HERITAGE STATEMENT & IMPACT ASSESSMENT

Proposed 2 No. Shepherd Huts at the Butchers Arms

Sheepscombe, Gloucestershire



January 2024

FB HERITAGE

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1 INTRODUCTION

1.1 BACKGROUND

This Heritage Statement and Impact Assessment has been researched and written with regard to a planning application for the installation of two shepherd's huts within part of the beer garden at The Butcher Arms, Sheepscombe, Stroud, Gloucestershire GL6 7RH.

The Butchers Arms itself is grade II listed and set within the Conservation Area. In addition, there are a number of surrounding heritage assets which have the potential to be impacted upon by the proposal. This report provides an assessment of these heritage assets, their significance, and whether their significance could be impacted upon by the development. As no physical changes are to be made to any of the surrounding heritage assets, the assessment focusses on the significance of their settings and how they are experienced. The impact of the development is also assessed against current planning legislation and policy.

1.2 SITE LOCATION

The Butchers Arms is located within the historic core of the picturesque village of Sheepscombe, which can be found on the western side of the Cotswolds Area of Outstanding Natural Beauty (AONB), around 6 miles to the NE of Stroud. It is located on the north side of the village, nestled into the hillside within a steep valley. The location of the property can be seen in Figure 1.

1.3 AUTHORSHIP OF THE REPORT

The report has been researched and written by owner of FB Heritage. holds a BSc (Hons) degree in Heritage Conservation, a MSc (Hons) degree in the Conservation of Historic Buildings, has been working as a freelance practitioner in the heritage industry for over 11 years and is a member of the Institute of Historic Building Conservation (IHBC). Projects undertaken have mainly been for the National Trust, but also for private owners. Larger projects have included Conservation Management Plans for Barrington Court and its estate (Somerset), the Priory at Stoke Sub Hamdon (Somerset), the National Trust's properties on the Quantock Hills (Somerset), House 'Max Gate' (Dorset), and at Kingston Lacy (Dorset). More recent work has involved the writing of Heritage Statements and Heritage Impact Assessments. She is a member of the Society for the Protection of Ancient Buildings, the Somerset Vernacular Buildings Research Group, the Somerset Archaeological and Natural History Society, the Somerset Building Preservation Trust, the Historic Farm Buildings Group and the Somerset Industrial Archaeology Society.

1.4 SITE VISITS

The site and immediate local area were visited in September and October 2023 to assess the potential impact the proposed new development may exert on the surrounding heritage assets and their settings. In addition, views to the Site from the surrounding area were also assessed from the public realm i.e. the Conservation Area and from public rights of way.



Figure 1. Map showing the location and boundaries of the Butchers Arms property in Sheepscombe.

1.5 PLANNING HISTORY

The recent and archived planning history was checked on the Stroud District Council website. The only entry very loosely relevant to this application was dated the 4th December 1963 which entailed, "Alterations to existing buildings and formation of car park. Mains water supply. Septic tank drainage. Construction of new vehicular access." (Planning Reference No. S.5883). The car park immediately adjoins the site of the proposed shepherd huts to the south.

2 LEGISLATIVE & POLICY FRAMEWORK

2.1 <u>LEGISLATIVE & POLICY FRAMEWORK</u>

2.1.1 Planning Policy & Guidance

As the proposed development is situated within the setting of a small number of listed buildings and the Conservation Area, any works that might affect the settings of these heritage assets, and therefore their respective significance, are subject to controls exercised by the local planning authority as advised by government guidance, and in particular the National Planning Policy Guidance. In addition, applications will be determined in accordance with Stroud District Council's adopted planning polices and informed by additional guidance provided by Historic England.

Therefore, the assessment has been written within the following legislative, planning policy and guidance context:

Planning (Listed Buildings and Conservation Areas) Act (1990);

National Planning Policy Framework (2021);

¹ https://www.stroud.gov.uk/environment/planning-and-building-control/search-planning-applications

Planning Practice Guidance, Historic Environment (last updated July 2019);

Stroud District Local Plan November 2015 – Delivery Policy ES10 – Valuing Our Historic Environment and Assets:

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015);

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2017);

Conservation Principles: policies and guidance for the sustainable management of the historic environment (Historic England 2008).

3 ASSESSMENT PROCESS

3.1.1 <u>Assessing Significance</u>

Assessing significance or the value of heritage assets is a key principle for managing change and is at the heart of the planning process by being embedded within Section 16 of the National Planning Policy Framework (NPPF). Annex 2 of the NPPF defines significance as: "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." English Heritage in Conservation Principles, Policies and Guidance (2008) identifies four types of heritage value that an asset may hold: "aesthetic, communal, historic and evidential value." These are essentially the same as those defined by the NPPF above, with communal value in addition.

