



TREWSBURY HOUSE, COATES

STATEMENT OF SIGNIFICANCE

PREPARED BY PEGASUS GROUP
ON BEHALF OF MR AND MRS BOX

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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

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ON BEHALF OF: MR AND MRS BOX

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1. Introduction

1.1 Pegasus Group have been commissioned by Mr and Mrs Box to prepare a Statement of Significance to assess the significance of Trewsbury House, Coates, and its grounds, as shown on the Site Location Plan provided at Plate 1.

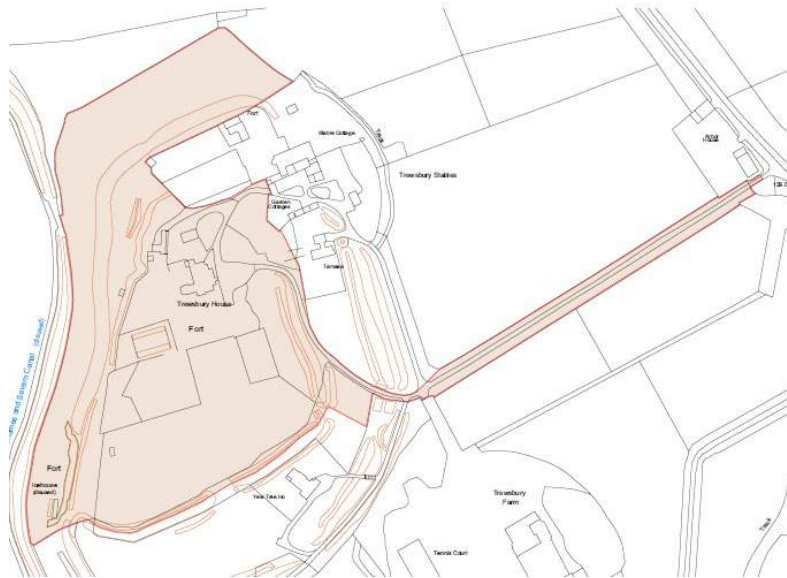


Plate 1: Site Location Plan

1.2 Trewsbury House is a Grade II Listed country house located approximately 850m south-south-east of the settlement core of Coates village. It is accessed via a private driveway off Trewsbury Road to the east.

1.3 This Built Heritage Statement provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."²

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

² MHCLG, *NPPF*, paragraph 194.

2. Site Development and Planning History

Site Development

- 2.1 Trewsbury House can be dated to c. 1876 based on an inscription on the gabled front porch. It has been suggested elsewhere that the house was built between 1875 and 1879;³ however, building work may have commenced earlier since Trewsbury House is first recorded in the 1871 census. At that time, the house was occupied by Albemarle Cator (who was described as a landowner), his family, and several servants. The house, along with its former stable block and lodge, have been attributed to the architect and antiquarian Frederick S. Waller (d. 1905) who was resident architect at Gloucester Cathedral.⁴
- 2.2 The First Edition (1875–76) Ordnance Survey map (Plate 2 & Plate 3) records Trewsbury House and its grounds during the construction of the house. At that time, the house was relatively compact in plan, comprising a roughly square northern element with adjacent detached outbuildings and a rectangular southern wing with various projecting elements.
- 2.3 The main carriageway approach to the house was from the south-east with a large forecourt positioned to the east of the building. Various trackways and footpaths extended from the house.
- 2.4 The house was erected within the remains of a large multivallate enclosure. This has been interpreted as an Iron Age hillfort but has never been evaluated (HER monument no. 2107). The remains of the enclosure and dense belts of woodland defined (and continue to define) the immediate grounds. The historic grounds comprised a large field or area of parkland to the south; a probable kitchen garden with associated greenhouse and outbuildings to the east; ancillary buildings to the north-east, including a large stable block (serviced by a nearby pond) connected to the forecourt and main carriageway by a track; and surrounding woodland and plantations crossed by a network of footpaths.
- 2.5 These grounds were entered via a lodge and tree-lined carriageway from the road to the east (modern-day Trewsbury Road). A footpath extended to the north, connecting Trewsbury House to the village of Coates. At that time, the Thames and Severn Canal passed Trewsbury House to the west (now disused).

³ D. Verey and A. Brooks, *The Buildings of England: Gloucestershire: The Cotswolds* (Yale, 1999), p. 287.

⁴ Ibid.

- 2.6 The 1881 census records that the house was still occupied by Albemarle Cator and his family.

