

Heritage Assessment

Hainault House, Blockley.

For:

Mr & Mrs C Johnson

24th February 2023

Ref: 1243

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Contents

1	Introduction	2
2	The Heritage Assets	3
3	Historic Development	7
4	Significance	9
5	Opportunities & Considerations	26

1 Introduction

- 1.1 This Heritage Assessment has been prepared by Smith Jenkins Planning & Heritage on behalf of Mr & Mrs C Johnson in support of potential opportunities at Hainault House, High Street, Blockley, Moreton in Marsh, GL56 9EX (hereafter referred to as 'the Site').
- 1.2 The site is a grade II listed building, known as The Old Royal Oak, Hainault and Bankside Cottages, High Street. Located in the Cotswolds, this cottage forms the middle in a row of terrace cottages, set back from the road by a risen pavement and railing on a hillside. It is surrounded by designated and non-designated heritage assets, including listed buildings, a conservation area and locally listed buildings.
- 1.3 A site visit was conducted by Smith Jenkins on 30th November 2022.
- 1.4 Paragraph 194 of the National Planning Policy Framework (NPPF) 2021 sets out the information requirements for determining applications and states that:
- 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹*
- 1.5 This Heritage Assessment is a standalone document prepared to satisfy paragraph 189 of the NPPF. In response to these policy requirements, Section 2 of this report identifies the heritage assets which may be affected by the application proposals. Section 3 sets out the historic development of the application site and the surrounding area, whilst Section 4 provides statements of significance for the heritage assets identified within Section 2. These are relative to the scale, nature and effect of the proposed development.
- 1.6 Once finalised plans have been established, this document can be extended to provide an assessment of the application proposals on the significance of the identified heritage assets, based on national, regional and local policy and guidance. The heritage planning policy context for the consideration of these proposals will be set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

¹ NPPF 2019

2 The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.*²

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'.*³

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

The Site & Scoping

2.4 The scoping radius for this asset has been set at 100m, this is due to the topography of the area, as Blockley is in a steep valley, the views from the site and by extension the shared setting, can stretch significantly, therefore the radius is generous to ensure all nearby designations within the historic environment has been considered.

2.5 Those assets which have been scoped in, have been so due to a shared relationship in their significance or setting. The significance of assets that are scoped in are considered in Section 4: Significance.

2.6 Those assets which have been scoped out, have been so due to a lack of shared relationship in their significance or their setting, and have no visual sightlines between.

Listed Buildings

2.7 The Site is grade II listed, as part of The Old Royal Oak, Hainault and Bankside Cottage grouped listing, forming the central cottage. Also within the site boundary is the garage, which forms one wing of the Village Hall, also a grade II listed building, therefore the garage wing would be considered curtilage listed, and as such subject to the same consideration in the development management process as a listed building.

2.8 Table 2.1 (below) lists the designated heritage assets within 100m of the Site boundary, and whether the asset is scoped in or out for this assessment. This is correlated with Figure 2.1, from Historic England Search the List.

² NPPF (2019) Annex 2: Glossary (p.67)

³ NPPF (2019) Annex 2: Glossary (p.66)

Table 2.1 Listed Buildings in 100m scoping area.

Name, Address	Grade	LEN	Scoping
The Old Royal Oak, Hainault & Bankside Cottages	II	1088612	In
Village Hall	II	1341702	In
The Ginger House	II	1341733	Out
Lloyds Bank & Former Bakery	II	1088614	Out
Premises to North of The Ginger House	II	1088584	Out
Tudor House	II	1341734	Out
Outbuilding to North East of Balhatchet, The Butchers	II	1341709	In
Midland Bank and Shop Premises to West	II	1341725	Out
Jasmine Cottage, North East Part	II	1341710	In
Jasmine Cottage, South West Block	II	1304329	In
Church Room	II	1303943	Out
Crown Inn & Victoria Friendly Society Premises	II	1341711	Out
Bijou Cottage Nos 1, 2, & 3 (Crown Cottage and North East Boundary Railings	II	1088585	Out
Baptist Chapel	II	1153355	In
Bell House	II	1341704	Out
Two Cottages Between Jasmine Cottage and The Crown Inn	II	1153336	In
School House, Blockley Junior School & NW Boundary Wall	II	1341724	Out
Bankside, The Silk Mill & The Granary	II	1304362	In
Halfway House	II	1153363	Out
Premises of Mrs I Mumford (To East of Midland Bank)	II	1153967	Out
Balhatchet the Grocers	II	1088611	In
Balhatchet the Butchers	II	1304352	In
Steps and Urns to South of Vicarage Porch	II	1088575	Out
Raised Pavement Between the Old Royal Oak & Jasmine Cottage	II	1088613	In
The Studio and Pilgrim Cottage	II	1341712	Out
Old Bell Cottage	II	1088605	Out
The Vicarage	II	1154143	Out

