

Statement of Significance & Heritage Statement / Design & Access Statement

1 Introduction

1.1 Purpose

1.1.1 This section sets out a Statement of Significance and Heritage Statement. This has been prepared to identify, analyse and state the heritage significance of The Thatched House, Cold Ashton. The statement has been written to meet the requirements of the NPPF 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..."*

1.1.2 The statement is provided to accompany a full planning and listed building application to regularise amendments to planning approval No. PK18/4696/LB & 18/4697/F.

1.2 Nature of the Proposal

1.2.1 Proposed amendments include pre-agreed variations to the original approvals along with remedial works to ensure that completed structures are brought into general accordance with previously consented works. Whilst proposed amendments have been the subject of previous discussions with SGC Officers, they have not formed the subject of formal applications hence the requirement to regularise.

1.2.2 In accordance with pre-application discussions, this application also includes supporting details regarding outstanding matters covered by planning conditions (i.e. render specification/sample panel and internal staircase details) attached to the original approval including Condition Nos 2e/3e & 4a/5a & 10/9 PK18/4696/LB & 18/4697/F).

1.3 Statutory Designations

1.3.1 Listed Building Grade II

1.3.2 Cold Ashton Conservation Area (CACA)

1.3.3 Area of Outstanding Natural Beauty (Cotswolds)

1.3.4 The CACA and SPD Plans have been fully reviewed in the context of this assessment.

1.4 Historic England List Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1180870>

Heritage Category: Listed Building

Grade: II

List Entry Number: 1220981

Date first listed: 27-Aug-1980

Statutory Address: THE THATCHED HOUSE, HYDE'S LANE

ST 77 SE COLD ASHTON C.P. HYDE'S LANE (south side)

9/32 The Thatched House (formerly 27.8.80 listed at The Thatch) - II

House. Mid C17, with later alterations and C20 addition to rear. Rubble with stone dressings and quoins, rendered at rear, thatched roof with raised coped verges and kneelers, gable stacks, pan tiled lean-to, plain tiled rear addition. 2 storeys and 3 windows, all C19 2-light casements, with timber lintels, at first floor under eaves, 2nd bay from left has C20 door with timber lintel. Right return has single storey lean-to, blocked window with timber lintel, C20 window with timber lintel to rear. Rear has 3-light casement with stone ovolo mullions, hood mould and C19 glazing at ground floor right, first floor has C20 window with timber lintel and small C19 2-light casement; 2-storey extension c.1940, one window, has door and French window, 3-light casement at first floor, one window at ground and first floor to rear; main house has to left C19 2-light casement at ground and

first floor. Interior: former through passage, front left room has cambered and chamfered lintel to fireplace, oven recess to left; narrow newel stair behind plank and batten door with strap hinges, curved recess to left. Moulded beams, some replacements, large central deep moulded beam, windows in deep reveals, ovolo moulded to rear. To right of former passage, beam has mortices for screen; front right room has blocked stone fireplace, chamfered beam above, plank shutters to windows.

Listing NGR: ST7525072676

1.5 Planning History

P20/23837/LB

Demolition of existing boundary wall. Erection of 1-2m boundary wall and erection of 1 no. outbuilding.

18/02/2021 - Application Refused

P20/23835/F

Erection of two storey detached outbuilding to form garage and studio, demolition of existing boundary wall and erection of 1-2m boundary wall and creation of new vehicular access.

18/02/2021 - Application Refused

PK18/4697/F

Erection of replacement single storey side and rear extension, erection of replacement two-storey extension with lower basement floor, erection of a replacement boundary wall, creation of external raised platform and steps and associated works.

13/12/2018 - Application Consented

PK18/4696/LB

Internal and external renovation and alterations to include erection of replacement single storey side and rear extension, demolition of rear two-storey extension and the erection of replacement two-storey extension with lower basement floor, creation of external raised platform and steps, replacement and repositioning of internal staircase, repositioning of bathroom, and associated works.

13/12/2018 - Application Consented

1.6 Planning Policy

1.6.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The site is subject to the Planning (Listed Buildings and Conservation Areas) Act 1990. The application for permission affecting the setting of listed buildings in Section 66 of the Act states that: *"In consideration whether to grant planning permission for developments that affects a listed building or its setting or whether to grant listed buildings consent, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses."*

1.6.2 National Planning Policy Framework 2019

The application is required "... 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 to, sufficient understand the potential impact of the proposal on their significance. As minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary..."

