

Heritage Statement for Rose Cottage, 6 Old Hill Avening  
To support planning application 24/00122/FUL

6 Old Hill lies within the Avening conservation area and within the Cotswold Area of Outstanding Beauty and has an Article 4 planning direction attached to it.

6 Old Hill sits in a prominent position at the junction of Old Hill, Old Milestone Lane and Rectory Lane in the village of Avening and so far as its possible to determine is over 250 years old. It was substantially modified in 2010/2011 per planning application 10/04842/FUL. The scope of this application included replacement of all the gable end and south facing windows (the property has no north facing windows).

It appears that for financial reasons the window replacement work approved under 10/04842 was not properly executed and the windows and doors are poorly made and ill fitting (permitting significant ingress of rain when the weather is from the south).

Comparison of the photograph of Rose Cottage in the 2000 Avening Conservation Statement with the attached recent photograph shows that the none of the windows or window frames predate the work performed in 2010 and approved under 10/04842. Further-more it is evident from the accompanying photographs that the poor quality of the existing doors and windows detract from the aesthetic appeal of this 'good example of local architecture and craftsmanship' (to quote the 2000 Avening Conservation Statement).

The application is to installed custom made hard wood, double glazed windows within the stone window frames and stone mullions installed in 2010. All work will be completed in a manner sympathetic to site and its surroundings in accordance with Cotswold District Plan policies and will represent a significant improvement to the aesthetic appeal of this important and attractive cottage.

Richard King