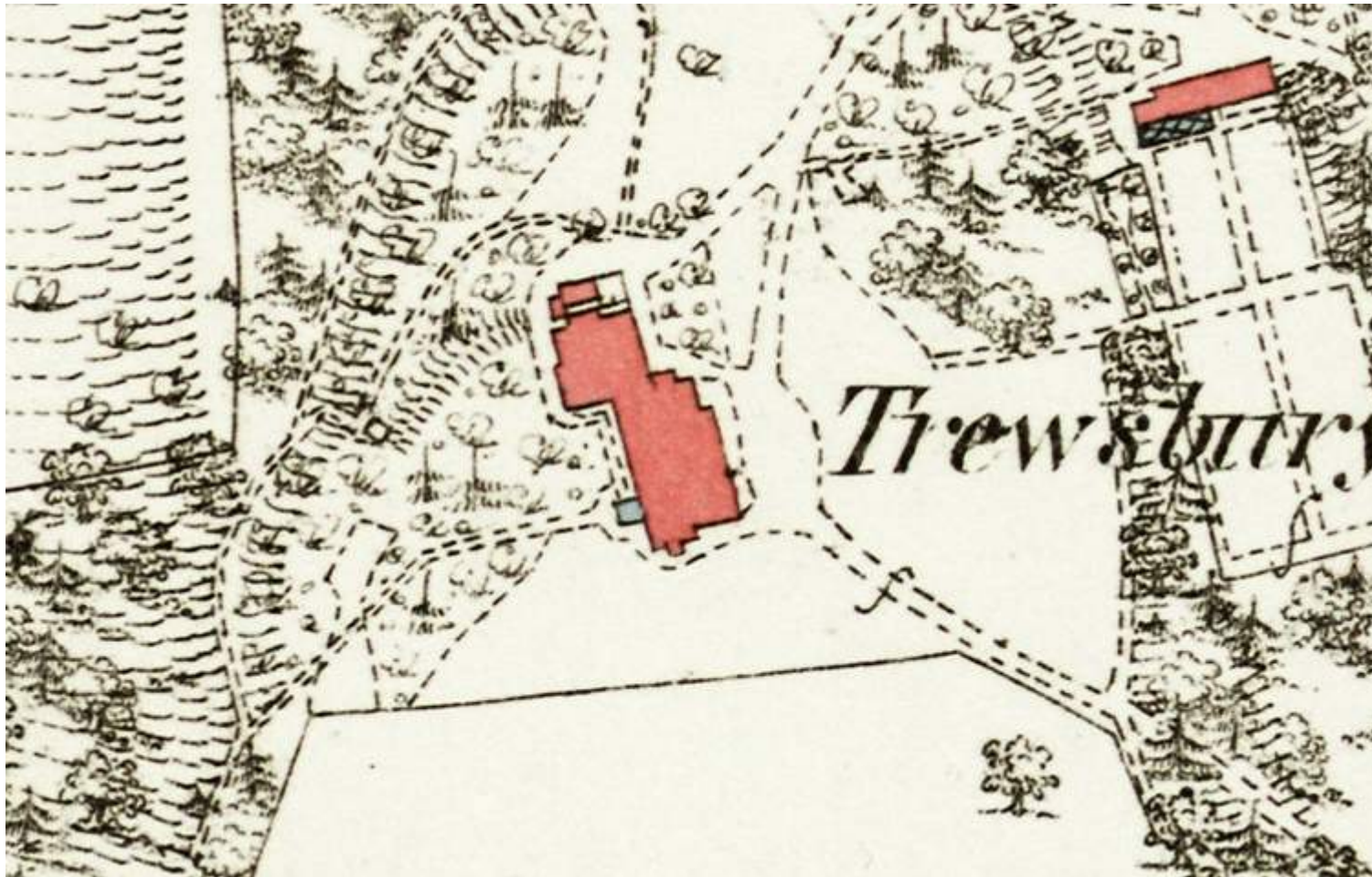


Plate 2: First Edition (1875-76) Ordnance Survey map.

Source: Know Your Place.

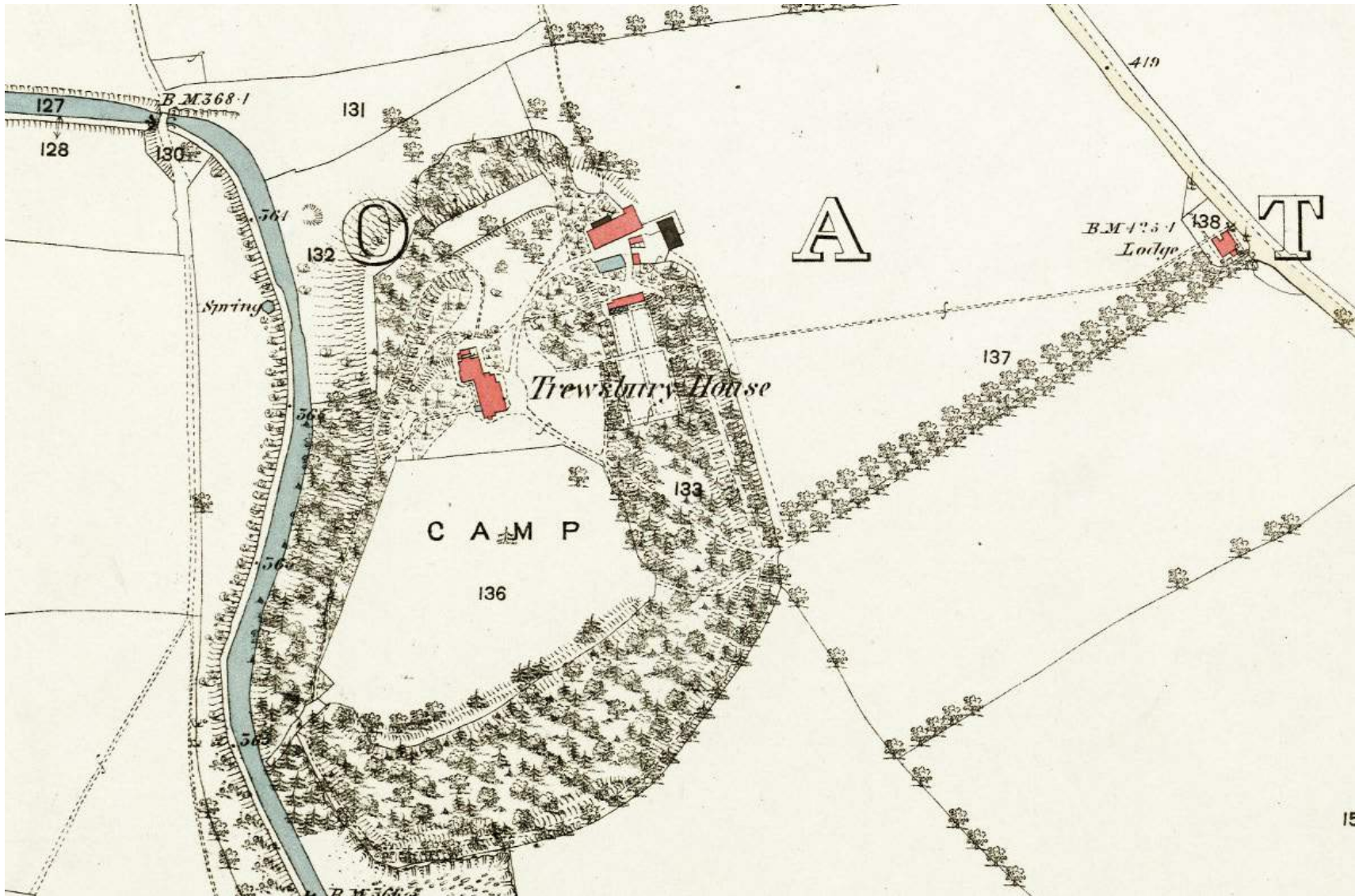


Plate 3: First Edition (1875–76) Ordnance Survey map showing Trewsbury House and its surrounds.