2 Brief Description

2.1 Setting

- 2.1.1 The setting of the application site has not significantly altered since previous approvals on this property were granted in 2018 (PK18/4696/LB & 18/4697/F) for renovations and side/rear extensions. In the setting of the listed building the previous consent included a replacement boundary wall, creation of external raised platform and steps and associated works. The current proposals seek the same external works with minor revisions to approved works to the listed building within that same setting/context.
- 2.1.2 Cold Ashton is a small linear settlement with most development lying along each side of Hydes Lane, the main street through the village, which follows the prominent crest of the northern slope of St. Catherine's Valley. The Thatched House occupies an important position within the Cold Ashton Conservation Area (CACA) as the easternmost property in the *street*, where it is prominently visible on approach by car or on foot. The house is separated from the adjacent properties within the village by a field of pasture to the west and as such stands somewhat apart from the rest of the settlement. It is further differentiated as the only property in the area with a thatched roof. The house is situated on the south side of Hyde's Lane, just within the Conservation Area and enjoys long distance views southwards across St. Catherine's Valley and east over the Wiltshire Downs. These are noted as key views in the CACA document.
- 2.1.3 There are narrow grass verges and stone walls lining both sides of Hyde's Lane, and stone walls also form the historic property boundaries. Indeed, this feature is picked out within the description of the character of the Conservation Area by South Gloucestershire Council. The front elevation of Thatched House fronts directly onto the narrow grass verge and lines through with the adjacent stone boundary walls forming the southern boundary to Hyde's Lane. Although the house is set down slightly below the level of the road there are views northwards over the brow of the hill and across the wide valley to the south. This walling is to be restored as part of the associated planning application. To the west, beyond the narrow field of pasture, is a row of cottages on the south side of the lane, marking the start of the main part of the village, and on the north side of the road is the former village school, now a detached house set within a mature landscaped garden.
- 2.1.4 Approaching the village from the east Thatched House appears in relative isolation with its side extension projecting above the hillside. The house is set within an enclosed rectangular garden defined by stone walls, planting, and post and rail fencing.
- 2.1.5 To the west of the historic volume of the house is the single storey kitchen extension that was consented in 2018 and built shortly after. This replaced a range of outbuildings, greenhouses, a garage, and an oil tank. To the south, below the rebuilt gable-end extension and terrace is a subterranean bedroom extension which looks out over a south-facing lawn to the valley beyond.
- 2.1.6 The western boundary of the site is dominated by mature trees and planting which largely conceals views to and from the western side of Thatched House. A narrow field of pasture on the other side of the boundary further separates the property from the more developed area of the village.
- 2.1.7 The house features in the key easterly views identified in the CACA from Holy Trinity Church and the nearby properties.
- 2.1.8 In the north-western corner of the site, a former garage and oil tank have been replaced with parking spaces, accessed by a narrow path along the roadside leading to the north-facing front door.
- 2.1.9 The east of the house, an area which had become overgrown is being cleared to form a flat gravelled area. This area has been occupied by a range of farm outbuildings as shown on historic mapping. It was the location of an outbuilding that was demolished as part of the 2018 works. It has since been left as a flat area of hardstanding used for guest parking accessed by the existing gate on to Hyde's Lane.

2.1.10 The main portion of the garden to the house is located to the south. With a central area of lawn in front of the subterranean bedroom extension. To the east, in line with the basement extension, is a steep slope of made-up ground which separates lower garden from the upper guest parking area. The open and extensive nature of the garden area contributes to the setting of the main house and the wider AONB.

2.1.11 A public footpath to the south provides limited public access views of Thatched House through open pasture and its open yard area is a backdrop of Hydes Lane.

2.2 Exterior

2.2.1 The Thatched House is of two storeys and is constructed in rubblestone with some freestone quoining to corners, doors and window openings. It has two gable stacks (part ashlar), and a thatched roof. Attached to the west elevation is a rubblestone lean-to which was extended as part of the 2018 works to form a single storey contemporary kitchen extension. The original tall front boundary wall was retained as part of those works.

2.2.2 The front (north-facing) elevation has a three-window range of casement windows, and a slightly off-centre door. The first-floor windows are set beneath the wall plate and the joinery comprises an outer timber frame with a centre mullion, containing a pair of two-paned casements. All the ground floor openings have oak lintols. The two outer windows are set beneath the first-floor windows; but the central first floor window is positioned off-centre above the front door and to the east of the adjacent ground floor window. All the windows have the same joinery detailing with two light casements. The door is framed and vertically boarded. Set into the roadside boundary wall that forms the north elevation of the west lean-to is a small single light casement window. At the west end of the boundary wall is a small timber framed opening containing a vertically boarded timber shutter.