The International Council on Monuments and Sites (2011)² proposes using the following grading scale in Table 1 in order to assess the overall value of heritage assets and this will be used within the report.

Table 1 – Overall Significance (Value) of Heritage Assets

Significance (Value)	Criteria
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest

² ICOMOS. Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. ICOMOS, January 2011, pp. 8-11

	Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

3.1.2 Assessing/Evaluating Impact

As already noted regarding the Planning Practice Guide (PPG) – Historic Environment (2019 update), harm must be either categorised as 'substantial' or 'less than substantial' in order to identify which policies in the NPPF apply. Sometimes no harm is considered to be caused. Within each category of harm, the extent of the harm may vary and should be clearly articulated. Therefore, criteria used in this assessment to assign a value to the potential magnitude of impact resulting from the development are set out below and is based on those attributes noted in The International Council on Monuments and Sites (2011).³ This is illustrated in Table 2 below.

Table 2 – Overall Impact

Magnitude of Impact	Definition
Major Adverse	Change in values or setting of the asset to the extent that the significance of the resource is totally altered.
Moderate Adverse	Change in values or setting of the asset to the extent that the significance of the resource is substantially modified.
Minor Adverse	Change in values or setting of the asset to the extent that the significance of the resource is slightly altered.
Negligible Adverse	Change in values or setting of the asset to the extent that the change in significance of the resource is barely perceptible.
Neutral	Change in values or setting of the asset such that the significance of the resource is not altered.
Negligible Beneficial	Change in values or setting of the asset resulting in a barely perceptible enhancement in significance of the resource.
Minor Beneficial	Change in values or setting of the asset which slightly enhances the significance of the resource.
Moderate Beneficial	Change in values or setting of the asset which moderately enhances the significance of the resource.
Major Beneficial	Change in values or setting of the asset which substantially enhances the significance of the resource.

 $^{^3}$ ICOMOS. Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. ICOMOS, January 2011, pp. 8-11

4 CONTEXT & BRIEF HISTORICAL DEVELOPMENT

4.1 HERITAGE ASSET DESIGNATIONS

The heritage assets whose settings have the potential to be impacted upon by the proposed development are indicated on the annotated map in Figure 2 below. Although there are many more listed buildings in the immediate area, most have no intervisibility with the proposed site due to the topography of being in a steep valley and due to the presence of intervening trees which act as screening. The LB (Listed Building) numbers relate to the information in Table 3, also below. The actual impact on the settings of these heritage assets will be assessed in greater detail within Section 7 – 'Heritage Impact Assessment'. The map also shows the two nearest local footpaths which were traversed to establish whether any views of the proposed development will be seen from them.

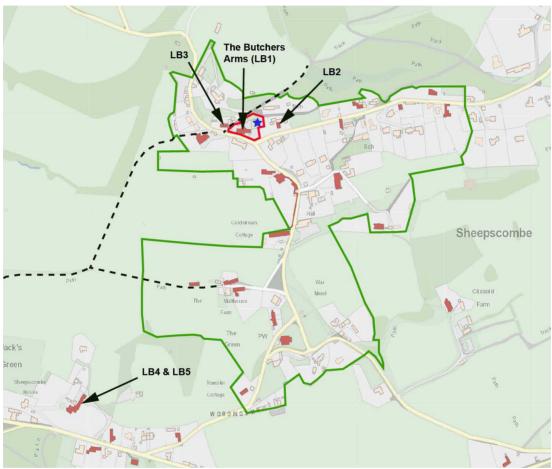


Figure 2. Map showing the listed and locally listed buildings near to the site shown in red. Of these, those which have the potential to be impacted adversely by the development are shown with LB nos (see Table 3 below). The Conservation Area is indicated in green. Public footpaths are indicated with black dotted lines.

The proposed site of the shepherd's huts is indicated by the blue star.

4.1.1 Listed Buildings

It has been assessed that there are four listed buildings and one locally listed building which have the potential for their settings to be impacted by the development and they are detailed in the table below. For their location on a map in relation to the proposed site of the shepherd's huts, see (Figure 2) above.

