

MURHILL HOUSE

PLANNING, DESIGN & HERITAGE STATEMENT



Figure 1 – South elevation.

Prepared by Haydn Smith

BA (Hons), PG Dip, MA, MRICS

hello@hsmitharch.com

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INTRODUCTION

This planning, design and heritage statement has been produced in support of a Listed Building Application for proposed works to Murhill House, Murhill, Limpley Stoke, Winsley, BA2 7FQ. The house has recently changed hands and the new owners are now looking to refurbish and upgrade the building and make the property fit for the 21st century in terms of its use, comfort and environmental impact.

LISTING, HERITAGE & CONSERVATION

The building was first listed on 14th June 1988. The relevant Historic England record for the property is 'Murhill House (HE List Number 1180933)', which lists the property as Grade II. The description reads as follows:

ST 76 SE 3/300 WINSLEY MURHILL Murhill House II House, c1840-50, remodelling of early C19 quarry cottages. Ashlar with fishscale tiled roofs and coped gables. Moulded Tudor-style ashlar stacks. 1½ storeys, T-plan. Three-window west front has centre half-glazed door in ashlar porch, flat-topped with hoodmould. Margin-glazed French windows each side with matching heavy hoodmould. First floor has three small-paned two-light mullion windows with heavy stone shelf on corbels between. Over each window an ashlar raised coped gable with quatrefoil plaque. South end has similar window each floor and blank loop each side of upper window. Range to right shows blocked doors of former cottages. Three similar ground floor French windows with hoodmoulds, three 2-light windows above, but only centre window with gable over. Parallel north range.

The property falls within the Cotswold National Landscape but outside of the Winsley Conservation Area. It is also adjacent to the Bath & Bradford on Avon Bats Special Area of Conservation.

SETTING & LANDSCAPE

Murhill House is in the hamlet of Murhill, which lies between the villages of Limpley Stoke and Winsley in Wiltshire.



Figures 2 and 3 – Site location and context

The house is surrounded by wooded areas to the east and west, with a sloping lawn to the south giving impressive views towards the River Avon and Freshford. To the north (rear) there is a limestone cliff and terraced stone walls with woodland beyond.



Figure 4 – The sloped lawn to the south side of the house gives impressive views to the valley below.

EVOLUTION & HISTORY

A comprehensive document titled '*Murhill House*' was compiled by the former owners and is an invaluable resource for understanding the evolution of the heritage asset. A full copy of the document can be made available upon request.

According to this document the property was originally three adjoining quarrymen's cottages, built to serve the quarry in Winsley where Avonpark retirement village now stands. At some point in the early 19th century it was converted into a single house, before being extended in 1841 by Mr Baber,

who owned both the quarry and much of the surrounding land. This major extension included the construction of a new west wing, housing the staircase and two rooms at both ground and first floor levels. The cellar was also constructed at this time to house the spring.



Figure 5– Ordnance survey map from 1883.



Figure 6 – South elevation and lawn. Likely taken around the turn of 20th century (courtesy of Wiltshire & Swindon History Centre).

Further significant alterations were then undertaken in 1873 when the house was sold to Colonel Magrath, who raised the upper walls by some two feet and replaced the thatched roof with a tiled one.

By 1906 the house had been sold to Major R. Brinckman, who pulled down the stables and cart house at the eastern end and replaced them with a wing containing a maids' sitting room, scullery, workshop and extra bedroom. In 1913 a new archway was made through the new wing to allow access to the back yard at the east end of the house.