2.7 The Second Edition (1902) Ordnance Survey map illustrates substantial extensions to Trewsbury House (Plate 4). These included west and north wing extensions that subsumed the original core of the building, as well as the erection of conservatories to the southern and eastern elevations. Around 1914, Charles A. Mace described Trewsbury House as “a modern mansion” that had been recently “enlarged and improved”, presumably in reference to the remodelling campaign that had occurred around the turn of the 20th century.⁵

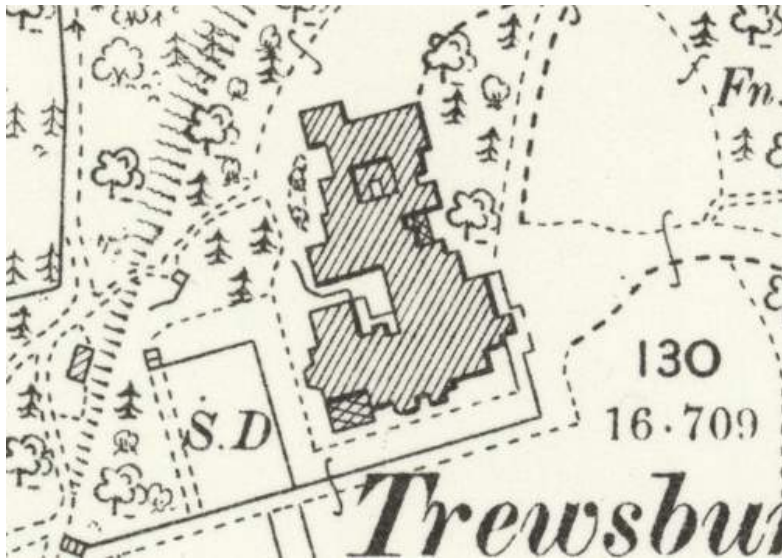


Plate 4: Second Edition (1902) Ordnance Survey map.

Source: *Know Your Place*.

2.8 The same map illustrates new landscaping and the expansion of ancillary buildings within the grounds of Trewsbury House (Plate 5). These changes included new formal grounds or gardens immediately south-west of the house, new glasshouses within the kitchen garden to the east, the extension of the stable block to include a covered archway, parkland-style planting to the south, a new icehouse to the south-west, and tree clearance to the north to accommodate a new walled garden and ancillary building.

2.9 Two photographs taken in 1909 capture the appearance of the south and east elevations of Trewsbury House at that time. The photograph of the south elevation (Plate 6) was taken from the formal lawn to the south-west and records the house in the context of its wraparound terrace. This elevation was dominated by a neo-Gothic turreted projection at its centre with half-timber work, hung tiles, and what appear to be stone mullion windows. The flanking bays, roofs, and chimney stacks were irregular in their arrangement and varied in style, as is characteristic of late Victorian eclecticism. Features included trefoil arched, transom, and stone mullion windows; oculus openings; blind pointed arches; prominent masonry chimneystacks; a conservatory extension to the left of the turreted projection; and a possible sculpted finial immediately to the right of the turret roof. This elevation has changed substantially since the photograph was taken (see Section 6 for further discussion).

⁵ C. A. Mace, *Goode Olde Countree* (London, 1914), p. 69.

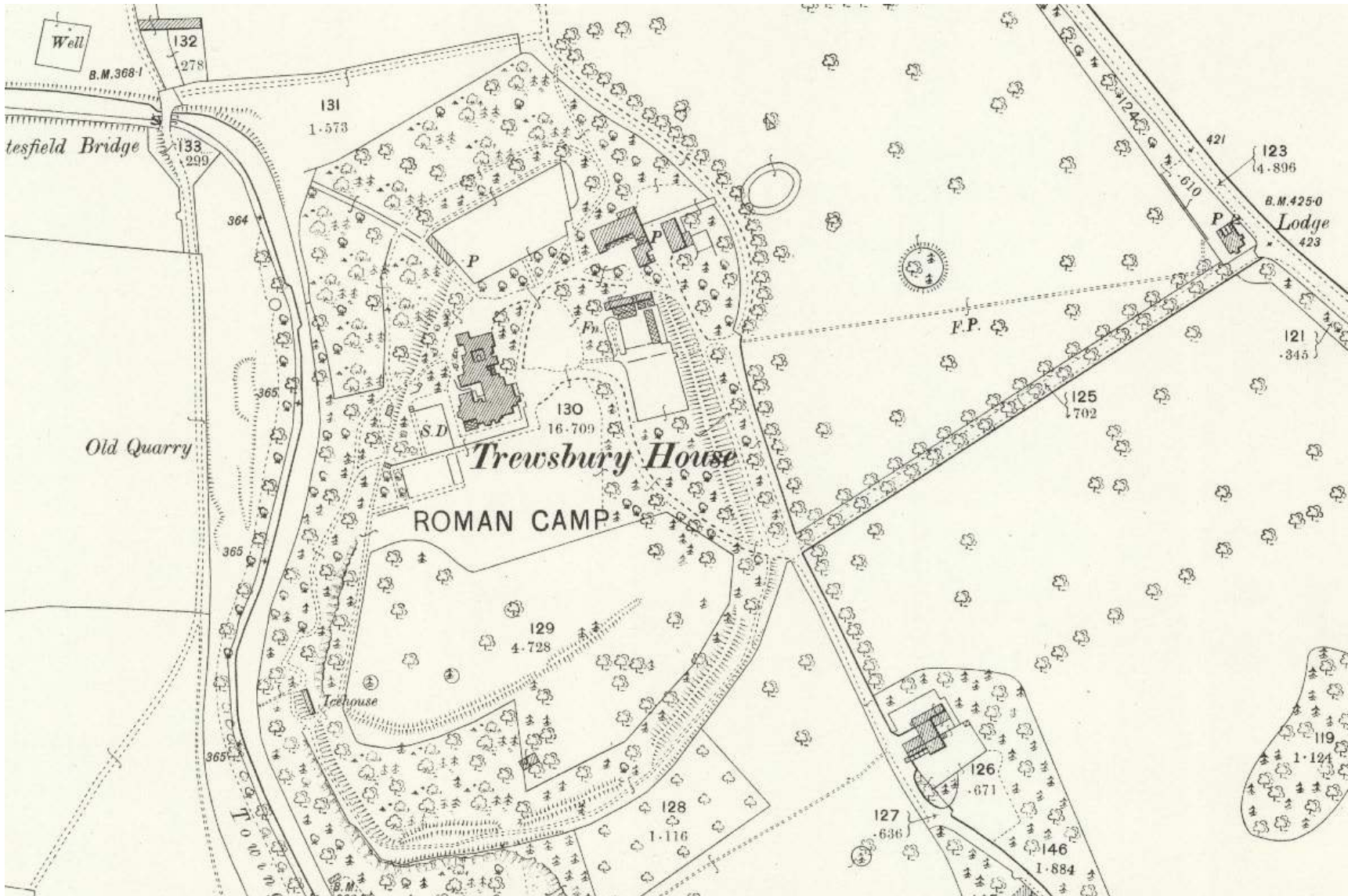


Plate 5: Second Edition (1902) Ordnance Survey map showing Trewsbury House and its surrounds.