Table 3 – Settings of Listed Buildings Potentially Affected by the Proposal

No.	Name	Grade	Description	
LB1	The Butchers Arms	II .	PAINSWICK SHEEPSCOMBE SO 81 SE 2/295 GV II Inn. Mainly C19, possibly some earlier fabric of the C18. coursed and squared limestone, stone slate roof. Long narrow building, possibly of two periods, hipped roofed glazed porch to left half, deep wing at back of left half. Two storeys and attics; at ground floor a broad, square projecting porch with 2:5:5:2-light casements flanking plank door, then a blocked doorway, a 2-light flush stone-mullioned casement, plank door, and a 2-light recessed chamfer with hood-mould. At first floor are two 3-light stone mullioned casements, a 2-light the same, but set at a lower level, and a 2-light steel casement. Far left and far right a 2-light gabled dormer. Gable stack, left, two ridge stacks, centre and right, coped gables. The back wing, in 2 storeys is 2-windowed, 2-light casements with leading. Right return of main block has a small 2-light casement at first floor with rendered surround, and with a projecting key-stone. Most windows have leading. Date first listed: 01/02/1990. List entry no. 1340230 https://historicengland.org.uk/listing/the-list/list-entry/1340230?section=official-list-entry	
LB2	Church Orchard	i	PAINSWICK FAR END, Sheepscombe SO 81 SE (north side) 2/71 GV II Detached house. C18 or earlier. Coursed and squared limestone, rubble to right return, or back; stone slate roof. Plain block set across the slope and high gable to road; lower extension at upper end and a one storey return to the left fronted by conservatory. Large extensions to the right of principal block not of special interest. Entrance front, across slope, 2 storeys and attic, 2 windows: at ground floor two 2-light and central plank door in chamfered surround, hood-moulds, that to door continued over window to left. Above are two 2-light and two vertical elliptical oculi, 2 small 2-light gabled dormers. To road are 3-light at ground and first floors and 2-light to gable; all these casements are recessed chamfer mullion with hood-moulds, and horizontal bar to casement. Back had 2-light recessed chamfer casements at ground and first floors, without hoods and a small stair-light far right. Large central 3-light C20 gabled face dormer. Gable stacks. Interior not inspected, but fireplace and adjacent spiral stair at far end is likely. Date first listed: 24/08/1990. List entry no. 1304907 https://historicengland.org.uk/listing/the-list/list-entry/1304907	
LB3	Rose Cottage	N/a	N.B. not a designated listed building but considered locally listed or an undesignated local heritage asset as recorded on the Historic Environment Record. HER 50378 DESCRIPTION:- 2019 - This monument was previously recorded within the Historic England National Record of the Historic Environment. That record, formerly held within the AMIE database, is quoted below: "Rose Cottage is situated within the local conservation area and occupies a prominent position, next to the village pub and opposite the entrance to the old vicarage. The property is by no means grand, but it is a fine example of the local vernacular style of architecture of the village in the late 19th century. The Partridge family who built it incorporated some distinctive design features that were typical of their work, notably the gables on the front of the property and the decorative	

barge boards. Originally the cottage had two gables on its front elevation (as shown in our historical photograph). In the early 20th century, it was extended by the brothers, another family of local builders, and a third gable was added. A comparison of the old and the modern photographs shows just how faithful this extension was to the original design, with all the same detailing reproduced precisely. Since then, there have been no other significant changes to the original building.

Rose Cottage was built by a local builder, in the late 19th century; the building was in place by the time of the survey conducted for the 1883 Ordnance Survey map, on which it is shown occupying - as today - a prominent position at the centre of the village, between the vicarage and the village pub, both of which are listed. The cottage is understood to be one of those built soon after the population of Sheepscombe began to increase, after a drop caused by the decline of the local textile industry from circa 1820. A historic photograph of the cottage shows a symmetrical three-bay, two-storey stone building in a domestic Gothic style, with mullioned windows and hoodmoulds; the windows are surmounted by gables with decorative bargeboards, said by the applicant to be a characteristic feature of work by the timber fence in a decorative 'Jacobean' style lining the front of the property has been replaced with a much plainer example. The original house was extended to the west during the early 20th century by the brothers, members of another family of local builders. The faithfully reproduced the details of the original building in constructing a third bay of mullioned windows beneath a gable. It is understood that the building has received no significant alteration since that time.

All buildings considered for listing must be assessed according to the criteria set out in the Principles of Selection for Listing Buildings (March 2010). The Principles state that in assessing the special interest which all listed buildings must possess, progressively greater selection is needed for those built after 1840, because of the larger number of buildings erected, and the quantity of those that have survived. The English Heritage Suburban and Country Houses Selection Guide (April 2011) gives more detailed guidance, indicating that in most cases, houses built after 1840 must show particular qualities of design, decoration, or innovation, to qualify for listing. Whilst well-documented historical associations of national importance may strengthen the case for listing, normally a building should also demonstrate architectural merit.

