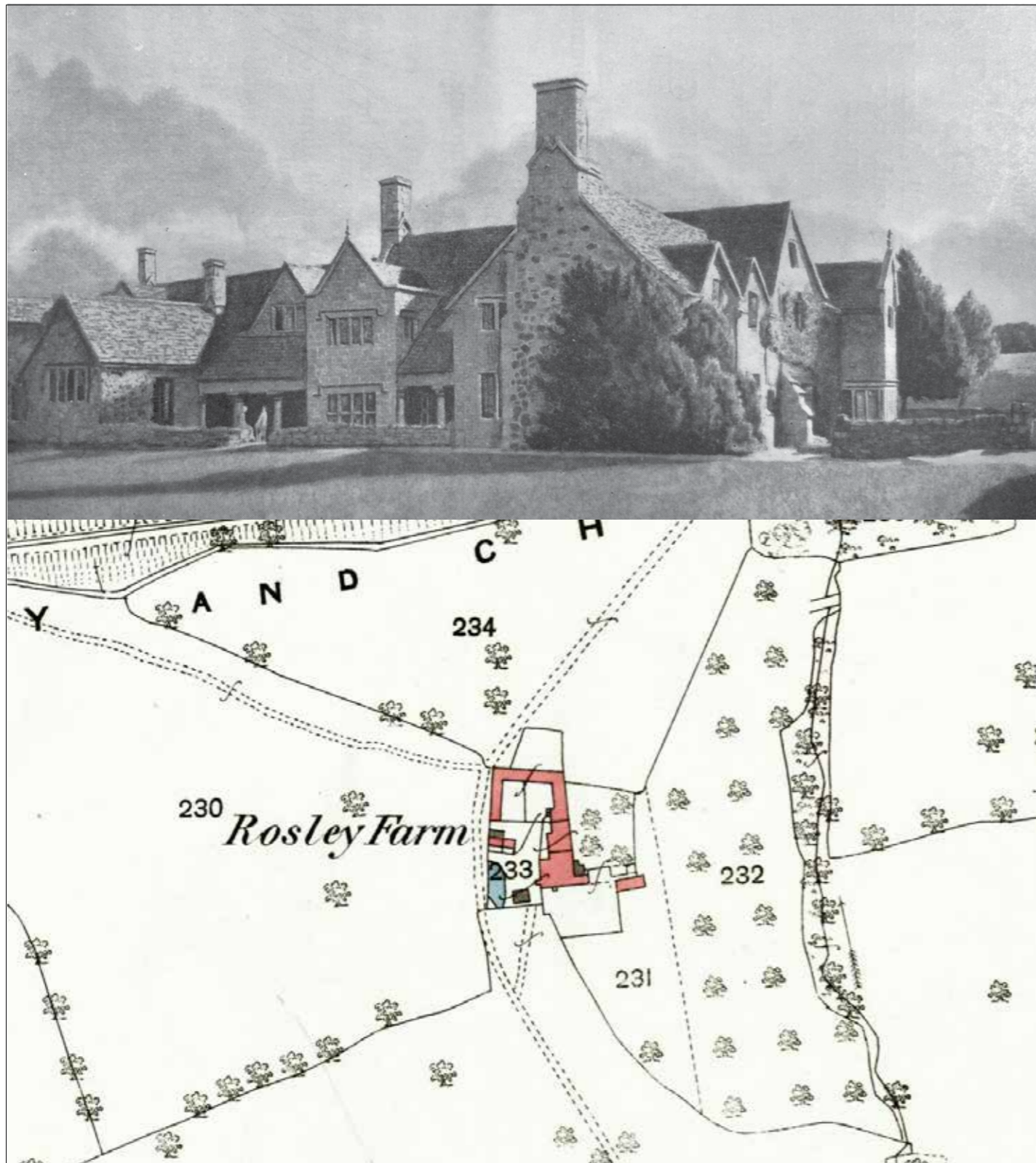


# ROSSLEY MANOR HERITAGE ASSESSMENT







## INTRODUCTION AND CONTEXT

This report has been compiled to establish the historic origins and architectural development of Rossley Manor, Rossley Manor, London Road, Cheltenham, Gloucestershire, GL54 4HG. The house was purchased by our clients in 2021<sup>2</sup> as their family home.

This document aims to identify the major phases of development and alterations to the house, as well as providing an overview of the development of the grounds and its outbuildings. This information will be used to inform any future plans for restoration and alterations, ensuring that the works are sympathetic to the historic structure and significance of the house and estate.

This report has been compiled on behalf of our clients by ADAM Architecture's in-house architectural historian Dr. Helen Lawrence-Beaton. Detailed analysis of the historic fabric has been conducted from visits to the property, and a documentary history of the building has been pieced together based upon careful analysis of available records within Gloucestershire Archives. Other national archives have also been consulted, including those of Historic England, and the National Archives, as well as local history literature, published books and articles.

Rossley Manor is located in the Dodswell Valley, approximately four miles from Cheltenham and fourteen miles from Cirencester, Gloucestershire. The estate comprises a Grade II-listed manor house, a cottage, garage block, stabling and further outbuildings set in 140 acres of landscape. The house is accessed via a private driveway from the northeast.

Rossley Manor was statutorily Grade II listed in 1952. The surrounding garden and parkland is not individually listed. The Listed Building description for the house is as follows:

### ROSSLEY MANOR

List entry Number: 1303813

District: Cotswold (District Authority)

Parish: Dowdeswell

Grade: II

Date first listed: 23-Jan-1952

Listing NGR: SO9911519424

Statutory Address: Rossley Manor, Gloucestershire

Details:

*DOWDESWELL - SO 91 NE 4/25*

*Rossley Manor 23.1.52 II*

*Former farmhouse, then country club, now house. C16 and C20. Coursed squared and dressed limestone and brick, stone slate roof, ashlar stacks. Complex plan. C16, 'L'-shaped main body, many Cotswold style gables added C20 particularly on west and east. Large C20 extension incorporating courtyard on north. Mostly 2 storeys. South-facing buttressed facade largely as built but with C20 extensions at right-hand end. C19 studded plank door off-centre left. Irregular fenestration mostly 1, 2, 3 and 4-light stone mullioned casements with stopped hoods and*

*leaded panes. Present entrance front on east, with 2-storey C20 gabled porch with C20 plank door with cover strips within 'Tudor'-arched surround with bag stops. Coat of arms of Coxwell-Rogers on gable above. Two storey gables right and left of porch. Interior: close-studded timber framed partition walls.*

As the listed building description suggests, Rossley Manor has its origins in the sixteenth century, when it was a farm belonging to the Dowdeswell estate. The core of the original farmhouse was gradually extended over the centuries, including significance extensions in the seventeenth and eighteenth centuries, both of which survives today. By the nineteenth century, was one of the major farms on the Dowdeswell estate. By this time, a large range of farm buildings had been constructed to north and the main core of the house had been extended northwards.

Major alterations and extensions were carried out by Cecil Coxwell-Rogers, who inherited the property in 1916. Coxwell-Rogers took the house on as his private home and underwent a series of alterations and additions, probably after the First world War, or in the early 1920s. These appear to have been designed either by Sidney Pyle, or Charles Biddulph Pinchard, both architects who specialised in adapting and extending old Cotswold houses. The alterations enhanced the traditional vernacular character of the property according to the fashions of the time.

Coxwell-Rogers' alterations continued into the 1930s and in 1931, he opened Rossley up as Rossley Manor Country Club. The Country Club ran until 1966 and during Coxwell-Rogers' lifetime (d.1953) he developed the mellow architectural character of the house and its interiors. Overall, his additions were relatively sensitively implemented, taking inspiration from the character of the original buildings on the site. The southern core of the house was retained and the remnants of the nineteenth century additions to the north were reconstructed as new accommodation.

In summary, This document proposes several main key periods in its history. These are suggested as follows:

**Mid-late sixteenth century** - *Original farmhouses comprising the southern core of the existing building*

**Mid-late seventeenth century** - *Existing Dining Room wing built to the north of the earlier house..*

**Eighteenth century** - *Brick-built wing constructed to east of the earlier core.*

**Mid-nineteenth century** - *Main house extended northwards and a farm range constructed around a courtyard to the northwest.*

**c.1920** - *New entrance wing, Breakfast Room, bay window and wood store constructed for Cecil Coxwell-Rogers. Northern part of house remodelled as accommodation. Landscape redesigned. Farm assumes the title of Manor.*

**1929** - *Victorian farm buildings demolished and replaced with new stable range, gatehouse, cottage and garages to designed by Charles Biddulph Pinchard.*

**1931** - *House is converted to use as a Country Club*

**1935** - *New Sherry Lounge and Kitchen added on eastern facade, alongside other internal change, to designs by Sidney Pyle.*

**1936-1944** - *Loggias added on western elevation.*

**1966** - *Manor reverts to private residential use and is subdivided into three dwellings. Internal changes made and cottages built in the grounds.*

**2005** - *New indoor pool built within garage range. New garages constructed to the northeast.*

**2021** - *Purchase by our clients and the beginning of restoration.*

These changes are summarised in a series of phasing plans at pages 21-22 of this document, which show the major periods of change and their effects upon the layout of the building. The findings of this analysis are brought together in the 'Conclusions and Statement of Significance' on page 23 of this document.

Today, the main house is a long series of conjoined building ranges, broadly aligned from south to north, with the oldest core of the house located in the southern section of the building. The southern elevation would have originally been the main entrance elevation to the house, prior to the 1920s.

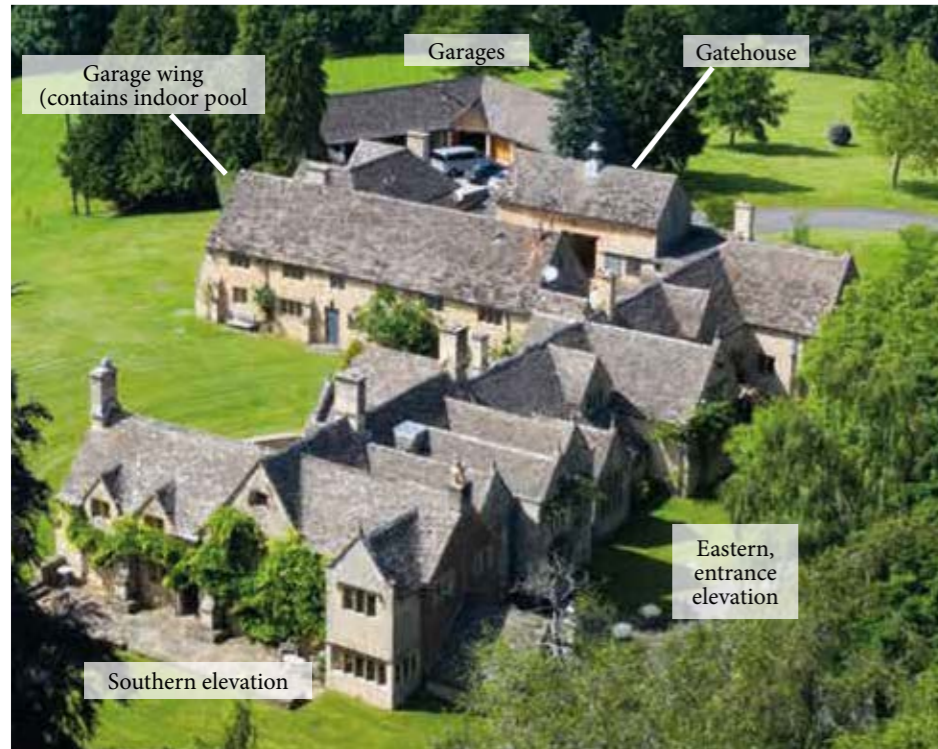


*Modern view of the southern wing of the house, originally the entrance elevation. This wing was extended to the east in the eighteenth century, and the eastern bay window added c.1920.*

The long, eastern elevation largely comprises a series of twentieth century additions, built around an earlier central range, probably added in the mid-nineteenth century. The eastern elevation acts as the main entrance to the house, and has done so since around 1920.



INTRODUCTION AND CONTEXT (Continued...)



Modern view towards the southern and eastern elevations. The long eastern elevation is now the entrance facade of the house. The courtyard range and modern garage block can be seen in the distance.

The western elevation is partly focused upon a stone terrace, accessed by two loggias, added sometime after 1935. Both of these were designed as open structures. Today, the northernmost loggia is enclosed by three sets of modern doors.



Modern view towards the western elevation with its two loggias, leading onto a terrace. The cottage and garage range can be seen to the left of the photographs.

To the north, conjoined to the house at its northwestern edge, is a large courtyard range, constructed from 1929 onwards. This comprises a wing of stables and store room, a gatehouse, a cottage, and a two-storey southern range that closes the yard. The southern range was built as a single-storey

garage wing, but was heightened in 1932 to include bedrooms above. This wing was heavily remodelled in 2005 when it was turned into an indoor swimming pool complex with cinema room. A modern covered link spans the junction between the Pool wing and the main house.



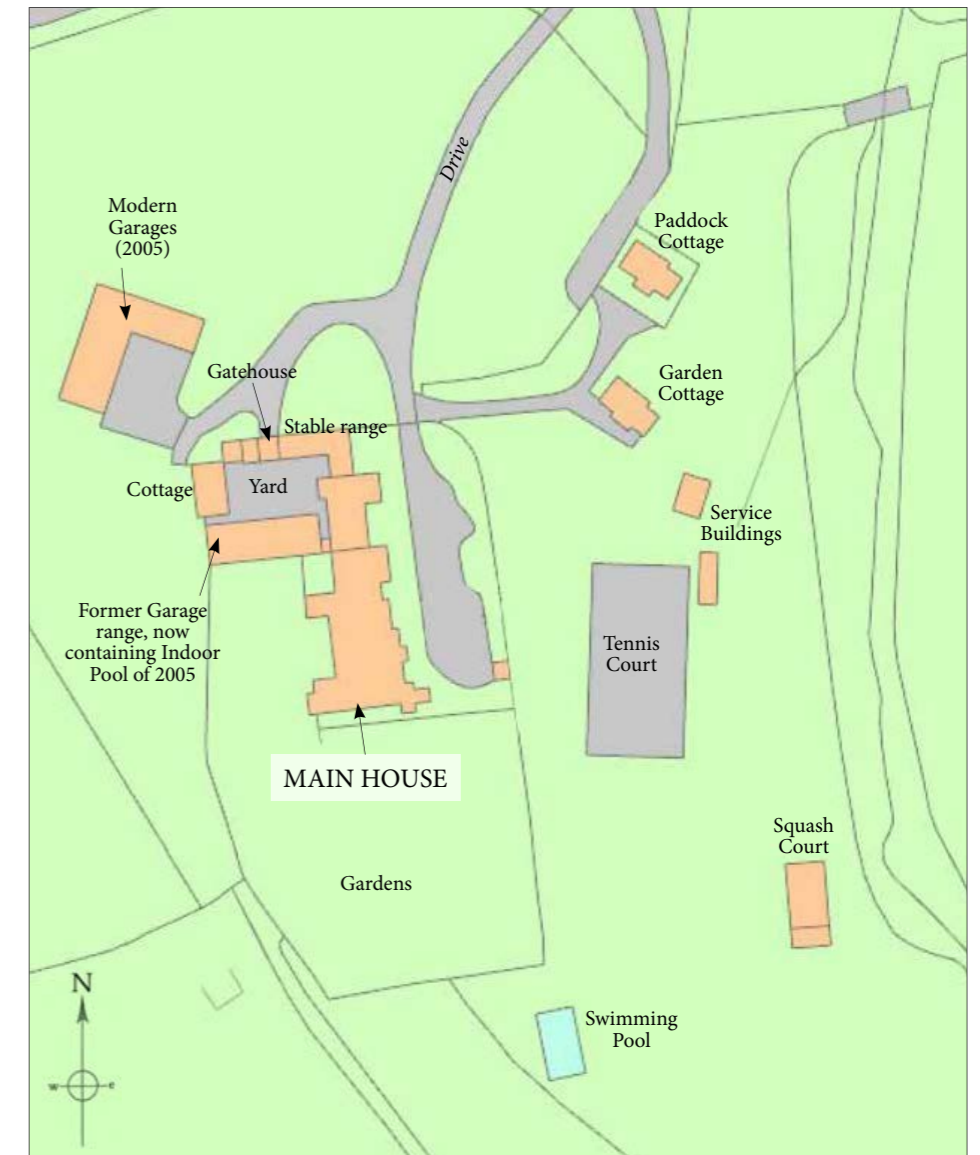
Modern view over the courtyard range. The buildings around the yard have undergone alterations since their initial construction in 1929.



Modern view from the north, looking towards the house and courtyard range. The courtyard range is accessed via the driveway, through the central gatehouse. The modern garage range can be seen to the far right.

Also contained within the grounds is a Squash Court, first built in 1931 and since modernised, an outdoor swimming pool, a tennis court, and two late-twentieth-century cottages. The broad layout of the grounds surrounding the house is shown on the diagram on this page. The phasing and development of these buildings will be explored in detail in this document.

