



PLANNING HERITAGE

Conservation Planning Consultancy



HERITAGE STATEMENT

Project: Cobbler's Cottage, Great Bedwyn, Wilts

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1 INTRODUCTION

This statement has been prepared to provide appropriate and proportionate information to the local planning authority with regard to the heritage impacts relating to a series of external and internal works at Cobbler's Cottage, Great Bedwyn (the 'Site'). This report sets out an assessment of the heritage significance of the property and demonstrates the scheme has been considered in light of the impact upon the historic significance of the Site and its wider context.

The conclusion of this assessment is that the scheme will not compromise or cause harm to the historic significance of the building and in part will allow for enhancement works to be implemented, which in turn will benefit the building and conservation area.

This statement is based upon the visual assessment of the building supported by sufficient documentary research.

The Site is listed at Grade II and was first included upon the statutory list in July 1986. The Site is located within the Great Bedwyn Conservation Area (GBCA), designated in 1975 and subsequently reviewed in 1996 and 2006. The Council adopted the Character Area Appraisal in March 2007.

As required by the National Planning Policy Framework (NPPF) it sets out paragraph 189 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.**

In accordance with the legislative and policy requirements, this report identifies the relevant heritage assets within the vicinity of the Site, the significance of which may be affected by direct or indirect impacts from the proposals. Desktop and subsequent fieldwork analysis have confirmed that potential impacts of the proposals are likely to be limited to direct impacts upon the significance of the building with no visible impact upon the wider setting, which includes the wider GBCA.

2 THE PROPOSALS

The proposals seek to reconfigured the largely C20 interior plan to provide a family home in which the room plan is better configured and that the rooms which are dominated by the 1980s staircase can be used for accommodation.

The proposals include the following works:

- The existing modern stairs are proposed to be removed from the entrance hall, with the stair void infilled to create a new bedroom at first floor;
- A new staircase is proposed within the hall, which in turn will free the first floor space to provide a new bedroom;
- The new staircase will allow the change in levels on the first floor between the new landing space and new bedroom to be eliminated;
- Relocate the ground floor door opening between the entrance hall and hall;
- The angle partitions of the 1980s bedroom 3 will be removed to allow this area to become the Master Bedroom with en-suite and dressing area;
- Reposition the existing door between the landing and the bathroom to become the door in the Master Bedroom;
- Create a single storey extension in the rear 'yard' and enlarge the kitchen to form a dining/breakfast room and incorporate the utility/pantry;

The associated works include internal redecoration and updating of services, plus some external alterations to create a rear walkway that will pull the land back from the elevation, thus allowing the stonework to be exposed and not built into the ground which in turn will be beneficial to the construction and living environment within the house improving breathability, light and access to these rooms.

3 THE APPLICATION SITE

The Site is located in the village of Great Bedwyn on Farm Lane. The village sits alongside the railway line, with Farm Lane running north from the centre of the settlement. The Site can be found approximately 100m north of the centre on the west side of the narrow lane, fronting on to the lane and attached to the neighbouring dwelling. Great Bedwyn is characterised by the rectangular market place and the five streets leading from it of which Farm Lane extends north-eastwards and which was renamed Jubilee Street, c.1887 and was still marked as Jubilee Street on the 1961 OS map.

The Site is a 1½ storey property with Flemish bond brickwork set under a hipped thatched roof with timber casements with glazing bars set in segmental arched openings on the ground floor and eyebrow dormers over the windows on the first floor. It sits in its own generous, albeit sloping garden with a communal parking area immediately to the south of the dwelling and to the north a separate attached cottage/dwelling.

The inspection of the Site revealed the property has been extended twice; the first extension in the late C19-early C20 lengthening the building to accommodate the cobblers workshop and, the second, to the rear in 1981 to form a kitchen and master bedroom range. The rear extension was built into the land at the rear, which sits much higher than the floor level within the house. The rear kitchen and master bedroom range is not of historic merit, although it contributes to the character of the building.

Cobbler's Cottage was listed at Grade II and the description states: **No 35 (Cobbler's Cottage) II Cottage. C17, altered in C18 and extended in C19 and C20. Flemish bond red brick. Thatched roof with hipped and gabled ends. Brick stack at right hand end. Originally probably a 2- room plan, the right hand room the hall-kitchen with a gable end fireplace entered directly from a doorway at the front; the unheated left hand room was later divided into 2 rooms, the left of which was used as a cobbler's shop until C20. C19 single storey outshut and C20 wing at rear. 1 storey and attic. Asymmetrical 2 window front.C20 2-light casements with glazing bars, the small attic windows under eyebrow eaves. Central glazed door. The left end has casement on**

both floors with leaded panes, plank doorway to left; the thatched roof at rear is carried down over outshut. C20 thatched roof rear wing.