The following considerations are particularly relevant to an assessment of Rose Cottage for designation:

Date: as a building originating in the late 19th century, Rose Cottage substantially post-dates the 1840 marker after which buildings must demonstrate particularly compelling qualities of architectural and historical interest.

Architectural Interest: whilst the original design of Rose Cottage was a competent example of the Gothic style as applied to modest domestic buildings during much of the 19th century, the building did not demonstrate notable flair or originality.

Alteration: although the western extension successfully imitates the building's details, and the effect of the whole remains consistent, the symmetry and proportions of the original cottage have been substantially impaired.

Historical Interest: the circumstances in which the cottage was built, and the connection with a local builder, are of local rather than national interest.

The undoubted local interest of Rose Cottage is given appropriate protection by the Conservation Area designation; the building does not meet the criteria for national designation and cannot be recommended for a place on the statutory list. (1)." { Source Work 4249.}

www.heritagegateway.org.uk/Gateway/Results Single.aspx?uid=50378&resourceID=108

LB4	Sheepscombe House	II	PAINSWICK Sheepscombe JACK'S GREEN (north side) GV II Detached house. C17 origins but mainly rebuilt late C18 or early C19. Limestone ashlar, Welsh slate roof. Three storeys and cellar, five + one windows. A main block with parallel hipped roofs, having projection to swept down roof at back, also gabled later C19 addition, back, and late C19 open porch; attached, right, late C19 lower two storey wing. Former coach house and service wing now a separate property (qv The Coach House). To front is twelve-pane sashes, but nine-pane to second floor, and centre unit have is two-light casement; central pair part-glazed doors in pedimented surround with dentils. Set back, right is wing with door, left, and cross-mullioned small-paned casements to right. Moulded cornice with blocking course to parapet, front to road only. Left return, now principal entry, has stone mullioned window, partly blocked by florid Victorian porch with arched opening to gable and small-paned glazed enclosure; to right a tripartite glazing barn sash. First floor has three-light C17 stone mullioned casement and twelve-pane sash, first floor two nine-pane sash. Back includes lofty arched stain window with intersecting bars to arch; left of this two twelve-pane sashes over three-light steel casement in projecting block. Under stair window early plank door down steps to stone-vaulted cellar. Two valley stacks. Interior has contemporary window shutters, imported stone fire surround, late C19 or C20 stair, otherwise rather plain. Retains low height ceilings of original building. Date first listed: 24/08/1990. List entry no. 1304729 https://historicengland.org.uk/listing/the-list/list-entry/1304729
LB5	The Coach House	II	PAINSWICK Sheepscombe JACK'S GREEN (north side) GV II Former coach house and outbuildings to Sheepscombe House (qv), now house. C18 and C19 with C20 modifications. Coursed or coursed and squared limestone rubble, stone slate roof. Long assembly in three parts, stepping down ground slope. Two storeys and attic, two + two + one windows, various casements, mainly C20 steel; two + two hipped dormers. Glazed door in centre unit. End unit has flush gabled dormer. Back formerly had open store adjacent to the main house, and a unit with elliptical arched openings; these all now blocked, and with various casements and glazed assemblies. A panel commemorating the 1977 Jubilee also incorporated. Included mainly for group value with the main house. Date first listed: 24/08/1990. List entry no. 1091012 https://historicengland.org.uk/listing/the-list/list-entry/1091012

4.1.2 Conservation Area

The area of the proposed development is within the designated Sheepscombe Conservation Area. Unfortunately, there is no accompanying Conservation Area Appraisal. The extent of the Conservation Area is highlighted in Figure 2.

4.2 DESCRIPTION OF THE SITE & SETTING

The site is situated on the north side of the picturesque Cotswolds village of Sheepscombe which is clustered around the head of a narrow, wooded valley. It is also set within the NW side of the

Sheepscombe Conservation Area. The Conservation Area contains both listed and unlisted buildings which contribute positively to the overall character and appearance of the village. In general, it comprises traditional buildings dating from the late 17^{th} century onwards constructed in the warm, mellow Cotswold stone, often with stone roof tiles and stone mullion windows. This includes the Butchers Arms pub itself. Due to the sheer topography, buildings are nestled into the hillsides and dotted along the steep and narrow roads. Cotswold stone walls bound these roads and define gardens of dwellings. Views from the proposed site and the Butchers Arms pub itself are far reaching right across to the other side of the Sheepscombe valley.

The site for the proposed two shepherd's huts is within a small garden area (some 20m x 14m in size) which can be found immediately to the north east of the Butchers Arm's public house. The car park immediately adjoins the site to the south. The proposed site is situated at a higher level than the public house and its car park and is accessed via a number of steps from the parking area with retaining wall immediately to the west. The site is relatively secluded to the west, north and east, with hedges/shrubs/fencing and trees providing natural screening. The site is much more open to the south, though some screening is supplied by some low-level shrubs and fencing (see Figures 3 to 8).

