will have a beneficial impact on the significance of the asset, by replacing modern, inappropriate materials with traditional style doors which are appropriate to the age and style of the property.

#### **Window Furniture**



- 7.16 At present, the property has a mix of window furniture – there are examples of wrought iron monkey-tail window furniture however, on the whole the window furniture is modern and is aesthetically incongruous with the property. The replacement of all modern window furniture with monkey tail handles and stays is considered to have a beneficial impact on the aesthetic significance of the asset by reinforcing the historic characteristics of the property.

#### **Garage outbuilding**

- 7.17 The works to the garage outbuilding are minor in nature and include the replacement of the modern garage doors and the reinstatement of a door in the side elevation replacing a modern timber window. These alterations will not materially alter the architectural character of the outbuilding and are of neutral impact.

#### **Impact the Conservation Area and Setting of Adjacent Listed Buildings**

- 7.18 It is considered that the proposed development will have a neutral impact on the character and appearance of the Eastleach Conservation Area and the setting of the adjacent listed buildings.
- 7.19 The scheme does not entail any extension or material alterations that alter the architectural character of the assets or their spatial relationship within their own setting or relationship with the public realm. As such, it is considered that there is no change to the existing situation, which preserves the character of the conservation area and the setting of the adjacent designated heritage assets.



## 8 Evaluations and Conclusions

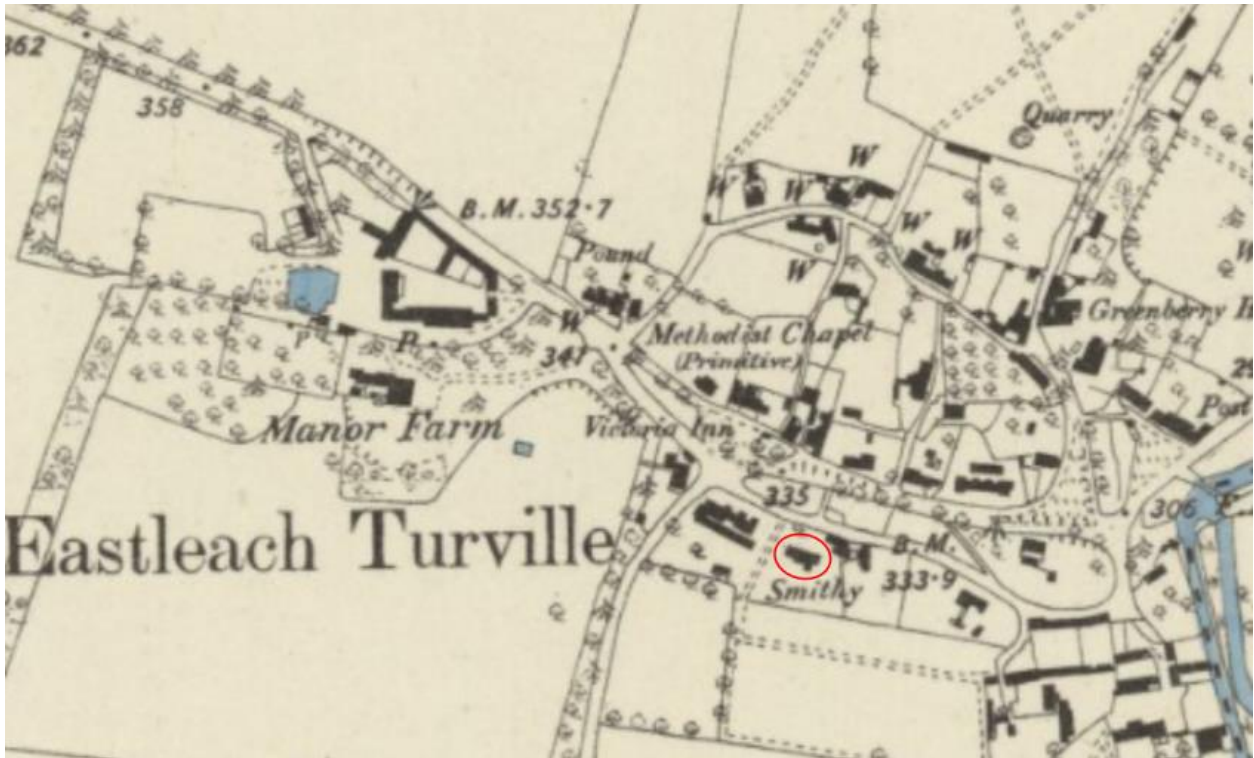
- 8.1 No.38 and No.39 Eastleach are Grade II listed and are considered to have historic, evidential and aesthetic significance as a good example of 19th Century vernacular architecture. The buildings feature typical materiality and detailing of the local vernacular, and the properties positively contribute to the character and appearance of the Eastleach Conservation Area.
- 8.2 The proposal scheme is for a number of minor internal and external works to No.38 enabling it to be occupied along with No 39 as one, single family dwelling. There are no extensions proposed. The works are primarily to No 38 and include the rationalisation of the existing space and improvements to the existing fabric to provide a cohesive character and appearance with No. 39. An internal link is to be formed between the two properties.