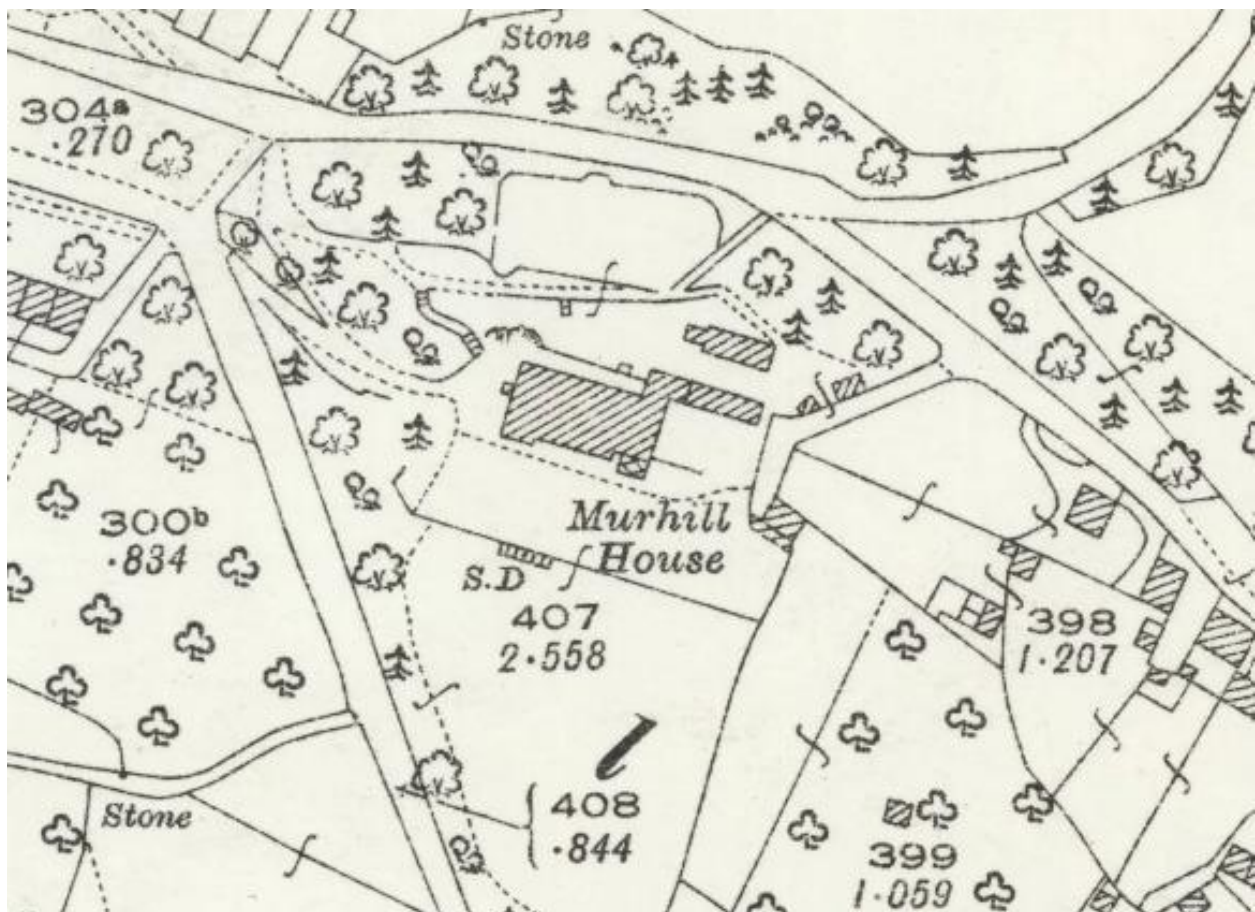
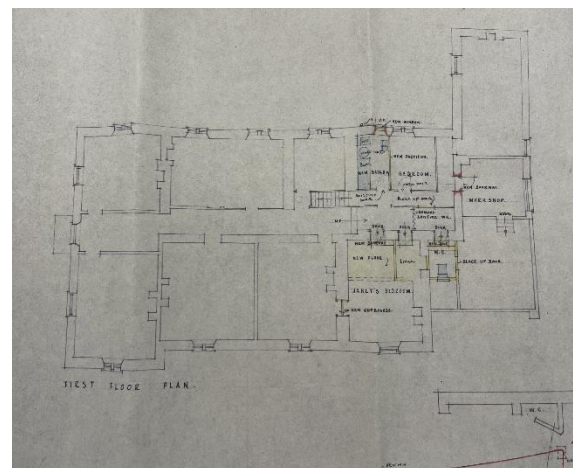
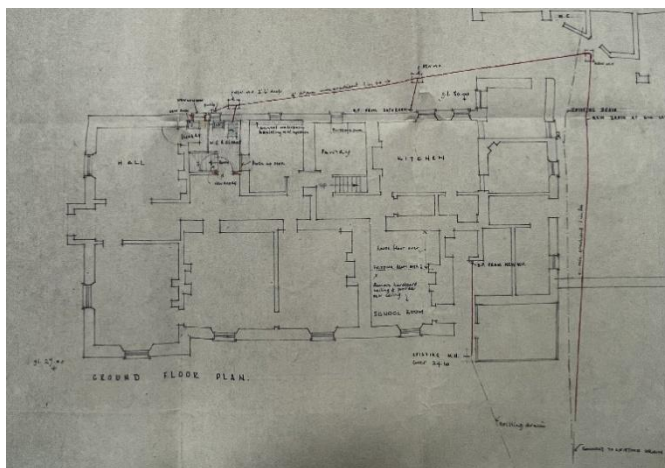


