

11. Applicant's Heritage Statement

1.2 Summary of the Proposals

The proposed development is for the creation of two detached, four bedroom, properties on the land to the rear of Wick House together with associated landscaping and detached garage buildings.

Proposed materials compliment the neighbouring context. Access to the development is gained from the private access track (see transport assessment) through a new opening in the existing garden boundary wall.

2.0 Area + Site Background Information

2.1 Historic Townscape Description

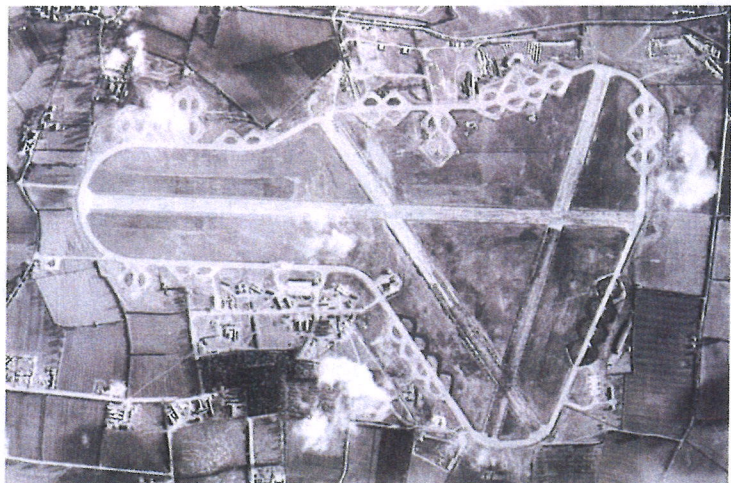
The historic core of Fairford is centred around the Market Place which was already well established by the 12th Century. Located in a deeply rural part of the Cotwolds, the town prospered in the 14th and 15th Centuries following a revival of its economic fortunes. At this time, the St. Marys church, located to the north of the town centre, saw a large phase of rebuilding.

Fairford is surrounded by water meadows and the pastoral valley setting of the River Coln, which flows through the town towards the broad Thames vale to the south east. The river Coln divides the town into two tithings of Milton End, to the west and East End and until the mid 18th Century, the land was open meadow and pasture land. By the late 17th century the course of the river above the town took in a mill leat and the mill was established on the river bank. In the 18th Century, the surrounding agricultural land around the town was divided up with field enclosures within the ownership of the manor houses.

During the 18th Century, the town underwent a period of gentrification with ribbon developments, lining the streets, both westwards and eastwards. The settlement continued to become more of a residential populous which still continues today. Development within these periods was informal and this significantly contributes to the sense of place that Fairford benefits from. The growth of the settlement was assisted by the thoroughfare of stage coaches traveling to and from Gloucester in the north west as well as a number of other settles including London. The years 1699 to 1713 saw a regular supply of coaches serviced at the town.

In 1738, a free school for 'sixty poor boys' opened and this period also saw the redevelopment of much of the town as architectural styles changed. The school was later extended in 1815 to include a separate girls school. In 1873, a branch line from Oxon was added to the east of the town which was later closed in the 1960s.

In more recent years, the development of RAF Fairford and its proximity to other major settlements have continued the towns development with new developments pushing eastwards.



RAF Fairford 1943

2.2 Character Area Description

The application site is located on the outskirts of the Fairford conservation area at its southern boundary. Located away from the main thoroughfare of London Road, the site is hidden by well-established planting and a dense, informal urban environment.

The character area is defined by a densely populated town centre with scattered groups of houses towards the eastern boundary.

Development is contained principally to the main road link of London Road however in more recent years, housing estates have been developed on former agricultural holdings. Buildings have a limited material palette which predominately consists of locally sourced materials. Cotswold stone and blue/stone slate, for example, help to promote local distinctiveness.

The large manor houses of East End House and Milton End, still today define the development of the town today. The road pattern has stayed predominately the same since they were laid down in the 17th & 18th Centuries.

The immediate area was once part of the East End House estate with Wick House forming part of the stabling block. East End House is a grade II listed building with two large phases of development since its construction in the mid 18th Century. One in the late 18th Century and the later in 1901.