- 8.3 It is considered that in principle, the proposed amalgamation of properties no.38 and 39 into one dwelling, will have a neutral impact on the significance of the heritage asset, as there is no alteration to the architectural character of the property and the historic plan forms of both cottages will remain distinct and legible.
- 8.4 The proposed scheme is sympathetic to the architectural significance of the designated heritage asset and will remove unsympathetic alterations in favour of new vernacular architectural detailing – windows, doors, joinery and window furniture - that is appropriate to the character, age and style of the asset. These works will reinforce the historic character and will have a beneficial impact on the significance of the asset.
- 8.5 The renovation of the existing property will ensure that significant historic fabric is retained, and is considered to result in heritage benefits including through:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting – including through the removal unsympathetic alterations in favour of new vernacular architectural detailing - windows, doors, joinery and window furniture;
  - reducing or removing risks to a heritage asset – through rewiring, modern heating system, repointing and replacement of guttering;
  - securing the optimum viable use of a heritage asset in support of its long term conservation – the adaptation and amalgamation of the cottages without alteration to the architectural character of the property and the historic plan forms will ensure the property remains a desirable dwelling which is its optimal viable use.
- 8.6 It is also considered that the lack of extensions or significant external alterations will ensure that the proposal will preserve the character and appearance of the Eastleach Conservation Area and preserve the setting of adjacent listed buildings.
- 8.7 In conclusion, the proposed alterations are considered to comply with all relevant planning policy relating to the protection and conservation of the historic environment, and will cause no harm to the significance of heritage assets and as such there is no reason, subject to design details, why the scheme would not be considered favourably by the Local Planning Authority.

# Appendices





## Appendix 1. Historic Maps



Ordnance survey 6-inch Map Extract: Gloucestershire Sheet LIII.NW. Surveyed 1881. Published 1884.



Ordnance survey 6-inch Map Extract: Oxfordshire Sheet XXXVI.NW. Surveyed 1898. Published 1900.



Ordnance survey 6-inch Map Extract: Gloucestershire Sheet LIII.NW. Revised 1898 to 1901. Published 1903.



Ordnance survey 6-inch Map Extract: Gloucestershire Sheet LIII. Revised 1919. Published 1923.



Ordnance survey 6-inch Map Extract: Gloucestershire Sheet LIII.NW. Revised 1919. Published 1923.





