

PROPOSED RESIDENTIAL EXTENSION
BEULAH, THE LANE, RANDWICK
HERITAGE STATEMENT
OCTOBER 2022

Application site:

The development site is set within a Randwick conservation area number 36, Cotswold area of outstanding natural beauty and Settlement development limits.

The nature of the asset:

Randwick was designated as a conservation area in November 1986. The conservation area does not have an adopted Conservation Area Statement.



CHURCH
ARCHITECTURAL



The extent of the asset:

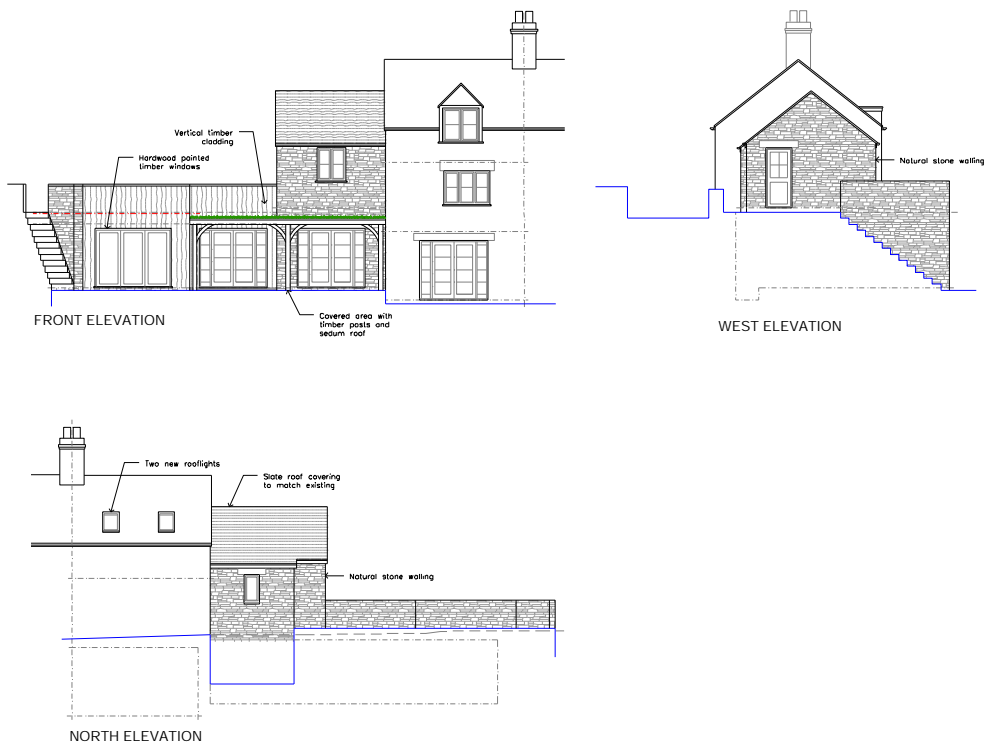
The site is an existing residential semi-detached dwelling of 3 storeys in a linear form. The property is built in to the bank by one storey and generally has its windows on the south elevation. The attached property has planning permission for a similar extension over recent years.

The significance of the asset:

This extension will not detract from the existing building. The side extension will be set back to provide a break between new and old, and the front extension has been designed with a flat roof so that it is as low as possible.

The proposed works:

The proposal is for two upper storey extension over an existing single storey extension. A parking area will be created over half of the existing single storey extension. A link will attach the existing workshop and the workshop will be extended to create a fourth bedroom. This will be constructed using a mixture natural stone walling and timber cladding with a slate roof over the pitched roofs and sedum roof covering over the canopy.



