

Application for listed building consent & planning permission  
**Stable at Hampton House, Shurdington Road,  
Cheltenham GL53 0NH**

# Design & access statement

## Historical context

The farmhouse then known as Leys Farm is first definitely identified in Croome's 1835 survey of Leckhampton although Cary's 1819 map (right) shows an unnamed building in exactly the right spot and the house's orientation suggests it predates the 1822 construction of the Shurdington Road. According to Croome, it was owned by Henry Trye as part of the Leckhampton Estate and rented out at £40 a year to a Mr Padmore. By 1842 it was up for sale to help settle the Trye family debts.



Cary's 1819 map

Main house facing east



In the later 19th or early 20th century an extension was added to the north of the house (right of the picture, left).

The decorative iron porch and gate and the brick stable and outbuildings to the north of the main house were probably all added during this period



1959 plan

By 1959 the house was known as 'Hampton Villa' and had been acquired by JA Pye, the builders of the Warden Hill estate that now surrounds the property. Pyes kept the outbuildings north of the red boundary (right) as a builder's yard but sold the house, orchard and stable (circled) that year to Cyril Dartnall for £2,500. The builder's yard was later developed as Hampton Close.

Dartnall renamed the property 'Hampton House' and in 1962 sold it to my parents. The whole property was Grade II listed in 1987.

Stable facing east



## The Stable

The stable block, now quite dilapidated, is north-west of the main house. It has two upstairs and two downstairs rooms. The floor, windows and doors had all deteriorated by the 1970s. The east-facing stable doors and windows were all lost and boarded up or replaced with home-made efforts. Some repairs have been made to the stable roof and upper brickwork after a partial roof collapse. The walls facing north, west and south are all plain brick without windows.

A plain brick garden wall (originally part of the farmyard enclosure) runs from the southern wall of the stable to the main house. A traditional-looking stone boundary wall runs east/west from the north-west



corner of the stable but must have been built in the 1950s when this boundary was established.

**Local planning context**

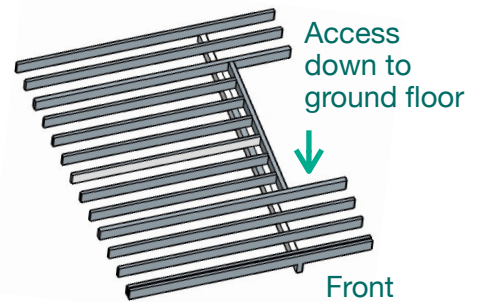
The site is in Warden Hill ward within the principal urban area of Cheltenham. It falls within no specially designated area in the new 2020 Cheltenham Plan.

The stable backs on to postwar bungalows in St.Alban's Close to the west and a much newer two storey house in Hampton Close to the north. The new east-facing windows and doors will be barely visible from outside the site because of trees and angles of view but if reduced tree cover ever made them more visible, they would be a significant improvement on the current aspect.

**Access & safety issues**

Access to the stable building is by foot and unaffected. Rotten floorboards of the first floor left hand room were removed in 2019 after an incident prompted serious safety concerns. Some joists and timbers are also rotten in parts, hence the inclusion of comprehensive repair and replacement of this floor, primarily for safety reasons, in this application. The access space proposed is slightly larger than before to allow for safer access than the previous ladder right inside the front door. Floorboards will be traditional tongue & groove as before. Wood and treatment have been chosen for longevity.

*First floor replacement*



*Below, from the top: proposed upstairs casement windows, lower sash windows, downstairs sash window, front door (interior/exterior) and stable doors (exterior/interior).*

**Design**

The main design considerations in this application are the replacement windows, front door and stable doors. No drawings or photographs of the original windows or stable doors can be found but a late 19th century or early 20th century stable block would probably have had small-paned wooden casement windows upstairs and possibly a sprung sash window downstairs.

The stable doors would have been wooden double doors. The current front door is dilapidated and not original, old iron hinges being visible inside on the left not the right where the current door is hinged.

The proposed replacements have been designed by local joiner Jason White. They are low key traditional designs in keeping with the age of the building and will have similarly appropriate iron fasteners, stays etc. They will bring light back into each of the four rooms and make the whole eastern aspect of the stable much more attractive.