2.2.3 There are no external openings on either end gable elevation of the main house.

2.2.4 On the rear elevation (south), to the east of the replacement gable-end extension, at first floor level there is a three light casement window and a two light casement window. Below that at ground floor level is a three-light dressed stone window detailed with a label mould and with ovolo mouldings to the openings. It contains casement windows. To the west of the replacement extension are two further casement windows, one at first floor level and one at ground floor level, and an external door set into the lean-to extension.

2.2.5 The replacement rendered rear extension is positioned slightly off-centre on the rear elevation and it is roofed in thatch to match the original house. On its east facing elevation it has three modern casement windows and an external door. In its gable end there is a three light modern casement window at first floor level and a pair of French doors at ground floor level. The west facing elevation has two casement windows at ground floor level.

2.2.6 To the west of the original house is the modern kitchen extension which replaced a range of dilapidated outbuildings set behind the stone boundary wall. The new flat roofed kitchen has glazed sliding doors set all the way along its southern elevation. It is bookended to the west by two lean-to buildings set on either side of the stone wall.

3 Detailed History of Development/ Design

3.1.1 The detailing to the roof structure, ceiling beams and fireplaces indicates that the oldest part of the Thatched House is likely to have been built in the early 17th century. The quality of the detailing suggests that the house was constructed to serve a yeoman farmer.

3.1.2 The building first appears on historic mapping on the 1840 tithe map (Figure 1). The map indicates that the house had been extended to both the west and east at this point.

- 3.1.3 The layout of the property is the same excepting a wide opening from Hyde's Lane to the land to the east of the house. Which suggests that the narrow range extending from the house here was used for animal husbandry or the storage of farm equipment.
- 3.1.4 By 1880 the mapping shows that the east extension had been demolished to be replaced by a smaller extension in this position and the west extension was replaced by the current lean-to (Figure 2). There is also a narrow extension to the west of the lean-to. There are two outbuildings indicated on the site. One in the north-western corner of the site by Hyde's Lane and one just off centre on the southern boundary of the property. This was the location of a log store. There is also a narrow extension on the gable of the rear range.
- 3.1.5 The map also indicates the position of an historic well which is still present on the site.
- 3.1.6 The building was subject to alterations in the mid-20th century. This included the construction of the lean-to range adjacent to the front boundary wall, including the rebuilding of the porch and alteration to the western outbuilding to form a boiler house, which was added between 1961 and 1974 when it is first shown on the Ordnance Survey mapping.
- 3.1.7 The first phase of a period of further development occurred recently after works were consented in 2018. This included the kitchen extension to the west, the replacement of the southern extension and the subterranean bedroom extension below. These works included the restoration of many aspects of the house that had deteriorated after the building had been vacant for a significant period.

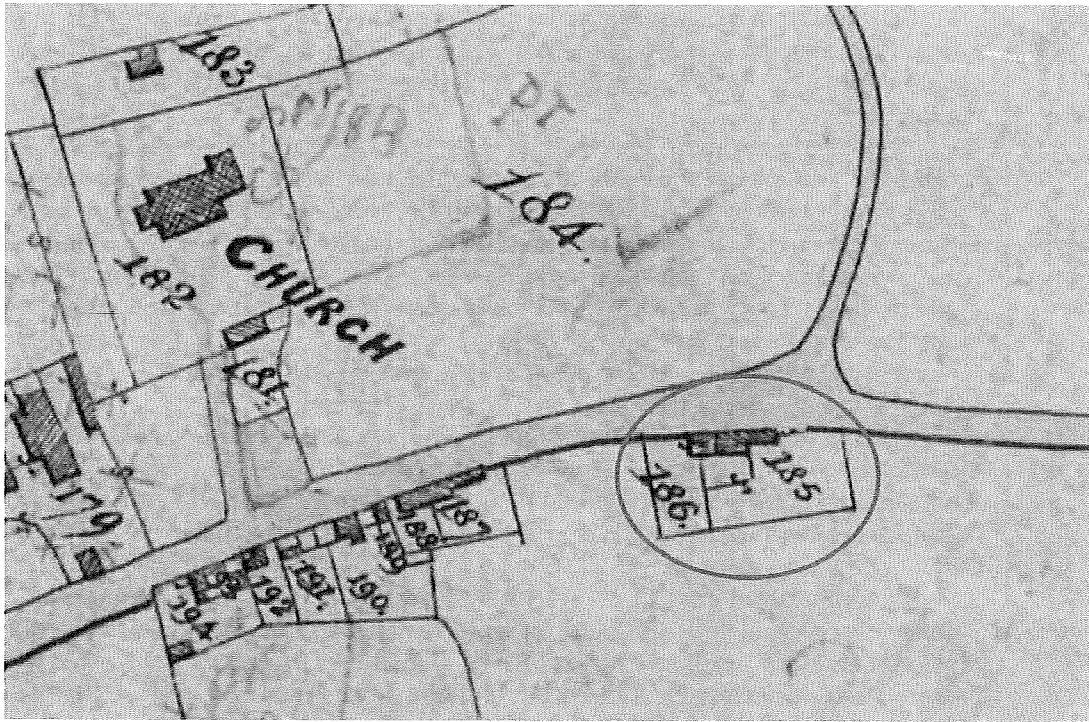


Figure 2. The 1840s tithe map showing the eastern range of outbuildings and access point to Hyde's Lane