Client	
PROPOSED EXTENSION	
BEULAH THE LANE RANDWICK GL6 6PL	
MR & MRS S. HEMMINGS	
Title	
ELEVATIONS AS PROPOSED	
<p style="text-align: center;">CHURC ARCHITECTURAL</p> <p style="text-align: center;">Ray Brook M 07712 258378</p> <p style="text-align: center;">Part Church M. 07712 541397 1 Craggs, Randwick, Stroud, Glos, GL6 6BH <i>mal@malarch.co.uk</i></p>	
Drawn	RWB
Scale	1:100 @ A3
Date	OCT 2009
Drawing Number	06
Revisions	

Planning history:

No recent planning applications have been submitted on this site.

The impact on the asset:

Two listed elements are close to the site:

CHURCH OF ST JOHN THE BAPTIST

Parish church. C14 tower. Remainder extensively rebuilt in C18 and early C19. Nave restored and partly rebuilt 1865 by W.B. Baker of Stroud; large south aisle and chapel added 1894-6. Ashlar limestone; stone and artificial stone slate roof. Nave and chancel with south aisle and chapel; north vestry and west tower; west porch. Two-stage tower with Decorated tracery to west window; diagonal offset corner buttresses.

Two-light belfry openings with stone louvres and crenellated parapet. Parapet gabled west porch with pointed archway, end wall of aisle having older masonry at base, one stone dated 1719; upper part of gable with cusped circular west window and remainder of aisle added 1894-6. Three geometrical traceried windows to south wall of aisle; three Decorated style north nave windows. Parapet east gable ends to chancel and south aisle, chancel window with Decorated tracery, geometrical tracery to aisle. C20 gabled north vestry; hipped roof to organ loft alongside. Interior: C19 2-bay pointed arched arcade between a nave and aisle of similar width and height. Low-pitched ribbed nave ceiling, 5-bay arched braced collar truss roof to aisle. Cusped roof trusses in chancel supported on carved corbels with shafts to eastern bay terminated by carved angels. Shouldered arched vestry doorway with quatrefoil openwork panel above. Oddly-placed pointed arched doorway central to east end of aisle. Font, pulpit, pews and choir stalls all C19. Some good monuments: wall tablet with elaborate border containing cherubs' heads to SARAH COOKE, died 1726. Several other C18 monuments to west aisle wall. Monument with scrolled pediment to nave wall has crest and gadrooned base, inscribed to James Mitchel, Gent Lord of Randwick, died 1758. Another with 2 urns on obelisk background to ANN, Wife of Thomas White, died 1784. Some windows have later C19 stained glass. Queen Anne hatchment dated 1711 to west wall of aisle. (N.M. Herbert, 'Randwick' in V.C.H. Glos. x, 1972, pp 224-230; D. Verey, Cotswold Churches, 1976, and Gloucestershire: The Cotswolds, 1979) ____

Listing NGR: SO8274706702

Randwick War Memorial

A First World War memorial, erected in the early 1920s, altered after the Second World War.

MATERIALS: constructed of local limestone.

DESCRIPTION: the war memorial takes the form of a wheel-headed cross with octagonal column and moulded foot supported by a square plinth and three-stepped base. The plinth is inscribed with black lettering on three sides, the west face of the plinth reads: TO/ THE GLORIOUS MEMORY/ OF THE MEN OF THIS/ PARISH/ WHO FELL IN THE GREAT WAR/ 1914-18/ THEIR NAME LIVETH FOR/ EVERMORE. At the bottom of the face is a plaque that reads: 1939-1945 [REDACTED] AGED 31 YEARS/ KILLED IN ACTION. MAY 19TH 1940 [REDACTED] / AGED 35 YEARS/ KILLED IN ACTION. MAY 29TH 1945. Both the north and south elevations of the plinth are inscribed with the names of the men who were killed during the First World War, along with the dates of their deaths.

The memorial is located in a small enclosed walled area which is accessed by iron gates and railings.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 6 June 2017.

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 Randwick Conservation Area and will not detract from its setting.

Utilising the local vernacular style of natural Cotswold stone, the proposal will ensure that the new dwellings will fit well with the approved Randwick Village Statement.