Plate 6: South elevation of Trewsbury House taken in 1909.

Source: Historic England Archive, ref. 1476/20.



Plate 7: East elevation of Trewsbury House taken in 1909.

Source: Historic England Archive, ref. 1476/1.

- 2.10 The 1909 photograph of the east elevation records the view of the property when looking west across the forecourt (Plate 7). The central feature was the single-storey, gabled porch, flanked by trefoil arched, stone mullion, and oculus windows. This element of the building appears to have changed little since 1909 (see Section 6 below). The northern wing of the house (most of which has since been demolished) can be glimpsed right of frame.
- 2.11 The Third Edition (1922) Ordnance Survey map illustrates a small extension to the northern wing of Trewsbury House, but the footprint of the building remained otherwise unchanged (Plate 8). There had been no significant alterations to the grounds of Trewsbury House, only minor additions or changes to ancillary structures and garden features (Plate 9).
- 2.12 Aerial photographs taken in 1928 and 1932 (not reproduced due copyright) record Trewsbury House within the context of its immediate terrace, lawns, and ornamental garden, as well as its parkland to the south and tree-lined carriageway to the east.⁶
- 2.13 A later aerial photograph believed to have been taken in the 1950s shows the west elevation of the house, terrace, and ornamental garden in greater detail, as well as revealing that the conservatory of the south elevation had been replaced and the extension to the northern wing (first recorded in 1922) was of low-quality, sheet-metal construction.⁷



Plate 8: Third Edition (1922) Ordnance Survey map.

Source: Know Your Place.

⁶ Britain from Above, <https://www.britainfromabove.org.uk/>, refs. EPW022411, EPW037746 & EPW037762.

⁷ Britain from Above, ref. EPW022411, 'Ornamental Lawn'.

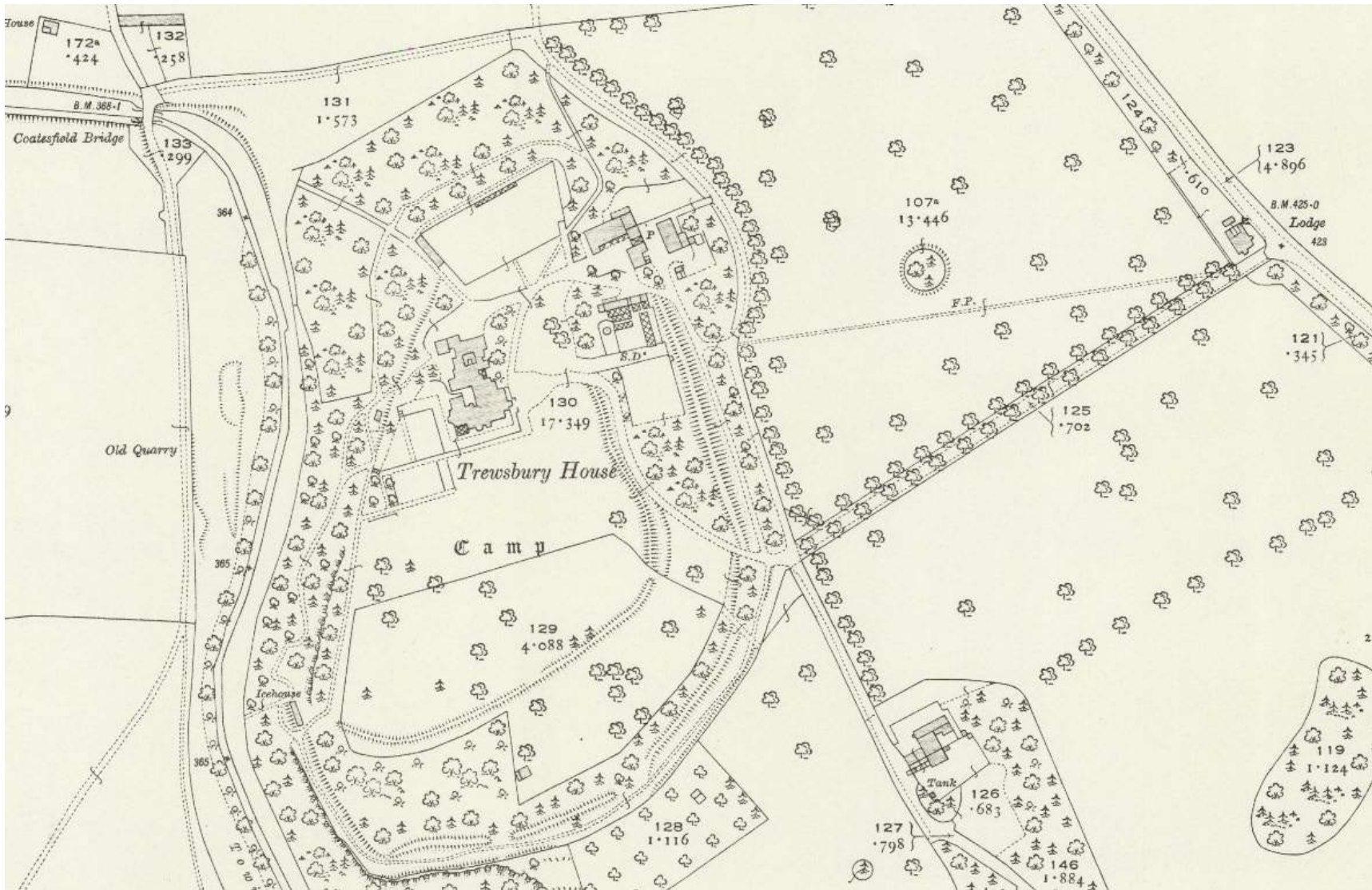


Plate 9: Third Edition (1922) Ordnance Survey map showing Trewsbury House and its surrounds.