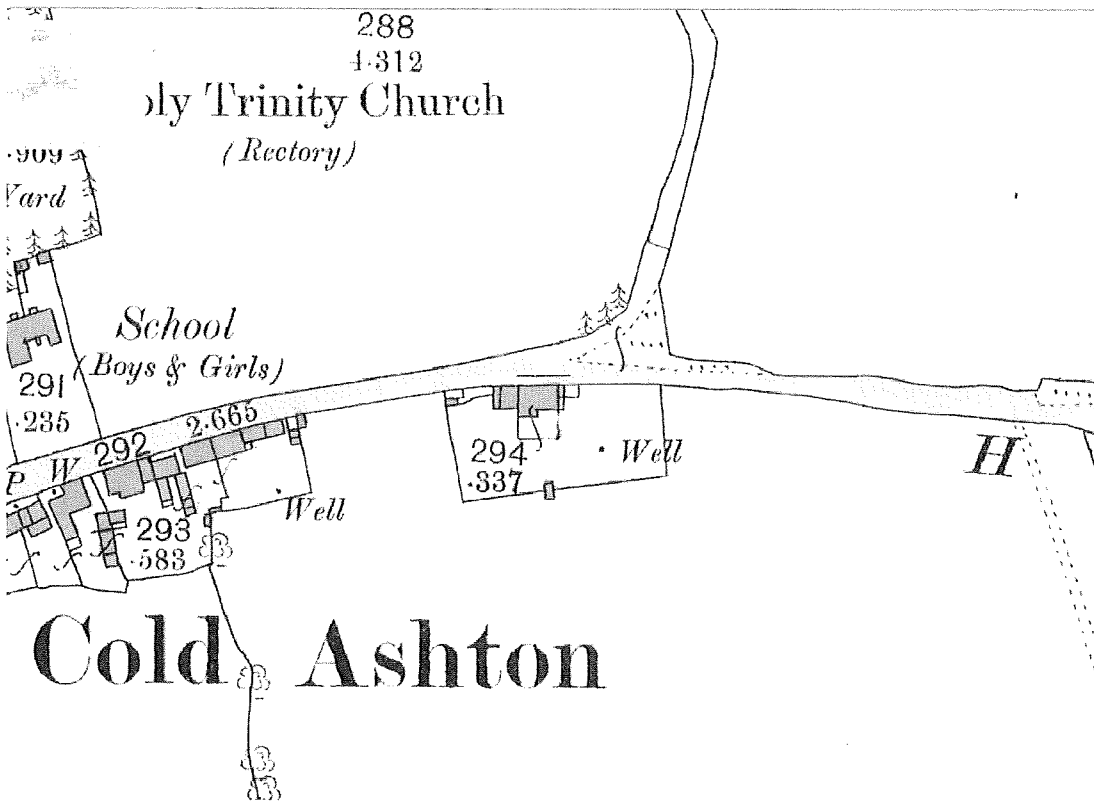


Figure 1. The 1880 map shows the evolution of the house in the mid to late 19th century

4 Significance

4.1 House

- 4.1.1 As a Grade II listed building The Thatched House has medium significance. It is the only thatched building in the village, and although it has been much altered its original form remains discernible.
- 4.1.2 Externally, the front elevation has the greatest significance, because despite the loss of the original joinery, the openings appear to retain their original arrangement; and their slightly off-centre appearance in relation to the solid masonry reflects the additional space occupied at the east end of the building by the historic kitchen fireplace and associated corner feature, and the staircase.
- 4.1.3 The stone mullioned window on the rear elevation is the most significant external feature, being the only original window to survive; however poor-quality late 20th century alterations have caused harm to the overall significance of this elevation.
- 4.1.4 The rear gable-end extension is modern and as such has negligible significance if any at all. Likewise, the kitchen extension to the west has no significance as it was constructed in 2018. However, the stone boundary walling facing Hyde's Lane that was retained as part of the related works is characteristic of the Cold Ashton Conservation Area and contributes to the setting of the house.