The area currently is used as a beer garden area with three picnic benches on a flat gravelled section surrounded by slightly sloping grassed areas. The pub's oil tank is also situated in this area, although hidden behind a short section of hedging. The pub managers have provided the information that this area does not actually get much use as customers prefer to sit on the larger area of seating provided immediately outside the pub as they feel it's more social.



Figure 3. View of the pub and proposed site of shepherd's huts (RH side) from within the Conservation Area looking NW.



Figure 4. View of the pub and proposed site of shepherd's huts (RH side) from within the Conservation Area looking

NF



Figure 5. Proposed site of the shepherd's huts in raised garden area beyond the car park.



Figure 6. Proposed site of the shepherd's huts looking SW towards the pub and car park.



Figure 7. Proposed site of the shepherd's huts looking west towards the rear of the pub.



Figure 8. Proposed site of the shepherd's huts looking east at the boundary between the pub and Church Orchard.

4.3 BRIEF HISTORICAL BACKGROUND OF THE SITE

There has been a settlement at Sheepscombe from at least 1263, situated in the valley below the ancient estate of Ebworth Park. Initially this may have consisted of scattered farms but from the late 17th century a number of houses were constructed in the area now the north side of the present village.⁴ It is thought the building now known as the Butchers Arms dates from this time (although the Historic England listing gives it a later 18th/19th century date). It appears it was originally two cottages, later incorporated into one public house. One of its ceilings is higher than the rest and it is assumed that this was where deer from the estate used to be hung to mature. The pub's carved wooden sign, showing a butcher with a pint of beer and a pig trapped to his leg is one of the most photographed in the country.⁵

A building or buildings in the location of the present Butchers Arms is shown on the tithe map of c.1840 (not pictured). The landowner was and occupier and and occupier and the plot No. was 202.

was also the owner of the plot (No. 201) which now comprises the beer garden and the occupier of this was Interestingly both were noted as 'Cottage and Garden' suggesting that it was not a public house at that time.⁶

In 1883 there is no note on the 1^{st} edition OS to record it was a public house at that time (Figure 9) and a pub called the Crown Inn was noted a few metres to the southeast of the property. However, by 1923 (Figure 10) there was no mention of the Crown Inn but the building which is now the Butchers Arms was recorded as a public house. Therefore, it would seem it became a public house sometime between c.1883 and c.1923. N.B. the Crown closed c.1900.

The Butchers Arms has continued as a public house ever since. It has had various owners (including both private owners and brewery firms) over the years and in February 2007 it was purchased by Heartstone Inns who are the current owners. The same year it was named Country Pub of the Year in the Cotswold Life Food and Drink Awards.⁸

⁴ https://www.british-history.ac.uk/vch/glos/vol11/pp56-65

⁵ https://www.stroudlocalhistorysociety.org.uk/wp-content/uploads/2016/09/2002 7 26-Sheepscombe.pdf

⁶ www.thegenealogist.co.uk Tithe map and apportionment details

https://www.british-history.ac.uk/vch/glos/vol11/pp56-65

⁸ https://www.gloucestershirepubs.co.uk/pubs/butchers-arms-sheepscombe-gl6-7rh/

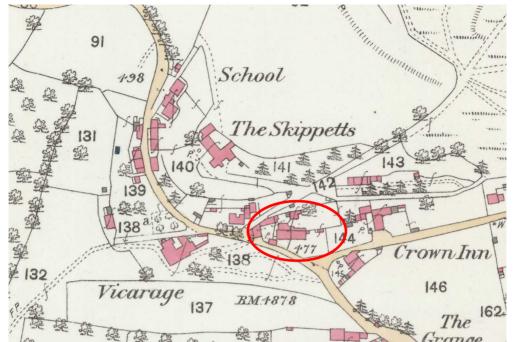


Figure 9. 1883 1st edition Ordnance Survey map extract highlighting the property now known as the Butchers Arms. A public house called the Crown Inn was situated over the road to the east.9

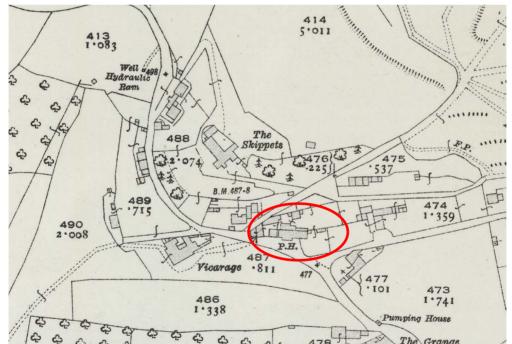


Figure 10. 1923 2nd edition Ordnance Survey map extract highlighting the property now known as the Butchers Arms. It was now noted as a public house but the Crown Inn had ceased trading. 10