Wick house is enclosed by a high garden wall which is well established in the earliest of the historic maps (see below). The wall creates a sense of enclosure to the plot and is recognised as adding to the sense of place of the wider conservation area.

Access to the application site is gained by land within the client ownership which again formed part of the wider ownership of Wick House/ East End House.

To the west of the application site and outside of the conservation area is a housing development which was built shortly after the Second World War.

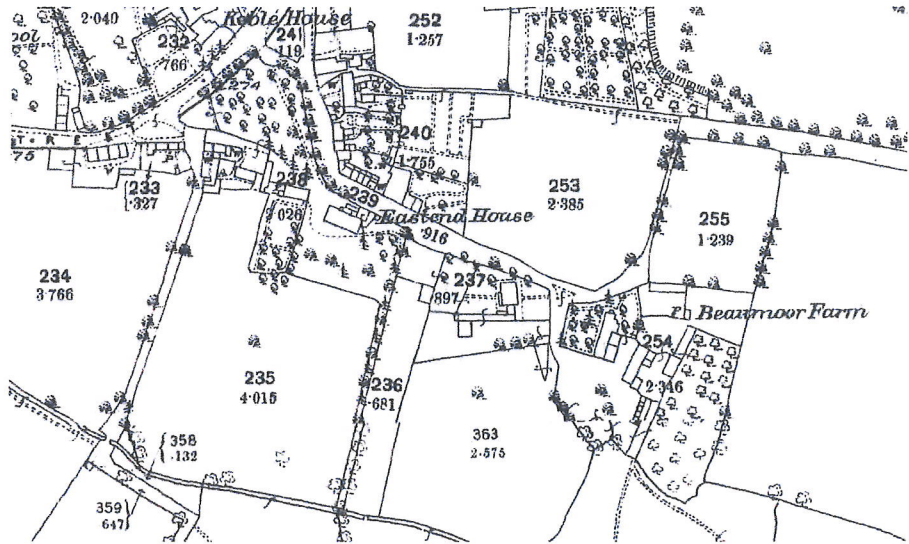
To the south of the application a late 20th Century development which is traditional in form and replicates a courtyard mews development. This also is outside the conservation area.