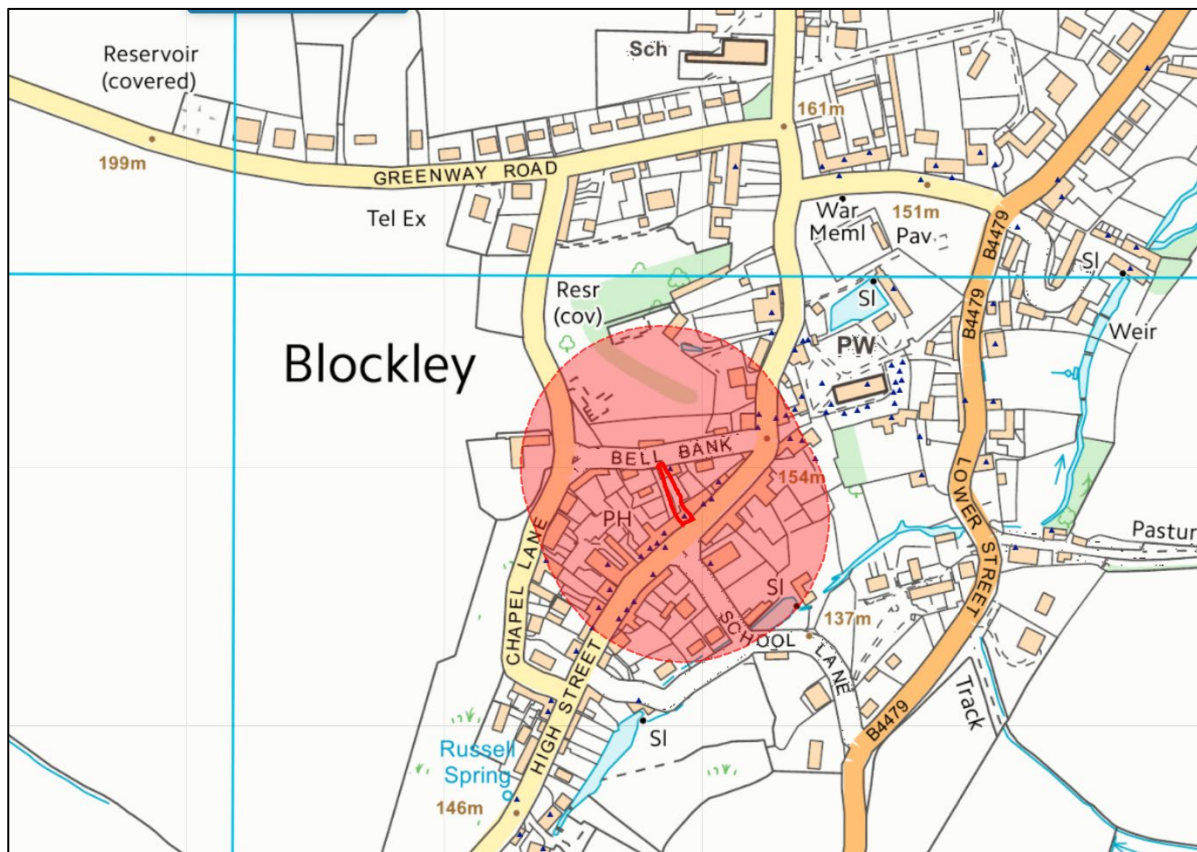


Figure 2.1 – National Heritage Register showing site and 100m scoping. Historic England Search the List.

Conservation Areas

- 2.9 The majority of Blockley’s built and natural environment is within Blockley’s Conservation Area boundary, including the Site. See Figure 2.2, below.
- 2.10 Blockley’s Conservation Area was first designated on 30th November 1976, and the boundary was altered on 25th September 1990 and 25th March 1997.

Non - Designated Heritage Assets

- 2.11 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.
- 2.12 Often, it is the Conservation Area Appraisals that identify non-designated heritage assets, however in the case of Blockley, these non-designated heritage assets have been identified and covered by an Article 4(2) Direction which removes certain permitted development rights; including:
- Any extension or enlargement facing the highway;
 - Formation of any new window or door openings;

- Removal or replacement of existing windows and doors;
- The replacement of painted finishes with stains on any woodwork or joinery;
- The addition of render or claddings;
- Painting previously unpainted stonework;
- Installation of satellite dish antennae;
- Addition of porches, car ports and sheds;
- Changes of roofing materials (front roof slope only); and
- Demolition of, or alteration to front boundary walls or railings.

2.13 Whilst the Article 4(2) Direction does not cover the Site, as it is a listed building with statutory protection, the above list does give a strong indication of the characteristics that are significant to the area that should be considered in any forthcoming proposals.

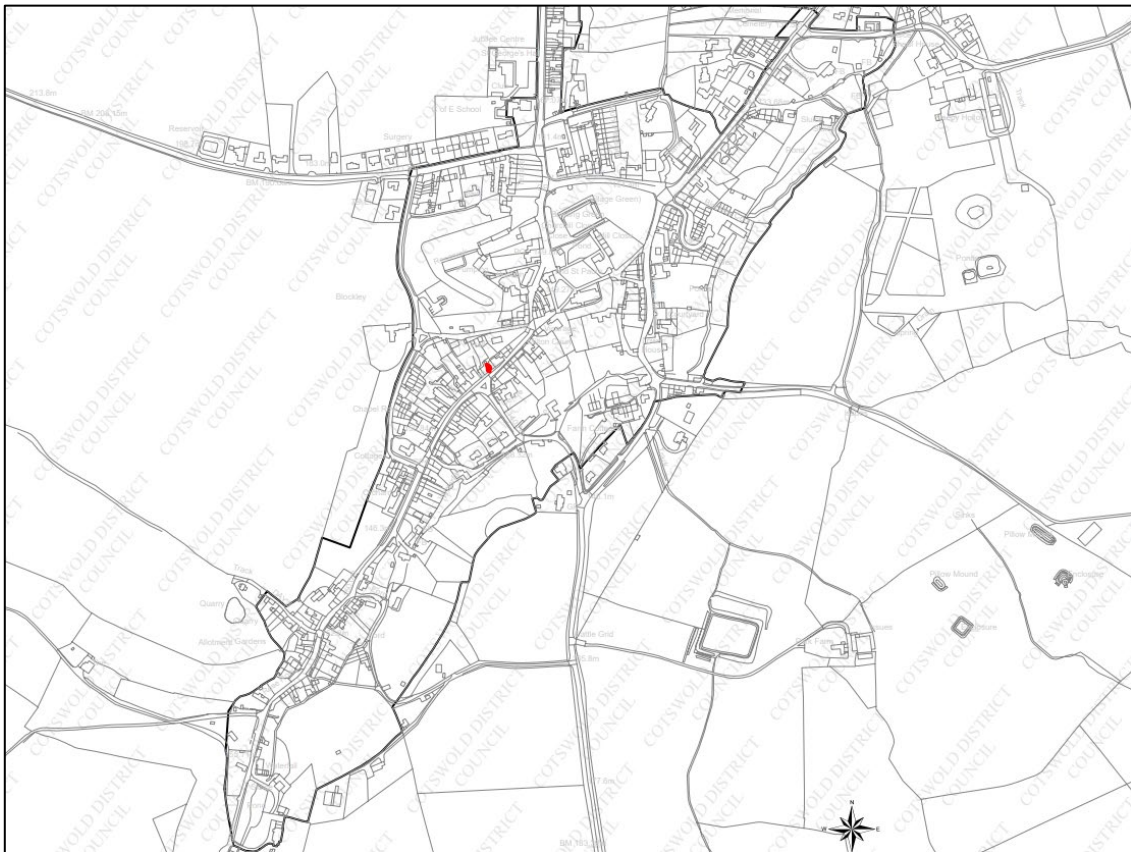


Figure 2.2 – Blockley Conservation Area Boundary, Site marked in red. Cotswolds District Council.

