

# Design and Access Statement And Statement of Historic Significance

Old Hundred, Tormarton, South Gloucestershire, GL9 1JB



The Wing as viewed from the south. This is the original main elevation

The Wing as viewed from the north, showing the outbuildings.



The Old Hundred (and The Wing to the right) as viewed from the south. This is the original main elevation and entrance to The Old Hundred. Currently the rear north side of the property is the main entrance



## 1. Introduction

The main building on the site is the house known as The Old Hundred, which has been extended over the centuries and comprises a large dwelling and the part known as The East Wing, which is currently divided into 2 flats. The intention is to streamline the division of the 2 to make more logical spaces and to do away with what would be flying leases/freeholds (if ever the property was to be sold). The purpose of this statement is to consider the effect of this on the historical development and structure of the buildings.

## 2. Statutory Designation

The Old Hundred is listed, under the Planning (Listed Buildings and Conservation Areas) Act 1990 and has Grade II status. The listing description is copied below for reference:

### 6/236 Old Hundred 17.9.52 - II

**House.** Late C17 origin, remodelled and re-fronted 1711 (dated on rainwater head at right return), C19 alterations, late C19/early C20 addition to left in similar style, C20 alterations. South front in limestone ashlar, addition to left, side elevations and rear in rubble with stone dressings and quoins, double Roman tiled hipped roof with some courses of stone tiles at eaves to rear. South front of 2 storeys and 7 windows, all replacement sashes in bolection moulded architraves with cills, ground floor windows with floating cornices, central Doric portico with pediment, panelled door in bolection-moulded architrave; moulded plinth, French quoins, coved cornice. Addition attached to left of 2 storeys and 4 windows, all sashes, canted bay with hipped roof to right with central sash and two 8-pane sashes, 3 lion masks set in wall at first floor. Left return of addition has two 3-pane windows at ground floor, 8-pane sash at first floor, bargeboard at eaves. Right return has first floor sash as on front, 2-light dormer window; attached to right 2-storey block with 4 windows, including at ground floor a 6-pane sash in bolection-moulded architrave, others C20, right return of addition has 2 C20 doors and first floor window. Rear of 2 storeys and irregular windows, including 2 cross windows at ground floor with ovolo mullions and transoms, leaded lights and hood mould, 6-panelled door to right of centre in chamfered surround, first floor has 3 similar cross windows and 2-light casement, C20 2-light window under eaves to right. Addition to right has 6-panelled door to left, 3-light window to right and at first floor; block to left has 3-light casement at ground floor, two 3-pane lights under eaves, gabled dormer, single storey addition to left with pitched roof. Interior: entrance hall with stone flagged floor, heavy beams, large bolection-moulded stone fireplace with cornice and mantel, panelled cupboards to left; open-well stair to rear (probably moved from original position) with turned balusters, carved string and newels, panelling to sides. Front right room has marble fireplace, Adam-style with urns, swags and dentil cornice, shell recess to each side with shaped shelves, boxed beams, cornice and shutters to windows. Front left room has stone bolection-moulded fireplace, moulded cornice, shutters to windows.

Listing NGR: ST7645478684

## 3. History of the Site



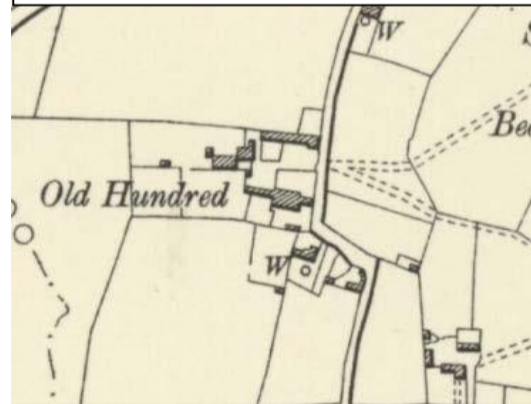
John Cary's (1754-1835) map of Gloucestershire



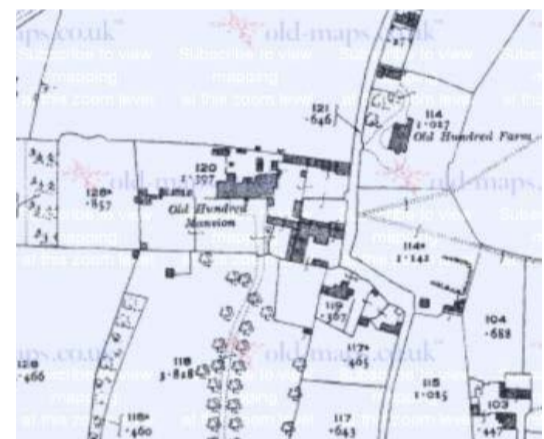
1813 Andrews' and Dury's Map of Wiltshire



1881 Ordnance Survey map



1899 Ordnance Survey map



1921 Ordnance Survey map



1976 Ordnance Survey map



1830 first series Ordnance Survey map

### **Cartographic:**

The earliest cartographic evidence that covers the site and shows buildings is John Cary's (1754-1835) map; whilst Tormarton is shown, the Old Hundred is not indicated. From the listing description one would expect it to have existed at that time.