 $^{^9}$ <u>www.maps.nls.co.uk</u> Extract of 1st Edition OS Map 25" Gloucestershire XLII.1 Published 1883 10 <u>www.maps.nls.co.uk</u> Extract of 2nd Edition OS Map 25" Gloucestershire XLII.1 Published 1923



Figure 11. Probably late 19th century photograph showing the present Butchers Arms pub before later modifications. 11



Figure 12. Early 20th century photograph (after c.1923) showing the present Butchers Arms pub with modifications. 12



Figure 13. Mid 20th century photograph showing the present Butchers Arms pub before the west wing was modified. 13

 ¹¹ Image source : https://www.gloucestershirepubs.co.uk/pubs/butchers-arms-sheepscombe-gl6-7rh/
 12 Image source : https://www.gloucestershirepubs.co.uk/pubs/butchers-arms-sheepscombe-gl6-7rh/
 13 Image source : https://www.gloucestershirepubs.co.uk/pubs/butchers-arms-sheepscombe-gl6-7rh/

5 BRIEF ASSESSMENT OF SIGNIFICANCE

5.1 THE BUTCHERS ARMS

As a grade II listed building, it is of national importance, but for decision making relating to the NPPF it is considered a heritage asset of medium significance. The building is considered significant for its historical value, originally evolving from two residential cottages to one public house. Indeed, historic photographs evidence this evolution numerous times in its history as a drinking establishment. It is also important for its aesthetic value being derived from the use of local materials in its construction; in particular the celebrated and alluring local Cotswold stone. The building also demonstrates communal value for its continued use as a public house since the late 19th/early 20th century.

The setting in which this building is experienced, and from which its significance can be most appreciated is limited; generally confined to the road in front of the building, the outdoor seating area in front of the pub, the car park and to a lesser extent, the small area of garden to the NE where the shepherds huts are proposed. The building was not designed with intended views nor was designed to be viewed within the landscape. Its setting is therefore considered a low contributor to its overall significance.

5.2 CHURCH ORCHARD & ROSE COTTAGE

As a grade II listed building and undesignated local heritage asset, they are of national and local importance respectively, but for decision making relating to the NPPF they are considered heritage assets of medium and low significance respectively.

These buildings are considered significant for their historical and aesthetic value, although their settings are generally confined to their gardens/the road in front of the buildings. None of these buildings were designed with intended views nor were designed to be viewed within the landscape. Their settings are therefore considered low contributors to their overall significance.

5.3 SHEEPSCOMBE HOUSE & THE COACH HOUSE

As a grade II listed building, it is of national importance, but for decision making relating to the NPPF it is considered a heritage asset of medium significance.

As a Georgian country house (with earlier origins) and its associated coach house (now a separate dwelling), these buildings are considered significant for their aesthetic and historical value. The setting in which these buildings are experienced, and from which their significance can be appreciated are generally likely to be confined to the main road passing the buildings to the south and from the designed gardens around the two houses. It is likely that Sheepscombe House was designed with intended views and was designed to be viewed within the landscape. The building's settings are therefore considered medium contributors to their overall significance.

5.4 THE SHEEPSCOMBE CONSERVATION AREA

A number of listed and unlisted buildings contribute positively to the overall character and appearance of the Sheepscombe Conservation Area. As a designated Conservation Area, it is of national importance, but for decision making relating to the NPPF it may considered a heritage asset of medium significance.

6.1 SUMMARY OF THE PROPOSAL

The proposal involves the installation of two shepherd's huts within the raised garden area to the northeast of the Butchers Arms public house. The justification is to provide accommodation associated with the pub which will enable a diversified income source. The two shepherd's huts will each sleep two persons and each will have space for a small table and two chairs outside. The architectural plans and a photograph of the shepherd's huts can be seen in Figure 14 below.



Figure 14. Plans of the proposed two shepherd's huts at the Butcher's Arms by ADS Design.

6.2 PREVIOUS IMPACTS

As far as can be discerned, the area of land for the stationing of the proposed shepherd's huts has always been used as a garden associated with the building now known as the Butcher's Arms.

6.3 <u>ASSESSMENT CRITERIA – PHYSICAL FABRIC OF HERITAGE</u> ASSETS

Potential Risk to the Physical Fabric of Heritage Assets

The proposed development does not physically impact upon the fabric of any of the nearby listed buildings, nor other buildings in the Conservation Area and therefore this aspect is not an issue.