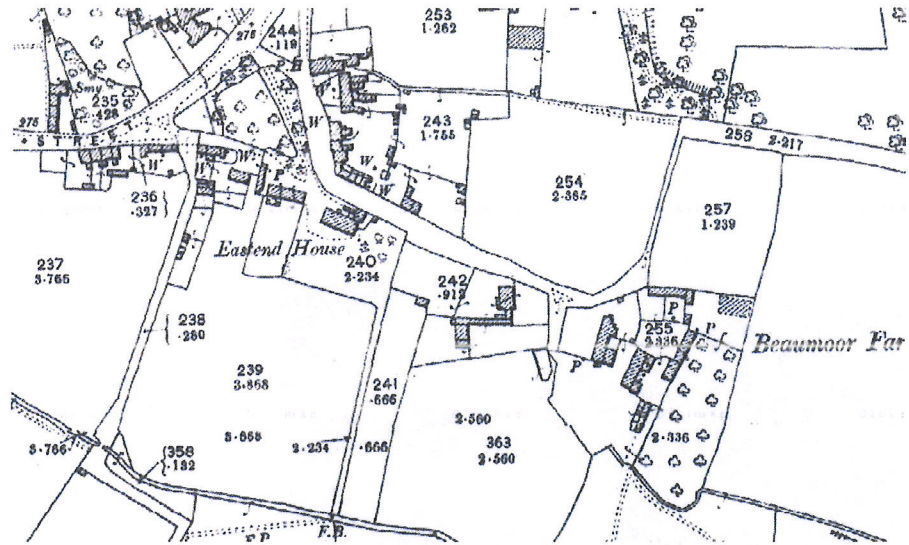
1911 Market

2.3 Character Area Map Progressions

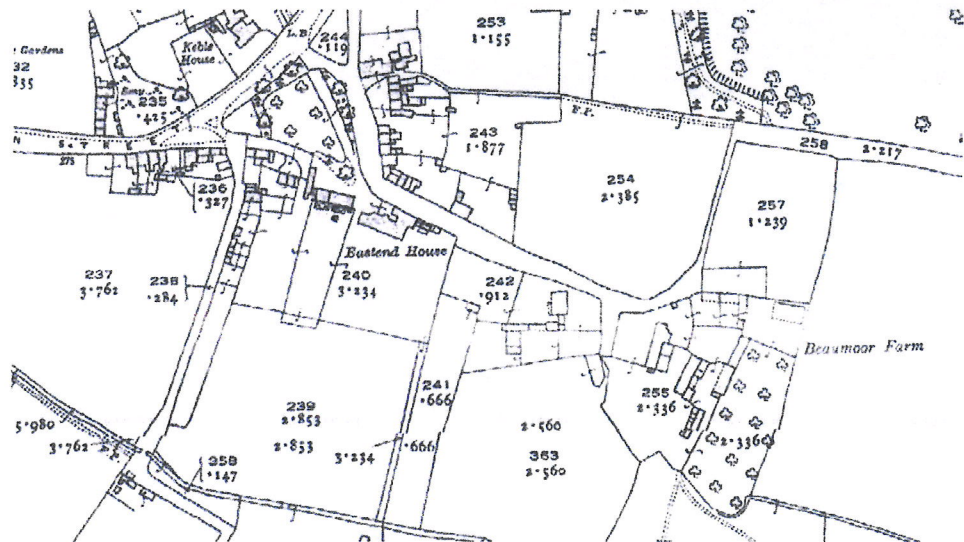
1870 OS Map

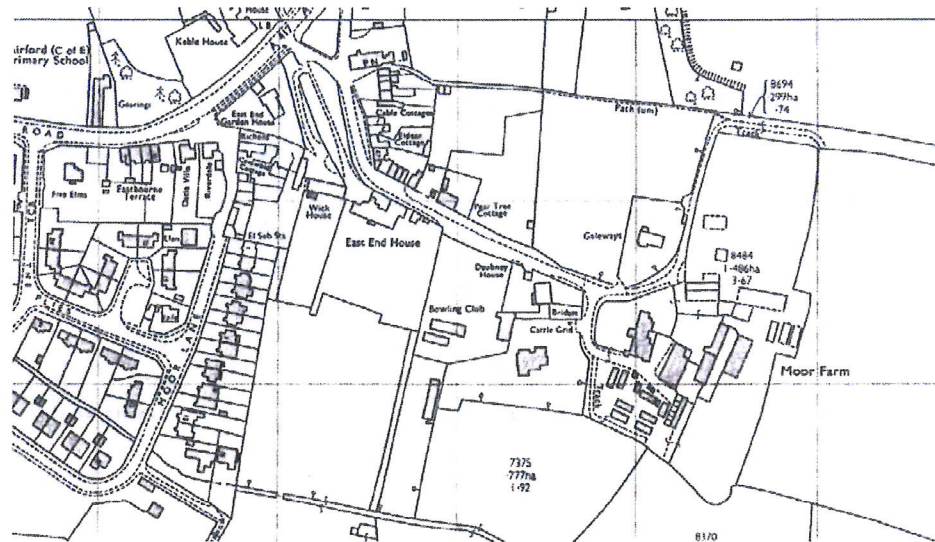


1900 OS Map



1920 OS Map





1970 OS Map

The first edition of the ordnance survey map of 1870 illustrates how the street pattern and neighbouring buildings of East End House are already well established. The application site is again already established, complete with boundary wall and independent access from East End House. The planting to East End House is again already established, creating a screening between the two properties. This vegetation adds to the conservation area and the setting of the heritage assets. In this edition, East End House has a separate entrance to London Road with Wick House having its own access. The map shows extensive planting in the neighbouring area which later is removed to make way for new informally laid out dwellings.