3. Historic Development

- 3.1 The Site is located in the small village of Blockley which is itself located about 3 miles northwest of Moreton-in-Marsh and within the Cotswold district of Gloucestershire. The village stands on Blockley Brook, a tributary of Knee Brook and River Stour.
- 3.2 The fast-flowing stream of Blockley has drawn settlement to the area for thousands of years. The earliest record of settlement is during the Saxon period; the village was first established east of a Saxon church. In 855AD, King Burgred of Mercia granted a monastery at Blockley to the Bishop of Worcester. Later, the Domesday Book of 1086 records the Bishop of Worcester held 38 hides at Blockley.
- 3.3 A Norman church of St Peter and St Paul was built c1170 by the Bishop of Worcester replacing the previous Saxon structure. The church exists to this day serving the Anglican community of the village. The area around the church includes the Manor House, formerly resided by the Bishop of Worcester, and the vicarage were endowed to the church.
- 3.4 The historic pattern of settlement was defined by Blockley stream, the layout following the valley and linear in places. Specifically, at the time of the Norman Conquest, mills are recorded along Blockley Brook for cloth, corn and other agricultural produce. Throughout the medieval period, the village saw slow growth and expansion around the historic core of High Street. Burgage plots lined the north-eastern half of the High Street as well as the main square and cottages along the left bank of Blockley Brook. Towards the 17th and 18th century, elegant Georgian cottages were built around the village green and High Street, forming the quaint village character that exists today.
- 3.5 Surrounded by arable land and large meadow fields, Blockley was largely characterised by an agricultural economy until the 18th century. Blockley had gradually become a wealthy and established settlement in the Cotswold district with high agricultural yield and mill production.
- 3.6 During the 18th century, the decline of the wool industry in the Cotswolds saw Blockley turn towards the silk trade in turn transforming former agricultural economy. Many of the mills were converted and increased in size for the silk trade fuelled by the fast-flowing stream. By the end of the 18th century, all the mills in the village were converted into industrial structures.
- 3.7 The industrialisation of the 19th century saw greater growth of the silk trade and further expansion of the village with the construction of cottages for the incoming workers; the north-eastern part of the village developed with terraced cottages for the incoming workers. The Northwick estate and Northwick Almshouses were built up and interweaved between the Georgian terraced cottages, creating a more domestic feel of the area. Figure 3.1, OS Map 1883 demonstrates the built form of the village with clusters of historic buildings lining the High Street and the northern end seeing infill residential development.
- 3.8 Whilst the silk trade was short lived, many of the mills abandoned by the end of the 19th century, the character of the village had become defined by a unique collection of buildings reflecting its past glory of mills and silk production (figure 3.3).
- 3.9 The 20th century saw little change to the built form of the village with only residential infill development further north and west of the brook (figure 3.2). Until 1931, Blockley was an enclave of Worcestershire when it became

part of the county of Gloucestershire. Blockley has a different character to other Cotswolds villages as a result from the 18th and 19th centuries and continues to attract tourists and visitors each year.

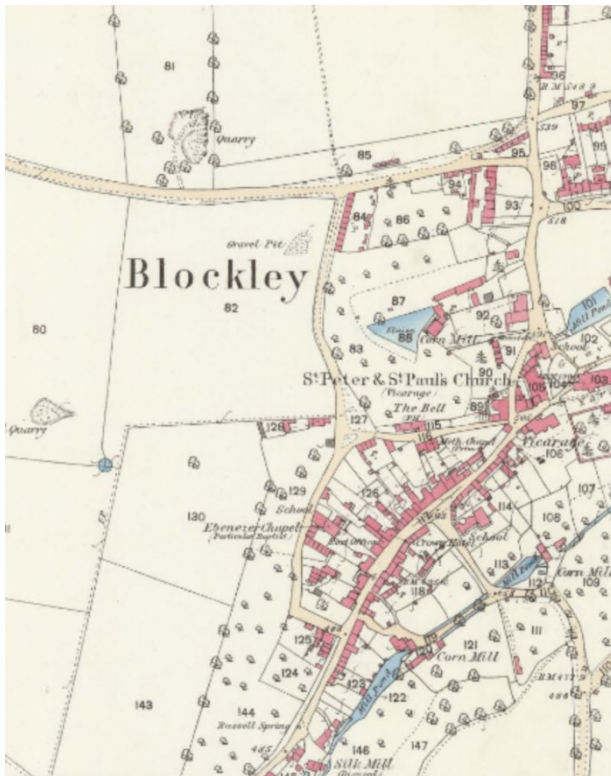


Figure 3.1 – OS Map 1883. Source NLS

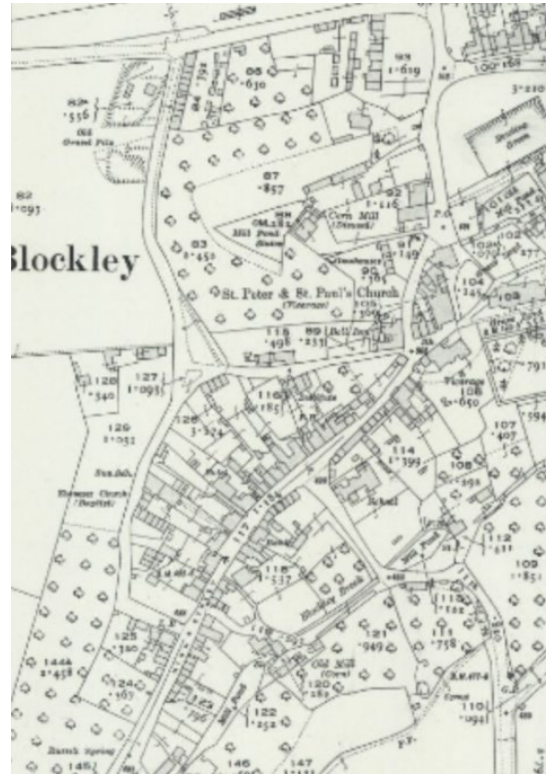


Figure 3.2 – OS Map 1883. Source NLS



Figure 3.3 – Photo of High Street, Blockley c1950. Source Francis Frith

4. Significance

Significance and Special Interest

4.1 The significance of a heritage asset is defined within the glossary of the NPPF 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'.⁴

4.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the '*Principles of Selection for Listed Buildings (2010)*' which is supported by thematic papers, '*Listing Selection Guides*', based on building type, which give more detailed guidance.