4.2 Setting

- 4.2.1 The Thatched House is the first building encountered along the *main street* as one enters the village from the east, and it still retains its historic relationship of being slightly set apart from the rest of the village. Its siting on a levelled platform along the ridge overlooking the valley below makes an important contribution to its significance, and to the overall significance of this part of the Conservation Area.

5 Design

5.1 Proposed Variations/Remedial Works

- 5.1.1 In accordance with direct feedback from South Gloucestershire Council representatives this section details the pre-agreed variations to the original approvals and remedial works which are required to ensure that the existing development is brought into general conformity with previously consented works (See Planning Statement). In doing so the modified scheme responds directly to related considerations in their planning context including the assessed heritage significance of the Thatched House (See Section 4.0),
- 5.1.2 This section of the report explains the applicant's approach to the design changes and how relevant Local Plan policies have been taken into account. It also details consultation undertaken with B&NES Council (Conservation) in relation to heritage considerations, and how the outcome of this consultation has informed the proposed development. Finally this document also explains how specific issues which might affect access to the proposed development have been addressed.
- 5.1.3 In summary the following variations/remedial works have been agreed with SGC representatives to properly address the planning context for development ;-

§ An alternative design showing a reduction in the size and number of window openings to achieve break up of basement elevation;

To break up the visual impact of the increased glazing the existing windows would be replaced with No.2 reduced scale windows. This revised arrangement will ensure that views focus on the upper heritage asset to enable it to make a more positive contribution to the local character and distinctiveness of the asset.

§ Reinstatement of the approved basement steps, tiered walling and stone planters integrated into the sloped garden. The previous pergola associated with this variation has been omitted at the Council's request.

§ **Reduced width coping stones (40mm Ashlar Cotswold Stone)** will be reinstated in the final treatments so that the design is fully reflective of the original approval.

§ **Slate Roof Verge Detail** The existing stone upstand to the roadside would be removed and replaced with a slate roof verge detail which would be carried over the wall to reduce its height.

The amendment also mirrors the detailing of the replacement lean to the original heritage asset and this variation is not therefore deemed to affect the character of the special architectural or historic interest of the listed building.

§ **Frontage Walling reinstated at increased height;** The existing walling to the west of the main building (Thatched Cottage) is to be replaced at 900mm. This proposed alteration / replacement to the curtilage structures around the listed building is founded on the desirability of making a positive contribution to its local character and distinctiveness.

§ **Full height rear extension window:** Following recent discussions with SGC Council representatives it was suggested that a window rather than doors would better reflect the existing approval.

§ **Window to lean-to:** A window would be provided to match the size of the original pre-2018 window. This replacement to the already extended section of the property does not affect the character of the special architectural or historic interest of the listed building.

§ **New Lintel added above the existing First Floor window.** Following discussions with SGC representatives lintols have been included to upper and lower windows so that the design is fully reflective of the original approval.

§ **Raised Flue** This variation has been discussed with Planning & Conservation Officers in pre-application discussions. Because of adjacent use of combustible thatch, the flue height was raised to accord with related fire regulations. This accepted conservation treatment to the already extended section of the property does not affect the character of the special architectural or historic interest of the listed building.

5.1.4 These proposals are in accordance with the Development Plan having regard to the policies CS34/PSP7 and proposals in the South Gloucestershire Local Plan Core Strategy and other relevant NPPF considerations highlighted above (1.6).

5.1.5 In accordance with previous decision making the proposals are also considered to cause less than substantial harm to the significance of the Grade II listed building and the Cold Ashton Conservation Area. In this context they are not deemed contrary to Policies CS9 and PSP17 of the Local Development Plan and the provisions of the NPPF.

5.1.6 The proposed variations and remedial works avoid all key elements of the setting of the heritage asset that make a positive contribution to its assessed significance. The proposed variations and remedial works replicate the design objectives of the original application which put a dilapidated property into a viable residential use consistent with its conservation and physical condition.

5.1.7 In conclusion the assessed impacts of amended proposals would not be significant and demonstrably be outweighed by the previously recognised benefits of preserving and enhancing the designated heritage asset, when assessed against the policies in the National Planning Policy Framework taken as a whole. This conclusion is reached on the basis of the considerations within adopted Council planning policies and other saved policies relating to the Conservation Area and historic environment.

5.2 Proposed Access/Servicing

- 5.2.1 The property could be adequately serviced without improvement of the existing access or local roads and their associated footways. These proposals achieve the required improvements which have previously been agreed with SGC Council representatives. The proposal would not prejudice the amenities of people residing in local area.
- 5.2.2 In these circumstances planning permission should be permitted in accordance with government and local advice over related development.