## Appendix 2. Historic England List Description

Heritage Category: Listed Building

Grade: II

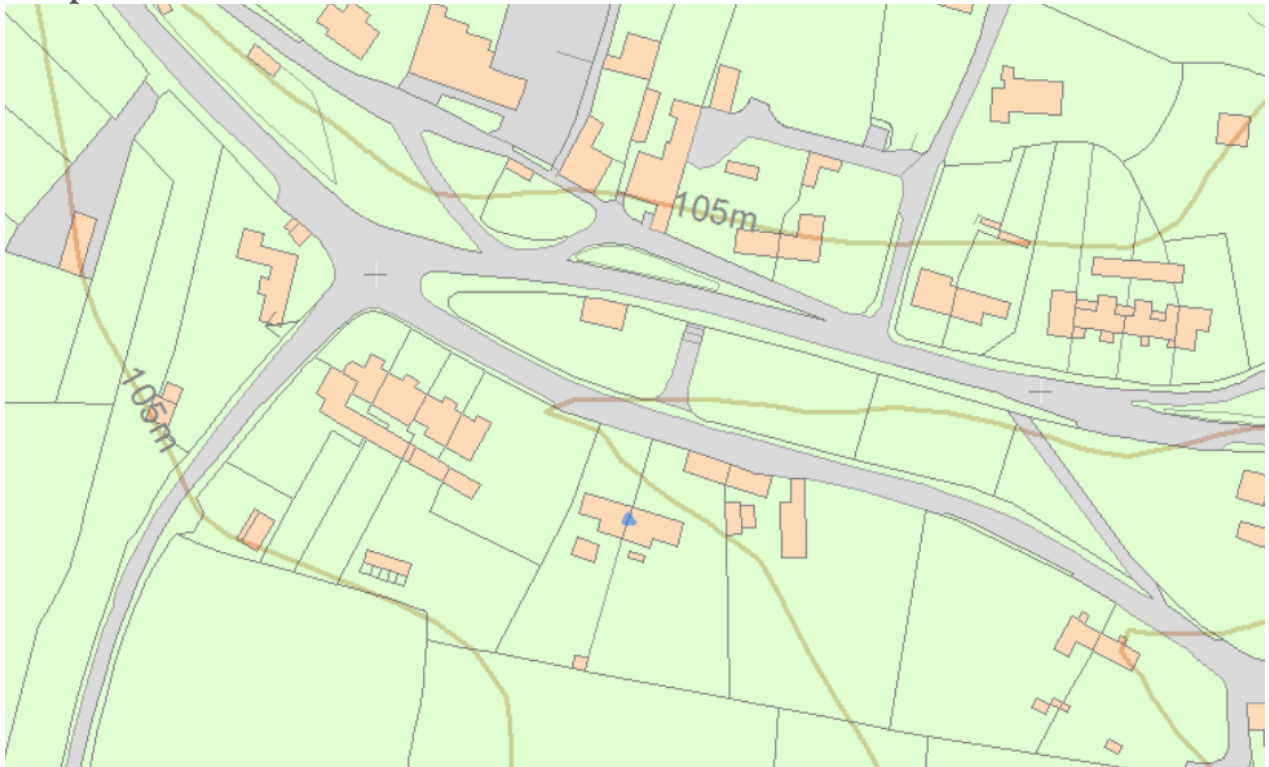
List Entry Number: 1302760

Date first listed: 23-Jan-1952

List Entry Name: 38 and 39 Eastleach

Statutory Address: 38 and 39 Eastleach, Cirencester, Gloucestershire, GL7 3NQ

### Map



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### Location

Statutory Address: 38 and 39 Eastleach, Cirencester, Gloucestershire, GL7 3NQ

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

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Eastleach

National Grid Reference: SP1986405175



## Details

This list entry was subject to a Minor Amendment on 26 August 2022 to amend the name and address and to reformat the text to current standards SP 1905-2005 13/205

Row of two houses. Early-mid C19. Coursed thin-bedded rubble limestone; red brick chimneys; stone slate roof. Two-storey; single-storey part at west end. Front: three half gables, three-window fenestration, all small paned timber casements with timber lintels. Two doorways with timber lintels, C20 doors. Two ridge-mounted chimneys. Interiors not inspected. Included for Group Value.

