

Heritage Statement

1st February 2024

REF Planning Application P0088/24/FUL

Information Sources:

- Historic England
- National Archives.gov
- HM Land Registry
- Forest of Dean District Council

Site Address:

Camp Cottage, Upleadon Road, Highleadon, Glos, GL18 1HS

Listed Status

The property at the above site address is a grade 2 listed property (list no. 1341935) due to its age, construction, and possible historic interest.

The house was built C17, altered C18 or early C19; windows largely renewed late C20. Timber framed, brick nogged, on random-rubble plinth: painted brick to rear: thatched roof. Two bays, one and a half storeys, continuous lean-to rear extension.

Proposed Works

The erection of two garden rooms within the grounds of the property, but not infringing on the listed house or its vicinity. These garden rooms will be used for additional storage and to allow the owners to work from home. The buildings will be of Wood construction and UPVC doors and windows which will be in keeping with the surrounding area.

The garden rooms will be positioned as shown in the plan submitted for this application and is approximately 15 metres from the main building and will be obscured by trees and bushes.

They will be situated in a piece of ground which is presently a flower border and will sit on a rapid grid foundation so no groundworks will be required, and no disturbance to the area will take place.

Additional Guidance Sourced

A pre-application was applied for with FDDC when the requirement for these garden rooms were being decided upon (Ref P1192/23/PREAPP), and a conservation officer visited the site and viewed the area where the proposed garden rooms would to be situated. Her advice on this matter was

“The plans for the proposed two garden rooms have been reviewed, which shows a horizontal boarded timber structure with a shallow pitch roof and UPVC windows and doors. Whilst, it is likely that one could be accommodated from a conservation perspective, further information in the form of a block plan and materials, would need to be submitted to assess the impact on the setting of the listed building of two. Consideration will need to be given to the location, orientation of the buildings and their overall massing.”

I can confirm that Listed Building Consent will not be required for the two garden rooms,”