MODERN ESTATE PLAN SHOWING EXTANT BUILDINGS





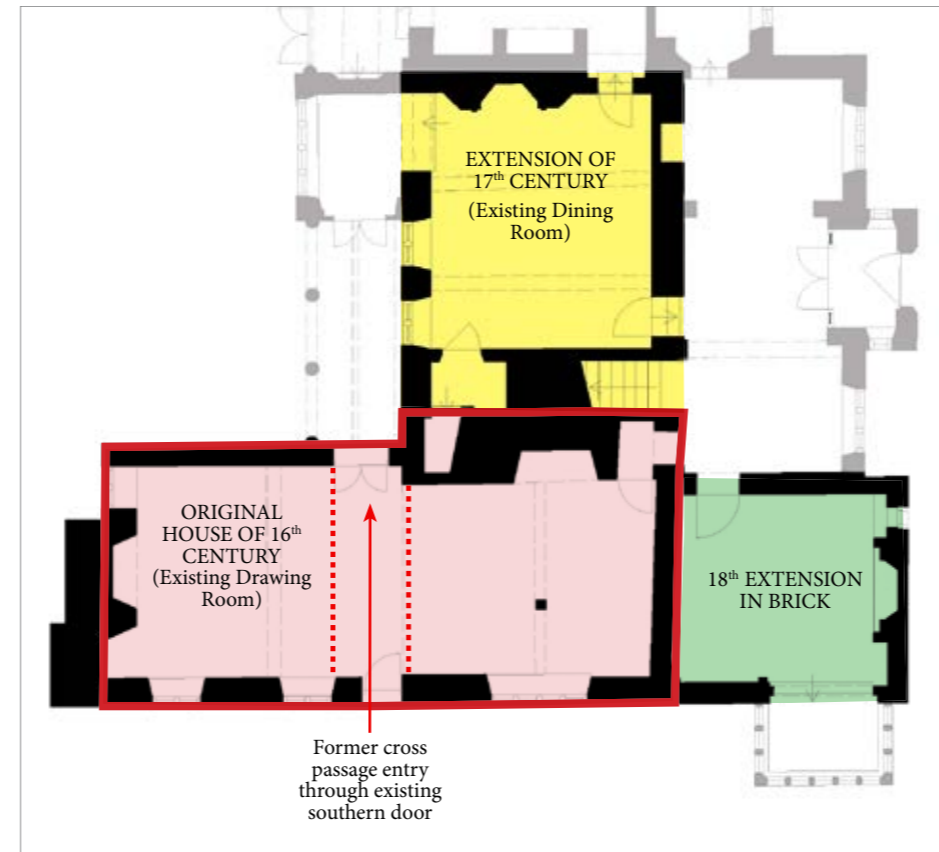
EARLY HISTORY AND ORIGINS

The origins of Rossley Manor date back to at least 1260 when it is recorded as 'Rosteie' or 'Rosteley(e)'. Its name is thought to mean a 'Wood or glade' where rafters or beams were obtained. Although close to Dowdeswell, Rossley has traditionally been a detached part of Withington parish. Lands in Rossley were given to Studley priory in Warwickshire before 1330 by Peter of Ashridge and Jordan, his brother, and there is certainly evidence of a house on or near the site as early as 1327 when a William de Rosteie was assessed for tax there. In 1462 the owners of Dowdeswell manor held a farmhouse house and land there - later recorded as 50 acres - from Studley Priory.

In 1536 another estate at Rossley, described as a pasture with woodland, was owned by Winchcombe abbey and leased to Richard Rogers and his family. The Crown granted the abbey's estate in 1547 to John Dudley, earl of Warwick, who sold it shortly afterwards, and it was sold on again in 1550 to William Rogers, Richard Roger's son. William was then lessee of the other part of Rossley, and then went on to own, with Dowdeswell manor, in 1582, bringing the two parts of the estate together in Rossley; Records survive from 1582 showing the ownership of land in 'Rostley' by William. Rogers esq. and his wife Anne. After this time, both the Rossley and Dowdeswell estates passed down through various branches of the Rogers family.

original chimney stack on the west wall. This early core of the house has, however, undergone many alterations over the centuries, as discussed in the following sections. The existing staircase is a twentieth-century addition, designed to complement the style of the original house.

LOCATION OF ORIGINAL CORE & EXTENSION WITHIN MODERN LAYOUT



recognise its origins as a working farmhouse - its current suffix of 'manor' was only adopted in the early twentieth century, when its agricultural use ceased, perhaps as a way of romanticising its history and origins.

A further wing was added to this original core, probably in the mid-late seventeenth century. This comprised the existing Dining Room wing, immediately to the north of the earliest range to create a broad 'L-shaped building footprint plan. Although only containing one room on each floor, this addition reached two stories in height, with an attic above. At some point, perhaps contemporaneously with the extension, the adjoining part of the earlier, southern range was raised in height and roofed in line with the new wing.



Modern view of part of the southern elevation, with the extent of the original, sixteenth century house indicated.

The original house on the site, which forms the core of the current building, is likely to have been built during the mid-late sixteenth century, under the ownership of Willian Rogers. This would have comprised the southern range of the existing building, although when first constructed, it was likely to have been single storied with attics. On the ground floor there would have been two main rooms with a through passage, accessed via the doorway on the south front. This space retains chamfered beams with stops, and an



Left: Modern view of the existing Dining Room, added behind the original house in the seventeenth century. The fireplace and windows are all twentieth century in date.



LEFT: Modern view of the existing Drawing Room, contained within the earliest core of the house. The doorway on the far wall would have been the original entrance to the house, leading into a cross passage and two rooms to either side.

In its earliest form, Rossley Manor was likely therefore a relatively humble farmhouse, and was for centuries a tenanted farm owned by the Dowdeswell Estate. This is not to denigrate the building or its status but to properly



LEFT: Modern view of the eastern end of the southern elevation. The eighteenth-century extension can be seen to the right of the earlier core, and was constructed in brick. It is now largely obscured by the early-twentieth century, two-storey gabled projection, seen to the right.



RIGHT: View of the eastern elevation where the extent of the eighteenth century brick wing can be clearly seen. The single-storey woodshed and two-storey wing both date from the early twentieth century.



EARLY HISTORY AND ORIGINS (Continued...)

A third phase of extensions followed in the eighteenth century, when a brick built wing was added to the eastern end of the earlier, southern range. This is now largely obscured by a two-storey gabled projection built in the early eighteenth century in stone. Its extent is however, clearly visible on the eastern elevation, albeit partly obscured by the existing woodshed.

Collectively, these three phases of building created a broadly 'T' shaped footprint, that appears to have remained relatively untouched until the nineteenth century (see diagram on previous page).

The origins of the site as a farm is supported by later maps. A county map of 1777 clearly shows 'Rastley' and depicts a farmhouse there, although is shown figuratively. Similarly, although at a small scale, the 1811 Ordnance Surveyor's drawing shows 'Rosely Fm.' accessed via a track from the north, off the existing A40 road, and via a longer drive from the south, that meandered across the farmland towards the existing A436 road. A further county map of 1828 confirms the name of 'Rosely Farm'. However, all of these maps are at too small a scale to provide a truly accurate sense of the layout of buildings on site. Only a broad indication of the basic 'T' shaped building plan form is provided.



Isaac Taylor's 1777 map of the County of Gloucester, with 'Rastley' highlighted.



Detail of the 1811 Ordnance Surveyor's Drawings, with 'Rosely Farm' highlighted. The two main access tracks to the farm can be seen to the north and southeast.

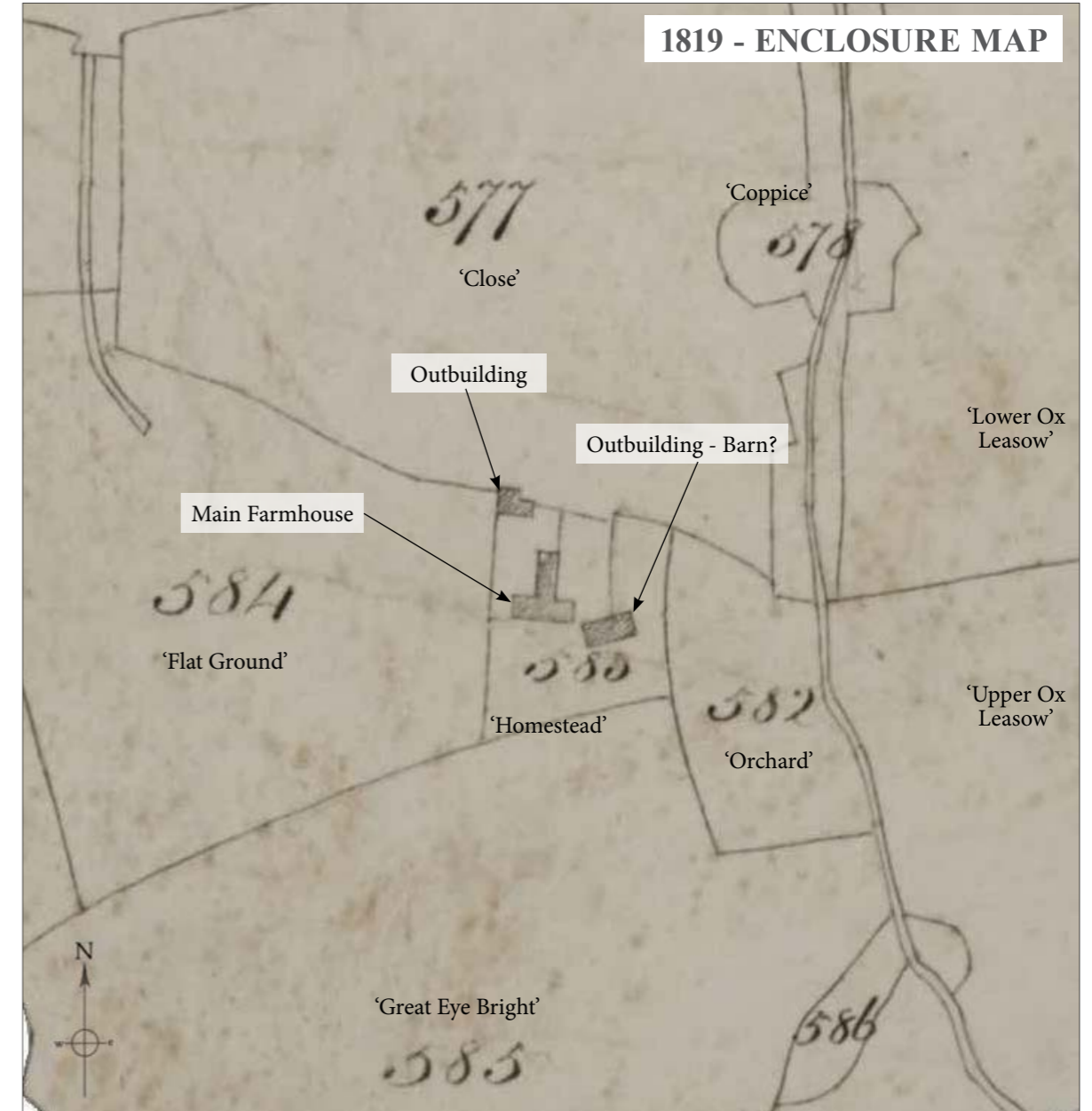


Detail of Greenwood's map of Gloucestershire of 1828, with Rosely Farm highlighted.

The earliest detailed map to show the site is the 1819 Enclosure Map for Withington. The house is described as 'Rosely Farm', and was occupied by a 'Miss Esther Rogers', presumably a relative of the Rogers family of Dowdeswell. The map shows the broad 'T'-shaped plan form of the house, described as the 'homestead', comprising the earliest southern range, the seventeenth century wing to the north and the eighteenth century extension to the east. It is unclear as to whether the house already extended further north than the seventeenth century range - the house may already have been extended in this direction by this time. Close to the house to the southeast is a large structure, presumably a barn or other agricultural outbuilding. There is only one other outbuilding shown to the northwest, along what was then the northern edge of the farmhouse site.

**FARMING STOCK,**  
**At Rosley Farm, Three Miles from Cheltenham,**  
**TO BE SOLD BY AUCTION,**  
**By T. ACOCK and SON,**  
 On Tuesday the 8th of March, 1836.—The whole of the valuable FARMING STOCK, the property of Mr. Davis, who is leaving Rosley Farm; comprising 70 ewes and theaves in yeas, 70 ewe and wether tegs, and 2 rams; 17 young dairy cows in calf or with calves, 9 three-year-old heifers in calf in good season, 5 fresh barren heifers, and 2 ditto cows, 8 two-year-old heifers, 15 yearling heifers, 5 yearling oxen, 2 two-year-old bulls, 1 bull stag, and 1 two-year-old steer; 5 useful cart geldings and mares, 1 good two-year-old cart colt, hilt and 8 pigs, 7 store pigs, 3 porkers, and 1 fat pig.—The sheep are of the mixed Cotswold and Leicester breed; the beast are of the short-horned and Hereford, and the whole on inspection will be found well worth public attention.  
**Sale to begin with the sheep at Eleven o'clock.**

Advert from the Oxford Journal of 27 February 1836, indicated that Rosley was largely a sheep and dairy farm.



Detail of the 1819 Enclosure Map for Withington Parish, showing 'Rosely Farm' occupied by Miss Esther Rogers. Three main building ranges are shown; the main house, a large building to the southeast, and a further outbuilding to the northwest. Names of the plats are indicated.

Throughout the mid-nineteenth century, Rossley Farm appears to have been leased to tenant farmers. An advert of 1836 in the local press records that farming stock, 'the property of Mr Davis, who is leaving Rosley Farm', was to be sold by auction. The details suggest that Rosley was large used for sheep farming to produce wool, and for dairy farming, with some pigs kept, probably for consumption by the family on the farm.

Electoral registers of 1845 then show that by that time, a 'Mr John Handy' was the occupant of the farm, but that he also departed Rosley shortly afterwards, in 1846. Another sales advert of 1862, recorded that a Mr Selman was leaving the farm at that time.

A further sales advert of 1876 records that Rossley Farm comprised 'a substantial homestead and buildings' of 320 acres, 3 hectares and 36 perches of 'well cultivated land, half of which is Pasture and the rest Arable.'



EARLY HISTORY AND ORIGINS (Continued...)

Unfortunately, despite being shown as part of Withington Parish and excluded from the Dowdeswell tithe map, the farm is not included on the corresponding Withington tithe map. The next detailed map to show the farm is therefore, the first edition, large-scale, Ordnance Survey map of 1883. This shows far more detail than the Enclosure map, indicating the layout of the landscape and individual elements of the house and farm buildings.

This map shows that the farm had dramatically expanded since 1819, becoming one of the main farms of the Dowdeswell Estate in the mid-late nineteenth century. At this time, the inhabitant of the house was Edward Apperley, who was recorded in the 1881 census as a farmer of 373 Acres, five men and three boys, living with his wife, their four children, and one domestic servant. The map shows that the house had been extended to the north beyond the seventeenth century wing. Another building, later described as an attached barn, extended northwards to link with a large formal layout of farm buildings arranged around a yard.