1928 Ariel photograph

The second edition, 1900s map illustrates a small number of extensions of existing buildings and also the conversion of previous farm land to residential usage. However, by enlarge the principal formation of the built form is the same. The land immediately to the south of the application site has reduced in size with the creation of a number of small outbuildings on the lane which will later become Moor Lane. In this edition of the map, Wick House has been extended to the west and south to form additional accommodation.

In the third edition, as with the previous map, the built environment stays by enlarge the same. In this edition, the boundaries to both Wick House and East End House have increased into the field to the south. In this edition, East End House have been extensively extended to the east. The maps see the pattern of minor and small development within this area.

The last 1970 OS map illustrates the post-second world war “flurry” of development which swept across the country. The land immediately to the west of the site has been extensively built upon and includes semi-detached and detached properties. Today, this area falls outside of the conservation area. A number of back land developments has taken place, building on former open and garden spaces.

To the north of the site, a new house has been built named East End Garden House. Here, a new access alongside the main access for East End House has been formed as well as the removal of a

number of established trees and planting. To the west of the application site, the more formally laid out post war development juxtaposes the informal historic development.

2.3 Local Area Building Descriptions

Descriptions are given below of listed grade II buildings surrounding the site:

- East End House

Large detached house of c1750 added to remains of early C17 house, with new entrance wing added to north west in 1901. Coursed and dressed stone front on plinth with alternating chamfered quoins, with coursed rubble to rear, hipped roof of slate to front with parapet and moulded cornice, and stone slate to rear, stone end stacks, renewed to right. Single range of 3 storeys with hipped rear stair turret of 3 storeys flanked by catslides down to 2 storeys, 2-storey corner wing in north west, and C17 wing of 2 storeys and attic to east. South front has 3 windows, 9-pane sashes to second floor, 12-pane to first, with plat bands between floors. Ground floor has 2 tripartite sashes of 4/12/4 panes and central double doors with margin glazing, original doorcase having been moved to north west wing. Conservatory in front of doors and between windows, not of special interest. South side of west wing has 4-pane sash over tripartite opening with double doors and side lights. All windows in flush stone surrounds. C17 wing has cambered head 3-light to ground and first floors and large true dormer over with triangular head, end stack to right with moulded cornice. Two restored 3-light stone mullions on right hand return and small slate-roofed lean-to, with C20 doors. Reused stone doorcase on north west corner has open pediment, narrow panelled pilasters and semi-circular soffit with recessed 6-panel door with recessed panels, and decorative radial fanlight.

- Keble House

Detached house. Early C18, with new front added in 1780's by John Keble, then Vicar of Coln St. Aldwyns, whose son John, the Tractarian, was born here on 25th April 1792. The house is still occupied at the time of survey (September 1985) by members of the Keble family. Coursed rubble stone front with alternating flush quoins, on rubble stone rear ranges, stone slate roof, stone end stacks with offset and moulded cornice. Single front range of 2 storeys and attic as cross range to 2-storey earlier rear ranges. Three windows, raking dormers with 6-pane sashes through eaves, 9-pane sashes to first floor with plain stone architraves with thin outer edge moulding, and continuous sill band. Ground floor has two 12-pane sashes and central stone round-headed doorcase, all with similar moulding, with keystone and imposts to doorcase. Recessed double doors of C19, half-glazed and with margin glazing, and radial fanlight. Main entrance on right hand return with 6-panel door. Internal shutters remain on ground floor.

3.0 Assessment of Assets + Setting

3.1 Listed Buildings

- East End House is located to the east of Wick House and the North east of the application site. This structure is a heritage asset of moderate significance through its relationship with the surround context and date of construction. The Estate house was one of the principal buildings in the early settlement of Fairford.
- Keble House is located to the north of the application site with no direct line of site. The property was built during early 18th Century with later additions. The property is a heritage asset of moderate significance through its early inhabitation and association with the Vicar of Coln St. Aldwyns and also its date of construction.

3.2 Unlisted structures

- Boundary wall to Wick House: this structure is unlisted however does provide a positive contribution to the wider conservation area. The wall is in a deteriorated state and is of a lower significance to that of the surrounding properties.
- Wick House: This unlisted structure is of a low significance through its relationship with East End House. The property has undergone significant alterations and extensions during its life with little to indicate its original function.