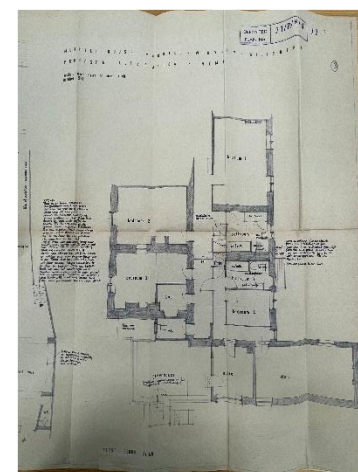
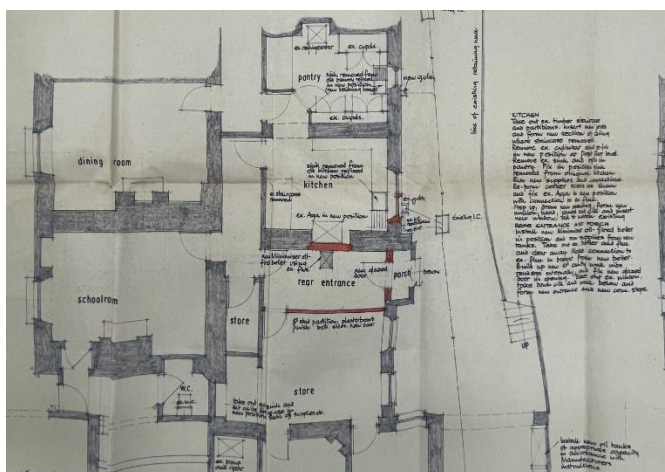
Figure 7 – Ordnance survey map from 1922.

Following the death of Major Brinckman in 1948 the property passed to his daughter Christine Phyllida Marshall, married to Sir Hugo Frank Marshall. Upon inheriting the property, the couple made various internal alterations in 1948-1950, including opening the doorway to the south-west corner bedroom to form a new dressing room (Bedroom 1). Various works were also undertaken to the bedrooms on the north side of the hallway, the main staircase was restored, the kitchen was refurbished and altered and various structural alterations were also made to the wall between the school room (Room 5) and the dining room (Room 4).



Figures 8 and 9 – architectural floor plans by Snailum, Higgins and Le Fevre, dated 1955 (courtesy of the Wilshire & Swindon History Centre).

Upon retiring from Nigeria in 1955 the couple then made further ‘major’ internal changes at both ground and first floor levels, involving various structural alterations around Room 1.



Figures 10 and 11 – Floor plans for further remodelling, dated 1970 (courtesy of the Wilshire & Swindon History Centre).

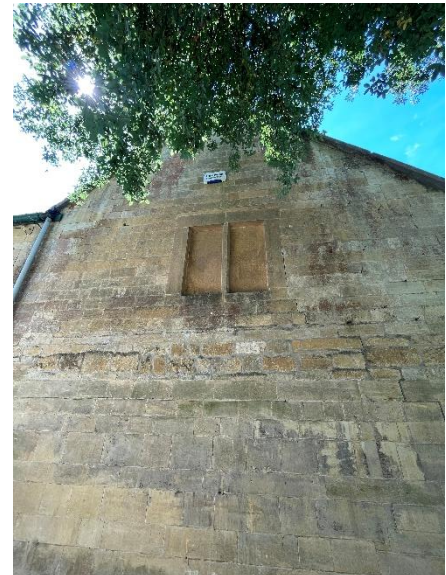
In 1972, the back staircase was removed with further remodelling of the pantry, kitchen and rear entrance, before alterations were undertaken to the front porch in 1975. In 1978 a flat was also formed. Following the death of her husband in 1986, Christine sold the eastern end of the house to Mr and Mrs Wilson in 1987 and the property was subdivided. Works were completed on 28th April 1988, just prior to its listing.



Figure 12 – South and west elevations, date unknown (courtesy of the Wiltshire & Swindon History centre).

DESCRIPTION & CONDITION

Today Murhill House is a semi-detached property set over ground and 1st floor levels, with a small cellar to the north west corner and an attic above the northern half of the roof. It is of traditional construction with solid walls made from the local limestone. There is some deterioration of the stonework and pointing, particularly to the west and south elevations.



Figures 13, 14, 15 and 16 – Examples of deterioration of stonework to south, north and west elevations. An historic doorway to the west elevation was infilled as part of the 19th century improvements and there appears to be a blocked up window to the north elevation.



Figure 17 - A metal strap has been added as a structural repair to the lintel on the south elevation.

The pitched roof is covered with natural clay tiles (a mixture of plain tiles, club tiles and double romans with partial Fleur de Lys ridges), and a central lead-lined valley gutter. Various modern roof lights have been added to the northern section of the roof. Rainwater goods consist of a mixture of cast iron and uPVC replacements. The southern and western sections of the roof have been partially insulated. The roof is in a poor condition with numerous areas requiring immediate attention, including tiles, flashings, timberwork and stonework.



Figures 18, 19 and 20 – The roof is generally in a very poor condition with no roofing felt, poor levels of insulation, numerous slipped or missing tiles and defects to stonework, leadwork etc.