Interior: Right hand room has chamfered axial beam without stops and C20 fireplace. Smaller left hand room has boxed-in axial beam and early 3-board door. Stud partition between the rooms rises up through first floor and tie-beam. Old plaster ceiling conceals roof structure which was not inspected.

Internally, the plan form has evolved and now comprises a reordered hallway described in the listing as the former cobblers shop, sitting room and rear kitchen range. The original back door has been infilled. The single storey outshut has been largely rebuilt and includes a new roof and a floor of brick and a further area of raised concrete set beyond the blockwork partition. It appears that the original street front entrance was closed off in the 1980s when the house was replanned internally and the former cobbler's shop entrance repurposed as the main entrance. Today, the entrance to the property is most often served by a door in the rear extension and the side entrance has become largely redundant. This has created two unused rooms on the ground floor and a lobby area at the top of the present staircase, which also dates from the 1981 works. In effect the position of these stairs has compromised the layout of both the ground and first floors.

In assessing the interior and its features, the main sitting/hall partition has exposed box framing and a large C20 fireplace, which may contain an earlier fireplace within it. It is interesting to note that the box framing would have historically been the wall of the second room, the cross passage having been lost it is thought, when the original rear door was blocked up and the cottage extended to the south. A central beam spans the length of the room as noted in the list description.

The present hall area noted in the description as the 'unheated room' between the sitting room, kitchen and 1980s entrance hall has a solid wall which separates it from the staircase lobby. This wall was formerly the gable end of the cottage prior to the building being extended to from the cobbler's workshop and now has a dry lining and skim finish. The wall behind, has been rebuilt at various times using brick, block and stone. The removal of the dry lining revealed the partial remains of an infield fireplace and covered with

modern plaster. It is not known whether the fireplace connects to a flue within the rear chimney.

The workshop extension is noticeable in the form of the different brickwork, bricks and the straight joint in the front façade. Internally, the extension has different levels between both floors. The cross/axial beam in the ground floor room was boxed in and when exposed to assess its condition, the original beam was found to have been cut and removed, replaced with a salvaged post in which there are 2x mortise holes.

The kitchen is a modern extension of little merit. The lean-to utility/pantry has as discussed been largely rebuilt.

On the first floor, the rooms of historic interest are located in the original sections of the cottage. The main bedroom has exposed framing and sloping ceilings set into the roof. There are level changes between the cobbler workshop extension and the 1981 extension, the latter being the greater of the two.

The cartographic sources show the evolution of the wider village and the increase in garden size at the rear by the trunk of the C20. The building itself did however remain relatively unchanged throughout the C20 until it was extended in the 1980s.