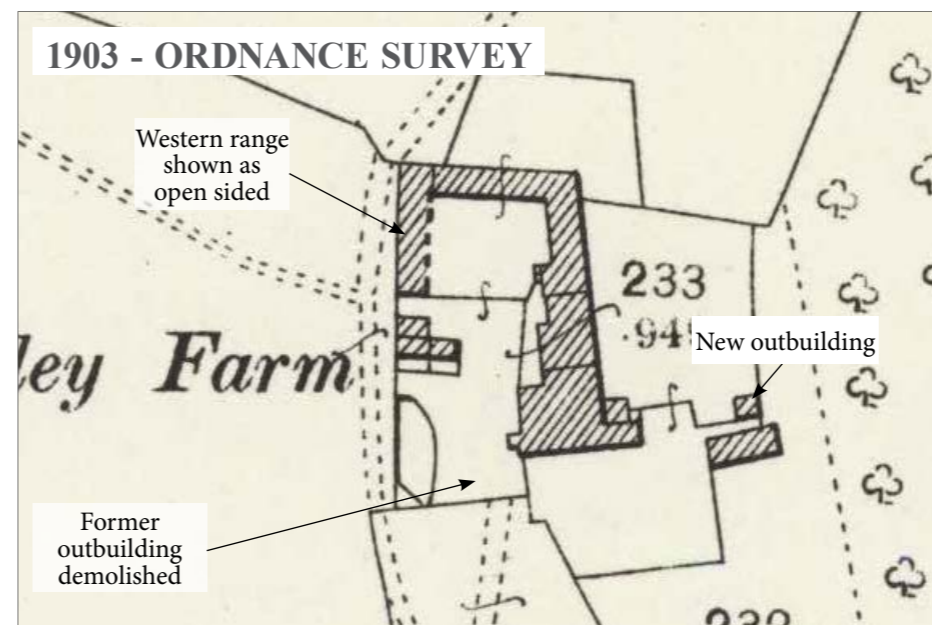
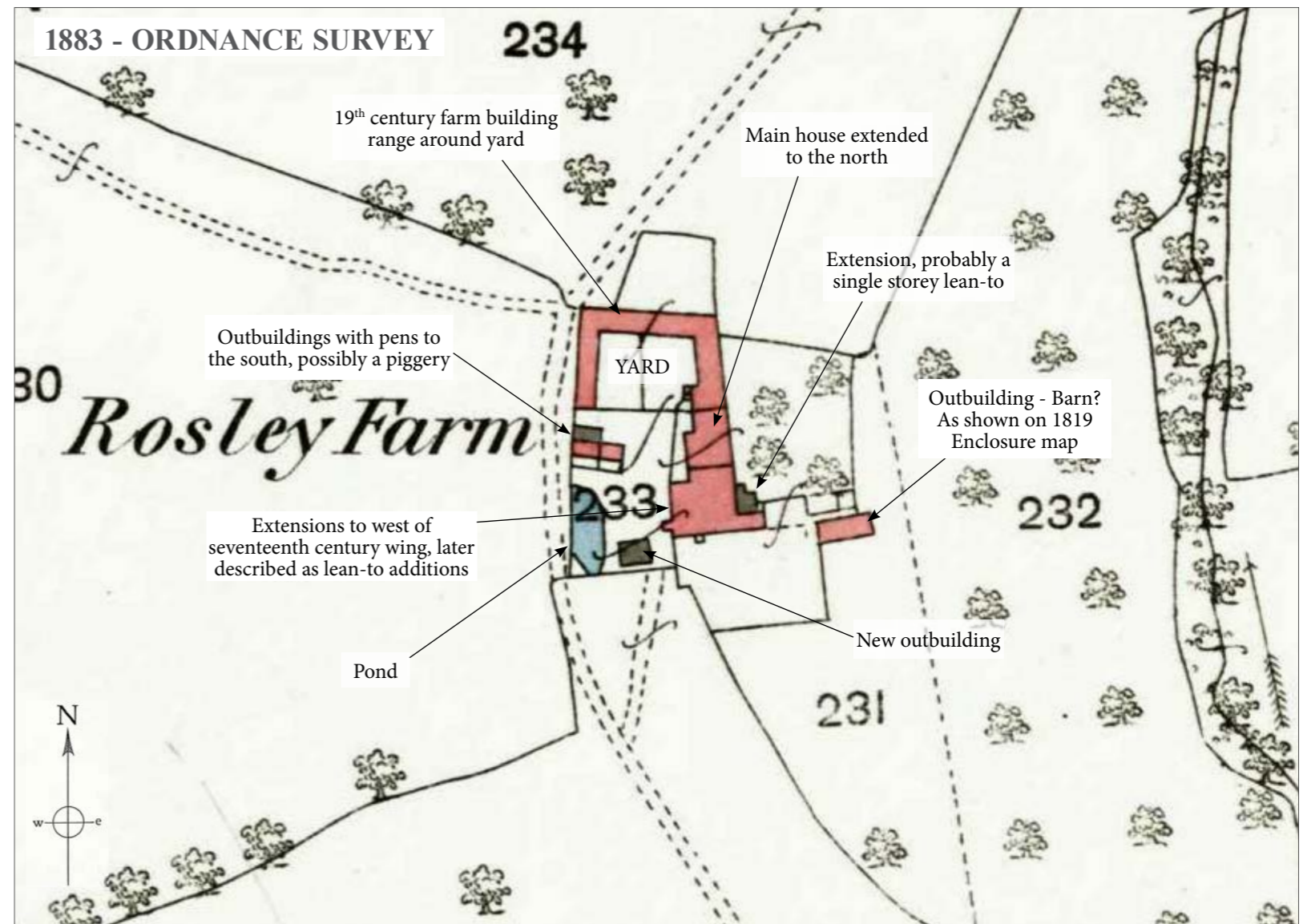
Although they follow the broad plan form of the existing outbuildings on site, the structures shown in 1873 were entirely demolished in the early twentieth century to make way for the existing courtyard complex. The earlier, nineteenth-century farm buildings followed a less formal plan and were actually set on a slight diagonal to the main building range. This is indicated on the phasing plans included at pages 21-22 of this document.

Also shown is an addition at the junction of the seventeenth and eighteenth century wings. This is shown in grey, indicating that is in purely utilitarian in use and was probably a simple lean-to extension. The house also appears to have extended slightly to the west of the seventeenth-century extension. The *Victoria County History* account of Dowdeswell and Rossley records that this was a lean-to addition. On the souther elevation, a small projection suggests that the main entrance may have had a porch at this time. The *Victoria County History's* footnotes record that the account of the older buildings and their later alterations were informed by a series of photographs of the house during this period 'in possession of Lt.-Col. Coxwell-Rogers'. Sadly, these photos were not deposited in archives and their whereabouts remain unknown.

There were also additional outbuildings to the west, with some small yards or pens (likely for pigs) to the rear. A further outbuilding has been constructed to the south west, facing onto a large pond to the southwest of the site. A larger building to the southeast appears to be that shown on the 1819 Enclosure map, possibly a barn.

The farm is next shown on the 1903 Ordnance Survey map with very little change to the house and the farm buildings - only a few further details of the farm buildings are provided, with the structures on the far western side of the yard shown as open sided. The outbuildings to the southeast of the main house has already been demolished and there is one small new outbuilding to the north of the old barn.

The farm continued to be let to farmers into the twentieth century, with the last known tenant recorded in the 1911 census as Thomas Jackson - a Farmer - and his family. In 1903 an advert records that he let out 'farmhouse apartments' at Rossley, comprising 'two sitting rooms, three bedrooms, kitchen etc.', presumably to farm workers.



ABOVE: The first edition, large-scale Ordnance Survey map of 'Rosley Farm', shown a range of farm buildings built to the north-west, forming a large yard. Other farm buildings are shown to the west of the main house, alongside a pond and there are some other additions shown in the angle of the earlier wing of the main house.

LEFT: The 1903, large-scale Ordnance Survey Map shows no major change to the buildings. Further details is provided of the outbuildings, with the structures on the far western side of the yard shown as open sided.



THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION

Major change occurred at Rossley in the early 1910s, when the site ceased to be used as a farm, and reverted to purely residential use. Cecil Mein Probyn Dighton (1893-1953) decided to move into Rossley and occupy it as his main house. Cecil Probyn Dighton changed his name to Cecil Coxwell-Rogers in 1916, in order that he could inherit the estate of Richard Hugh Coxwell-Rogers, who died at Gallipoli. Richard's parents had divorced and Cecil's parents became his surrogate parents, paying for his education and bringing him up, perhaps explaining why he left his estate to Cecil. Cecil Coxwell-Rogers was, prior to the First World War, and film actor, but went on to have a military career and rose to the rank of Captain.

Cecil Coxwell-Rogers then began the process of gentrifying the old farmhouse, creating a series of additions and alterations, and renaming it 'Rossley Manor'. This process of the domestication of former farms was a general trend across Britain, as agricultural rents were generally in decline. Some sources state that this process of remodelling of the farmhouse had begun by 1914, but given that he inherited in 1916, this seems a little early. In addition, Kelly's Directory of Gloucestershire still records Thomas Jackson,

a Farmer, as resident at Rossley Farm in of 1914. In reality, a date of sometime after 1916, and most likely after the end of the First World War; around 1920 seems most probable.

The alterations to the house were relatively complex, comprising a series of phases. Sadly, the original drawings for the earliest additions are not retained in archives, but some photographs and map information help us to understand the alterations made. The broad phasing of these works are included in the phasing plans at pages 21-22 of this document

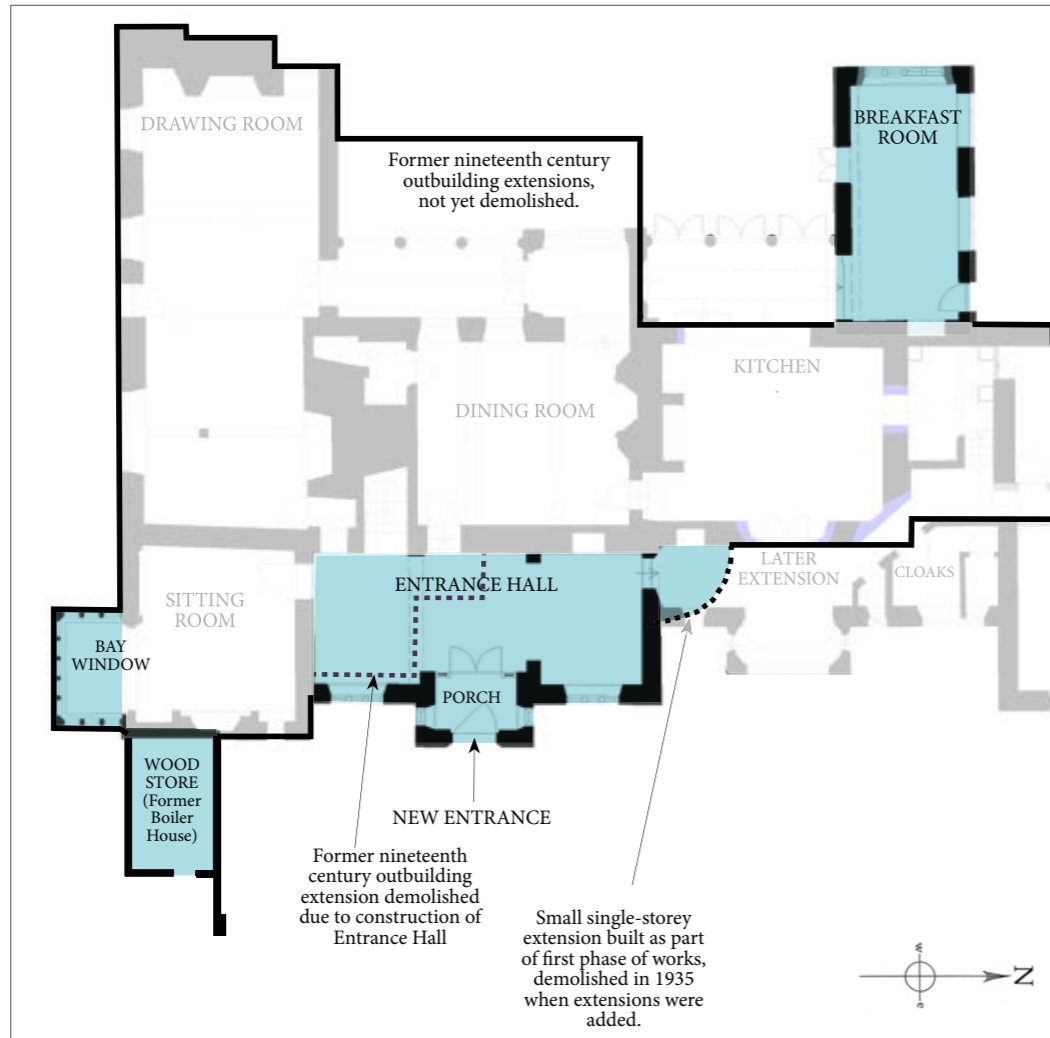
The works have generally been attributed to the architect Sidney Thomas Pyle. Based upon drawing evidence, Pyle was certainly involved in the alterations at Rossley in the 1920s, and it seems like that this work was a continuation of earlier designs for the house. Little is known about Pyle, but he appears to have been involved in the remodelling of several houses and farm buildings in the Cotswolds, working from his office in Cirencester, after leaving his career as a Major in the army. Later, Pyle went into partnership with Mr A Saint to form Pyle and Saint Architects, which then became Pyle, Saint and Marshall. Another possibility is the architect Charles Biddulph Pibchard,

who worked on the new courtyard range in 1929. Pinchard's involvement in designing the courtyard range is discussed later in this document.

The first alterations that was made appear to have been the new Entrance Hall, added on the eastern side of the house, thereby switching the entrance of the property to the east from the older, southern facade to the eastern elevation. This new, three-bay gabled wing was created in stone in a revived Cotswold style to echo the architecture of the original southern range. The central bay, containing the doorcase, projecting forwards, and featured the Coxwell-Roger arms over the door. The east front of the former barn to the north was also adapted and given mullioned windows. The extent of these earlier works are shown on the phasing diagrams at pages 21-22 of this document and also in a simplified diagram on this page.

A series of photographs retained at the house show some of these changes. Although undated, they are signed by W. Dennis Moss (1880-1948) a professional photographer based in Cirencester. This helps date the images as Moss was active in the local area in the 1910s and 1920s; the images are probably from the early 1920s.

RIGHT: Diagram with the earliest additions of after 1916 highlighted in blue, and the extent of the house by that time shown in outline.



FAR RIGHT: Photograph of the eastern elevation, showing the new entrance, and the single storey room between the two wings. The Photograph is signed by W. Dennis Moss and likely dates from the early 1920s.





THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION *(Continued...)*

One image (see below) shows the newly remodelled eastern elevation with its new Entrance Hall. It also shows the former barn at the right of the photograph, now remodelled with mullioned windows inserted. This elevation was further extended eastwards in the 1930s, and the wall of the old barn entirely covered over. Also shown is a small single-storey structure at the junction between the new Entrance Hall and the old Barn –its use is unknown and it was demolished when later phases of remodelling were undertaken in the later 1920s. Also just glimpsed is the new bay window on the southern front. This is shown more clearly on a view of the southern facade, projecting southwards from the eighteenth-century wing. A further image provides a more distant view towards the southern facade, looking across a newly landscaped garden. This features a typically arts and crafts inspired pool in a geometric design, with local stone used to provide surrounding terracing and walling.

The architect - whether Pyle or Biddulph Pinchard - was making the alterations to Rossley at a time when the traditional Cotswold Manor house and its landscape had become the height of fashion. Cotswold houses had come to embody the enduring values of ‘Old English’ civilisation, inspired by the values

William Morris and then the architects of the arts and crafts movement, which urged the revival of vernacular styles. This was popularised by publications including *Country Life Magazine*, which in its early issues, published many articles on Cotswold Houses, their interiors and their atmospheric garden settings.

Architects working in this genre typically wished to emphasise a mood of antiquarian nostalgia, often emphasising the ‘Old English’ charm of the house and uncovering its historic features, whilst updating it for modern living. Traditional craftsmanship and techniques could also be important, inspired by the reassessment of the vernacular styles of earlier houses and farm buildings in the area. In some cases, there was less of an emphasis on architectural accuracy and authenticity, with extensive remodelling to create a more obvious historicist appearance. This became more the case in later works of the twentieth century, often involving ‘Tudorbethan’ interiors and features.



Modern view of the Entrance hall, constructed as part of the first phase of alterations and extension, c.1920.

RIGHT: View of the southern elevation, taken by W. Dennis Moss, probably in the early 1920s. A terrace has been laid out along the elevation, and the new bay window is clearly shown projecting from the earlier wing.

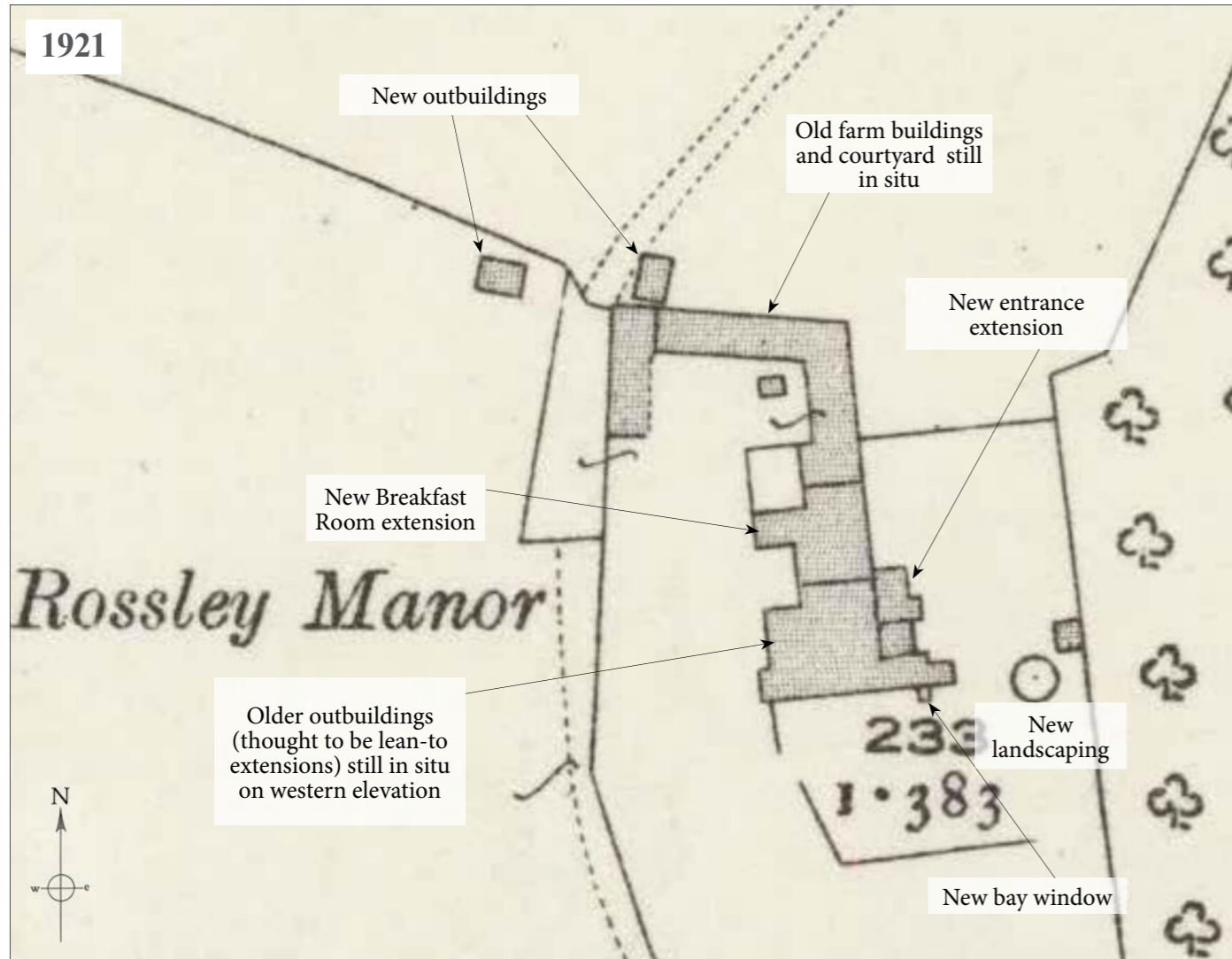


FAR RIGHT: A wider view towards the southern elevation, across the gardens, taken by W. Dennis Moss, probably in the early 1920s. Despite extensive archival searches, a landscape designer has not been identified as having worked at the house.





THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

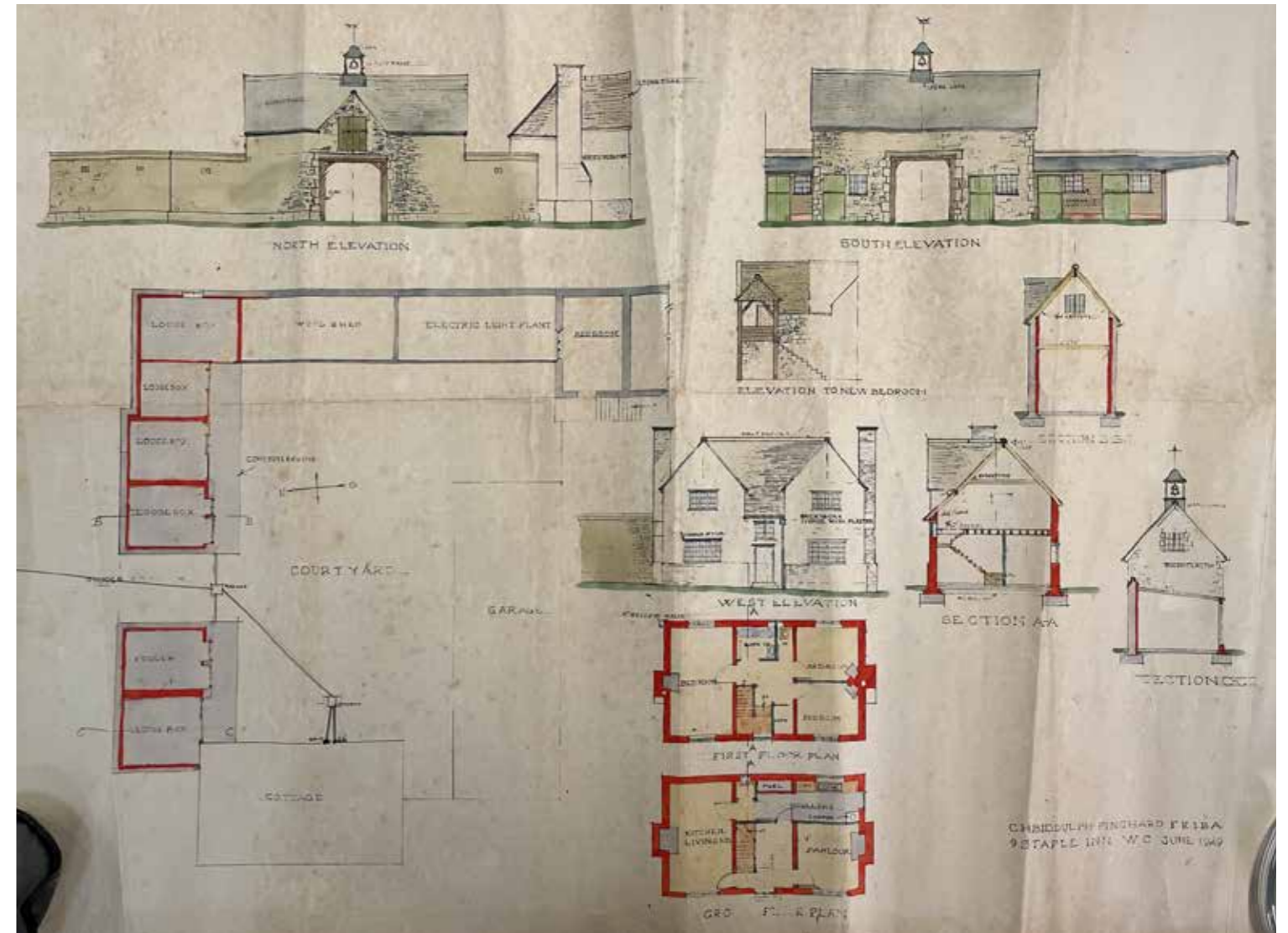


Detail of the 1921 Ordnance Survey map showing the estate as 'Rossley Manor', as opposed to farm, for the first time. Extensions have been made to the house but the courtyard range of farm buildings to the north is still in situ. This was replaced in 1929 (see image to right).

These changes to the house are captured in the 1921 Ordnance Survey map of Rossley, which shows it as 'Rossley Manor' for the first time. The plan form of the house and all its major changes is shown, including the new entrance to the east, the bay window to the south and the Breakfast room to the west. All of the old farm buildings to the west of the house have been demolished and the pond in-filled. However, the map also shows that elements of the older farm were still retained; the western facade is still faced with the earlier lean-to extensions, and the large courtyard arrangement of farm buildings can still be seen to the north.

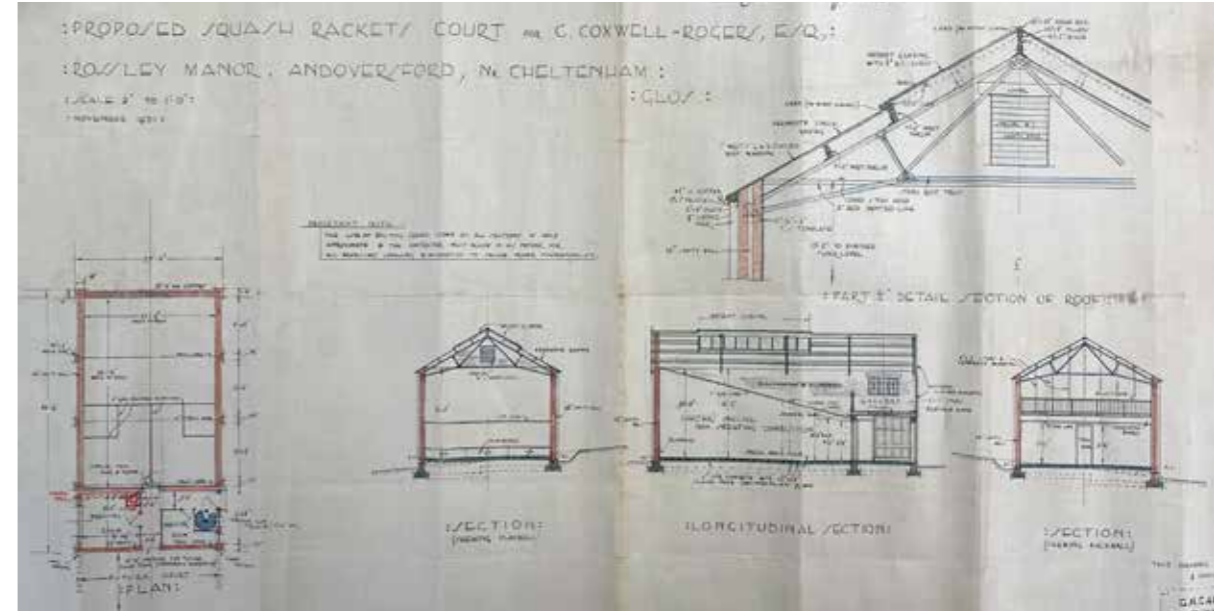
The next phase of works came in 1929, when Coxwell-Rogers commissioned the complete replacement of the old outbuildings to the north of the house. Unfortunately there appear to be no surviving photographs of the house prior to the demolitions. However, drawings survive for the work, from the architect Charles Henry Biddulph Pinchard (1876-1944); Pinchard went on to design the London Clinic on Marylebone Road, London, and the extension of several country house, but today his work is little known.

The works comprised the creation of an entirely new northern courtyard, lined with stabling, a central gatehouse accessed from the north, and a cottage to the west. To the south was a new garage range and the remnants of the older eastern range were reconstructed as new accommodation. The outbuildings were constructed in a revived Cotswold style, continuing the ethos of the earlier works to the house. The footprint of the new courtyard ranges was more formalised - the earlier ranges of farm buildings were asymmetric and at a slight angle to the main building range.



ABOVE: Design for a new range of stables, a gate house, a cottage and a range of garages by C Biddulph Pinchard, dating 1929. These buildings replaces the earlier farm courtyard to the north of the main house.

RIGHT: Design for the 'Proposed Squash Rackets Court for C. Coxwell Rogers Esq.', by G. H. Carter Ltd., Sports Court Specialist, 1931.





THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

In 1931, Coxwell-Rogers made the dramatic decision to turn Rossley Manor into a residential country club. As part of this change, further alterations were made to extend the facilities of the house. In 1931, he commissioned the design and construction of a new Squash Court, which is still extant on the estate. Drawings survive for the new building by G. H. Carter Ltd., a 'sports court specialist'.



View of the seventeenth century house moved to Rossley Manor in 1929, and now known as Rossley Gate.

At around the same time, Coxwell-Rogers also decided to sell of most of his estate, retaining only Rossley Manor and 73 acres of surrounding land.

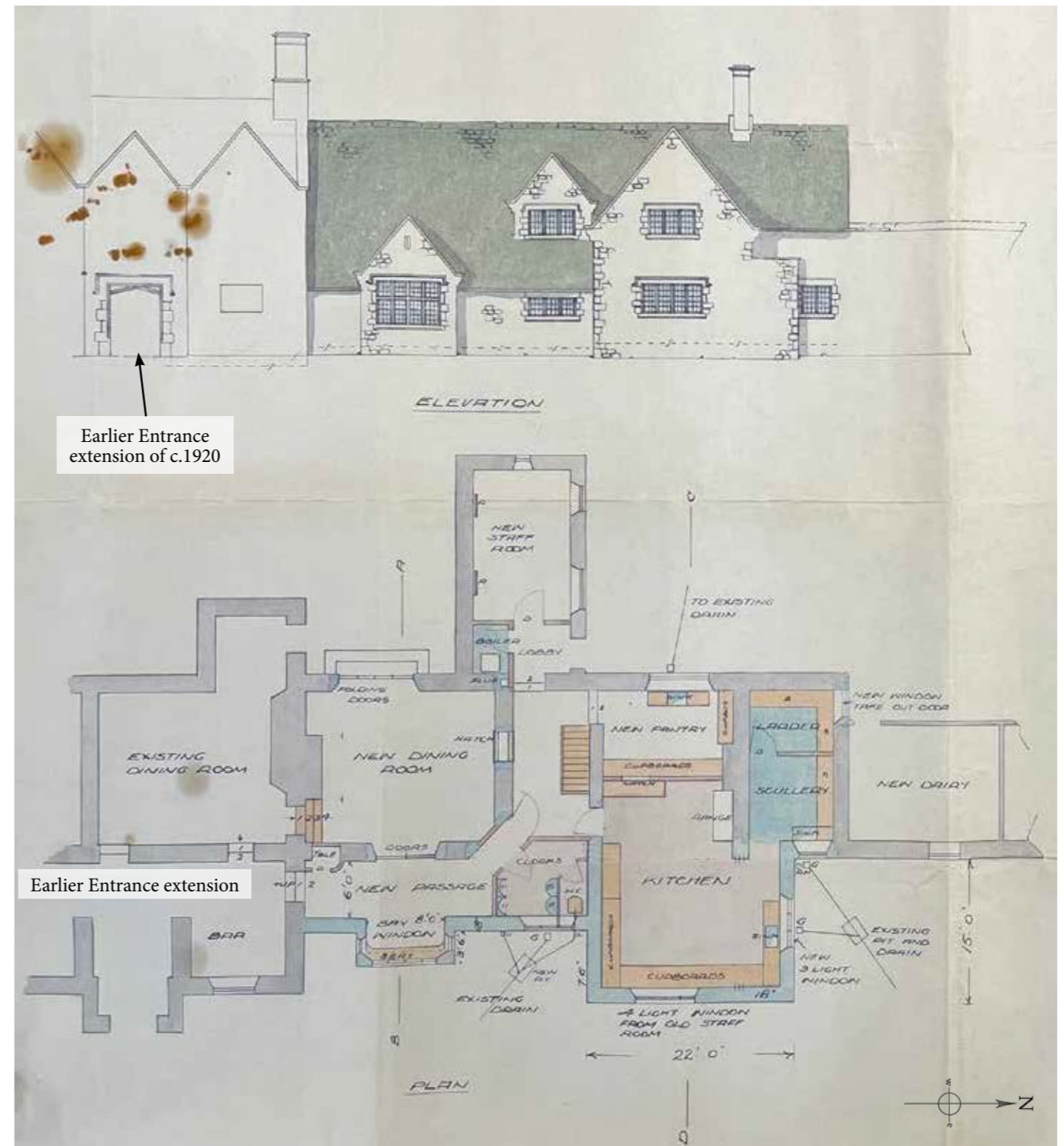
He also installed a new gate lodge to Rossley, set just off the A40 road to the north. Rather than building a new structure, Coxwell-Rogers decided to install and ex situ lodge, originally from the corner of Gloucester Road and Arle Road in Cheltenham (see left). The lodge, thought to have originally been known as Arle Cottage, featured square timber framed panels and was seventeenth century in date, presumably chosen by Coxwell-Rogers for its vernacular charm and immediate sense of history that it would create for any visitor to the estate. Rossley Gate is now independently Grade II listed (Listing NGR: SO9920119665) but is in separate ownership.

This was followed in 1933 by a new swimming pool, which was formally opened in a public ceremony, recorded in the local press. The article noted that over 300 people were invited, and that the new pool of 60ft x 25ft was situated 'at the rear of the manor'.

Further alterations followed for the country club during the mid 1930s. During this phase of works, the southern range of the courtyard was raised to two storeys. Perhaps most prominently, an extension was added on the eastern facade, covering over the western wall of the old barn that had already been remodelled in the first phase of works. The extension comprised a single storey range of three bays, and the works were described in detail in a local press article of 1935. The extensions were undertaken by Messrs Fletcher and Wilkie, to a design by S. T. Pyle, the Cirencester architect.

The architectural drawings for these works survive and show in detail the alterations that were made to the house. They are also useful in showing what had already been implemented at the house, and what phases of works were still to follow. At ground floor level, a new passage was created, accessed from the northern end of the previous Entrance extension. This was partly on the site of the small single-storey structure shown in the earlier photograph. This led towards a new cloakroom and WC. A new dining Room was created in the older fabric of the house, located to the west of the new passage. This north-eastern corner of this room was removed to create a narrow access from the passage.

Further to the north was an entirely new Kitchen, and a Pantry, Larder and scullery all created within the existing fabric. A note indicates that the window to the kitchen was an existing window from the 'Old Staff



Earlier Entrance extension of c.1920

Earlier Entrance extension

'Alterations at Rossley Manor for C.M. Coxwell Rogers Esq.', by Sidney T. Pyle, Architect, Cirencester, 1935. A full version of the drawings, also showing the first floor, are included in this document at page 25.



A local newspaper article of 1933, advertising the opening of the new pool at Rossley, with a delightfully naive accompanying illustration.



## THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

Room' although frustratingly, it is unclear where the staff room was originally located. To the north, a new dairy was installed. Between the new Dining room and the pantry, a new staircase was installed.

On the western elevation, the plan shows that the loggias had not been constructed by this time - only a projecting section extending from the new Dining Room. This appears to have been built since 1921, when the previous lean-to extensions were still shown on mapping. New folding doors were installed on the western wall of the New Dining Room leading towards the garden to the west. The projection on the western elevation, constructed during the earlier phase of works, was re-purposed as a Staff Room at this time. The elevation shows that the extension was designed in the same style as the previous works. At first floor level, a new bedroom was created directly over the new Kitchen (copies of the full drawings are included at page 25).