The windows and doors are primarily single glazed, timber-framed units with poor quality secondary glazing fitted internally. Some have also been replaced with new double glazed units.





Figures 21, 22, 23 and 24 – The house retains a number of historical features but has been modernised and altered significantly in places, including windows and doors, some of which have been replaced by double glazed units.

Internally, the house has been modernised with a fitted kitchen and bathrooms. Various historic fireplace inserts and surrounds have been retained, although others have either been replaced or boarded over. What appears to be the original stone staircase has also been retained in the hallway. In the cellar there are what appear to be the original stone throwls, together with the spring and stone drainage channel. There is also a carved stone sideboard in Room 4 although this could have been refitted in the 1950s.

There is evidence of serious water ingress, particularly to the south and west facing rooms, which is thought to be largely related to the poor condition of the roof/parapet walls above. This has led to notable deterioration of the internal plasterwork and finishes. Polystyrene insulation has been added

in places, such as the west facing wall in Room 2, presumably in an attempt to either improve the thermal performance of the property and/or deal with the damp.



Figures 25 and 26 – There is serious water ingress at 1st floor level in Bedroom 1 primarily due to the poor condition of the roof.

Floor coverings at ground floor level consist of a mixture of exposed timber floorboards, historic tiles, stone flags and modern tiles. Aside from the stone staircase the remaining floor finishes at 1st floor level consist of exposed pine floorboards with two modern fixed lights added to the hallway at 1st floor level to provide natural lighting to the hallway below.



Figures 27 and 28 – pine floorboards have been lifted to show floor construction. Some fire places such as Room 3 (proposed kitchen) have been previously altered.

Although seemingly functional, the mechanical and electrical services appear old and likely due for replacement in the near future. We understand that the house has not been connected to the mains water supply and that drinking water is supplied via a pump from the spring in the basement.

The house is generally now in a very poor state of repair and would benefit from a thorough refurbishment to prevent further deterioration of the historic built fabric and bring it up to modern standards.



Figures 29 and 30 – The original stone throwls and spring to the cellar, which still provides the house with drinking water as it is not connected to the main supply.

An independent RICS Type 3 Building Survey was commissioned as part of the purchase and can be made available upon request.

PROPOSALS

The proposals include the following internal and external works:

External works

1. A complete overhaul of the roof, including timber repairs, a new waterproofing breather membrane, battens, natural handmade clay tiles, leadwork, stonework repairs, roof lights, rainwater goods etc.
2. Replacement of the existing external doors to Room 3 (Kitchen) and Room 4 (Dining Room) with new slimline double glazed timber framed units.
3. Opening of the historic window to the north side of the house (Bedroom 5) and installation of new slimline double glazed, timber-framed casement windows.
4. Refurbishment, timber repairs and decorations to all other windows and doors.
5. Stonework and general pointing repairs.
6. Enlargement of the patio to the south side of the house and replacement of existing concrete slabs with new natural stone paving.
7. Associated alterations to the foul and rainwater drainage systems.

Internal Works

Ground Floor

1. Forming a new kitchen in Room 3 with associated fixtures and fittings.

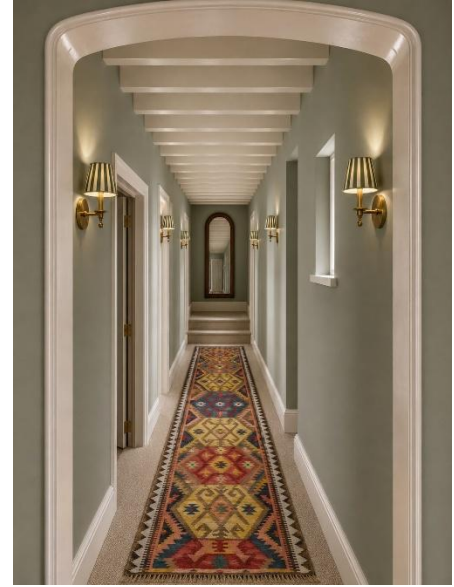
2. Infilling an existing doorway and opening a new doorway between Room 3 (Kitchen) and Room 4 (Dining Room).
3. Opening a new doorway between Room 4 (Dining Room) and Room 5 (Games Room).
4. Removal of a section of wall between the existing Hallway and existing Kitchen to improve circulation in the hallway.
5. Removal of a section of wall, infilling a doorway and construction of new timber-framed glazed doors in the existing Kitchen to form the proposed the new Gym/Study and Playroom.
6. Removal of the wall between the back entrance hall and Utility 2 to form the enlarged Boot Room.
7. Insulation of the floors in Rooms 1, 2, 3 and 5 (Parlour, Drawing Room, Kitchen and Games Room).
8. Replacement of fire surrounds to Rooms 1 and 2 (Drawing Room and the Parlour).
9. A general refurbishment including plasterwork and decorations, floor coverings, fixtures and fittings, sanitaryware, mechanical and electrical works etc.

