

**PROPOSED RESIDENTIAL DEVELOPMENT  
LAND AT PARK HOUSE, ECHO LANE, STINCHCOMBE  
HERITAGE STATEMENT  
JUNE 2022**

**Application site:**

The development site is set within a Stinchcombe Conservation Area, Cotswold area of outstanding natural beauty and Settlement development limits.

**The nature of the asset:**

Stinchcombe was designated as a conservation area number 15 in January 1978. The conservation area does not have an adopted Conservation Area Statement.

**The extent of the asset:**

The existing site is currently garden land. The site gained planning permission for a two storey four bedroom dwelling in 2007. Reference S-07/1801/FUL. The site is surrounded on all sides by Buildings on three sides. Stinchcombe Manor, The Old Vicarage, The Old School House and Tumbling Fields

**The significance of the asset:**

The site is currently used as garden land for Park House. The current dwelling is building from sympathetic materials which contributions to the conservation area or Area of Outstanding natural beauty.

**The proposed works:**

The application is for a single storey side extension. The design of the proposal is contemporary to compliment Stinchcombe Manor.

**Planning history:**

S.05/1946/FUL – Erection of two semi detached dwellings – Withdrawn

S.05/2435/FUL – Re-submission for erection of two semi detached dwellings – Withdrawn

S.06/0101/FUL – Re-submission of withdrawn application - Permitted

C H U R C H  
A R C H I T E C T U R A L



## **The impact on the asset:**

### Manor Hotel

*Shown on ST 79 SW as Manor House. Hotel, formerly dwelling. 1837. Ashlar limestone and stone slate roof. Complex but compact 'Cotswold Tudor' structure, multiple stacks with separated octagonal shafts; entrance porch in two storeys, with corner buttresses. South wing, with octagonal 2-storey bay added soon after main body built; modern extension to north-west. Windows hollow chamfer mullion, some transomed, and many containing sashes with bars. Multi-panelled C19 door in tudor arched opening.*

*Interior: rich contemporary fireplaces, ceilings, panelling and staircase immediately right of entrance. Besides being intrinsically of design value, this property is prominent and significant in views from the M5 which lies close on the west side.*

*Listing NGR: ST7279298792*

Views between the Manor hotel and the site are blocked by thick hedges and trees which will remain.

### Old Vicarage

*Dwelling, formerly Vicarage. Mid C19. Ashlar limestone, stone slate roof. Good Cotswold Tudor with large corbelled stack to left of 2-storey porch on south-east corner, and central gable with, to its right, another corbelled stack on south-west front. 2½ storeys, various multi-light mullioned and transomed stone casements, generally with stopped drips, fine contemporary segmental-headed door under tudor label with carved spandrels in porch.*

*Listing NGR: ST7279598896*

There are no views between the Old Vicarage and the site due to the large number of trees between the proposal and the existing building.

### Manor Lodge

*Dwelling. Mid C19. Squared and coursed marlstone, concrete tile roof. L-plan with gabled return, left, two rendered and ashlar stacks with moulded cappings, coped gables. 1½ storeys 1+1 windowed, 1, 2 or 3 light chamfered stone mullioned under stopped drips; plank and batten C19 door in 4-centred head with label; immediately right of projecting gable. Blank shield in sunk square panel in wall above.*

*A careful essay in Cotswold Tudor, this lies axially opposite Manor Hotel (q.v.), but is not on the entrance route to it.*

*Listing NGR: ST7288998742*

Due to the topography of the site, and the extensive hedges and trees, there are no views between the site and Manor Lodge

### **Summary:**

In accordance with NPPF principals, the development of the garden site will have no detrimental effect on the fabric, on the historic significance of the Stinchcombe Conservation Area and will not detract from its setting.