4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.

4.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.

4.5 Historic England has published 'Conservation Principles' (2008) which identifies four types of heritage values that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Conservation Principles (2008) is currently being updated by Historic England after a Consultation Draft was published on 10th November, closing on 2nd February 2018. Historic England has also published a Good Practice Advice Notes on the 'Setting of Heritage Assets' (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

Assessment

4.6 The following statements of significance for the identified heritage assets (set out in Section 2) are proportionate to the importance of the asset and the likely impact of the proposals.

⁴ NPPF (2019) Annex 2: Glossary (p.71)

The Old Royal Oak, Hainault & Bankside Cottages – Grade II

- 4.7 The Old Royal Oak, Hainault & Bankside Cottages were first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry no. 1088612).
- 4.8 As these buildings are in a group listing for their significance relating to each other a row of cottages, it is pertinent to look at the significance they form together as a group, with then a more detailed analysis of Hainault House.



Figure 4.1 Hainault House, south (front) elevation.

Architectural Interest

- 4.9 Bankside and Hainault House have two bays with a central door flanked by a paned mullion window and a bay window. The Old Royal Oak has 3 more classically portioned bays again repeating the pattern with a central doorway. They are all built out of ashlar, with a protruding ashlar string course on at first floor. They are also all two and a half storey with small gable dormer windows & roof lights, the roof is tiled, although this is likely a replacement tiled roof.
- 4.10 The Old Royal Oak has a moulded doorcase, Hainault a raised surround, Bankside a plain edge beaded surround. Then there is an additional arched doorway with single fanlight above to left which has a passage alley to rear of Bankside with access to The Granary and The Silk Mill.
- 4.11 The fenestration is irregular, particularly on Bankside and Old Royal Oak, although evidence of the Georgian multipaned mullioned windows is still strong throughout, particularly on Hainault House.
- 4.12 The rear elevations have witnessed several phases of alteration and extension, shown in Figure 5.3, particularly on Hainault House, with two small catslide extensions built abutting each other in brick and slate tiles.

Interior of Hainault House

- 4.13 The interior layout of Hainault House is largely in-tact from the original vernacular style, particularly on the upper floors. For example, the boxed in staircase, when examining the understairs cupboard is clear to see the uneven surfaces and evidence of original lathe and plaster. Furthermore the handrail of the staircase is a very simple slimline ridge backed handrail, however the balustrade changes from thin posts which are likely Georgian to boarding which was probably undertaken at the time the roof was remodelled to include more prominent living accommodation on the upper floor.
- 4.14 Where there is internal evidence of the rear extensions, this is made clear by a change in levels, particularly on the first floor where you step down into the bedroom and down further into the ensuite bathroom. However on the ground floor, the levels change again multiple times and another indication of the layout changes are the retention and incorporation of the significant retaining walls into the structure, see Figure 4.4.
- 4.15 However, there is also significant evidence of the remodelling from the Georgian period, for example the classical proportions to the dining room on the ground floor with the coving and skirting boards, see Figure 4.5. It is highly possible another fireplace was located in this room on the far wall, particularly as this is a party wall and has a chimney stack above. However the fireplace has been covered over and it is unknown to what degree it is remaining or the condition.
- 4.16 On the ground floor in particular, but also throughout there are many exposed materials that are in good condition that add to the character of the building, for example the flagstones in the ground floor living room and the exposed stone work. On the upper floors there are also exposed timber floors and timber beams in good condition.

Historic Interest

- 4.17 Dating from the early 17th century the vernacular cottages have witnessed some Georgian remodelling, but principally derive their historic interest from the age and contribution they make to the historic core of the village of Blockley. They have played a significant role in the historic development of the village and its initial expansion illustrating the establishment of the historic street pattern and growth of Blockley.

Setting

- 4.18 The historic terrace of the cottages sits on the north-western side of High Street, Blockley. They stand elevated along the raised footpath and within the wider historic terrace lining High Street. They share an intimate setting with nearby buildings along High Street holding a historic and visual relationship to the buildings standing opposite and adjacent along High Street, but also to the buildings along Bell Bank, particularly Hainault and The Old Royal Oak as they are connected to the Village Hall and their garden rises, giving them almost panoramic views across the valley and wider village of Blockley, as shown in Figure 5.7.

Summary of Significance

- 4.19 These cottages are of significance principally due to their group value, age and standing as good examples of vernacular cottages retaining the majority of their historic fabric, style and appearance despite minor alterations. The cottages stand within the wider historic street scene of High Street, particularly in relationship to the raised pavement which contributes to the homogenous vernacular streetscape. The setting contributes

to their significance due to the minimal change to their historic setting and they hold a historic and visual relationship with not only the High Street, but also Bell Lane running adjacent to the north and by extension the wider village views across the valley.



Figure 4.2 – Staircase between ground and first floor.

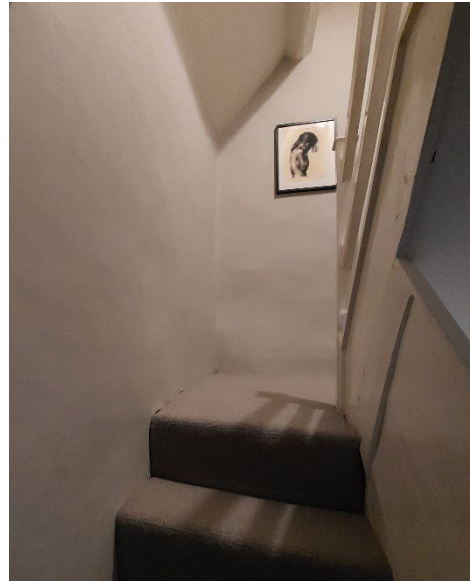


Figure 4.3 – Staircase between first and second floor.



Figure 4.4 – Retaining wall incorporated into modern catslide extension with rooflight.



Figure 4.5 – Ground floor living room and dining room



Figure 4.6 – First floor Georgian paned door with raised surround, one of several internal historic fenestration surviving.



