

Ref: 23046

3 Milton Place Fairford  
Gloucestershire GL7 4HR



Heritage Statement

## THE APPLICATION SITE

**Site Address:**

3 Milton Place, Fairford, Gloucestershire GL7 4HR

The development site is:

- A listed building
- A building of local Interest
- A scheduled monument
- A site of archaeological interest
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- Adjacent to one of the above

## THE NATURE OF THE ASSET

The site is located at number 3 Milton Place, Fairford, Gloucestershire GL7 4HR which is in Fairford. A market town located in Gloucestershire, which lies in the Cotswold hills on the river Coln. The conservation area in question is the only listed area within Fairford, with the site's demise contained within Fairford's conservation boundary.

## Fairford Conservation area Map

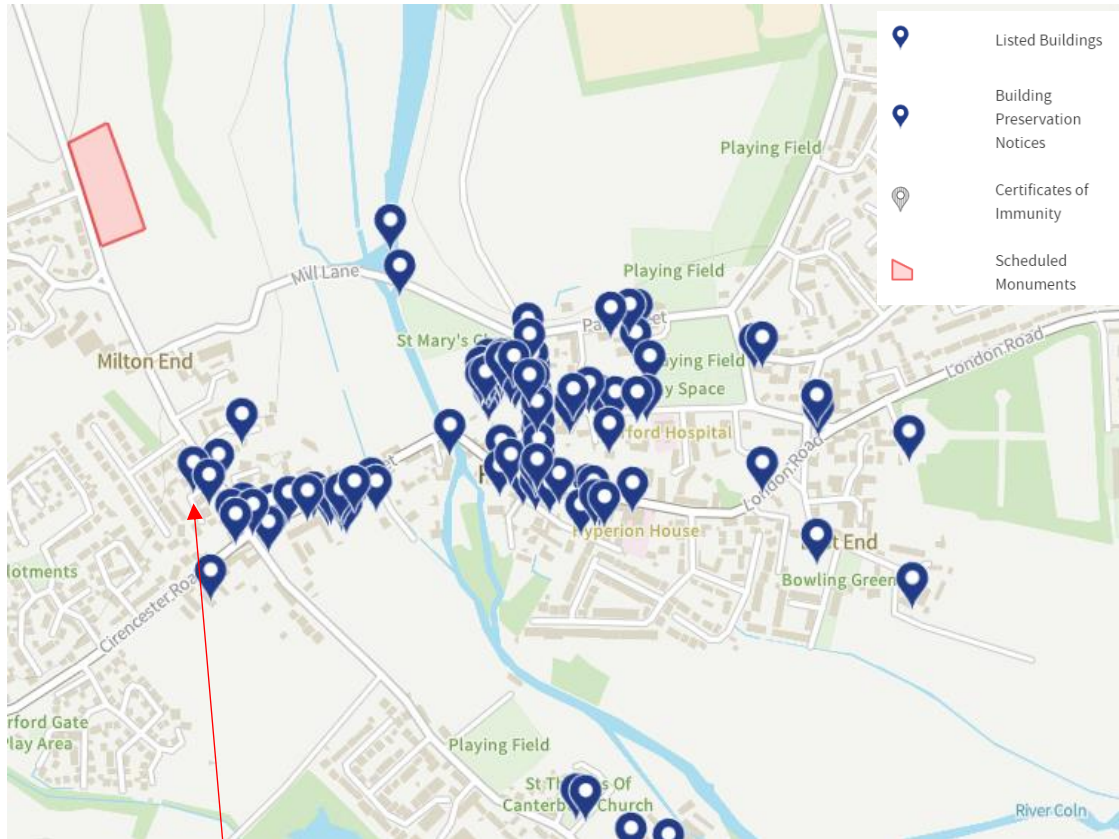


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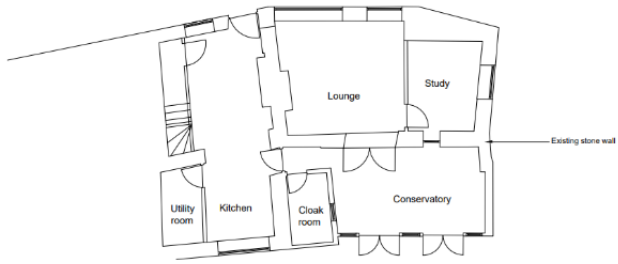
## THE EXTENT OF THE ASSET

Within the Fairford Conservation Area there are over 120 Listed buildings shown within the map below.

### Fairford Conservation area map



3 Milton Place, Fairford, Gloucestershire GL7 4HR



Existing Floor plans scale 1:50



Existing Site plan scale 1:200



North elevation



East elevation



South elevation

Existing Elevations scale 1:100

3 MILTON PLACE, FAIRFORD, GLOUCESTERSHIRE GL7 4HR EXISTING PLANS AND ELEVATIONS

## THE SIGNIFICANCE OF THE ASSET

3 Milton Place Fairford is historically apart of Milton Place, the buildings were largely for agricultural workers. Milton's Place is a cul-de-sac - the only one in Fairford from this period, mid 18th Century. The buildings back onto what was once common land which the inhabitants would access from the gardens at the backs of their houses. Recent years have seen the growth of edge-of-town developments expanding into surrounding countryside from the main intersecting roads, organised off the cul-de-sacs.

Fairford, Gloucestershire was once an important Centre in the wool trade and is famed for St Mary's Church which contains the complete set of medieval stained-glass windows. Fairford currently has significant attractions such as the water mill and mill pond, the Oxpens, the Marketplace, the high street including 2 listed buildings, the Community Centre, the Retreat Aylum, as well as an extensive series of various local footpaths alongside the river Coln. Highlighting the historical significance of the Fairford Conservation Area.

The area that is known today is largely defined by intersecting roads however, the buildings grew up around the river crossing, the 'fair ford' and the buildings seen today date from the 18<sup>th</sup> Century.



OS Map of Fairford 1828

## PROPOSED WORKS

The application is to remove the existing polycarbonate conservatory roof and to carefully change it into a guardian roof.



### 3 MILTON PLACE, FAIRFORD, GLOUCESTERSHIRE GL7 4HR PROPOSED PLANS AND ELEVATIONS

The proposed guardian roof will improve the efficiency and quality of the existing conservatory whilst simultaneously improving the exterior and interior aesthetic appearance. The guardian roof will benefit the conservatory due to its extreme durability, Impact and heat resistant as well as offers the highest level of UV resistance. The tiles consist of good weatherproof properties to ensure they last a long time.

## THE IMPACT ON THE ASSET

In section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. This requirement is translated into the National Planning Policy Framework (NPPF).

Whilst the house is in the Fairford Conservation Area, the replacement roof is part of an extension to the building that was carried out previously, and as such the replacement roof is more in keeping with the existing tiled roof of the building and does not impact upon the appearance of the existing listed building.



3 MILTON PLACE, FAIRFORD, GLOUCESTERSHIRE



EXISTING CONSERVATORY