A local newspaper article of 1935 provides additional commentary and details about these changes (the full article is included at page 26). The article provides a breakdown of the chronology of the more recent works, and offers valuable explanation as to the appearance of the new rooms, details of which have been incorporated into the phasing plans at pages 21-22 of this document:

***'MATURITY AND MODERNITY: Cirencester Craftsmen get the right blend: Rossley Manor Club...***

*In 1931, Messrs Fletcher and Wilkie began building a squash rackets court. A swimming pool was added in 1933, 60ft in length, flanked by convenient 'boxes', a shower bath and a bar. A new west wing was built on to the club the following year, garages being converted in garages with bedrooms above and a bathroom.... A couple of years ago new cow sheds were built nearby for the Club provides its own milk. But surely the finest work was at the beginning of this year [1935]. The old kitchen was converted into a new Dining Room, and a new kitchen was built with a bedroom above.'*

This helps to explain that the Garages, built in 1929, were heightened from a single-storey range to garages with bedrooms over. The article goes on to reveal that the addition to the east side of the house was used as a 'Sherry Lounge' for guests:

*'The exterior work was carried out in old stone, with stone mullioned windows (leaded lights) and a roof of stones tiles. There are low gables on the east side, and the whole of the alterations conform entirely with the old world architecture of the original manor. The sherry lounge is in a pleasant little 'nook' on the right of the entrance hall. It is not of huge dimensions but it is decidedly cosy and has an eight foot bay window, with a window seat, which overlooks the hills. It has a floor of oak.'*



*The western and southern facades of Rossley Manor, from a Painting by Hesketh Hubbard, V.P., R.B.A., R.O.I., F.S.A., 1944. This image was included in 1953 Brochure for Rossley Manor Country Club*

This reveals that the new 'passage' to the north of the Entrance, was created as a 'Sherry Lounge' for guests. The article went to describe that:

*'Oak panelled doors lead from the lounge into the new dining room. From the dining room, glass panelled doors look out on to the terrace and tennis courts. The floor of the dining room is oak and the room panelled in oak. There are secret doors in the panelling which cleverly conceal the opening of the serving slide. The craftsmanship of the Cirencester workmen is revealed in the stone fireplace, wide and picturesque, which adorns the new dining room.'*

*...Similar workmanship is evident in the new butler's pantry, while the larders and dairy have been brought up to date. A new staircase has been erected from the passage next to the Kitchen, the 'dado' of which was formerly old oak floorboards in the drawingroom. To replace the old floor raised from the drawing room a new oak floor has been laid and is now extremely suitable for dancing.'* (North Wilts Herald, Friday 19 July)

The final paragraph is interesting in revealing that the dado of the new staircase had been made from the original oak floorboards in the Drawing Room.

The remodelling continued throughout the 1930s. The final phase of this major remodelling by Cecil Coxwell-Rogers appears to have been the construction of the two loggias on the west front, to either side of the earlier projecting bay.

The 1935 plans show that this had a doorway on its northern elevation, which is now sealed shut. A precise date for the construction of the loggias is not clear, but they were certainly constructed by 1944 when they are shown in a painting of the house by Eric Hesketh Hubbard (1892–1957) (see right). This painting was included in 'The Artist and the Country House' by John Stegman in 1949, a forerunner to John Harris' book of the same name. The picture was accompanied by a simple description by Dorothy Stroud reading 'A typical Cotswold house in the local architectural tradition'. The date of Hesketh's painting places the construction of the Loggias as between 1936 and 1944.

In 1945, Coxwell-Rogers commissioned new designs from Sidney Pyle for the conversion of the gatehouse section of the stables, and the loft over, into a Farm Bailiff's Cottage. However, these alterations do not appear to have gone ahead, with the building today matching the 'existing' plan form recorded by Pyle in his drawings.

The Country Club was, by all accounts, a successful venture, and brochures of 1952 and 1953 (see following pages) captures the charm of the old farmhouse, with its series of well-considered extensions by Coxwell Rogers. The photos throughout the brochures show the more mature garden setting around the house, and the swimming pool with its changing rooms, that had been opened in 1933.



THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

A press article of 1952 summarised the charm of the interior at that time, noting that:

*'Most of the old furniture is the result of the proprietor's, Cecil Coxwell-Rogers, M.C., hunting out old pieces all over the country and of his natural flair for knowing what goes where and best.'*

This seems to summarise Coxwell-Rogers overall attitude to Rossley, possessing a sensitive touch and an instinct for creating a layered architectural setting that would suit the character and style of the earlier portions of the building. An article in *Tatler Magazine* 6 1952 recorded the celebrations held to mark the club's coming of age, and noting the distinguished membership that the club retained.

1952 ARTICLE

sister. Lady de y gave a cocktail for her

SEVERAL of the founder members were among the 150 guests who helped Capt. Cecil Coxwell-Rogers to celebrate the coming-of-age of the country club which he established just twenty-one years ago at Rossley Manor, Andoversford, Glos. Rossley Manor has been in the Coxwell-Rogers family since it was built in the fifteenth century, of the mellow grey stone which is the architectural glory of the Cotswolds. In 1931 Cecil Coxwell-Rogers had the notion of converting it into a country club, and it at once attracted, and still retains, a distinguished membership, drawn not only from the neighbourhood but from far afield.

The high spot of the celebration, a mock pink and white birthday cake 4 ft. high, was cut on the terrace of the Manor House, from which the guests looked out over the twinkling lights of nearby Cheltenham. Then out of the cake stepped one of the club members, Mrs. Mary McMinnies, to present Capt. Coxwell-Rogers with an inscribed silver salver.

EXTRACT FROM ROSSLEY MANOR BROCHURE - 1952

## Rossley Manor Country Club

Near CHELTENHAM  
GLOUCESTERSHIRE

### Residential Country Club

FIFTEENTH century Cotswold Manor combining twentieth century comforts with every facility for sport, amusements and entertainment.

TEMPORARY MEMBERSHIP  
Residents 7s. 6d. per week or part of week.

#### AMENITIES OF THE CLUB

Dinner Dances every Saturday  
A private dining room available  
Hard Tennis Court - - Croquet Lawn  
Squash Racket Court - - Heated Swimming Pool  
Delightful Gardens and Loggias

Excellent Stabling - - Lock-up Garages


Hot and Cold Water in all Bedrooms  
Electric Fires  
Log Fires - - Central Heating  
Excellent Water Supply - Main Drainage

Buses pass the Drive gate to and from Cheltenham

No Meals may be served or intoxicating liquor, tobacco or other excisable article sold on the Club premises to anyone who is not an Annual, Honorary, or Temporary Member.

**ALL COMMUNICATIONS SHOULD BE  
ADDRESSED TO THE SECRETARY**

'Phone - - - ANDOVERSFORD 233



*The Cotswold Hounds at Rossley Manor*

#### SPORTS

##### HUNTING

The Club is in the centre of the Cotswold Hunt. Kennels 1½ miles. Meets of the North Cotswold, Heythrop, and V.W.H. (Earl Bathurst's) Hunts within reach.

##### RACING

Cheltenham Steeplechase Course 4½ miles.

##### GOLF

Three well-known 18-hole Golf Courses within easy distance; nearest 1½ miles.

##### TROUT FISHING

Limited number of tickets available for members residing in the Club.

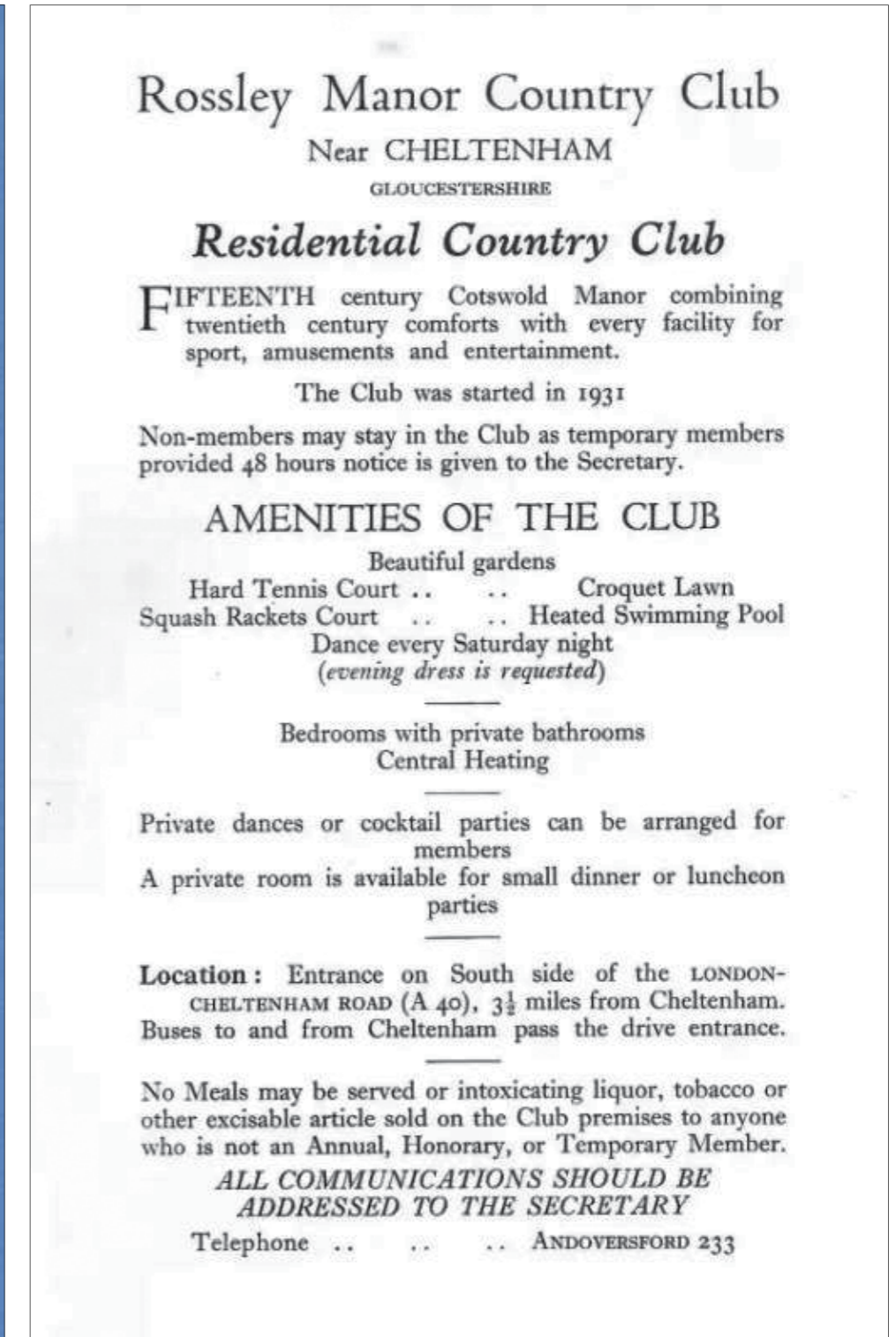
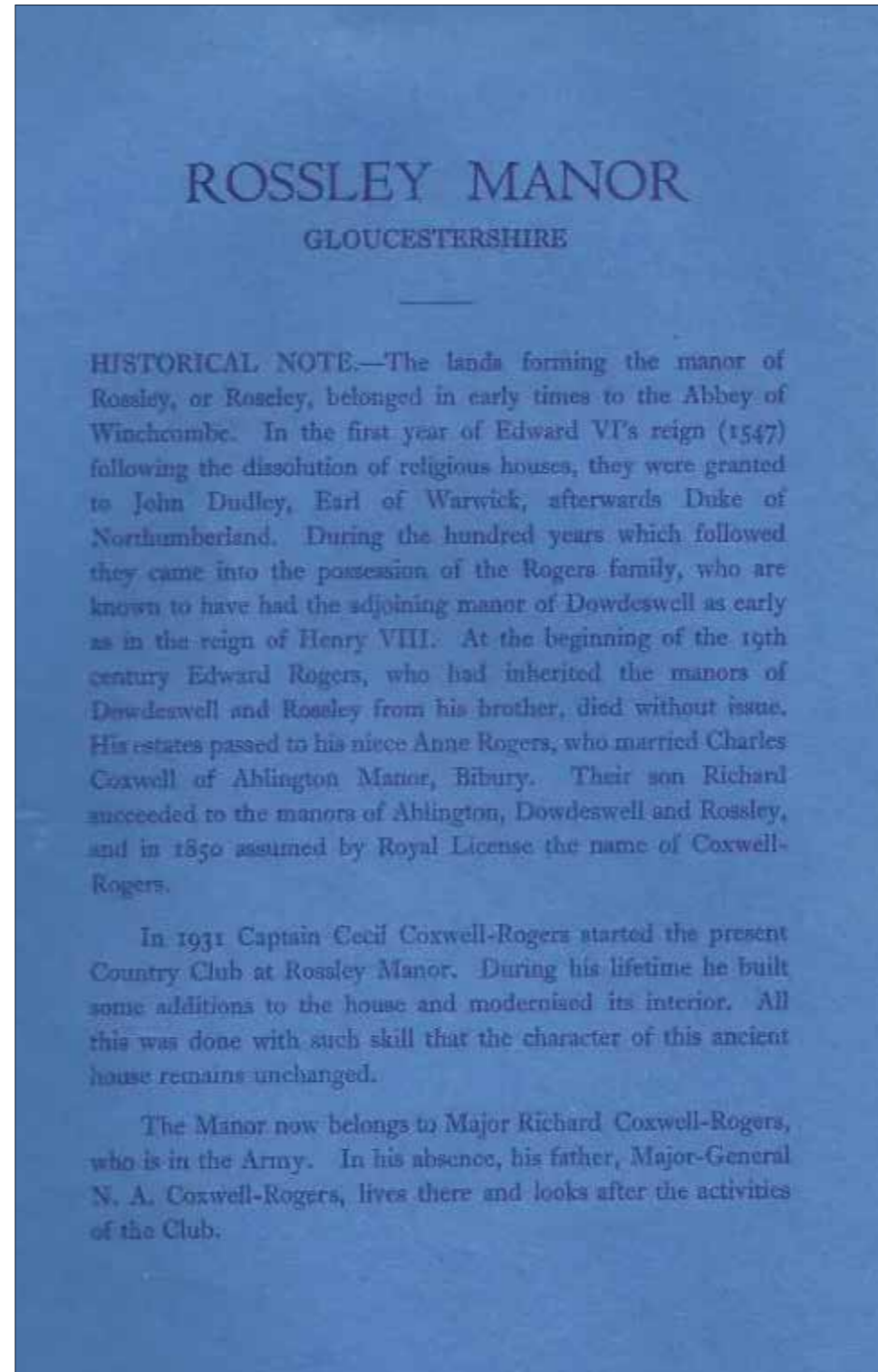
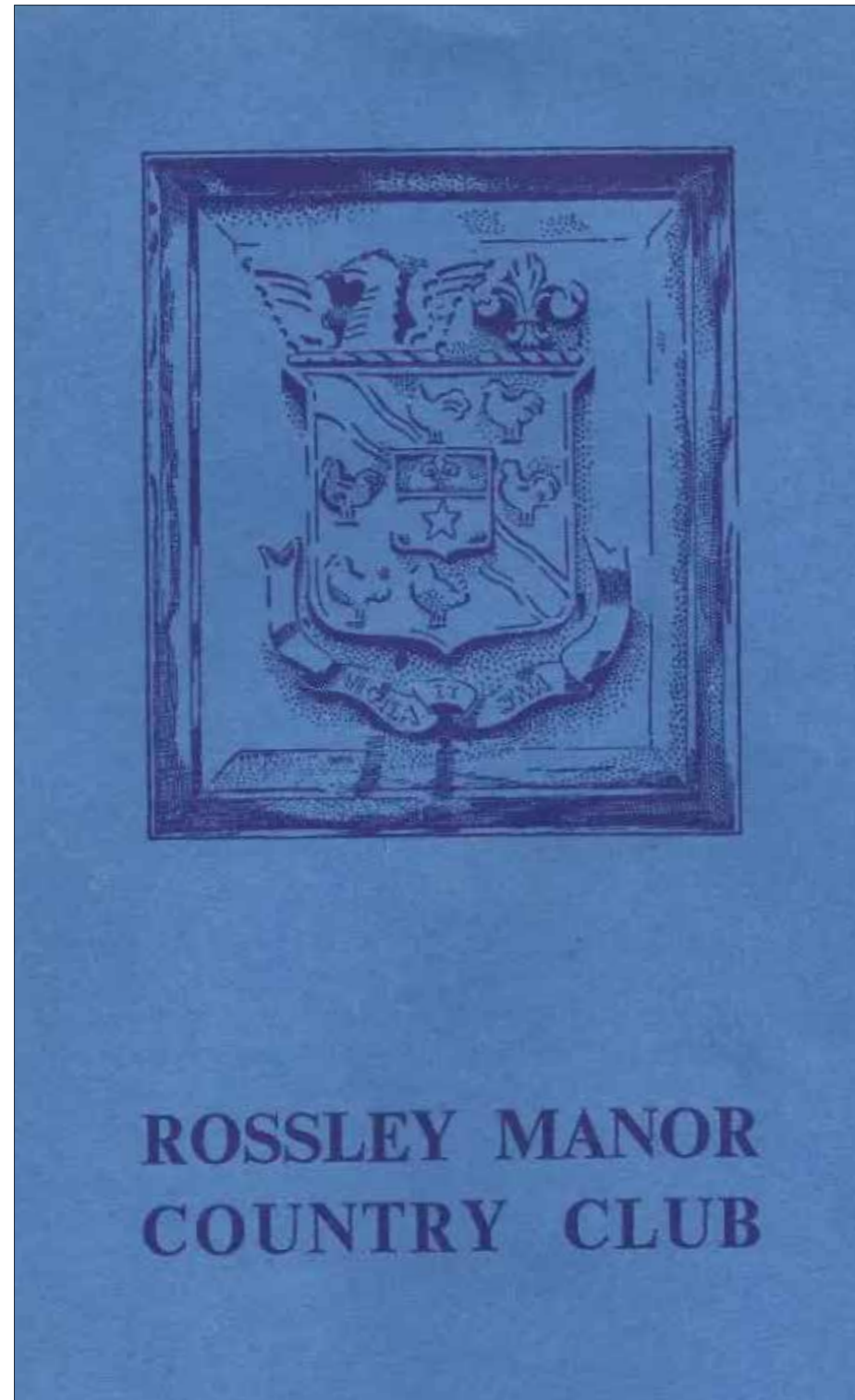
##### COURSING

The image showing the Cotswolds hounds shown the Entrance wing from the first phase of alterations to the left, and the later 'Sherry Lounge' addition of 1935 to the right



## THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

## ROSSLEY MANOR BROCHURE - 1953





THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

ROSSLEY MANOR BROCHURE - 1953



SPORTS

HUNTING

The Club is in the centre of the Cotswold Hunt. Kennels 1½ miles. Meets of the North Cotswold, Heythrop, and V.W.H. (Earl Bathurst's) Hunts within reach. (Stabling available.)