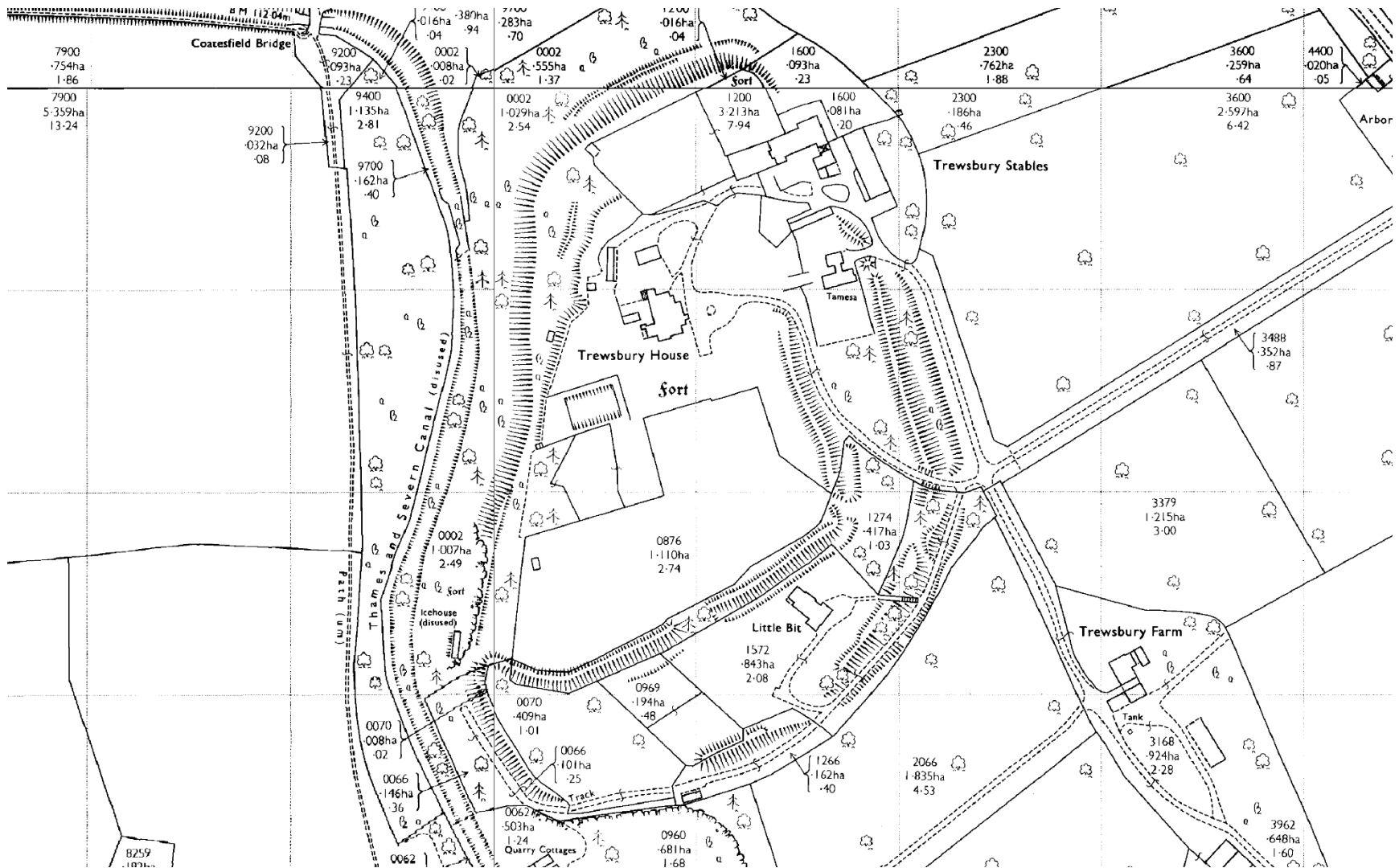


Plate 10: 1980–81 Ordnance Survey map.

Source: Promap.

- 2.14 By 1980–81, a large proportion of Trewsbury House had been demolished (Plate 10). The northern and western wings had been removed leaving only the south-east element. It appears that one element of the northern wing had been retained, which corresponds with the present-day coach house located to the north of the house (see Section 6, below, for further discussion). New detached structures are shown immediately west and north-west of the house. On the south elevation of Trewsbury House, the footprints of the turret and conservatory are no longer illustrated which suggests this façade had been remodelled.
- 2.15 The grounds of Trewsbury House had also been truncated by 1980–81. Two new dwellings, 'Little Bit' and 'Tamesa', are recorded within former parkland to the south-east and the former kitchen garden to the east, respectively.
- 2.16 These changes are confirmed by the earliest satellite imagery taken in 1999 (Plate 11) which shows the truncated front of Trewsbury House. The modern structure to the west of the house had been demolished and this area converted to a large terrace. New additions to the immediate grounds included a

swimming pool to the south-west and a tennis court to the south-east.

- 2.17 In the following year (2000), Trewsbury House suffered extensive fire damage resulting in "*the loss of the majority of the upper floors and roof structure of the property*". Images of the fire damage can be found within the Planning files held by the Council, which show the extent of the damage.
- 2.18 Satellite imagery taken in 2005 (Plate 12) shows the house after the upper floors and roof had been reinstated. It also records a small, single-storey, flat-roofed extension which had been added to the west flank of the property (see following 'Planning History' section for further details).
- 2.19 The historic stable block and kitchen garden to the north-east and east of Trewsbury House have been converted to separate residential use and are no longer associated with the property. Similarly, the lodge to the east is no longer in shared ownership.
- 2.20 A modern plan of Trewsbury House and its surrounds is included at Plate 13, below.



Plate 11: 1999 satellite image of Trewsbury House.

Source: Google Earth Pro.



Plate 12: 2005 satellite image of Trewsbury House.

Source: Google Earth Pro.



Plate 13: Modern plan of Trewsbury House.

Buildings in common ownership with the house are shaded red.

Planning History

- 2.21 A review of planning history records held by Cotswold District Council has indicated a number of applications which are relevant to the current proposals.
- 2.22 In 1992 (and again in 1997), planning permission was granted for the erection of a winery and associated implement shed and open store (refs. CT.0973/1/K & CT.0973/1/Q); however, the winery was never established.
- 2.23 In 1993, full planning permission was granted for the extension and alteration of the dwelling at the Coach House of Trewsbury House, located to the north-east of the house in the same area as the historic stable block (ref. CT.0973/1/D).
- 2.24 A report prepared in 2000 describes the extensive fire damage to Trewsbury House that had occurred "*earlier in the year... the fire resulted in the loss of the majority of the upper floors and roof structure of the property.*" This was accompanied by a Listed Building Consent application to repair and restore the house. Consent was subsequently granted and the repair works undertaken.
- 2.25 In 2001, planning permission was granted for the erection of a three-bay garage in association with the property known as the Coach House, located north-east of Trewsbury House (ref. CT.8107).
- 2.26 In 2003, permission was granted for the erection of a single-storey extension to the west flank of Trewsbury House (ref. CT.0973/1/R). The Conservation Officer at the time judged the proposed extension to be in keeping with the host building in terms of materials and design, while noting that it would conceal a large modern opening fitted with "*ugly large patio doors*".