6.4 ASSESSMENT CRITERIA – SETTING OF HERITAGE ASSETS

Potential Risk to the Setting of Heritage Assets

The criteria set out in GPA Note 3 – The Setting of Heritage Assets, have been used to identify the range of effects the proposed development may have on the settings and to evaluate the potential degree of harm or benefit to the significance of the heritage assets. The assessment addresses the attributes of the proposed development in terms of location and siting; form and appearance; wider effects and permanence which are discussed below.

6.4.1 Location & Siting

Proximity to Assets & Impact on Views from the Listed Buildings and their Settings Site visits were made to the surrounding heritage assets to assess how much of the proposed development might be seen from the buildings themselves and from their immediate settings. Buildings that were considered to have visibility of the development were highlighted on the annotated map in Figure 2. The full results can be seen in Table 4 below, including an assessment on any harm/impact caused and any recommended mitigation measures.

Table 4 - Assessment of the Visibility & Impact of the Development from Neighbouring Listed Buildings

No. (see Fig. 2)	Listed Building Name & Grade	Distance to the Shepherd's Huts	Visibility of the Shepherd's Huts	Harm/ Impact Caused	Mitigation
LB1	The Butchers Arms (Grade II)	16m	Possibly from the east gable end first floor window but due to the difference in levels and presence of hedge/shrub vegetation, the view is likely to comprise of the roof of the shepherd's huts only. There will however be visibility of the shepherd's huts from within the immediate setting, i.e. the car park and the far east edge of front seating area.	Harm: Less than substantial Impact: Negligible Adverse	Ensure hedge /shrub screening remains intact. Plant more along (south) boundary between the site and the car park.
LB2	Church Orchard (Grade II)	33m	Due to the solid fencing and tree/shrub boundary between the Butcher's Arms and Church Orchard which includes some evergreens, visibility of the shepherd's huts from the house or its garden setting will be minimal in autumn/winter and virtually invisible in spring/summer and at a distance of 33m away.	Harm: Less than substantial Impact: Negligible Adverse	Ensure boundary screening remains intact. Possibly plant more large shrubs on the east side of the boundary to create even denser screening.
LB3	Rose Cottage (Grade II)	33m	There are no windows facing the proposed development and any visibility is likely to be restricted to the immediate setting around the cottage. Due to the presence of the Butcher's Arms/its outbuildings in between and the intervening hedging along the west boundary of the proposed site, at worst, this might involve only the top	Harm: None Impact: Neutral	N/a

			of the shepherd's huts at a distance of 33m away.		
LB4	Sheeps- combe House (Grade II)	552m	The Butcher's Arms is visible in very small scale some 550m across the valley but due to the shepherd's huts proposed dark colour, they will be barely discernable at such a distance away.	Harm: None Impact: Neutral	N/a
LB5	The Coach House (Grade II)	533m	The Butcher's Arms is visible in very small scale some 530m across the valley but due to the shepherd's huts proposed dark colour, they will be barely discernable at such a distance away.	Harm: None Impact: Neutral	N/a

Impact on Views from Within the Public Realm – the Conservation Area & Public Footpaths A site visit was made to the surrounding area to assess the impact of the proposed development from within the public realm, i.e. the Conservation Area and also from any public footpaths (see map in Figure 2). However, due to the topography of Sheepscombe being built on the sides of a steep valley and due to the presence of intervening trees and buildings which act as screening, and the proposed site of the shepherd's huts themselves being fairly screened off with trees and hedging already, this means that the only places that have any meaningful visibility of it are limited to the road and car park next to the pub itself. Due to the site being set back from the main frontage of the pub behind the car park, it is less conspicuous a location and their black or dark grey colour and proposed additional hedge planting on the southern boundary of the site will further reduce the visibility of the huts as seen from the public realm.

Therefore, it is considered the harm is 'Less than substantial' and due to the sensitive design of the scheme (as discussed below), its impact is considered 'Negligible Adverse'.

6.4.2 Form & Appearance of Development

Architectural Design & Materials

The proposed shepherd's huts are of a traditional design, in keeping with the rural setting of the neighbouring listed buildings and Conservation Area. Proposed materials are vernacular in appearance they will be clad in galvanised steel and painted black or dark grey with hardwood painted windows and doors.