1st Floor

1. Infilling the door between the Landing and Bedroom 1 and creation of a new dressing room and ensuite in Bedroom 1.
2. Removal of the internal fixed lights to the floor in the hallway.
3. A general refurbishment including plasterwork and decorations, floor coverings, fixtures and fittings, sanitaryware mechanical and electrical works etc.
4. Installation of air conditioning to the Master Bedroom.

Attic

1. Insulation of the roof, together with formation of a storage area above the insulation to the northern section of the roof.



Figures 31 and 32 – Artist's impression of the house following refurbishment. Final finishes may differ.

DESIGN & MATERIALS

The design approach has been to incorporate natural, breathable and sustainable materials appropriate for a Grade II listed building that will improve and enhance its aesthetic appearance, functionality and sustainability.

Proposed roofing materials include Steico wood fibre insulation products, together with bat-friendly breather membranes, leadwork in accordance with the Lead Sheet Association guidelines and

handmade natural clay tiles in dark antique, including replacement Fleur-de-Lys ridge tiles. The existing uPVC rainwater goods are to be replaced with powder coated aluminium, coloured black. New roof lights will be double glazed conservation roof lights from the Roof Light Company.



Figures 33, 34, 35 and 36 – Steico wood fibre insulation, Victorian ogee cast aluminum gutters, handmade natural clay club tiles in dark antique and conservation roof lights.

Similarly, where suspended floors are to be insulated these will also incorporate Steico wood fibre insulation products. Natural ventilation to the floor void below will be maintained. Any historic tiled floor finishes will be retained with new floor finishes laid over existing floorboards to the client's specifications.

Where windows and doors are to be replaced these have been designed to reflect the existing joinery details, but incorporate slimline double glazing to improve thermal performance in accordance with Part L of the Building Regulations.

Stone and mortar repairs will use local Bath limestone and a natural hydraulic lime mortar mix (NHL 2-3.5), with sharp pointed sand. Existing historic internal walls will be repaired using traditional lime plaster.

PLANNING POLICY & GUIDANCE

As Murhill House is listed at Grade II any works that might affect its significance are subject to statutory controls and government guidance. This section lists national and local planning guidance considered to be relevant to the proposals.

Planning (Listed Buildings and Conservation Areas) Act 1990

The overarching legislation governing the consideration of applications for planning consent that affect listed buildings is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 (2) and 66 (1) of the Act require local planning authorities, in considering whether to grant listed building consent, to 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.

National Planning Policy Framework – Plan-making and national decision-making policies (August 2026).

Policy HE4: Securing the conservation of heritage assets, Policy HE5: Assessing effects on heritage assets and Policy N2: Improving the Natural Environment are the most relevant sections of the NPPF in terms of this application.

The Wiltshire Core Strategy (adopted January 2015)

Core Policy 50 – Biodiversity and geodiversity

Core Policy 51 - Landscape

Core Policy 57 – Ensuring high quality design and place shaping

Core Policy 58 - Ensuring the conservation of the historic environment

Wiltshire Supplementary Planning Guidance

Wiltshire Bats SAC Planning Guidance

Historic England

Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment' (April 2008)

Bat Conservation Trust

Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition

STATEMENT OF SIGNIFICANCE

As required by the National Planning Policy Framework (NPPF) (Policy HE5) applications for heritage assets should be accompanied by an assessment of the significance of any assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. 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. The NPPF defines significance as follows:

Significance (for heritage policy): 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Historic England's *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (April 2008) includes a methodology for assessing the significance by considering 'heritage values'. The range of values that may contribute to the significance of a place are categorised under the following headings:

- Evidential Value: the potential of a place to yield evidence about past human activity;
- Historical Value: the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a heritage asset or place;
- Communal Value: the associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values embrace spatial, social and inspirational values.

Significance therefore derives not only from the heritage asset's physical presence, but also from its setting and views, spatial relationships, social history, use, public access and materials. The significance of the historic fabric typically relates directly to its age and the level of intervention and reconstruction which has occurred.

Assessing significance is the means by which the cultural importance of a place and its component parts are identified and compared both absolutely and relatively. The purpose of this process is essential for effective conservation management: the identification of areas and aspects of higher and lower significance, based on a thorough understanding of a place, enables any new proposals to be developed which safeguard, respect, and where possible enhance the character and cultural value of a place. An assessment of significance is an essential step towards identifying areas of a building where only minimal change should be considered, as well as locations and actions where change might enhance the understanding and appreciation of a site's significance.