Figure 4.7 – Ground floor Georgian paned window with mullions and panelling, one of several internal historic fenestration surviving.



Figure 4.8 – Under stairs cupboard resulting from boxed in staircase. .

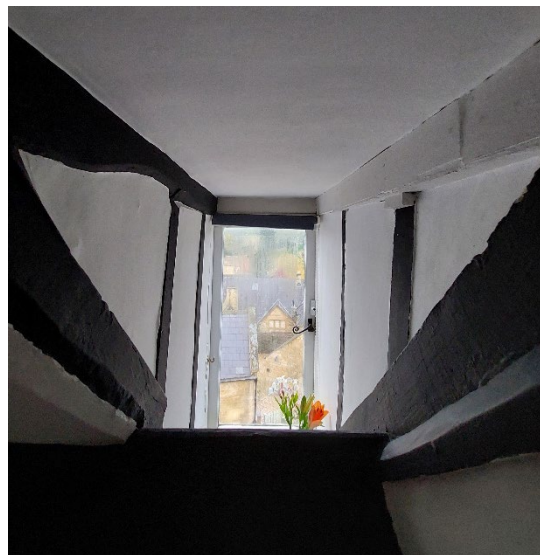


Figure 4.9 – Second floor bedroom with dormer window situated between exposed and painted beams.

Village Hall– Grade II

- 4.20 The Village Hal was first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry no. 1341702).



Figure 4.10 – Village Hall and connected outbuildings, closest one in this image belonging to Royal Oak Cottage. Source: Historic England Archive, 2003.



Figure 4.11 – Rear (south) elevation of Village Hall. Showing connected outbuilding of Hainault House.

Architectural Interest

- 4.21 The Village Hall is of architectural significance due to its age and classical Georgian style, although this has likely been converted from a more traditional vernacular style, as it was built in the late 18th century and then was altered and extended in the mid-19th century.
- 4.22 The building is in three sections, all built in ashlar. The principal central section, on the north elevation has a central Georgian panelled door with a square hood moulding on top, then directly above a semi-circular with stone mullions. On the ground floor there is a large stone lintels to the left with a small casement window. The south elevation is dominated by two tall arched windows with large keystones, as shown by Figure 4.11. The roof of the central bay is a tiled hipped roof.
- 4.23 The rear outbuilding to the East (now belonging to Old Royal Oak Cottage) has a gable roof shown in Figure 4.10, and a raised central door, suggesting the floor is elevated.
- 4.24 The rear outbuilding to the West (now belonging to Hainault House) has a shed style roof with a shallow pitch made out of corrugated sheeting and a large central carriage style timber door, with timber weather boarding above. This building is in a worse condition than the other two elements.

Historic Interest

- 4.25 The Village Hall was built in 1792, firstly as a Baptist Chapel. However at the time of a universal split between Baptists and Methodists, the Baptist congregation moved and in 1835 this became a Primitive Methodist Chapel and it was during this time that the chapel got extended and remodelled to include a vestry. The chapel retained this use until 1907, according to the Deeds held at Gloucestershire Archives. The congregation had dwindled so

the chapel was acquired after the First World War and placed in a trust on behalf of the people of Blockley by Elisha's great-grandson Edward Robinson who converted it at his own expense to a village hall.⁵

Setting

- 4.26 The Village Hall is located on Bell Lane, running adjacent to the High Street but at a higher topographical level, this means it has a wider contribution on the setting of the overall valley, with sweeping views south. However, it also has a smaller setting with the cottages on Bell Lane, continuing the traditional rural Cotswold village character. Finally, it has a very intimate yet dominating setting with Hainault House's garden, with the two arched windows on the south elevation overlooking the garden. The staircase leads right past the built form to reach the outbuilding.

Summary of Significance

- 4.27 The Village Hall is of significance due to its age and standing as a good example of a Georgian style building. It has played a key role in the historic development of the village with a strong community function within living memory. Furthermore with regards to this report, the setting of the Village Hall is paramount, particularly its connection with Hainault House, forming a significant backdrop to the garden and incorporating the outbuilding.

⁵ <https://www.blockleylittlevillagehall.org/>
<https://discovery.nationalarchives.gov.uk/details/r/deb2bb91-f56b-4167-acd2-b9386dba2fb2>
<https://www.chippingcampdenhistory.org.uk/wp-content/uploads/2020/06/BLOCKLEY-CAMPDEN-BAPTIST-HISTORY.pdf>

Raised Pavement Between the Old Royal Oak and Jasmine Cottage– Grade II

- 4.28 The Raised Pavement Between the Old Royal Oak and Jasmine Cottage were first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry no. 1088613).



Figure 4.12 – Blockley circa 1900. Source: Kelly's Directory.

Architectural Interest

- 4.29 As figure 4.12 shows, the raised pavement between the Old Royal Oak and Jasmine Cottage is constructed out of coursed and squared rubble. This creates a retaining wall which helps support the built environment on such steep topography, but also acts as footpath elevated from the carriageway.
- 4.30 Originally there was a simple timber post and rail fence on top of the footpath. However this has since been replaced and currently in the same location are modern stone piers and wooden guards, shown in Figure 4.1. The listing description explicitly highlights that these modern stone piers do not form part of the listing.

Historic Interest

- 4.31 Thought to be built in the mid-19th century by stonemason Richard Belcher, a contemporary parish Waywarden. The historic interest of the raised pavement is principally derived from its age and contribution to the core of the village of Blockley.

Setting

- 4.32 The setting of the Raised Pavement is largely considered to be the street scene of the High Street, this includes the architectural built form of the vernacular cottages either side, but also the road and street furniture such

as the lamppost and railings. As well as the wider topography of the area, illustrating when even localised to the High Street, the unevenness of the land is explicit and then it immediately falls steeply down into School Lane.

Summary of Significance

- 4.33 The principal element of significance for the Raised Pavement is its immediate connection to Hainault House, stepping outside the front door, to be immediately located on the Raised Pavement. Therefore this feature is integral to the setting and character of Hainault House.

