

24-002

**APPLICATION FOR RETROSPECTIVE CONSENT FOR SLATE ROOFED CANOPY,
INSTALLATION OF STONE AND NON-SLIP FLOORING TO EXISTING METAL STAIR, AND
OUTSIDE SECURITY LIGHT TO UNDERSIDE OF CANOPY
GISLEBERTUS HOUSE – STOW ON THE WOLD**

DESIGN + HERITAGE STATEMENT

INTRODUCTION

Gislebertus House is a first-floor apartment located at the northern end of Huntington Courtyard, which is accessed off Sheep Street in Stow on the Wold.

The private courtyard comprises stone-built properties on all sides, some of which are double-depth with the outer properties on the west and north elevations facing on to Church Street.

The apartment is part of the former Huntington Antiques premises, which was converted to living accommodation following listed building consent 09/00984/LBC and planning permission 09/00985/FUL. Subsequent amendments were approved under listed building consent 09/00982/LBC and planning permission 09/00980/FUL.

The purpose of this application is to regularise the following unauthorised works:

1. Installation of a slate roofed canopy over the main entrance
2. Installation of slate floor finish to the metal stair landing adjacent to the entrance doors
3. Installation of non-slip treads to the metal access stair
4. Installation of external light fitting under canopy over entrance doors

The applicant carried out these works without understanding that formal consent is required and accepts responsibility for this but asserts that the works have been executed in good faith, for sound reasons, and in a manner appropriate for Gislebertus House and the wider context of the conservation area and Stow on the Wold.



Photo 1 – taken prior to installation of canopy roof

HERITAGE STATEMENT

Stow on the Wold is a Cotswolds market town on a hill bisected by the Fosseyway (A429) linking Bourton on the Water to the south and Moreton in Marsh to the north. To the east, the A436 connects to the A44 and Chipping Norton.

There are 118 listed buildings within the conservation area of Stow on the Wold, including three Grade 2* buildings (Masonic Hall, St Edward's Hall, and King Edward's Arms Hotel) and Grade 1 Parish Church of St Edward.

Whether the buildings contained within Huntington Courtyard are listed or unlisted, the complex of adjoined buildings facing on to Sheep Street and Church Street are considered to be of high group value and typical of the Cotswold vernacular.

Giselbertus House is Grade 2 listed and part of premises formerly referred to as Huntington Antiques.

The outer face of the building facing on to Church Street (under separate ownership) is faced in ashlar stone with stone surrounds to openings and a natural stone slate roof. The rear element comprising Gislebertus House is formed in coursed stone walling with a plain tiles roof.



Photo 2 – taken after installation of canopy roof

LISTING DESCRIPTION

5224 CHURCH STREET (south side)

Premises of Cripps and Wood and premises of Huntington Antiques adjacent

SP1925 NW 2/38

GV II

Probably an C18 refronting. Two storeys, cut and squared stone and Cotswold stone roof. Three windows, raised dressings with glazing bar sashes on first floor, ground floor has projecting shop front of circa 1900 with angled window to left hand side and central entrance. Right hand part has square bay shop window. Blocked doorway.

Listing NGR: SP1912725709

COMPLETED WORKS TO BE CONSIDERED UNDER THIS APPLICATION

1. Slate roofed canopy – this was erected to provide shelter over the main entrance doors and to try to prevent water ingress into the apartment below. The canopy is constructed in painted timber in a traditional pitched-roof form with a natural slate roof. The canopy is in keeping with the other three properties within Huntington Courtyard. See photo 3 below:



Photo 3 – showing canopy roof as installed – note external light over doors

2. Slate flooring to metal stair – the slate flooring to the stair landing has been applied over the existing modern metal stair structure to provide a solid barrier to prevent water ingress to the entrance doors to the flat on the ground floor see photo 4
3. Non-slip treads to metal stair - the non-slip treads have been applied to the metal stair following health and safety concerns raised over a potential slip hazard. The treads are bolted down the existing stair structure and can therefore be easily removed or replaced – see photo 4



Photo 4 – showing non-slip treads and edge of slate to stair landing

4. External lighting – photo 3 shows the external security light mounted under the canopy over the doors. This is a low-energy LED fitting with a PIR motion detector and provides lighting to the landing and stair.

ACCESS

Safe access to the property is improved by the installation of the non-slip treads to the stair and non-slip slate finish to the stair landing. The new light over the doors improves safe access.

CONCLUSION

The works identified within this application were undertaken in good faith and sought to address practical issues of shelter, water ingress, and health and safety concerns (lighting and slip hazard) in a manner appropriate to the listed building and wider heritage asset of the conservation area.

The canopy has negligible impact on the existing building and follows the traditional detail language used elsewhere within Huntington Courtyard. The non-slip finishes cannot be seen from the nearest public vantage point at the courtyard entrance off Sheep Street.

The canopy, non-slip finishes and lighting described, is entirely removable.