3. Methodology

3.1 The aims of this Statement of Significance are to assess the significance of the heritage resource within the site, with a focus on the main built form of Trewsbury House.

Sources

3.2 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The Gloucestershire Historic Environment Record (HER), accessed via Know Your Place, for information on the recorded heritage resource and previous archaeological works;**
- **Historic maps accessible online via Know Your Place and Promap;**
- **Archival sources, including historic maps, held at the Gloucestershire Archives;**
- **Archival sources held at the Historic England Archive that are accessible online;**
- **Historic planning application documents held by Cotswold District Council;**
- **Aerial photographs accessible online via Britain**

from Above;

- **Modern satellite imagery accessible via Google Earth Pro; and**
- **D. Verey and A. Brooks, *The Buildings of England: Gloucestershire: The Cotswolds* (Yale, 1999).**

Site Visit

3.3 A site visit was undertaken by a Heritage Consultant at Pegasus Group on 11th May 2021, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

Assessment of significance

3.4 In the NPPF, heritage significance is defined 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*⁸

⁸ MHCLG, *NPPF*, pp. 72.

3.5 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁹ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

3.6 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.¹⁰ These essentially cover the heritage 'interests' given in the glossary of the NPPF¹¹ and the online Planning Practice Guidance on the Historic Environment¹² (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

3.7 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the *Glossary to the National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."

⁹ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

¹⁰ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

¹¹ MHCLG, *NPPF*, p. 71.

- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."

- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."¹³

3.8 Significance results from a combination of any, some or all of the interests described above.

3.9 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12*,¹⁴ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in

¹² Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹³ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹⁴ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12* (Swindon, October 2019).

this Report.

- 3.10 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

- 3.11 As defined in the NPPF:

*"Significance derives not only from a heritage asset's physical presence, but also from its setting."*¹⁵

- 3.12 Setting is defined as:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*¹⁶

- 3.13 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.14 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage*

*Assets: Historic Environment Good Practice Advice in Planning Note 3*¹⁷ (henceforth referred to as 'GPA 3'), particularly the checklist given on page 11. This advocates the clear articulation of "what matters and why".¹⁸

- 3.15 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.
- 3.16 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

¹⁵ MHCLG, *NPPF*, p. 72.

¹⁶ MHCLG, *NPPF*, p. 71.

¹⁷ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹⁸ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

3.17 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹⁹:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)“.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places“. Historic

¹⁹ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

England’s advice in GPA3 was broadly to the same effect.“

Levels of significance

3.18 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

3.19 In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 201 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 201 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and

- **Non-designated heritage assets.** *Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.*²⁰

3.20 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

²⁰ MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to understanding the significance of the historic environment.

Legislation

4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²¹ which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*²²

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*²³

4.5 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.²⁴

²¹ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

²² *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

²³ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

²⁴ *Jones v Mordue* [2015] EWCA Civ 1243.

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

4.6 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

4.7 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.8 Heritage Assets are defined in the NPPF 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)."*²⁵

4.9 The NPPF goes on to define a Designated Heritage Asset as a:

*"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."*²⁶ (our emphasis)

²⁵ MHCLG, *NPPF*, p. 67.

²⁶ MHCLG, *NPPF*, p. 66.

4.10 As set out above, significance is also defined as:

*"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."*²⁷

4.11 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*²⁸

4.12 Paragraph 197 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

²⁷ MHCLG, *NPPF*, pp. 71-72.

²⁸ MHCLG, *NPPF*, para. 195.

- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. *the desirability of new development making a positive contribution to local character and distinctiveness.*²⁹

²⁹ MHCLG, *NPPF*, para. 197.

5. Statement of Significance

Trewsbury House

- 5.1 Trewsbury House is a Grade II Listed building that was added to the National List on 27th February 1986 (NHLE 1089303). As set out in Section 2, the property was constructed as a country house during the 1870s and was subsequently enlarged, remodelled, truncated, and, more recently, severely damaged by fire, renovated, and extended.
- 5.2 The List Entry from 1986 (prepared prior to the fire in 2000 and the c. 2003 extension) describes the house as follows:

"Detached country house. Dated 1876 on gabled porch. Coursed rock face masonry with freestone dressings on offset plinth, tile roof, tall stone stacks. Gothic style. Squarish block with rear extension, 2 storeys. Entrance front has single storey wing across most of front with patterned embattled parapet, stepped buttresses with turrets, projecting gabled porch with pointed archway, and row of trefoil headed fenestration. Coat of arms on gable to right. Scattered fenestration, mostly stone mullion and transoms with arched lights or trefoil heads. South front has 2 gables, larger to left with canted 2-storey bay. String course between floors."

- 5.3 A full copy of the List Entry is included at Appendix 1.

APPENDIX 1: TREWSBURY HOUSE LIST ENTRY

East elevation (Plate 14)

- 5.4 The east elevation of Trewsbury House fronts onto the large, gravelled forecourt and is the first element of the building that is encountered when approaching via the existing driveway.
- 5.5 This elevation possesses an off-centre gabled porch, entered via a pointed arch with carved hoodmould and dated inscription. Behind is a single-storey element (comprising entrance hall and the eastern part of the dining room) which is perforated by a series of trefoil arch windows with stone mullions and transoms. These windows are flanked by buttresses and surmounted by crenelated parapets with repeating recessed cross motifs and octagonal finials.
- 5.6 The two-storey element behind is characterised by two gables. The largest (located on the southern end) has a projecting stone chimney stack which exhibits a carved monogram comprising the letters 'A' and 'C' overlaid with a cross. The initials presumably correspond with Albemarle Cator who can be identified as the patron of the house. The smaller gable has a blind pointed arch which encloses a carved heraldic emblem and three windows. There are two further trefoil arched windows between the gables.

- 5.7 This elevation has changed very little from that depicted in the 1909 photograph and appears to be one of the oldest parts of the house, although it is noted that the roof structure was replaced following the fire.



Plate 14: Trewsbury House, east elevation.

South elevation (Plate 15)

- 5.8 The south elevation is broadly divided into three gabled bays of different sizes. The right-hand (eastern) bay has a set of four trefoil arched windows at ground-floor level. Above, a three-light window perforates a blind pointed arch which is flanked by an additional trefoil arched window.
- 5.9 At the centre of the elevation is a two-storey projecting bay perforated by more trefoil arched windows. There is an oculus at the apex of the gable.
- 5.10 The left-hand (western) bay is the most understated, possessing simple transom and mullion windows.
- 5.11 Projecting from the westernmost side of the elevation is the c. 2003 extension (discussed in more detail below).
- 5.12 A comparison with the photograph taken in 1909 (see Plate 6 above) reveals that the south elevation of Trewsbury House has been substantially remodelled, with the most conspicuous change being the loss of the large stone and half-timbered turret and the conservatory. The western bay gable and windows are evidently later insertions, as evidenced by the simplicity of the transom and mullion lights.