Jasmine Cottage North East Part, Jasmine Cottage South West Block and Two Cottages between Jasmine Cottage & The Crown Inn – Grade II

- 4.34 Two Cottages Between Jasmine Cottage and The Crown Inn; Jasmine Cottage, South West Block and Jasmine Cottage, North East Part were first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry no 1153336, 1304329 and 1341710). Please note, as per Table 2.1, these are three separate listed buildings, all grade II. The assets have been assessed together as a group due to their likeness in architectural style, historic interest and setting forming a historic terrace along the north-west side of High Street, Blockley. Therefore for the purposes of this report they are considered simultaneously in order to be proportionate, considering the impact of the proposals, as per Paragraph 194 of the National Planning Policy Framework.



Figure 4.13 – Two Cottages Between Jasmine Cottage



Figure 4.14 – Jasmine Cottage, SW and NE Blocks.

Architectural Interest

- 4.35 Jasmine Cottage is of architectural significance due to its age and vernacular style forming a historic terrace along High Street. It comprises of two separate parts known as south-west and north-east block. The north-eastern part was formerly a separate cottage dating to the 17th or early 18th century, though likely altered in the early 18th century. It stands two and a half storeys high, in a vernacular style constructed of coursed and squared rubble with a concrete tiled roof, coped verge to left and gabled dormer. The fenestration is irregular, with two mullioned windows with drip on ground floor level and one casement window of three lights on first floor set below a timber lintel. There is a historic Tudor arch doorway to the right which has been converted into a two-light mullioned window.
- 4.36 The south-western part of Jasmine Cottage dates to a similar time period and stands two storeys high constructed of a similar materiality of coursed rubble in irregular large courses. At ground floor level, there is a large central three-mullioned window with drip, however this is likely to be a modern insertion along with the Tudor arch doorway to the right of the modern door which has since been infilled. Despite alterations, both the north-eastern and south-western blocks retain much of their historic fabric and design which contribute to the overall significance of Jasmine Cottage.
- 4.37 Positioned in between Jasmine Cottage and The Crown Inn are two cottages built in the early 19th century, formerly three cottages. The cottages stand two storeys high constructed of coursed rubble with chamfered course below eaves and a slate roof. They exhibit a traditional vernacular style with a similar style and design

stretching across three bays, the third bay in a 2:1 rhythm. The cottage has an irregular fenestration of a angled bay windows on ground floor level and historic casement and wooden mullion window at first floor level. To the centre right there is a passage alley with a segmental archway. The elevation shows signs of alteration including infilled doorways and modern chimney; only one large original chimney remains. The historic terrace is of a similar architectural palette and materiality creating a homogenous and attractive streetscape within the historic core of the village demonstrating the significance of the two cottages and Jasmine Cottage.

Historic Interest

- 4.38 The historic interest of the three assets is principally derived from their age and contribution to the historic core of the village of Blockley. The vernacular cottages are a collection of 18th to 19th century structures that played a significant role in the historic development of the village and its initial expansion illustrating the establishment of the historic street pattern and growth of Blockley.

Setting

- 4.39 The historic terrace of the cottages sits on the north-western side of High Street, Blockley. They sit within a wider historic terrace lining High Street and share an intimate setting with nearby buildings along High Street holding a historic and visual relationship to the buildings standing opposite and adjacent along High Street, particularly the grade II listed silk mill and the granary attached to the north. Whilst High Street is the primary route through the village core of Blockley, the road itself is narrow and often quiet and empty of vehicular thoroughfare. As such, the historic setting of the cottages is retained and left undisturbed from constant vehicular noise which contributes to the appreciation of the buildings and the significance of setting. The buildings are best appreciated looking north and south along High Street as part of the larger historic street scene of High Street.

Summary of Significance

- 4.40 The three assets are of significance principally due to their age and standing as good examples of vernacular cottages retaining the majority of their historic fabric, style and appearance despite minor alterations. The cottages stand within the wider historic street scene of High Street contributing to the homogenous vernacular streetscape. The setting contributes to their significance due to the minimal change to their historic setting and they hold a historic and visual relationship with neighbouring buildings and assets.

Bankside, The Silk Mill & The Granary– Grade II

- 4.41 Bankside, The Silk Mill & The Granary was first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry no 1304362).



Figure 4.15 – Bankside, The Silk Mill & The Granary.

Architectural Interest

- 4.42 The architectural interest of the main house, Bankside is derived from its age as a circa 1800 house designed in a Georgian style retaining the majority of its original architectural features and historic fabric. The house is of two storeys plus attic, constructed of ashlar with a slate roof, coped verges and four gabled dormers which are the most prominent features of the front elevation. The elevation exhibits a symmetrical and regular architectural composition with four even bays and an even fenestration with each window and door lining up equally to each other.
- 4.43 The outer bays on ground floor are dated to the late 19th century and each hold a prominent angled bay windows with glazing bars. The second bay comprises of a half-glazed door, full doorcase with single arched fanlight, side piers with fluted capping and panel fanlight with modillion cornice above and third bay comprises of a half-glazed door with traceried overlight. At first floor level, there are four windows with glazing bar sashes and stone sills.
- 4.44 The Silk Mill is the linear south-west rear extension which dates circa 1700. It comprises of mullion and transom stone windows and has since been converted into the Silk Mill after substantial modern intervention. The Granary is a three-storey range situated north-west of Bankside, constructed of squared rubble and comprises of architectural features of interest including chamfered eaves and mullion windows. Following modern alterations, the range has been converted into the Granary. The ancillary buildings hold a historic relationship to the Bankside and part of its historic function.

Historic Interest

- 4.45 The historic interest of Bankside, The Silk Mill & The Granary is principally derived from its industrial usage as a silk mill and contribution to the agricultural community of the village as a granary. Bankside further contributes to the historic interest as a good example of a Georgian style house in vernacular style and one of the earliest buildings illustrating the historic development of the village.

Setting

- 4.46 The building stands elevated on a footway terrace which creates a separation from the vehicular thoroughfare of High Street. Although High Street is the primary road through the village, it is narrow in width and often empty and quiet throughout the day which enhances the ability to appreciate the building. The wider setting of the building contributes to its significance as the asset forms part of a wider historic street scene which remains intact to the original construction of the asset. It holds a historic and visual relationship to neighbouring buildings, some of which are also listed, therefore the building is best viewed and appreciated within the wider Georgian street scene of High Street.