The significance of important historic buildings is also defined by their statutory designation on the National Heritage List for England. In statutory terms, the significance of Murhill House has been recognised by the listing of the building at Grade II. However, listing designations do not describe in detail the various aspects which may not contribute to significance, or may even detract from it. Since significance is evaluated as a result of how a building or place is interpreted or perceived at a

given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits.

The site and building has been assessed following these principles and values, together with an evaluation of the main built fabric, colour-coded by age. This is then followed by a heritage impact assessment to determine what effect the proposals are considered to have.

Evidential Value

The house's origins as a series of quarrymen's cottages for the historic quarry at Avonpark is evidence of the area's former industry. Although certain aspects of the original building are still visible to the southern elevation this has been diminished by the significant alterations and gentrification undertaken to the house and grounds throughout the 19th and 20th centuries. As such it is arguable that the setting, particularly the limestone cliff immediately behind the house, is more important in terms of evidential value than the actual building itself.



Figures 37 and 38 – Limestone cliff behind the house and the infilled historic doorway to the south elevation.

Historical Value

The house was constructed in the early 19th century and has remained as a private residence since the 1840s. However, it has also been subject to significant alteration and modernisation during that time, both internally and externally and was subdivided in the late 1980s prior to its listing. Such a degree of change from the original built form has inevitably diminished its historical value to an extent although it remains an important local historical landmark. An assessment of the age of the main construction elements taken from the history of the house and available historical plans reveals the following:

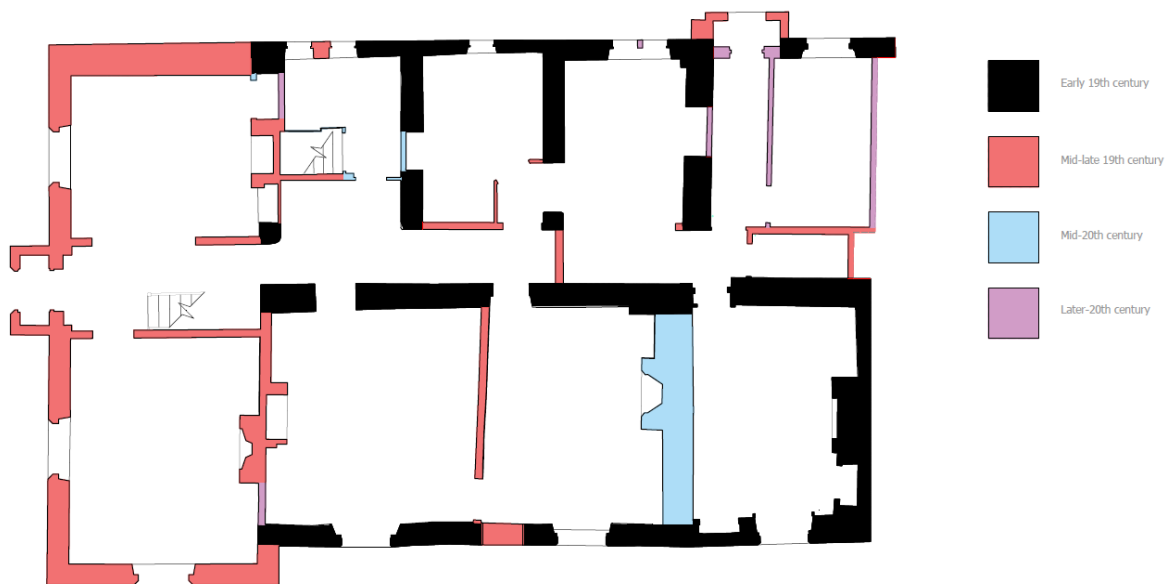


Figure 39 – Assessment of the age of the walls at ground floor level.

