



RURAL ELM  
BESPOKE RENOVATIONS

Tel: 07360 076639 ~ Email: info@ruralelm.com

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CLIENT: Lynwood & Co.

DOCUMENT NO: RE-BB19-MIM-D01

REVISION NO: ...

DOCUMENT DESCRIPTION: Design and Access and Heritage Impact Assessment

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## INTRODUCTION

This document accompanies the application for listed building consent for proposed alterations to The Corn Exchange, High Street, Moreton-In-Marsh, Gloucestershire GL56 0BB. This is a proportionate assessment for works to a Grade II\* listed building. The building is referred to under a variety of names; The Corn Exchange, The Gateway, The Steps. This document will use the name The Corn Exchange.

The purpose of this document is to establish the significance of The Corn Exchange and its setting before evaluating the impact of the proposal.

In line with advice from *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019), we have undertaken a staged approach to decision-making.

The changes proposed have been carried out, which include painting the ground floor shop front timber in a dark grey and adding vinyl lettering to the existing timber and glass. The premises is being used by Lynwood and Co, who are a thriving café business across the Cotswolds.



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Above: The Corn Exchange.



Above: North wing of The Corn Exchange.

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## SECTION 1

### UNDERSTANDING THE FORM, MATERIALS AND HISTORY OF THE CORN EXCHANGE

#### The Listing Description

1. 5224 MORETON-IN-THE-MARSH HIGH STREET (east side)

*The Steps and the premises of Horne and Sons and The Gateway (formerly listed as The Steps and shop premises adjoining The Steps on north) SP 2032 SW 2/3 25.8.60 II\* GV*

2. Mid C18. Ashlar, with Welsh slate roofs. Regional Palladian town house consisting of central 3 bay block with lower 2 baywings containing the offices, that on the north now being a separate premises. Two-storeys and attic on a high rusticated basement. Three windows. Ground floor has a Venetian window on either side of partly glazed door with fanlight, architrave and pediment. Double flight of stone steps with iron railing. Above are 3-light semi-circular windows with central sash with eared architrave. All glazing bars retained, Modillion cornice, balustraded parapet with round headed dormer behind. Shaped gable with ashlar stack at either end. Two storey wings with cornice and parapet. North wing has good late C19 shopfront with half round windows above. South wing has central carriage arch with impost and keystone, now blocked in recess; tripartite sash on either side with lunette window over (flat stone mullions). To rear on first floor a window with eared architrave and a porthole window.

*Listing NGR: SP2048232355*

The Corn Exchange is an extensive building. Facing the market place, it has been used as a dwelling and a place of commerce (Corn Exchange, grocers, stationary shop and café). This application relates to the ground floor façade of the north wing referred to above.

## SECTION 2

### UNDERSTANDING THE SIGNIFICANCE OF THE CORN EXCHANGE

As a Grade II\* listed building, the architectural quality of The Corn Exchange is significant. It occupies a prominent position fronting the marketplace and the north wing has been a busy business space throughout its lifetime, contributing to the vibrancy of the marketplace.



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## SECTION 3

### UNDERSTANDING THE IMPACT OF THE PROPOSED

#### **Impact on the Listed Building**

The proposed alterations are painting the ground floor shop front timber in dark grey and adding vinyl lettering to the existing timber and glass.

The principal impact is a change to the colour scheme. Historic photographs show the shop front colour changing over years along with the signage, mainly to support the different businesses that have occupied the property. The proposed alterations therefore have a neutral impact.

Historic paint layers have not been stripped and vinyl lettering is easily removable.

These changes are proportionate and necessary to ensure the use of the listed building and support its long term conservation.



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Existing Plywood sign board.

Half round windows, with putty and many layers of historic paint to infill detail.

Timber mullions previously removed and no putty to glazing.

Replacement cills.

Above: Detail of window bay showing previous adjustments.

### Impact on Conservation Area

The changes support its use as a vibrant café, bringing animation to the marketplace, a historically busy area of the town. The impact on the conservation area is positive.

### CONCLUSION

The changes support the continued positive use of the listed building with no removal or harm of historic fabric of the building.