RACING

Cheltenham Steeplechase Course 4½ miles.

GOLF

Two well-known 18-hole Golf Courses within easy distance; nearest 1½ miles.

TROUT FISHING

In the reservoir adjacent to the entrance to the Club.

POLO

Cirencester Park 15 miles.



The Swimming Pool



From the Rose Garden

The image shows the eastern elevation, with the Entrance wing from the first phase of alterations in the distance, and the later Sherry Lounge and Kitchen additions in the foreground.

Two images showing (top) the Swimming pool of 1933 with changing pools to the right of the picture and (below) a view of the southern elevation 'from the Rose Garden', demonstrating how the gardens had matured since the 1920s.

MEMBERSHIP

	£	s.	d.
Members .. .. . per annum	5	5	0
Family Members .. per annum	7	7	0

Members living more than 50 miles from Cheltenham, half the normal rate of Subscription.

Ladies and Gentlemen are eligible for election.

TEMPORARY MEMBERSHIP  
(applicable to residents only)

	s.	d.
Per Week .. .. .	15	0
Per Day .. .. .	5	0

For Inclusive Terms, which include Accommodation, Breakfast, Luncheon, Tea and Dinner, Bath and Service, see Tariff

Residents' Accounts are presented weekly for payment. Members shall pay for every expense incurred in the Club before leaving.

Telephone : Andoversford 233.

Visitors' Number : Andoversford 269.

Friends Telephoning to Members or Residents are requested to use the visitors' line only : Andoversford 269.

ALL ENQUIRIES SHOULD BE ADDRESSED TO THE SECRETARY



THE EARLY TWENTIETH CENTURY – CHANGE AND EXPANSION (Continued...)

ROSSLEY MANOR BROCHURE - 1953



A view entitled the 'Peaceful Corner' showing the earliest southern elevation, with the original front door to the old farmhouse.

ROSSLEY MANOR COUNTRY CLUB  
Near Cheltenham.

T A R I F F

The Club celebrated its 21st Anniversary in 1952

RESIDENTIAL TEMPORARY MEMBERSHIP  
5/- per day or 15/- per week  
which includes use of Tennis and Squash Courts  
and Bathing Pool.

DAILY INCLUSIVE TERMS:  
(Minimum three nights)

		Nov. - Mar.	Apl. - Oct.
Single Rooms	per day from	45/-	50/-
Double Rooms	" " "	90/-	100/-
Bed and Breakfast only	from	35/-	35/-
Rooms with Private Bathrooms	10/- per day extra.		

The above terms are subject to increase at Easter, Whitsun, Christmas and Race Weeks.

WEEKLY TERMS:

Winter	£14.14s. to £15. 15. 0d
Summer	£15.15s. to £17. 17. 0d

Terms for an extended stay by arrangement with the Secretary.

10% is added to all accounts for Staff Gratuities.

Dogs (not allowed in Public Rooms) per day 3/-  
Garage " " 2/6

No allowance made for temporary absence.

The Proprietor cannot be held responsible for any of the Members' or Visitors' property unless deposited at the office.

Rooms that have been reserved will be charged for unless cancelled three clear days before the date of arrival.

This Tariff is subject to alteration without notice.

All communications should be addressed to the Secretary

Telephone: Andoversford 233 (Secretary)  
" 269 (Visitors).

Reprinted from Ashley Courtenay's "Let's Halt Awhile in Britain and Ireland", 1953 edition.

**Nr. Cheltenham—Rossley Manor Country Club**

Tel. Andoversford 233

Genuine country house clubs are few and far between, and many which started up with mushroom rapidity at the end of the last war have long since closed down.



This outcome was obvious to all but their enthusiastic sponsors, for to be successful a club must have not only the right location, but roots nurtured in tradition.

Rossley Manor is the premier of country house clubs in Britain,

and during its 21 years of uninterrupted history, Cecil Coxwell Rogers, its owner, has witnessed the rise and fall of many imitators, none of whom has succeeded in acquiring the Rossley touch. This it is difficult to define, although I think its secret lies in the fact that at Rossley Manor there has been a continuous succession of the Rogers family, right back to the reign of Edward VI, so that one experiences here the finer points of good living that have been handed down through the centuries.

Although there is much at Rossley Manor to appeal to the younger generation, such as squash racquets court, a swimming pool, hard tennis court and weekly dances, those of vintage years find contentment in doing relatively nothing or in the enjoyment of being onlookers.

Here, under the mellow Cotswold roof and rafters of this country club, comfort and good cuisine are ever matters of high regard.

For those of us who can visit Rossley Manor but occasionally a moderate temporary subscription is available. As a result Rossley Manor Country Club is increasingly popular among visitors from overseas, who are quick to recognise that, apart from its sporting and social appeal, it is situated in a district rich in scenery and historical interest, and yet convenient for the occasional jaunt to London for shopping or a show. *Stabling is available for those who ride to hounds. Enquiries should be addressed to the Secretary. Illustrated brochure sent on request.*



THE MODERN ERA – ALTERATIONS

Cecil Coxwell-Rogers died in 1953, unmarried. As a result, the estate returned to the original family, to Richard Annesley Coxwell-Rogers (later Lt.Col.). A postcard postmarked 1963 captures the southern elevation ‘from the Water Garden’ (see right).

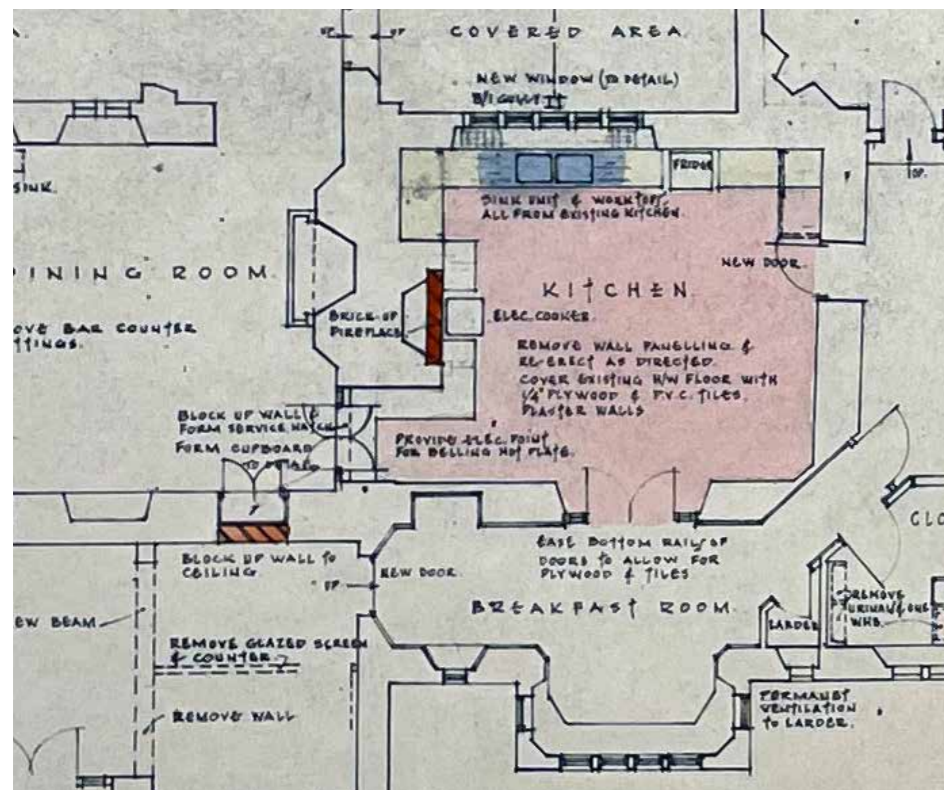
Richard Coxwell-Rogers continued to run Rossley as a country club until 1966, and then stayed at the house, using it as his private residence. However, architectural drawings (see following pages) record that in 1966, he made alterations to turn the main sections of the house into three separate residences, presumably to bring in extra income after the closure of the Country Club. The other residences were presumably leased to tenants.

The alterations were relatively minor, with House No.1 retained within the oldest core of the house, and extending as far north as the junction with the southern garage wing. Doors were blocked up between the Kitchen (then converted into a utility room) and the old larder and scullery - the latter were then converted into a kitchen for the second residence, located to the north. A new entrance to House No.2, located in the northern most range of the building, was created on the eastern elevation, and a new back door for House No.1 was installed on the western elevation close to the courtyard steps. House No.3 was created in the the garage wing, with three garage spaces retained below the bedrooms.

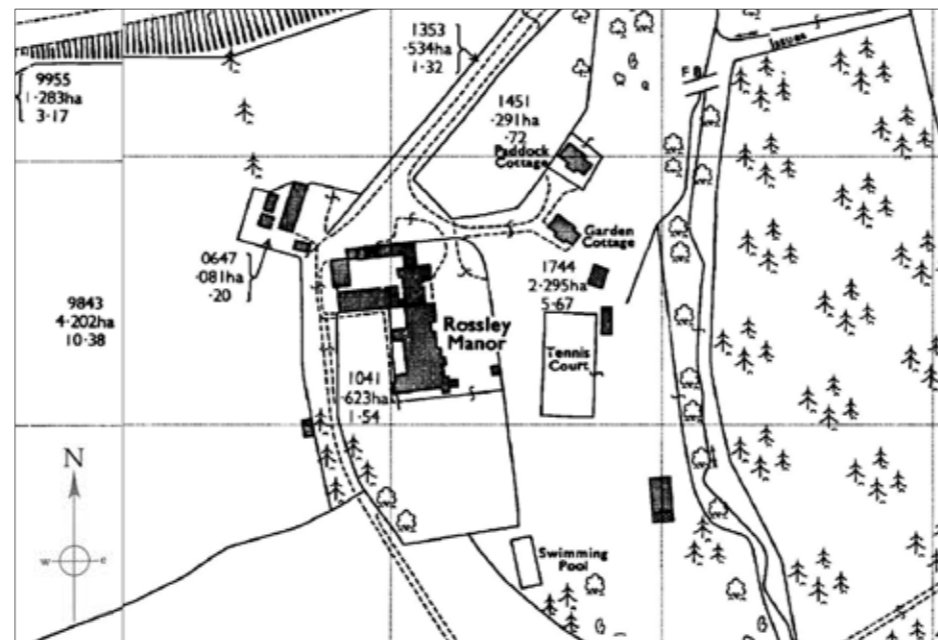
The major changes to the older portion of the building, with House No.1, were focused around the central dining room of the country club. This was returned to its former use as a Kitchen, with a new window looking onto the loggia.



LEFT: A postcard view of Rossley from 1963, showing the Southern elevation from the mature Water Garden, as seen on the 1920s image on page 9.



Detail of the 1966 conversion Drawings, focused upon the central Kitchen.



Detail of the 1976 map of Rossley showing the various cottages that had been built around the grounds.

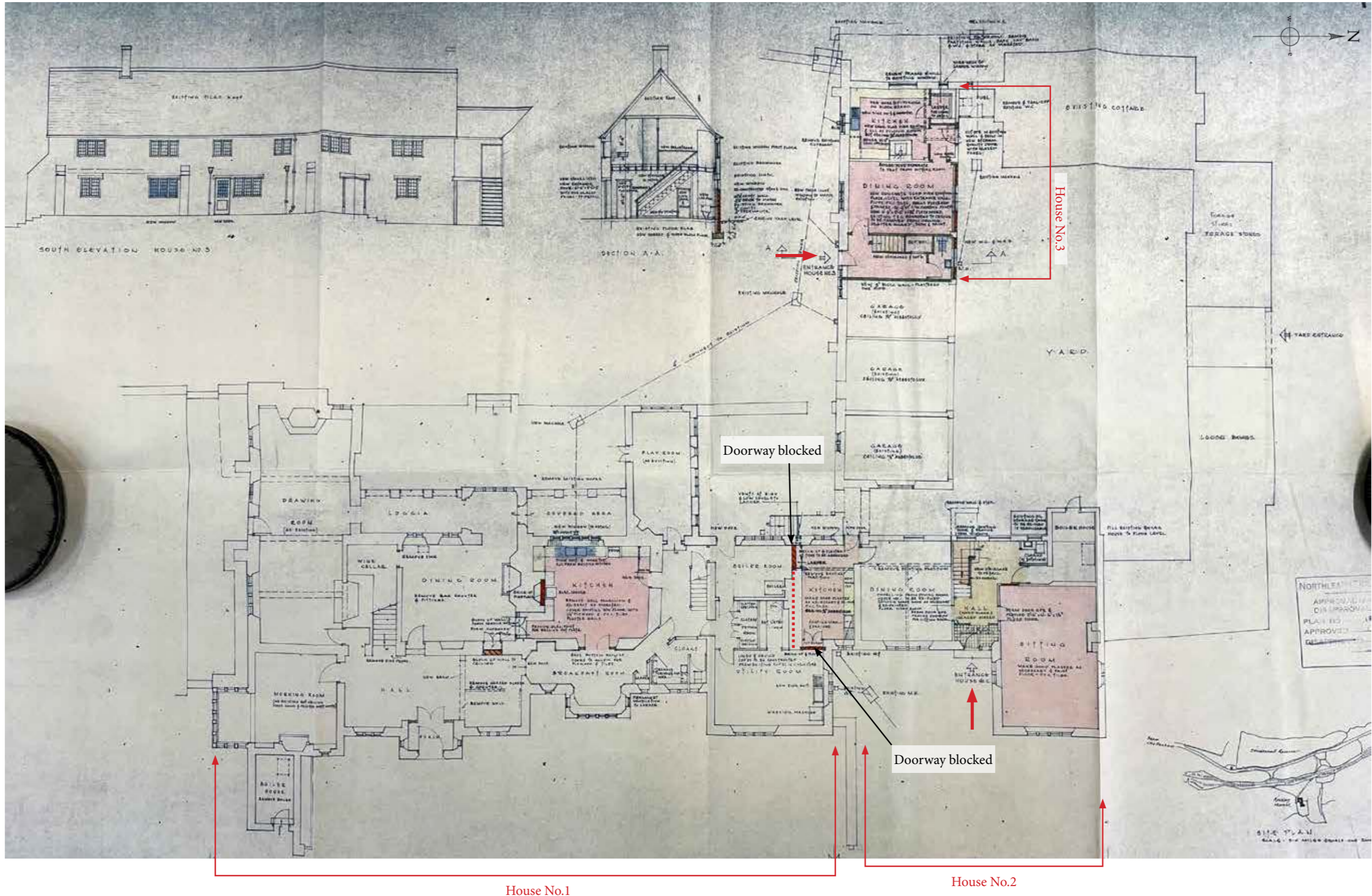
The drawings were by *Astam Building Design Partnership*, the new name for Sidney Pyle’s former practice: Pyle had entered into partnership with A. Saint, the former Chief Assistant Architect to the City and County of Bristol, to form the firm of Pyle and Saint, Cirencester, and then Pyle, Saint and Marshall. Pyle died in July 1956, aged 63, and the practice later merged with Fulljames and Waller to form Astam Design.

The 1976 map of Rossley shows the broad footprint of the main house much as it was under Cecil Coxwell-Rogers from the 1930s onwards. However, within the grounds, several cottages have been constructed; Paddock Cottage and Garden Cottage to the northeast; and a garage range to the northwest. Also visible is the Tennis Court, Swimming Pool and Squash Court, broadly to the east and southeast of the main house.



THE MODERN ERA - ALTERATIONS (Continued...)