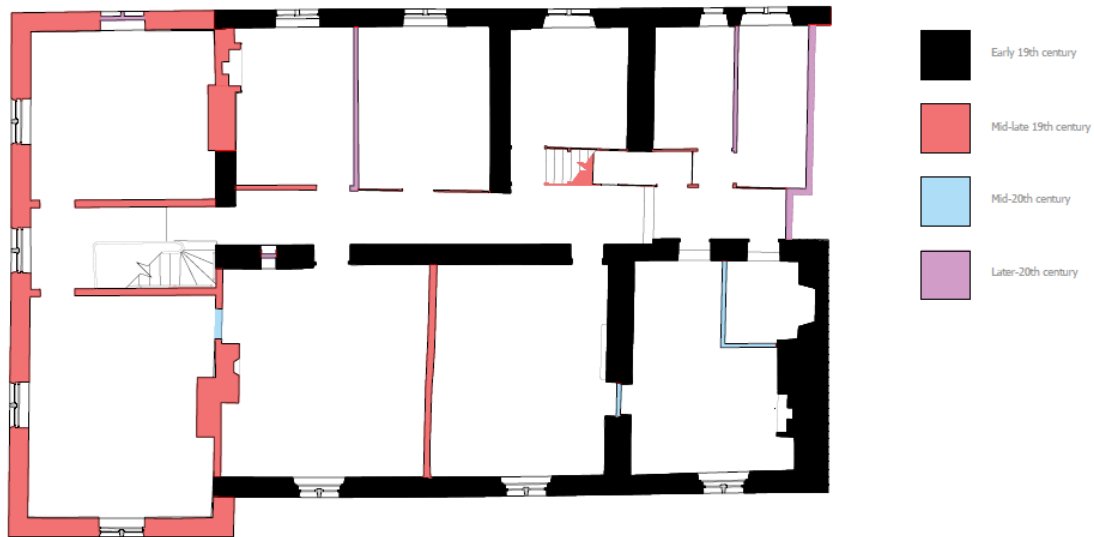


Figure 40 – Assessment of the age of the walls at first floor level.

Aesthetic Value

The property is an attractive historic building, retaining many original elements, particularly from its aggrandisement in the 1870s. These include the ashlar tudor-style chimney stacks, the hoodmoulds above the windows to the south and west elevations, and the coped gables with quatrefoil plaques. These features can be attributed to various previous owners such as Mr Baber and Colonel Magrath although the architects and/or designers are unknown. The south and west elevations, together with the roof, are the most aesthetically important parts of the building and contribute the most in terms of character and setting. The north elevation, housing services pipework, an array of windows etc. is clearly read as the less significant elevation.



Figure 41 – The west elevation.



Figure 42 – South elevation.



Figure 43 – The north elevation can be clearly read as the less important in terms of aesthetic value.



Figures 44 and 45 – Water butts to the northern elevation and concrete paving stones to the south elevation laid in 1938.

Internally, the property also retains a number of original features, the most notable of which are the staircase in the main hallway, cast iron fire inserts, the tiled floor in the dining room and the stone thravls and spring chamber in the cellar. However, the numerous changes to the layout have resulted in various awkward relationships, particularly between the kitchen and hallway at ground floor level. Furthermore, the reconstruction of the eastern end of the property in the early 20th century, together with its later sub-division in the 1980's, the use of inappropriate materials and finishes and the general disrepair of the property, have all had a negative impact on the building's aesthetic value.



Figures 46, 47 and 48 – Although the house retains some historic features it has been unsympathetically modernized in places.

Communal value

As a private property, tucked away from the road, interaction with the building by the general public is limited. Any social value is therefore largely confined to the family and friends of the former residents. However, as an historic property, the house does make an important contribution to the character of the hamlet and wider Cotswold National Landscape and any significant alteration would undoubtedly be strongly opposed by the local community and/or conservation groups.

HERITAGE IMPACT ASSESSMENT

Roof works

The proposals include for sympathetic repairs and improvements to the roof, retaining and re-using existing elements where possible. Where new materials are proposed these are of appropriate types that will retain and enhance the overall appearance, thermal performance and longevity of the building.

External Works

The proposals include for the use of local limestone for stone repairs and NHL lime mortar for mortar repairs and repointing. These are appropriate materials and will help improve the overall appearance of the building and prevent further deterioration of the built fabric. Removal of unsightly services and pipework will be similarly beneficial.

A review of the historic floor plans has revealed that the window to Bedroom 5 was infilled sometime after 1955 and therefore reopening it will not result in any significant loss of built fabric. Similarly, the paving to the south elevation is known to be relatively modern, having been largely replaced in 1938 with concrete slabs.

The existing windows and doors are in various states of decay, some having already been replaced in Room 5 with double glazed units. The proposed doors to Rooms 3 and 4 and the new windows to Bedroom 5 will match the existing in terms of their detail and therefore have no negative impact on

the appearance of the building. Any minor loss of historic fabric is arguably outweighed by the benefits of making the building more thermally efficient and watertight.

Internal Works

The proposals include for some minor alterations to the layout, which will inevitably involve the loss of some historic built fabric. However, it has been demonstrated that the house has already been subject to significant change in the past. Furthermore, the plans from the Wiltshire & Swindon History Centre show that the wall (labelled 5) between the Utility 2 and rear Entrance Hall that is to be removed was only erected during the 1970s. Similarly, the proposed new opening (labelled 11) between Rooms 4 and 5 will result in the loss of built fabric that was rebuilt in the 1950s:

“1953 – There had for some years, been a bad bulge in the wall between the school-room (Room 5) and the dining-room (Room 4). Investigation showed that at some time in the past a cavity, possibly an old oven, had been blocked up. Part of this work had drawn away from the rest, and into the crack it was possible to put a two-foot rule. The wall was re-built and straightened out.”