Dominance, Scale, Massing, Competition with or Distraction from the Asset etc Although the proposed location for the shepherd's huts is to the side of the property, set back behind the car park, the site is at a higher level than the pub itself and therefore has the potential for proposals there to be a dominating presence or competition with/a distraction from the asset. The dimensions of the shepherd's huts are relatively modest (3358mm high x 5566mm wide x 2320mm deep) and their external colour has been chosen to appear recessive, i.e. black or dark grey to blend into the surroundings and not compete with the main heritage asset, the Butcher's Arms itself. Therefore, the potential issues of dominance, scale, distraction from the asset etc are thought to have been minimised.

6.4.3 Wider Effects of the Development

Change to Built Surroundings and Spaces/ Skyline or Silhouette

The proposed development will mean that the small garden area to the northeast of the pub will now contain two shepherd's huts and associated outdoor seating. However, the area is already very screened to the west, north and east by trees and shrubs and is nestled into the hillside in a village setting with

other buildings above and below and on either side. The colour palette for the shepherd's huts has been purposely chosen as dark to blend into the surroundings and not compete with other buildings. Therefore, in views from across the valley for example, they will be barely discernible. Due to the location being part-way up a valley side, there is no change to the skyline or silhouette.

Noise, Odour, Vibration, Dust etc

There is the potential for adverse effects of the development in terms of noise from the guests staying in the shepherd's huts (i.e. loud music) which could affect neighbouring properties and heritage assets such as Church Orchard and Rose Cottage. However, this would be against the accommodation 'house' rules and as the managers live on site, they would be on hand to speak to guests immediately if there were to be a problem.

Lighting Effects and 'Light Spill'

The huts will have internal lighting, but given the existing surrounding development, it is envisioned the effects of this would not be an issue. There would need to be some outside lighting for safety and ecology, but this would be low level and illuminance. N.B. there is already some outside lighting at the pub to illuminate the front of it.

Change to General Character (e.g. urbanising or industrialising)

Whilst shepherd's huts were traditionally placed in fields some distance from amenities, today they are a common sight in gardens, being used as home offices or for ancillary accommodation. Therefore, they will not look out of place in the proposed location.

Changes to Public Access, Use or Amenity

The present public access to the garden area will change with the proposed scheme whereby it will become for the private use of guests staying in the shepherd's huts only. However, the use or amenity as a seating area will still remain (outside the huts), albeit on a reduced scale.

Changes to Land Use, Land Cover, Tree Cover

The land is already used as a garden area and this use will remain the same following the proposed development. There will be minimal land cover/tree cover changes with the scheme. Existing trees/shrubs will remain and will be enhanced with additional planting of hedges and shrubs.

Changes to Communications/Accessibility/Permeability, including Traffic, Road Junctions and Car Parking etc

There are no changes to these aspects with the proposed scheme.

Economic Viability

The proposal will enable the public house to diversify its income and ultimately help to keep the business stay afloat in these difficult current economic times.

6.4.4 Permanence

Anticipated Lifetime, Temporariness, Reversibility

The proposed two shepherd's huts are anticipated to be long-term fixtures at the Butcher's Arms providing short term accommodation. However, due to their very nature and construction, they are not permanent structures and can easily be moved or removed. In addition, no concrete is to be used for the huts bases, therefore their stationing is entirely reversible, if required.

6.5 CONCLUSION

The impact of the proposed development on the settings of various nearby heritage assets including the Conservation Area and a number of listed buildings have been assessed within the report. Although there

are many listed buildings in the immediate area, most have no intervisibility with the proposed site due to the topography of being in a steep valley and due to the presence of intervening trees which act as screening. On the other side of the valley, at a similar height AOD, Sheepscombe House for example has the pub within its wider setting but as such a distance away that the shepherd's huts would be barely discernible, set around other trees and buildings within the village.

Therefore, the main impact of the scheme is generally limited to the area immediately in front of the pub (road and seating area) and the car park. Due to the location of the site being set back from the main frontage of the pub to one side behind the car park, and as a result of the existing screening of the site and the choice of traditional vernacular-style shepherd's huts in a dark recessive colour such as black or grey, any potential adverse visual impact has been kept to a minimum. The proposed planting of additional hedge/shrub screening on the boundary between the car park and the shepherd's huts/site will minimise this potential visual impact further. Probably the most visually apparent aspect of the scheme will be guests sitting outside the huts, however, this use is not too dissimilar to the current use of the area as an outdoor seating area/beer garden for the pub. Consequently, the report concludes that the proposed development will overall result in 'less than substantial harm' being caused to the settings of the nearby listed buildings including the Butcher's Arms itself and the character and appearance of the Conservation Area. This level of harm, at its worst case has been assessed as 'negligible adverse' which involves a change in values or setting of the asset to the extent that the change in significance of the resource is barely perceptible.

7 SOURCES

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