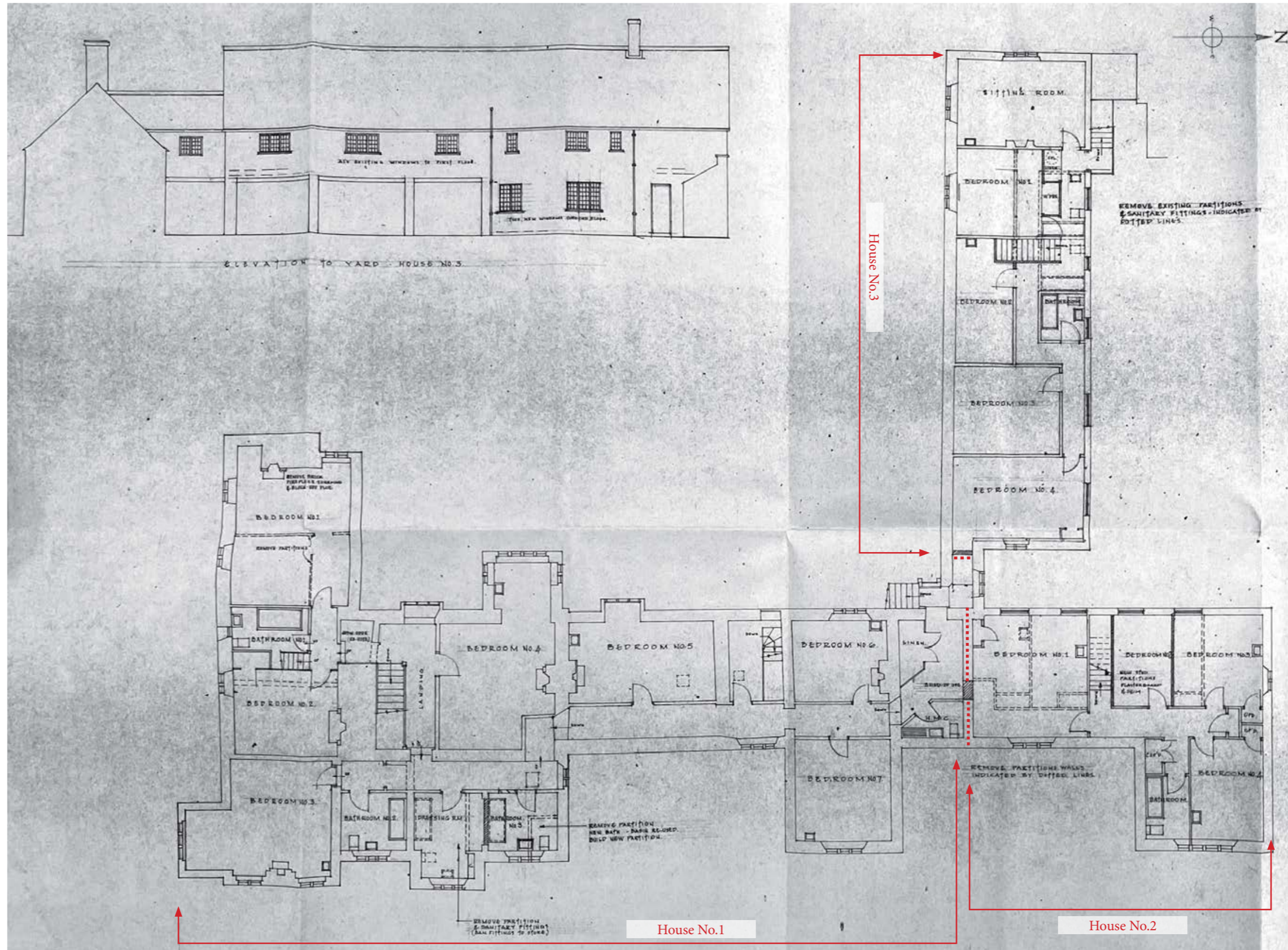
GROUND FLOOR PLANS AND ELEVATIONS FOR THE CONVERSION OF ROSSLEY MANOR INTO THREE RESIDENCES -1966  
Astam Building Design Partnership, Thomas Street House, Cirencester, for Major General Coxwell-Rodgers





THE MODERN ERA - ALTERATIONS (Continued...)

FIRST FLOOR PLANS AND ELEVATIONS FOR THE CONVERSION OF ROSSLEY MANOR INTO THREE RESIDENCES -1966  
Astam Building Design Partnership, Thomas Street House, Cirencester, for Major General Coxwell-Rodgers





THE MODERN ERA - ALTERATIONS (Continued...)

After living at Rossley Manor for forty years, Richard Coxwell-Rogers sold the house in 1993 to Jeremy and Susan Hitchins.

In 2005, Mr and Mrs Hitchins applied, and were granted planning permission for, the conversion of the former garage wing into a new indoor Swimming Pool wing. This application also involved a new covered link between the wing and the main house, an extension to the plant room, the removal of a chimney and alterations to the windows. The former garage range to the northwest of the house was also replaced by the existing L-shaped garage range. The demolition plans show that nearly all of the internal partitions were removed within the garage, and a modern swimming pool with mezzanine over created.

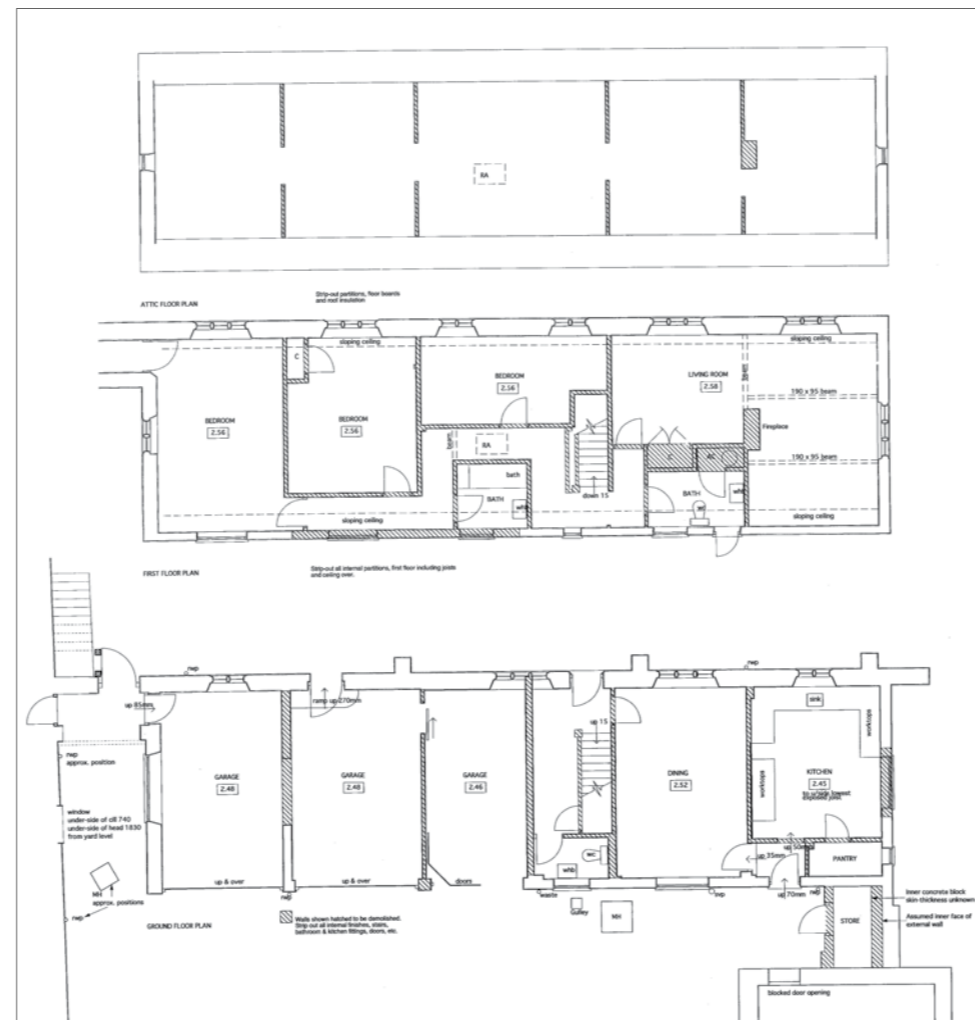
The house has now come into new ownership.

ABOVE RIGHT Recent photograph showing the rebuilt garage range, just to the northwest of the courtyard.

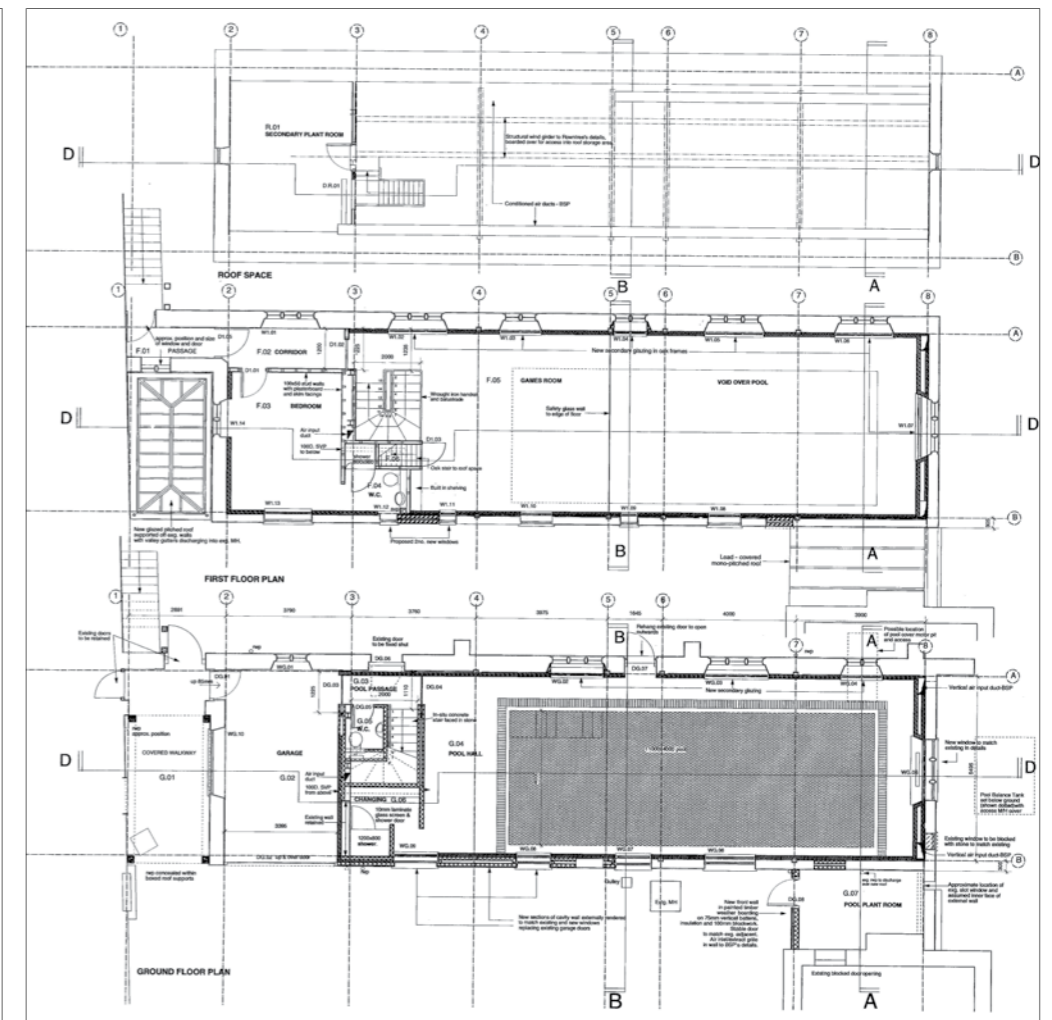


Cottage of 1929

Indoor pool within former Garage Range



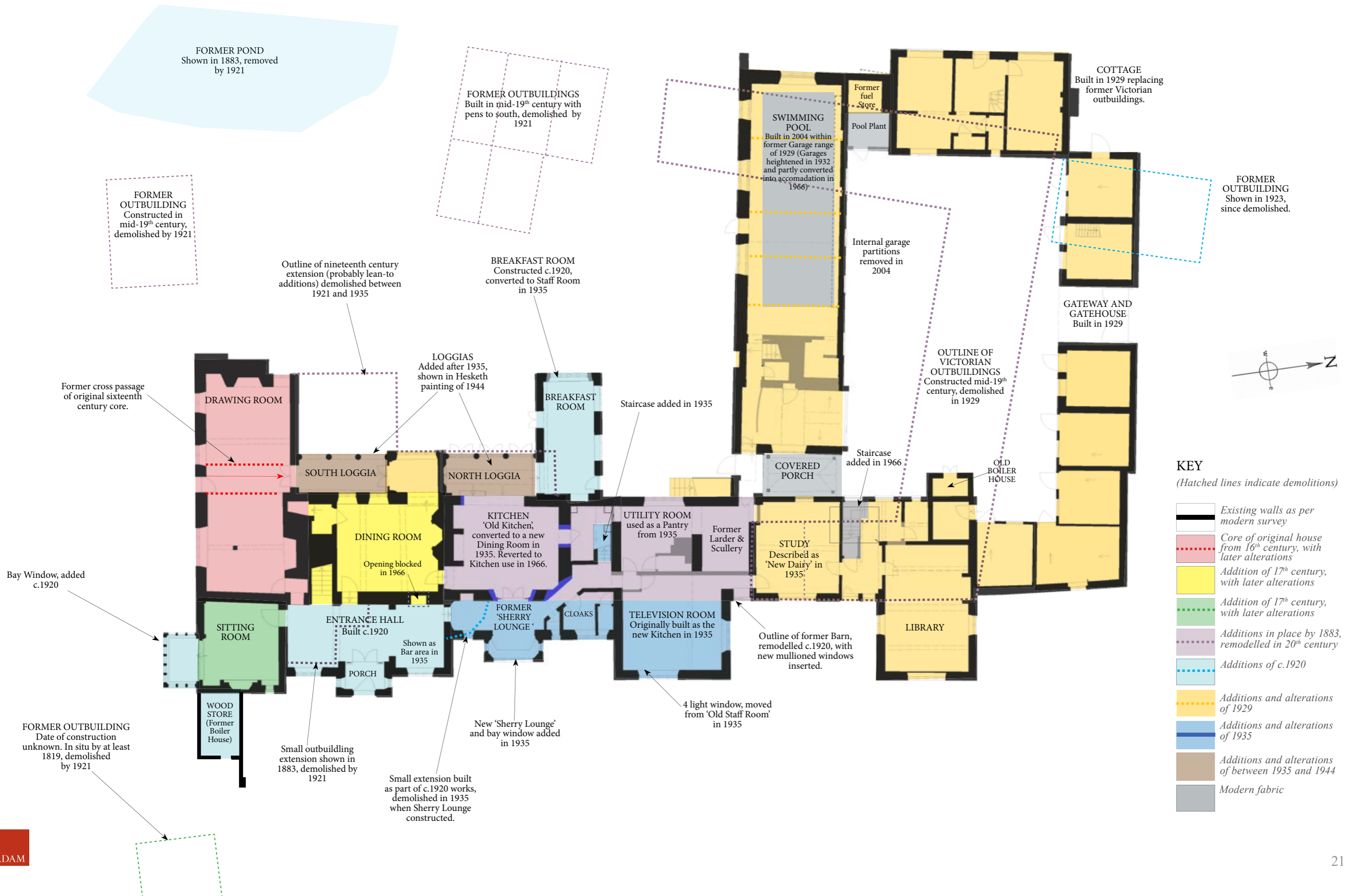
Demolition plan from the 2005 application showing the removal of most of the internal walls of the Garage range, which had already been altered in the 1966 conversion.



Proposal drawing from the 2005 application showing the new swimming pool.



SUGGESTED GROUND FLOOR PHASING DIAGRAM





SUGGESTED FIRST FLOOR PHASING DIAGRAM





## CONCLUSIONS AND STATEMENT OF SIGNIFICANCE

The earliest part of Rossley Manor is contained within the southern core of the existing house, which appears to date back to the sixteenth century. Traditionally, the property seems never to have been a manor house, only assuming this suffix c.1920. Instead, it appears to have originated as a humble farmhouse, that has been gradually extended over the centuries. Despite modern alterations and the removal of the original cross passage, this part of the house retains high significance as the key remnant of these farming origins. Its origins are clearly still readable both externally and internally.

This early fabric was added to in the seventeenth century, in the form of a new wing, now the Dining Room, creating a larger farmhouse. The basis of this structure remains on site today, albeit with alterations to windows, door openings and internal finishes. This wing is now largely consumed within twentieth century addition but retains some significance due to its internal character and original timber beams. A further new wing, this time in red brick wing, was built to the east of the original farmhouse in the eighteenth century. This was altered c.1920 by the addition of a two-storey bay to the southern elevation, but it is still legible as part of the gradual evolution of the farmhouse, aided in its distinction from the rest of the building by its more unusual brick finish.

Surprisingly, there are no photographs of the house prior to 1920 deposited in national or local archives. It is hoped that some may come to light in private collections in the future, and that this will add to our understanding of the house prior to its twentieth century remodelling.