Summary of Significance

- 4.47 Bankside, The Silk Mill & The Granary is of significance due to its age and standing as a good example of a Georgian style building with industrial heritage. It has played a key role in the historic development of the village as well as its industrial activities which contributes to its overall interest. The setting contributes to the significance with minimal changes to its historic setting as well as its relationship to the wider historic street scene of High Street.

Baptist Chapel– Grade II

- 4.48 The Baptist Chapel was first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry no 1153355).



Figure 4.16 – The Baptise Chapel, Chapel Lane.

Architectural Interest

- 4.49 The Baptist Chapel is of architectural significance due to its age and standing as a good example of a former Victorian era Baptist Chapel. The chapel was constructed in 1835 in a Classical style as part of the neo-Classical movement. It is constructed of stone ashlar, its front façade facing east and away from Chapel Lane. The front elevation of the chapel comprises of a typical Classical façade including a pedimented front with set-back Ionic pilasters and plain entablature. The main entrance to the building is formed by a central Tuscan portico with open pediment holding oval date tablet, Gothic fanlight and panelled doors creating a typical Classical style façade. Above the doorway is a panel supported by brackets with the inscription 'Ebenezer'.
- 4.50 A rear extension was added at to the original chapel building with an oculus and tablet inscribed 'British School' on its western façade. It is likely the school formed part of the religious function of the chapel.

Historic Interest

- 4.51 The historic interest of the Baptist Chapel is principally derived from its age as a mid-19th century structure holding an importance place in the village community of Blockley. As a place of worship, the chapel has historically contributed to the social and religious development of the village illustrating the growth of the Baptist community in the area.
- 4.52 However, with regards to Hainault House; and more importantly the Village Hall, the Baptist Chapel was constructed after use of the Village Hall, formerly Methodist Chapel ceased to exist as a Baptist Chapel.

Setting

- 4.53 The Baptist Chapel is set far back from High Street with the school rear extension facing directly onto Chapel Lane. The majority of the historic setting of the building has been substantially altered by modern residential development which surrounds the structure entirely and detracts from the ability to appreciate the asset. Situated in a quiet residential area, the chapel has an insular character due to its hidden position enhanced by elements of greenery in the rear backyards of the houses which soften the urban surroundings. The narrow width of Chapel Lane lined by large trees and hedgerows further evokes a private and quiet character to the setting of Baptist Chapel, creating a quiet approach to the rear school extension.

Summary of Significance

- 4.54 The principal significance of the Baptist Chapel is its historic connection with the Village Hall; formerly Methodist Chapel. In addition, the Baptist Chapel is of significance due to its age and standing as a Victorian era Baptist Chapel constructed in Classical style as well as its contribution to the Baptist community in the village of Blockley. The chapel retains much of its original fabric, design and style including prominent Classical architectural features which contribute to its overall significance. The setting of the chapel has been substantially altered over the years which has detracted from the ability to appreciate the chapel, though it retains a private and quiet character sitting within a residential area.

Balhatchet The Butchers, Balhatchet The Grocers & the Outbuilding North East of Balhatchet The Butchers—Grade II

4.55 Outbuilding to North East of Balhatchet, The Butchers; Balhatchet The Butchers; Balhatchet The Grocers were first included on the statutory list of buildings of special architectural or historic interest at grade II on 26th August 1983 (list entry nos 1341709, 1304352 and 1088611). Please note, as per Table 2.1, these are three separate listed buildings, all grade II. These assets have been assessed together as a group due to their likeness in architectural style, historic interest and setting forming a historic terrace along the north-west side of High Street, Blockley. *Therefore for the purposes of this report they are considered simultaneously in order to be proportionate, considering the impact of the proposals, as per Paragraph 194 of the National Planning Policy Framework.*



Figure 4.17 – Balhatchet the Butchers, Historic England Archive, 2013.



Figure 4.18 – 1912, Source: Kelly's Directory.

Architectural Interest

- 4.56 The Butchers and Grocers, Balhatchet are two separate houses forming part of a wider historic terrace along the north-west side of High Street, Blockley. The buildings are of architectural significance due to their age as early 19th century houses in a traditional vernacular style, although both buildings are likely to be remodelling or incorporating earlier fabric. The Butchers stands two storeys plus attic constructed of small, coursed rubble with a stone slate roof and two pitched roof gable dormers plus coped verge to the right. The elevation is of three bays, however the fenestration is uneven with the ground floor and upper floors windows not lining up with each other. There are two large windows at ground floor with cornice, historically used as shop windows, and a six panel door to left with pilaster strips. Above are two 2-light mullion windows.
- 4.57 The Grocers exhibits a simple, symmetrical design standing south-west of The Butchers. It is two and a half storeys high, constructed of rubble in small courses with a concrete tiled roof and a single gable dormer to centre. The ground floor and first floor comprise of two large sash windows in left and right bay with raised surrounds and glazing bar sashes and above. In between is a central modern door in a modern surround providing access into the house.

- 4.58 The outbuilding is situated north-east of The Butchers, Balhatchet and dates to the mid-19th century. It is constructed of a similar materiality of stone rubble with ashlar quoins, stone slate roof. The right hand bay is timber faced suggestive of its ancillary function and comprises of a gabled dormer. There are two doors with a louvred window in between.

Historic Interest

- 4.59 The historic interest of these three assets is primarily derived from their historic function as a butchers and grocers with the outbuilding gaining significance as ancillary use for the shops. The buildings have historically played a role in the commercial aspect of the High Street and therefore the social and commercial development of the village.

Setting

- 4.60 The setting of the buildings contributes to their significance through their direct position on High Street and within the village core of Blockley. The majority of their historic setting has been retained with little modern development in their immediate surroundings which further contributes to the ability to appreciate the buildings in their historic context. Their wider setting is defined by their position within the historic street scene of High Street to which they hold a similar architectural and material palette; the buildings hold a historic and visual relationship to surrounding houses along High Street which contributes to their significance.

Summary of Significance

- 4.61 The significance of the Outbuilding to North East of Balhatchet, The Butchers; Balhatchet The Butchers; Balhatchet The Grocers is principally derived from their age as early to mid-19th century houses and structures as well as their historic function as commercial shops within the village. The setting remains largely intact to the construction of the buildings and they form part of a historic terrace along High Street which further contributes to their overall significance and interest.