The sections of wall proposed to be removed to the Hallway and Kitchen (labelled 2 and 3) are thought to be older as they are shown on the plans in 1955. However, the history of the house, together with the plans from 1955 and 1970 show that this area has been subject to significant change, the most notable of which was the removal of the back staircase adjacent to the old pantry.

“1972 – Major alterations in the back of the house were carried out by Berryman Bros of Bradford at a cost of £1,435. The back staircase was removed and the space which it had occupied and the

passage to the kitchen were thrown into the pantry which became the kitchen, ...The western end of the old kitchen was partitioned off to make a passage to the new back door, an oil-fired boiler being installed in this passage. The rest of the kitchen was converted into a workshop.”

As such further alteration in this area would seem reasonable, particularly as removing these small sections of wall and infilling the existing doorway will allow the rather awkward relationship between the existing Kitchen and Hallway to be resolved, improve access to Room 4 (Games Room) and the enlarged Utility and create a more useful Gym/Study.



Figures 49 and 50 – The wall between Rooms 3 and 4 is in very poor condition and will require significant repairs.

The proposals also include moving the new kitchen to Room 3. This reflects the changing role of the kitchen in the modern home where it has gone from being a private and largely utilitarian space to being a more public entertaining space. As such it makes sense to move the kitchen to the front of the house with views and access to the garden. In so doing the existing door between Rooms 3 and 4 will be closed and a new enlarged doorway created between these two rooms. Clearly this will result in the loss of some built fabric. However, Room 3 has already been subject to changes in the past with an access door with Room 2 closed at some point after 1955 and although wider, the proposed new doorway retains the overall plan form of the rooms. Furthermore, this wall is in very poor condition and will require significant repairs if retained. The fireplace is also clearly a modern addition and so its alteration should not result in undue harm.

Further changes are proposed at 1st floor level with a new dressing room and ensuite to be created in Bedroom 1. This room has also been subject to change in the past with the doorway to Bedroom 2 having been opened and closed by the previous owners:

“1948-9 – The door between the bedroom at the south-west corner and the next room had been plastered up and papered over. This door was now opened, the south-west room becoming H.F.M.’s dressing room and the next room C.P.M.’s and H.F.M.’s bedroom.”

The proposals therefore retain Bedroom 1’s previous function as a dressing room, while the addition of an ensuite bathroom reflects the changing requirements of a modern home. The fireplace in this room has previously been boarded over and the proposed studwork wall has been designed to have minimal impact on the existing window. Similarly, the proposed new soil pipe has been located to minimize any impact.

The floors to Rooms 1, 2, 3 and 5 will be insulated with natural woodfibre insulation. This will improve the thermal performance of the building, while maintaining natural ventilation and retaining original floorboards, together with the tiled floor to Room 4 (Dining Room).

Conclusion

The proposals include for sympathetic repairs and refurbishment of the property, using appropriate natural materials to safeguard and enhance the thermal performance of the building. Important historic features will be retained and any changes proposed will keep the overall plan form of the principal rooms and result in minimal loss of historic built fabric. The proposals are therefore considered to have an overall positive impact on the heritage asset, particularly in terms of the property's aesthetic value.

ECOLOGY & BIODIVERSITY

ABR Ecology have been commissioned to undertake a preliminary roost assessment, together with two further bat emergence surveys in line with the Bat Conservation Trust Guidelines. A copy of their reports will be submitted separately.

The design for the roof has been devised in discussion with both ABR Ecology and the technical department from Mike Wye Ltd, specialist suppliers of historic, sustainable and environmentally conscious construction materials. The design incorporates Steico natural wood fibre insulation products at ceiling level together with a bat-friendly breather membrane at rafter level. This will

improve the thermal performance and weather proofing of the building, maintain natural ventilation to the roof space, allow the building to breath and leave any bats undisturbed.

LANDSCAPE

The only alterations proposed to the gardens involve a slight enlargement of the terrace to the south side of the house and replacement of the existing concrete slabs with new natural stone paving. By repairing the building and replacing inappropriate materials, the proposals will improve the aesthetic value and significance of the house and in so doing enhance the setting and character of the Cotswold National Landscape.

ACCESS & PARKING

The proposals will have no impact on the existing access and car parking arrangements.

CONCLUSION

Murhill House is an historic building that has unfortunately been allowed to fall into disrepair. It now requires substantial refurbishment to make it water tight and bring it up to modern standards. Using high quality, natural and breathable materials the proposals strike a sympathetic balance between conservation and modernisation that will enhance both the building and the Cotswold National Landscape and guarantee the property's use as a much-loved family home well into the future.