The historic and architectural significance of the house today partly stems from these earlier phases of building. Internally, these origins and development are still discernible within the existing floor plan, as shown on the phasing diagrams in this document.

However, the alterations that were made to the house circa 1920 onwards, also hold some significance as a good example of a local architect working sensitively, within the Cotswold Vernacular.

The first phase of additions comprised a new entrance wing, shifting the point of entry to the house from the south to the east. A new projection was built on the western front, and the aforementioned bay was added on the older southern elevation. The work were likely undertaken either by the architect Sidney Pyle, or Charles Biddulph Pinchard, for the owner Cecil Coxwell-Rogers; no drawings survive in archives for this first phase of works. Although the exact extent of internal alterations is unclear, the northern ranges of the house, probably dating from the early nineteenth century, were substantially remodelled at this time,

with new mullioned windows inserted throughout to provide a more cohesive appearance.

In 1929, Coxwell-Rogers demolished the former farm buildings to the north and replaced them with the existing building complex, to a design by the architect Charles Biddulph Pinchard. His additions comprised the existing stables and stores, the gatehouse, the cottage and a single-storey garage range, all facing onto a central yard.

More alterations were made to the main house in 1935, after Coxwell Rogers opened the house as a Country Club in 1931. The Cirencester architect Sidney Pyle was to create a new passage on the eastern elevation, used as a 'Sherry Lounge', new cloakrooms, and a new Kitchen with adjoining service rooms and a new staircase. A final phase occurred sometime before 1944, when the two loggias were added to the western elevation. In reality, these alterations amounted to a comprehensive remodelling and expansion around the historic core, but were undertaken in a relatively sensitive manner.

Despite the loss of the former farm buildings to the north, these alterations were implemented with relative sensitivity, showing great care for the preservation of the earlier parts of the main house. Cecil Coxwell Rogers appears to have been a keen interior decorator and reportedly enjoyed collecting antiques that would add to the layers of history of the interior. The architects Pyle and Pinchard are not of any particular note today, but their work has stood the test of time due to its use of local materials, appropriate detailing and respect for vernacular building traditions. Internally, most historic timbers were retained and features were added to create a more obvious historicist appearance. Pyle's intention seems to have been to emphasise the 'old English' charm of the house and its historic features, whilst updating it for modern living.

The early-twentieth century works therefore hold some significance as an example of 1920s attitudes to historic buildings conservation and adaptation, and also of the national renewed interest in traditional Cotswold houses around the end of the nineteenth century onwards.

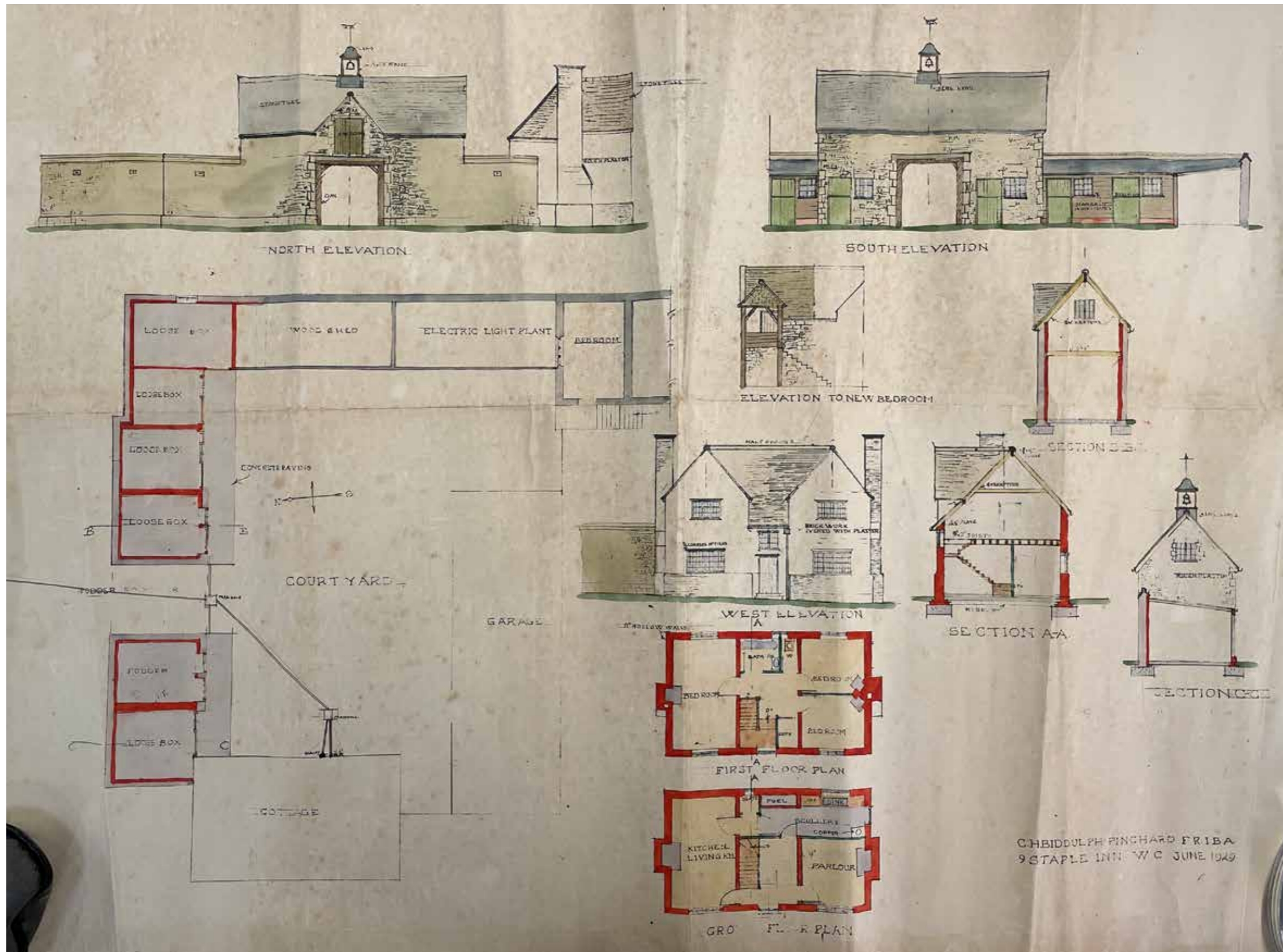
After the death of Cecil Coxwell-Rogers in 1953, and the closure of the Rossley as a Country Club in 1966, changes were made to the house which have affected its significance. Many changes were internal, gradually eroding the gentle layers of texture and detail that Coxwell-Rogers had built up over his period of ownership. In 1966, the house was also subdivided, with some interior changes to create three residences within property; one in the southern half of the house, one to the north, and one within the garage range. Other major changes included the enclosure of the northern loggia with modern doors.

The alterations of 2005 involved the creation of an indoor swimming pool and first floor cinema room within the former garage range, along the southern edge of the courtyard. The interior was completely stripped out and rebuilt, although the southern elevation was retained as existing to maintain its appearance from the south. Internally, the pool complex is starkly modern. A new garage building was also constructed to the northwest of the courtyard in 2005.

There is now an opportunity to return to Cecil Coxwell-Rogers original ethos of gentle adaptation and of enhancement the historic elements of the property.



APPENDIX - DESIGN FOR STABLES, GATEHOUSE & COTTAGE -1929



'Design for Stables, Gatehouse and Cottage' by C. H. Biddulph Pinchard F.R.I.B.A., 1929







## APPENDIX - LOCAL PRESS ARTICLES

1933

**SWIMMING**

**NEW BATHING POOL**

**Opening Ceremony At Rossley Manor**

Brilliant weather favoured the opening of the Rossley Manor Country Club's new swimming pool on Saturday.

Mr. Cecil Coxwell Rogers had invited some 300 people to come for the afternoon.

The pool is several hundred feet above sea level, and is situated at the rear of the manor, with lovely green hills running round on practically three sides of it.

The bath is 20 yards by eight, and runs from three feet deep in the shallow end to six at the other end, where there is a springboard, a diving table of four stages, and a water chute.

Bathing belles walked round the edge of the bath showing all the latest fashions in beach wear and cruising suits. This parade, like that which followed an hour or so later when the same young women walked among the tea tables in fine afternoon gowns, could not have had a better background.

Messrs. Shirer and Haddons, Ltd., of Cheltenham were responsible for both parades.

Exhibitions of diving, swimming and water polo were given by the Cheltenham Club. The polo match was particularly bright and open, and many onlookers were surprised at the speed and science of the game. Ten goals were equally shared by the teams which consisted of six players aside.

Mrs. Violet Seeley J.P., of Boddington Manor declared the pool open and the splash which followed made many spectators who had secured vantage points scurry to a place where the spray could not reach them.

The whole company was entertained to tea in the gardens after the show, and the dainty teas, such as Messrs. Georges put on, were never more welcome, in view of the hot afternoon.

Many of the guests had their first baths in the evening. They found it even more fun in the water than watching.

Among those present were Capt. and Mrs. J. H. Trye (the Mayor and Mayoress of Cheltenham) and Mr. W. S. Morrison, M.P. for the Cirencester-Tewkesbury Division.

1935

**MATURITY AND MODERNITY.**

**Cirencester Craftsmen Get the Right Blend: Rossley Manor Club.**

**EVEN** in these days of advanced civilisation the artistry of our forebears is copied in order to create an atmosphere of what is popularly termed "old world charm."

And that is where the craftsmen of Cirencester, members of the firm of Messrs Fletcher and Wilkie, aided by Mr. S. T. Pyle, the Cirencester architect, have distinguished themselves in their additions and alteration to Rossley Manor Country Club, near Cheltenham.

In company with Mr. D. Wilkie, partner in the Cirencester contracting firm, I paid a visit to this historic club this week, and was amazed at the blending of maturity and modernity in the work they have recently carried out there.

Incidentally the original building, formerly Rossley Manor, dates back many hundreds of years, and the lands forming the manor belonged in early times to the Abbey of Winchcombe.

**Squash Rackets Court.**

It was in 1931 that Messrs Fletcher and Wilkie began operations at Rossley, building in that year a squash rackets court. This is a building with little exterior beauty, but it accommodates a fine "squash" court, and a spectators balcony.

A swimming pool was added to the club in 1933. Sixty feet in length this bath is heated by an oil heater, which automatically switches itself off. It is flanked by convenient "boxes," a shower bath, and a bar. At the deep end there is a diving board, and a chute.

A new west wing was built on to the club in the following year, garages being converted into garages with

bedrooms" above and a bathroom. A heating apparatus was also installed.

A couple of years ago new cow-sheds were built nearby, for the Club provides its own milk.

But surely the finest work yet carried out at Rossley by Messrs. Fletcher and Wilkie was at the beginning of this year. The old kitchen was converted into a new dining room, and a new kitchen was built, with a bedroom above. A new "sherry lounge" was also added to the east side of the building.

**"Sherry Lounge."**

The exterior work was carried out in old stone, with stone mullioned windows (leaded lights), and a roof of stone tiles. There are low gables on the east side, and the whole of the alterations conform entirely with the old world architecture of the original manor.

The "sherry lounge" is a pleasant little "nook" on the right of the entrance hall. It is not of huge dimensions but it is decidedly cosy, and has an eight foot bay window, with a window seat, which overlooks the hills. It has a floor of oak.

Oak, panelled doors lead from the lounge into the new dining room. From the dining room glass panelled French doors look out on to the terraces and tennis courts.

The floor of the dining room is of oak, and the room panelled in oak. There are secret doors in this paneling which cleverly conceal the opening of the serving "slide."

The craftsmanship of the Cirencester workmen is revealed in the stone fire place, wide and picturesque, which adorns the new dining room. This is yet another direction in which modern

workmanship is in keeping with the decidedly older counterparts.

**The Modern Touch.**

A touch of modernity is added by the telephone box just off the "sherry lounge," but a feature of its glass panelled door are the squares of bottle glass that are, undoubtedly, hundreds of years old, for they were removed quite recently from old property in Cirencester.

I passed from this "link" with an old-fashioned world into an oasis of the future when I visited the new kitchen. Even the most fastidious person could find nothing revolting in the spotless department where Cook rules her domain!

This kitchen is a picture of convenience and cleanliness. It has an electric cooker, refrigerator, and all the latest culinary equipment. All the fittings are chromium-plated while the walls are fully in keeping, being of white glazed tiles. The ceiling is also distinctive, with its highly enamelled surface.

Similar workmanship is evident in the new butler's pantry, while the larders and the dairy have been all brought up-to-date.

A new stair-case has been erected from the passage next to the kitchen, the "dado" of which was formerly old oak floor boards in the drawing room. To replace the old floor raised from the drawing room a new oak floor has been laid, and is now extremely suitable for dancing.

It was only a few days ago that Messrs Fletcher and Wilkie completed these latest alterations and additions, but already they have received numerous compliments on their fine work.

Rossley Manor Country Club will always hold for those Cirencester builders a feeling of relationship, and of complete satisfaction in work well done.

J. A. R. P.

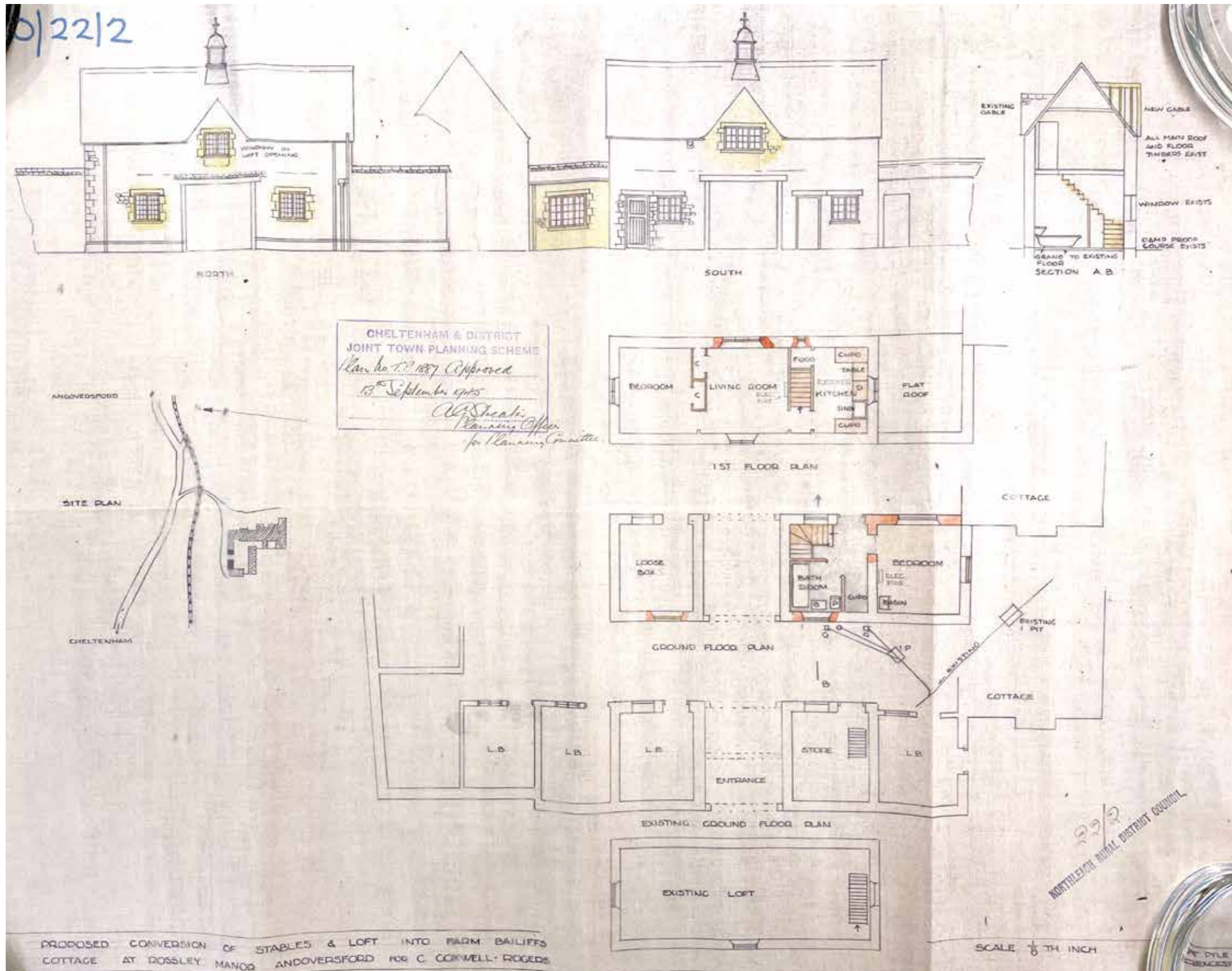
*Gloucestershire Echo, Wednesday 22 March 1935*







APPENDIX - PLANS FOR PROPOSED CONVERSION OF STABLES (UNIMPLEMENTED) - 1945



'Proposed Conversion of Stables and Loft into Farm Bailiffs Cottage' by Sidney T Pyle, 1945