5. Opportunities & Considerations

5.1 In accordance with paragraph 189 of the NPPF, the significance of the designated and non-designated heritage assets which have the potential to be affected by the application proposals have been described in this Statement. This clear understanding and appreciation of the significance of the heritage asset, should help inform the evolution of the development proposals. The Client's preferred direction is to consider the potential for:

- Existing rear extension roof remodel at first floor level;
- Potential rear extension at ground floor; and
- Conversion of outbuilding.

Existing rear extension roof remodel at first floor level

5.2 As shown by Figure 5.1, the rear catslide extension is a later addition to Hainault House, the slate roof material on the rear catslide contrasts the original tile and sits just below the original eaves. Likely dating to the late 18th - early 19th Century when a remodelling of the older 17th Century building occurred. Traditional historic features such as the chimney are still in good condition.

5.3 The bedroom, as shown in Figure 5.2, has a very limited head height and is a dark space, despite the old roof light. A proportionate conservation style dormer would give more daylight and better living proportions to the room. Furthermore the rear elevations of these connected listed buildings have been altered to allow in additional light due to the steep banked topography of the area.

5.4 The proposal would need to consider the location of the dormer, ensuring minimal fabric is altered. Presumably replacing the old style roof light, as there has already been intrusion into the roofscape. The materials also need to be in keeping and lightweight, so consider a predominantly glass structure with matching slate for a suitable design. Also considering sustainability as paramount, the thermal qualities of the glass in comparison to the existing rooflight could be a significant benefit. This proposal would need listed building consent.



Figure 5.1 – View of first floor catslide roof and rear garden taken from second floor rear window.



Figure 5.2 – View down into first floor bedroom located within the catslide rear extension.

Potential rear extension at ground floor

- 5.5 The rear of Hainault House, as shown by Figures 5.3 - 5.6, is characterised by small disordered spaces, leading from a small courtyard bin storage area, up a staircase through the garden to a garage at the top. The space largely by the dominating rear elevation of Hainault House, with its tiled rear roof leading down to multiple catslide extensions, all with small roof lights. Immediately connected to the rear elevation is a linear building extending from The Royal Oak Cottage, sitting just above the eaves of the rear extensions and forms a retaining wall to these and the staircase. The garden is a very steep bank with a capped stone staircase, from the top, there are significant views over the valley, as seen in Figure 5.7.
- 5.6 If a rear extension at ground floor level were to be proposed, it would likely be situated where that rear courtyard bin storage is located, and therefore you would potentially lose the rear access at this level, creating the need for access at first floor and a potential terrace type area leading out of what is currently the bedroom window and the additional catslide extension currently housing domestic utility appliances would need to be remodelled.
- 5.7 Considering the practicalities of undertaking this proposal, ensuring the retention of the Hainault House as well as the neighbouring listed buildings; and the character of the conservation area; as well as planning factors such as right to light, the minimal space you would achieve from this proposal would not outweigh the harm to the listed building, nor would there be any perceived public benefits to outweigh the harm.
- 5.8 This perhaps presents an opportunity to see how the existing ground floor layout in these rear extension buildings could be better orientated or utilised to achieve a similar result. However, as stated previously, the existing rear extensions are a result of early 19th century remodelling and contain significant retaining walls. Therefore the historic fabric in these locations would still need to be considered, ideally informed by a structural survey and subject to Listed Building Consent.



Figure 5.3 - Rear courtyard to Hainault House.



Figure 5.4 - Steps rising up through the rear garden.



Figure 5.5 Rear extension to Hainault connecting to linear building of The Royal Oak.



Figure 5.6 – Rear elevation of Hainault House.



Figure 5.7 – View over Blockley and wider landscape from the top of Hainault House's Garden.

Conversion of outbuilding

- 5.9 The outbuilding is made up of one single room, with a small pedestrian door to the south and large timber carriage style doors to the north. The floor is suspended, as shown in Figure 5.12, constructed from a timber frame with boards and then rubble below and 3 steps up from the pedestrian door. As previously stated when looking at the significance of the outbuilding, this building is in poor condition, the frame of the timber window on the south elevation needs replacing, both timber doors need elements repairing and the roof is likely to have been a temporary repair that has become more permanent. In addition, the timber weatherboarding on the north elevation is not in keeping with the character of the conservation area.
- 5.10 There is significant potential to regenerate this building, potentially as an office or studio space that offers a little distance from the main house. Architecturally, the main factors to consider is the approach to the suspended timber floor and the levels currently present in the building, the roof style and materials, and repair; or replacement on a like-for-like basis of the fenestration. M&E services should also be considered and if any additional chasing out is required to create a functional space.
- 5.11 There is also the possibility to extend the building further to the south into the existing garden of Hainault House. Whilst this might have a small amount of impact on the Village Hall, the benefit of bringing this back into use and creating a quality and aesthetically fitting structure would present a benefit to Hainault House, to the Village Hall and the conservation area, therefore potentially outweighing any harm.
- 5.12 Works to this outbuilding would likely be subject to Listed Building Consent, however this should be confirmed by the Local Authority. When considering curtilage, the structure pre-dates 1st July 1948, it is also geographically on the site of a listed building and connected to a listed building. Regarding the ownership and function, historically these align with the listed Village Hall, however at the time of listing align with Hainault House.



Figure 5.8 – Blockley Village Hall, grade II listed, with Hainault House garage connected (right side of image).



Figure 5.9 – Front elevation of outbuilding.



Figure 5.10 – Roof & rear door to outbuilding.



Figure 5.11 – Shows small staircase inside building with elevated timber floor.



Figure 5.12 – Close up image of makeup of elevated timber floor.

Considerations

- 5.13 As Hainault House is Grade II listed, and as the outbuilding is considered Curtilage Listed to the Village Hall, any proposals to alter or extend the buildings will be subject to Listed Building Consent.
- 5.14 Repair works can be undertaken on a like for like basis, as long as there is no alteration to the design, height or other dimensions, construction technique, or materials. Where repairs are required because they are subject to damage instead of wear and tear, such as water ingress,

Next Steps

- 5.15 The next steps after the pre-application and determination of the appropriate direction for the proposal, would be to undertake an impact assessment of the proposals, and complete the methodology for a Heritage Statement to be submitted in support of any subsequent proposals. The impact assessment will consider the significance set out within this report in conjunction with the materiality of the proposal. It will also consider any impact on setting to the neighbouring listed buildings and conservation area.