West elevation (Plate 16 to Plate 18)

- 5.13 The west elevation of Trewsbury House is fronted by a terrace and modern patio area and is enclosed by a stone wall on the northern side.

- 5.14 The main façade of this elevation (Plate 17) is irregularly fenestrated with different sized transom and mullion windows. At roof level, there are a pair of dormer windows with timber cladding and bargeboards and several modern skylights. There is a single-storey element attached to the northern side of the elevation.
- 5.15 At the corner between this façade and the projecting southern element (Plate 18), there are two blocked pointed arches. The projecting southern element is adjoined on its west end by a single-storey, flat-roofed extension that was added c. 2003 (LPA ref. CT.0973/1/R). This extension has a plain parapet and simple stone mullion windows.
- 5.16 The historic maps and photographs discussed and illustrated in Section 2 indicate that the west elevation of the property has changed substantially since the later 19th century. This elevation formerly possessed two projecting wings: the northern example has been demolished (now replaced by the open patio area) while the southern example has been truncated and substantially remodelled or rebuilt.
- 5.17 The aerial photograph taken in the 1950s indicates that this elevation was once more enclosed, with the focus being on the projecting southern wing which used to possess grand bay windows.



Plate 15: Trewsbury House, south elevation, as viewed from the former parkland to the south.



Plate 16: Trewsbury House, west elevation.



Plate 17: Trewsbury House, detail of west elevation.



Plate 18: Trewsbury House, detail of west elevation.

5.18 The blocked pointed arches, irregular fenestration, and pristine stonework all suggest extensive renovations and alterations to the remaining fabric.

North elevation (Plate 19)

5.19 The north elevation of Trewsbury House is almost entirely modern in form and appearance, having been created when the northern wing of the property was demolished in the later 20th century.

5.20 As noted above, the single-storey projecting element is a modern extension and the windows and external door were inserted when the new external wall was formed. Scars on the left-hand (eastern) side of the elevation reveal the original roofline of the no longer extant north wing.



Plate 19: Trewsbury House, north elevation.

Interior

- 5.21 The interior of Trewsbury House has been variously remodelled, including most recently following the devastating fire in 2000 which saw the loss of the upper floors and roof structure. There does appear to be some historic fireplace surrounds, joinery, decorative plasterwork, tiles, and an ornate timber staircase with carved newel posts, balusters, and strings. Most of these original features appear to be confined the ground-floor reception rooms.
- 5.22 Elsewhere within the house, there is evidence of substantial modernisation, including new ceilings and services. The fire in 2000, which reportedly destroyed the upper floors of the house, is likely to have resulted in the loss of some notable internal fixtures and fittings.

Ancillary buildings and setting

- 5.23 The ancillary buildings of Trewsbury House comprise the coach house to the north and the stable block to the north-west.
- 5.24 The coach house is a single-storey, two bay, stone structure with two large garage door openings in its south elevation; a doorway and two mullion windows in its north elevation; and a single window opening in its west flank, supported by a timber lintel. The steeply pitched roof is hipped on the western end and perforated by rooflights on the west side, with modillion detailing at the eaves. A louvred timber vent and squat stone chimney stack are positioned on the ridge of the roof. It appears that the

roof structure of the eastern bay was comprehensively renovated when the adjoining wing was demolished, and the stack was reduced in height.

- 5.25 As noted in Section 2, the coach house appears to be a remnant of the north wing of the house that was added between 1876 and 1902. The structure can be glimpsed in the aerial photographs taken in 1928 and the 1950s, at which times it was adjoined by built form to the south and west and the stone chimney stack was much taller. The roof structure and parts of the fabric have evidently been remodelled; for example, the garage doors are clearly later insertions that were added once the adjoining range to the south was demolished.
- 5.26 It is unlikely that this structure originally served as a coach house, especially as there was once a more substantial stable block and coach house located north-east of the house (since converted to residential use and no longer in shared ownership) and there are no large openings in the north elevation.
- 5.27 The building appears to have originally been divided in two, as evidenced by the thick masonry partition that runs between the rooms, but this was evidently knocked through at a later date to combine the spaces.
- 5.28 Notwithstanding the alterations to the building, it is considered to meet the criteria to be considered a Curtilage Listed Building in association with the main house.



Plate 20: Coach house, south and west elevations.



Plate 21: Coach house, north elevation.



Plate 22: Modern stable block.

- 5.29 The stable block located north-west of the house is a modern, single-storey, timber structure which appears to be first recorded on the 1980–81 Ordnance Survey map. It was presumably built after the north wing of the house had been largely demolished and the historic stable block to the north-east had been converted to residential use and alienated from Trewsbury House. There are also modern concrete block structures set behind the stable block, including an oil tank.
- 5.30 Other elements of the immediate setting of Trewsbury House include the gravelled forecourt to the east, the terraces to the south and west, the surrounding lawns and woodland, and the modern swimming pool and tennis court to the south-west and south-east, respectively.
- 5.31 The wider grounds and ancillary buildings of the house (those that remain within its curtilage) include the paddock (formerly parkland) to the south, woodland, a disused icehouse to the

south-west, and the tree-lined driveway to the east.

- 5.32 Based on the map regression and planning history presented in Section 2, it is clear that the grounds of Trewsbury House were substantially truncated after 1922.
- 5.33 Elements of the wider setting of Trewsbury House which are no longer functionally associated or in shared ownership include the former stable block to the north-east (now in separate residential use), remains of the kitchen garden to the east (also since adapted to separate residential use), and open land and woodland further to the south (part of which has been residentially developed).
- 5.34 The multivallate enclosure that surrounds Trewsbury House is also a distinctive element of its surrounds. Although this feature pre-dates the house, it is an important element of the topography which shaped and continues to define the original extent of the building's historic grounds.

Approaches and views

- 5.35 Today, Trewsbury House is still approached from the east via its historic carriageway. The former footpath approach from the north (recorded on the earliest mapping) is no longer extant.
- 5.36 When approaching the house via the carriageway, it is the east elevation which is first encountered. The view of this elevation from the forecourt therefore constitutes the primary view of the Listed building.
- 5.37 Based on old photographs and the extant fabric, it is also clear

that the south elevation of Trewsbury House was designed to be admired in key views from the parkland to south. Today, this elevation is best experienced from the terrace and paddock to the south, although the importance of these views has been eroded by the substantial alterations to the fabric described above.