Listing NGR: SP1986405175

## Legacy

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

Legacy System number: 127453

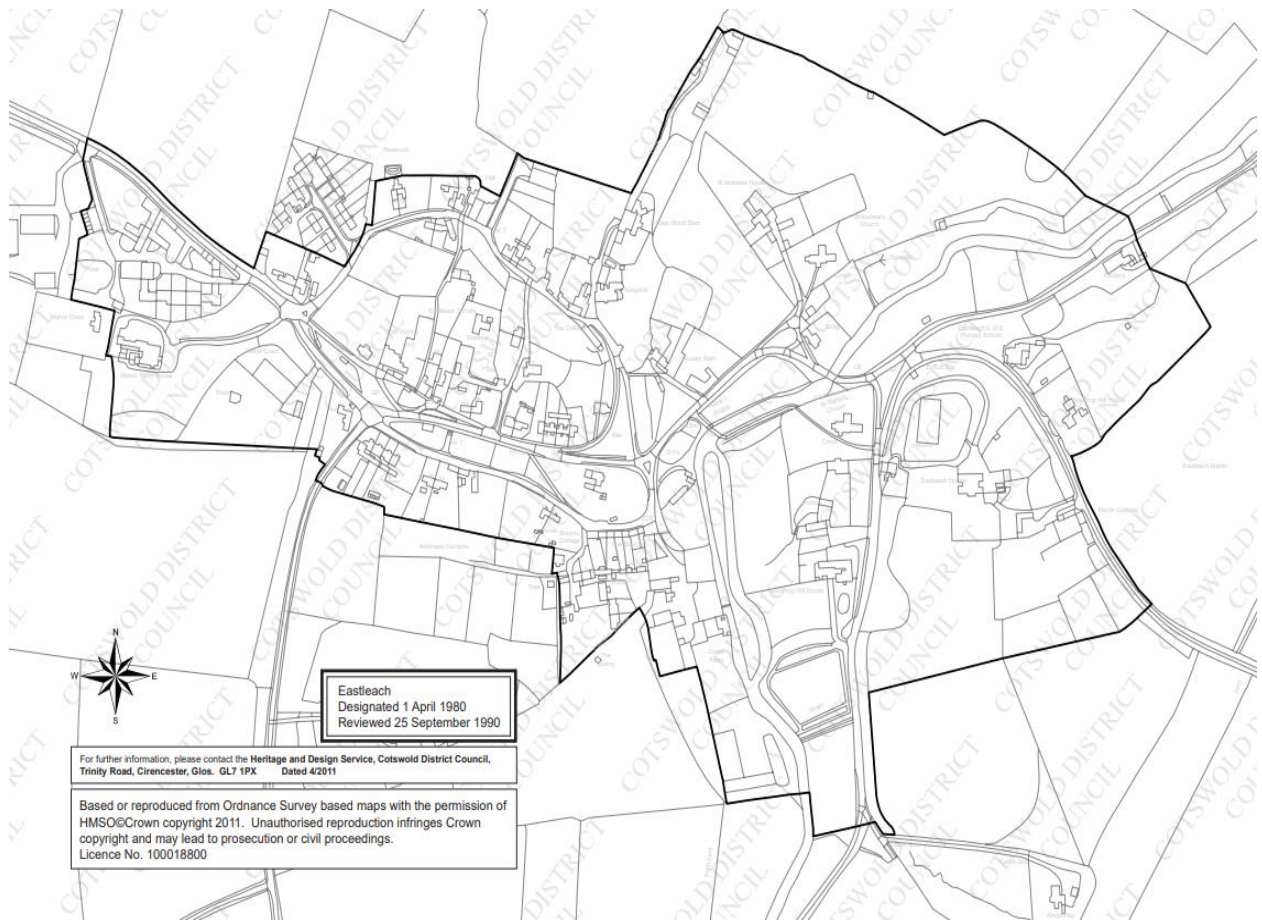
Legacy System: LBS

## Legal

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



## Appendix 3. Eastleach Conservation Area Boundary Map



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