4.0 Assessment of Impact

4.1 Principle of Development

The proposed development is to construct two detached properties on the land to the rear of Wick House which is currently occupied by a decayed tarmac tennis court. Associated landscaping and garaging accompanies the application.

Access to the site will be gained via a new entrance formed within the boundary wall and using land within the clients ownership.

The existing boundary wall is currently in a deteriorated state with some repairs needed. This current condition detracts from the wider setting of the conservation area. To the north east of the site (within the curtilage of East End House) are well established trees and vegetation which shield the application site from the grade II listed East End House.

The proposed has been carefully considered to respect the massing and amenity of the neighbouring properties and heritage assets.

To the south of the application site there is a Mews development with inwardly facing properties. The proposed development does not challenge their amenity or views.

The site lies within the conservation area of Fairford and will potentially have an impact upon both this character area as well as the designated assets described in 2.3 above.

4.2 Scope of Proposals

A set of proposal drawings including plans and elevations has been produced by RRA Architects to accompany the planning application submission. This statement has been prepared alongside the development shown on the proposals drawings.

This Heritage Statement has been prepared to support the submission and should be read in conjunction with the planning statement.

4.4 Effect of Development

- **East End House**

East End House is orientated north to south with the southern aspect overlooking an enclosed garden area with well-established planting. As described above, this planting and trees shield the application site to East End House. There are very limited views from East End House and these are from the uppermost floor at an acute angle. Notwithstanding this however, the designed massing has been kept to a minimum to ensure that the new dwellings have a subservient mass when compared to East End House. Coupled together with the complimentary materials choice, it is considered that the impact of the proposed development

will be minor.

The site layout of the two properties respect the historic make-up of the site and are solely contained within the original boundary walls. This allows planting to be provided within the unused areas of the access track which will enhance the amenity and views from the adjacent properties facing onto Moor Lane.

The additional planting, although outside of the conservation area, will enhance the conservation area and the wider setting of East End House.

The houses have a traditional massing with a dual pitched roof and chimney stacks. Materials from the surrounding area have been chosen to harmonise with the conservation area. The existing boundary wall and its retention was a key design consideration at the outset of the project.

Giving due regard to the NPPF and the emerging Local Plan documents, it is considered that the proposal set out is supported both in policy terms and accepted conservation best practice.

- **Keble House**

Keble house is located to the north of the application site adjacent to London Road. There is no direct line of sight between the proposed application site and the heritage asset and therefore it is considered that the impact on Keble house will be nil.

- **Boundary Wall**

The existing high boundary wall forms a positive contribution to the conservation area and this is confirmed within the positive pre-application report. RRA concur with the pre application report that the boundary wall contributes to the unique setting of the site and have retained the existing wall in situ as a positive feature. The wall is unlisted and currently requires a conservation repair approach, including; general repointing, lifting/resetting of coping stones, and some minor stone repairs. Currently, parts of the wall are making a minor detrimental impact on the conservation area which will be mitigated and resolved should the application gain approval.

To form an access into the site, an opening is proposed. This opening has been carefully considered by specialist transport planners and the conservation team to ensure that the access meets all required safety standards against the potentially harmful impact of part removal. The opening has been cut honestly without the addition of piers or capping allowing visitors to clearly see that the wall once enclosed the site. It is proposed that the wall footings will still remain in situ and will be flush with the finished ground level, again adding to the sense of enclosure.

Further enhancing the wall's significance, the house design has been stepped back away from the opening to clearly define the wall as an independent and historical piece. This allows visitors to clearly identify historical structures against new.

The proposed development will repair the existing boundary walls and ongoing use of the site will ensure that these are maintained.

- **Wick House**

Although the proposed development is within the original curtilage of Wick House, the massing has been carefully considered and kept to a minimum to create a subservience to the new properties.

Amenity of the users of Wick House is protected by a generous rear garden and no overlooking opportunities from the properties. The application site is again shielded by well-