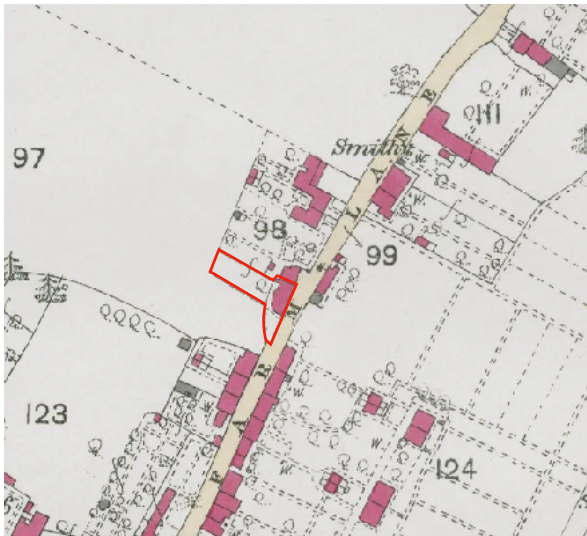


Fig.i: Extract from the 1879 OS map



Fig.ii: Extract from the 1899 OS map



Fig.iv: Extract from the 1922 OS map

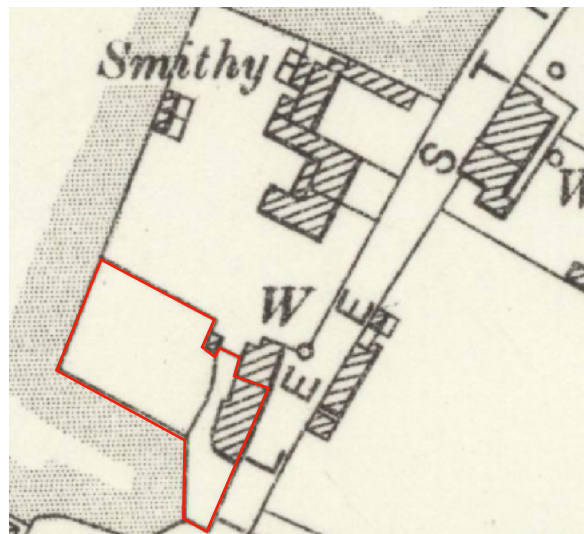


Fig.iii: Extract from the 1900 OS map



1. No.35 Farm Lane, Cobbler's Cottage



2. The southern elevation cobbler workshop extension and rear extension



3. Rear courtyard and extension



4. Main reception and modernised fireplace



5. Main reception box framing



6. 1981 staircase in former cobbler workshop



7. The second reception room



8. Salvaged post/ axial beam in second reception room



9. Blocked fireplace



10. 1981 kitchen extension



11. Kitchen doorway and blocked cross passage door to left



12. Rear utility; blockwork and new brick walls



13. First floor landing



14. Link from landing to master bedroom



15. Master bedroom box frame



16. 1981 extension



17. Reverse view from 1981 extension



18. Main bedroom, 1981 extension

4 HERITAGE ASSETS

This report identifies the relevant heritage assets within the vicinity of the Site, the significance of which may be affected by direct or indirect impacts from the proposals. Desktop and subsequent fieldwork analysis have confirmed that potential impacts of the proposals are likely to be limited to direct impacts upon the significance of the immediate grounds and the interior plan.

Designated Heritage Asset

The National Planning Policy Framework defines in the Annex 2: Glossary a designated heritage asset 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).**

Listed Buildings

The Site comprises the building known as Cobbler's Cottage, No.35 Farm Lane. An attached property, the neighbouring dwelling is not listed.

There are no other listed buildings close to or adjacent to the Site.

The Site and its neighbouring dwellings contribute to the character and appearance of the southern end of Farm Lane.

Conservation Area

The Site is located within the Great Berwyn Conservation Area (GBCA), specifically the North character zone. The GBCA was designated in 1975 and subsequently reviewed in 1996 and 2006. The Council adopted the Character Area Appraisal in March 2007.

The cruciform layout of the principal roads is perhaps the most historically significant feature of the GBCA, which encompasses the Saxon core of the village. The GBCA provides a detailed appraisal of the village, describing Farm Lane as being **particularly compact and narrow in character ... attractive, having many historic cottages directly fronting both sides of the**

street. Here the scale is intimate and low key the style of cottages reflecting local vernacular. The lane is a shared surface for pedestrians and vehicles.

The GBCA has the potential to be affected directly by the proposed development of the Site.

Scoped out Heritage Assets

Outside the Site's boundary and within the identified surrounding area of the Site are a number of designated and non-designated heritage assets.

However, the desk based research and on site assessments have shown that the significance of these other heritage assets is unlikely to be affected by the proposed development. Accordingly, they will not be discussed further in this report.

5 ASSESSMENT OF SIGNIFICANCE

Significance is unique to a place and it is vital to identify so that changes within the historic environment can be managed sensitively to ensure that significance is protected, as well as revealed, reinforced and enhanced at every possible opportunity.

The NPPF definition of the significance of a heritage asset (Annex 2: Glossary) as **the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.**

The Site has a mixture of high and low significance. Its high significance is found in the contribution it makes to the streetscape of the village and wider conservation area. However, the assessment has shown the Site has undergone several phases of redevelopment and remodelling, leaving a very mixed historic significance and interior character and in this regard, the rear of the property makes far less of a contribution both in heritage terms and to the conservation area as a whole.

The assessment the building, revealed the modest nature of the planform and that little of historic note had survived the various phases of remodelling. This is not to say that what is proposed should further compromise the character or fabric, however, what historic fabric does survive much of it has been substantially altered or repurposed and thus of diminished historic value.

Inside the building the remodelling has compromised and largely removed the evidence of the original plan. Examples of loss include the original ground floor two room plan, the original cross/through passage and on the first floor, the room plan has been created by the insertion of the staircase in tandem with the addition of the extension. Notwithstanding the main bedroom in which the box framing is exposed and the roof form follows the line of the eyebrow dormer, the first floor has rooms are largely devoid of character.

