

Design and Access/Historic Asset Statement

Application Title: Erection of outdoor gazebo on garden land of grade II listed building.

Date: February 2026

Application Address:

Vine Cottage
Crudwell
Malmesbury
SN16 9ER



Image 1 – Elm Tree Cottage and Vine Cottage (taken from GoogleMaps)

Introduction:

This design and access/historic asset statement is to accompany a planning application which relates to the garden land for a grade II listed (16-Jul-1987, I of E number: 1363893) semidetached residential property.

Historic Statement & Listing

The following listing covers Vine Cottage .

Former Almshouses, now two cottages. Dated on west gable end: 'WM/AD/1847' with late C19 shop window and C20 alterations. Squared and coursed rubble with timber bargeboards and concrete slate roof with stone stacks with rebuilt caps. Two-storey and attic, 6-window range set at right-angles to road. Windows to south elevation are 2 and 3-light pointed-headed casements, those to attic under gables: attenuated gables to end bays, half-hipped gables between; decorative bargeboards. Three plank doors, that to centre part-glazed, all with lean-to stone slate porches. String course with developed gables over each porch. Roadside gable end has 2 single-light Tudor-arched windows with hoodmoulds, datestone and half-hipped gable. Late C19 former shop window to ground floor. A vigorous and little

modified example of Early Victorian design.

Listing NGR: ST9537692791 (Taken from English Heritage Website)

Site and Property

Vine Cottage is located in the centre of the village of Crudwell and lies within the Crudwell Conservation Area. The two cottages (Lime Tree Cottage and Vine Cottage) are arranged perpendicular to the A429 (The Street), with Vine Cottage positioned furthest from the road. An access track runs past Vine Cottage and continues on to serve a further property.

The garden land associated with Vine Cottage is situated to the south, on the opposite side of the access track. This area already accommodates two outbuildings—a summer house and a garden store—both of which were granted planning permission in 2017 under reference 17/01148/FUL.

Proposal & Justification

The proposal is to erect a timber-framed gazebo (Thurin Log Cabin Gazebo by Tuin Ltd), which will be open on two sides (see Image 2). The structure will measure 5m by 3.5m and will be finished in a mid-green colour. The roof is proposed to be formed of corrugated metal sheeting.



Image 2 – Proposed Gazebo

Please see drawing 17/01148/FUL for position of the gazebo. The view will be looking south and the design will complement the existing two outbuildings.

The applicants are looking for a simple covered outbuilding to facilitate outdoor dining during inclement weather.

Summary

No works are proposed to the host listed building. The garden land in question already contains two outbuildings and is physically detached from the main house. As such, we consider that the proposed gazebo will integrate well within the existing garden setting and sit comfortably alongside the other outbuildings. The development will not result in harm to the host listed building or to the wider visual amenity of the village.

Jagged Edge Design Ltd