- 5.38 Historic maps and aerial photographs indicate that the north and west elevations of the house were less elaborate and more functional, providing secondary access to the ancillary ranges of the property. These elevations have also been subjected to the most change with their present appearances bearing little resemblance to the original experience of the house. For these reasons, views of the north and west elevations are not considered to constitute key views.
- 5.39 Key views out from the house, are directed from the east elevation windows across the forecourt and from the south elevation windows across the terrace, lawn, and former parkland. The surrounding woodland foreshortens views out towards the wider landscape and contributes to the sense of enclosure, seclusion, and privacy.
- 5.40 Historically, the southern wing of the west elevation possessed bay windows which facilitated views across the ornamental garden immediately west of the house; however, this part of the building has been substantially remodelled and these bay windows are no longer extant.
- 5.41 The remaining windows of the west elevation and those of the

north elevation are either later insertions or were not intended to provide designed views across the formal grounds.

Statement of significance

- 5.42 The Grade II Listing of Trewsbury House highlights that it is a heritage asset of less than the highest significance as defined by the NPPF. The heritage significance of the Listed building is principally embodied in its physical fabric from which it derives historic, architectural and artistic interest.
- 5.43 The historic interest of the building is principally derived from its general form and appearance, being a good example of a late Victorian country house, albeit one that has been substantially truncated and remodelled. The building's reported association with Frederick S. Waller, a renowned local architect and antiquarian, also makes some contribution to its historic interest.
- 5.44 Surviving elements of the original internal layout and early fixtures and fittings augment the historic interest of the property by illustrating the original division of space, circulation, and use of the house.
- 5.45 The architectural and artistic interest of Trewsbury House is almost entirely embodied in its earliest fabric, which dates from the later decades of the 19th century. The south and east elevations of the property possess the most intrinsic architectural and artistic interest owing to the high-quality bay windows, trefoil arched lights, neo-Gothic pointed arches, prominent stone chimney stacks, ornate parapets, and other

carved details, such as the monogram, heraldic emblem, and hoodmould of the front porch.

- 5.46 The architectural and artistic interest of the property has been eroded by the later 20th-century changes described above, especially the remodelling of the south elevation and southern wing of the west elevation which has resulted in the loss of significant architectural elements such as the turret and bay windows.
- 5.47 The west elevation of the house has been substantially altered by the later 20th-century demolition works and the c. 2003 extension. These works have resulted in changes to fenestration, the blocking of openings, and alterations to the roof structure, as well as changes to the experience and use of this elevation which was originally enclosed and ancillary in its function. As such, the west elevation makes a very limited contribution to the historic and architectural interest of the Listed building overall, with the modern structural elements and openings making no contribution.
- 5.48 The present north elevation of the property was formed in the later 20th-century and makes no appreciable contribution to the special architectural interest of the Listed building.
- 5.49 Internally, surviving historic joinery, plasterwork, fireplace surrounds, decorative tiles, and staircases further contribute to the architectural and artistic interest of the property. Although it is noted that much of the upper floors were replaced following the fire.

5.50 The setting of Trewsbury House also contributes to its heritage significance, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance can be identified as follows:

- The coach house to the north possesses limited intrinsic architectural interest but contributes to the historic interest of the house as a remnant of the historic north wing, albeit remodelled. It has the potential to be regarded as a curtilage listed structure by virtue of its age and association with Trewsbury House at the time of listing.
- The forecourt provides a key view of the primary east elevation of the Listed building, enabling the special historic and architectural interest of the property to be appreciated. It also gives legibility to the historic experience of the house, which would have been first glimpsed from this vantage point when approaching via the carriageway.
- The immediate terraces and lawns illustrate the high-status domestic function and appearance of the property and provide important vantage points for appreciating the special historic and architectural interest of the property.
- The historic carriageway constitutes the main approach to the house, both currently and historically, and formed part of a designed processional route to and from the property.
- The former parkland to the south gives legibility to the wider formal grounds of Trewsbury House. It formed the content of designed views out from the south elevation of the property, as well as facilitating

key views of the house.

- The former stable block and ancillary buildings to the north-east of the house give legibility to the original layout and functional use of the wider grounds. They are contemporary with the house and have also been attributed to the design of F. S. Waller, therefore they possess group value. Their contribution to the significance of the Listed building through setting has been diminished by the fact that they have been converted to separate residential use and are no longer functionally associated with Trewsbury House.
- The remains of the kitchen garden to the east similarly give legibility to the original layout and use of the wider grounds but have also been separated from the house.
- The icehouse to the south-west of Trewsbury House (concealed by woodland) constitutes another early ancillary structure that illustrates the historic layout of the wider grounds, although it is now disused.
- The lodge at the carriageway entrance to Trewsbury House forms part of the designed historic approach, is contemporary with the house, and has been attributed to F. S. Waller, therefore possessing group value. It is now in separate ownership and is no longer functionally associated.
- The surrounding woodland makes some contribution through setting by providing senses of enclosure, seclusion, and privacy, especially in views out from the property.
- The multivallate enclosure surrounding Trewsbury House contributes to the local topography and defines the historic extent of the formal grounds and ancillary spaces of the house.

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1909 Photograph of the east elevation of Trewsbury House, ref. 1476/1.

1909 Photograph of the south elevation of Trewsbury House, ref. 1476/20.

Appendix 1: Trewsbury House List Entry

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089303

Date first listed: 27-Feb-1986

Statutory Address: TREWSBURY HOUSE

Location

Statutory Address: TREWSBURY HOUSE

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Coates

National Grid Reference: ST 98085 99888



Details

COATES - ST 99 NE

7/4 Trewsbury House II Detached country house. Dated 1876 on gabled porch. Coursed rock face masonry with freestone dressings on offset plinth, tile roof, tall stone stacks. Gothic style. Squarish block with rear extension, 2 storeys. Entrance front has single storey wing across most of front with patterned embattled parapet, stepped buttresses with turrets, projecting gabled porch with pointed archway, and row of trefoil headed fenestration. Coat of arms on gable to right. Scattered fenestration, mostly stone mullion and transoms with arched lights or trefoil heads. South front has 2 gables, larger to left with canted 2-storey bay. String course between floors.

Listing NGR: ST9808599888

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 129296

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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