The inspection revealed that on the ground floor, the rooms do retain traces of historic fabric/features however the overall character has been diminished by the extent of previous alteration, which have eroded the heritage value. The most significant changes to the floorplan have been the loss of the two room plan, the insertion of the 1980s staircase, which has compromised the room plan on each floor and are of no merit in themselves and the extent of previous alterations to the surviving features.

The external changes have had a less obvious impact upon the character. The C19 extension is almost indistinguishable from the original cottage and now forms an attractive entrance and contributes to the streetscene. The rear extension, albeit of a sympathetic scale and appearance has had a considerable impact upon the interior character and planform.

The assessment has shown the building's contribution to Farm Lane is derived from its overall appearance which contributes to the character and appearance of the GBCA. To the rear, the collection of elevations and roof forms all provide evidence of remodelling and change. It is apparent that some alterations have been less sympathetic to the character and overall significance but overall, this property retains its positive contribution to the GBCA. In the regard, medium value is asserted.

It is acknowledged that the building is listed at Grade II and in this respect, it is the contribution to the variety of the streetscape that is of most significance. In comparison, the internal alterations to the floorplan have diminished the understanding of the original internal configuration. In this regard, these spaces make a neutral contribution to the character of the Site.

Overall, this is a Site through its vernacular appearance contributes to the character and appearance of the conservation area in terms of how it addresses the street. The assessment has shown the interior to have had undergone several phases of reconfiguration that have served only to diminish its historic interest and features of any note.

In assessing the wider contribution to the conservation area, the scheme has taken into account the need to ensure the character and appearance is preserved and/or enhanced. In this regard, the changes are modest and in

effect at threat where views are restricted and will not diminish the significance.

6 HERITAGE IMPACT ASSESSMENT

This statement of significance has been prepared to give a proportionate level of information and understanding of the Site with regard to the proposed works to adapt the residential use of the building. The works include a modest extension at the rear that will cover over the courtyard, sitting low and largely hidden from garden views towards the property and its neighbour. The scheme advocates change, which although may be considered to have an initial impact upon the appearance, it will not be detrimental to the understanding of the Site or its understanding in the longterm.

This report has shown, the property has been subject to successive reconfiguration and adaptations throughout the C19-C20, which have changed both the exterior appearance and altered the internal spaces. Many of the changes occurred when it was repurposed as a Cobbler's workshop but also forming part of the works associated with the creation of the rear extension in the 1980s. Notwithstanding these changes, the property maintains a positive contribution to the streetscape of the village but equally the character and appearance of the wider conservation area.

The inspection revealed the main reception rooms retain a modest historic character whilst the lesser rooms are plain and typical of their period with no detailing or significant features. The proposed alterations will adapt the building primarily in the 1980s extension and relocating the staircase, would allow for those affected rooms on the ground and first floor to be enhanced and provide better accommodation. The proposed work therefore meets the criteria of the Framework in terms of its design and the social objective of sustainable development.

The changes will not compromise or detract from the character of the building, rather it will be enhanced by the scheme, enabling a full renovation

and continued longterm occupancy. The proposed works will can be achieved without harm or detriment to its character or appearance.

As discussed, the assessment analysed the historic value of the Site to understand its development and significance. This has allowed for a comprehensive understanding of its heritage value and that the existing building retains no interior features of significance and that the architectural and historic interest is at best of neutral-medium value. The inspection has shown previous changes to have been of little merit and as such, the scheme will not result in detriment to the Site or loss of notable historic fabric.

Cobbler's Cottage is a designated heritage assets of **medium significance**, which will be the subject of **positive** change resulting in a **positive** outcome.

7 CONCLUSION

This Statement demonstrates the proposed alterations to enhance the residential use is one that is based upon a proportionate understanding of the historical arrangement of the Site. The scheme seeks to repurpose the interior in a way that will allow for an improved and better use of the whole building.

The changes are a fitting solution for a building that has been remodelled on several occasions. The scheme is one that will compliment the internal planform of the Site and will facilitate the restoration and repair of the building, which in turn will result in beneficial enhancement to the Site and conservation area.

The changes are such that there will be no loss of significant historic fabric or harmful impact upon the fabric, character or appearance of the building. The scheme has been sensitively designed to repurpose the Site in a way that retains the significance of the location which it occupies.

These proposals will give the Site a viable use that improves the internal plan and use and will not be detrimental to the wider character or appearance of the conservation area.

In this regard, the proposed scheme is in accordance with national planning policy and is fully compliant with the Development Plan Policy Framework.