The 1813 Ordnance Survey first edition is the first map to show the Old Hundred. An entrance drive is shown to the south of the principal building, a secondary route to the east and a stand-alone building is shown at the rear, which was probably stabling associated with the main house.

The 1830 Ordnance Survey map shows the Old Hundred in a little more detail. The resolution of the map is limited, but the shape of the buildings at the back (North) of the main house match with those in the 1881 map. The piecemeal development of the site can be traced through the 1899, 1921 and 1976 Ordnance Survey Maps to the present day.

### **Research:**

The origins of the Old Hundred are thought to be historically significant. The house and land had been in the Codrington Family for centuries, until 2012 when it came onto the market and was owned since then by the applicants. There is little published information available about the property, but when selling the property, in 2012, Mrs Codrington recounted her knowledge of the building's history for articles in Country Life magazine (September 27th, 2012):

*'The Old Hundred has evolved over the centuries in three distinct phases, with various Codringtons adding to the house, but taking nothing away. The oldest part of the manor is the former service wing, (known as the East Wing) now two separate flats, the lower of which incorporates the original late-17th-century dwelling, with its fireplace and windows. The central, Georgian part of the house was built in 1711, using Cotswold stone quarried on site; the late-Victorian section was added by Sir Gerald Codrington in 1896.*

*In 1996, Mrs Codrington added the spectacular, stone-built orangery overlooking the walled formal gardens'*

And the Wall Street Journal (October 15th 2012):

*'Owned by the Codrington family for about 1,000 years, this 13-bedroom property in Tormarton, England, includes one room that dates back to the Norman Domesday invasion'*

The oldest part of the building is what is currently called the East Wing or The Wing. In fact this is what should be called The Old Hundred, and the larger building constructed in 1711 should be known as the West Wing of The Old Hundred. The 1711 building incorporated the west wall of the older structure and doorways were built into the wall to give access to the newer, larger 1711 house. The suggestion is that the older building was used as the annex to the new.

As to the use of the building as 3 separate dwellings, there is no available evidence as to when this separate use started. However the owner in 1980, Mrs Johnson went on to make an application for Certificate of Lawful development (a retrospective application) PK09/5359/CLE to legitimise the use. The certificate was granted.

*"Summary of Evidence Submitted in support of the application The applicant, Pamela Johnson, has submitted a sworn affidavit and a sworn statement which state the following: a) The applicant took possession of The Old Hundred in October 1980. b) At the time of taking possession of the property, a separate first floor flat known as The Stable Flat already existed and has remained in separate occupancy. c) The Wing,(ground floor flat) was created in 1984 and has remained in separate occupancy ever since. d) The outbuilding known as the Coach House was converted in 1996 and has remained in separate occupancy ever since. e) The residential curtilages of The Wing and The Coach House, as shown on the submitted plan have remained the same since for over ten years."*

## **4. Proposals**

Proposals to modify the layout of the ground and first floor to better define the 2 what are separate structures of the original and Georgian buildings were approved in **P22/01404/LB**. The two flats contained in "The Wing" have now been separated from the larger house.

It is now intended to connect the 2 floors of "The Wing" and change it from 2 flats into a single dwelling. This will require the removal of a partition in the stairwell and the addition of a partition as well as relocation of existing doors in the first floor. The existing first floor partitions are stud construction. A new door will be needed and this will match the existing. Where partitions and doors are removed/moved, any damage to the existing walls will be made good to match.

## **5. Use**

The premises remain as dwellings

## **6. Amount**

The amount of 'development' is restricted to within the existing structure; there is no additional volume proposed.

## **7. Layout**

The proposed layout makes better use of the accommodation within the existing plan form.

## **8. Scale**

The scale of the building is unaffected by the proposals.

## **9. Access**

There is no change in overall access. The ground floor of “The Wing” has universal access and ground floor accessible toilet facilities.

## **10. Summary**

The proposals are minor and relate to a reorganisation of existing accommodation. This does not affect the reading and understanding of the buildings.

The changes are not a detrimental loss of original use; the building has already changed from a single to 3 dwellings. It will now become 2 dwellings

We can find no part of the values outlined in this document that are damaged by the proposals. The significance of the building is therefore not harmed. There is no alteration to historic plan form, nor the legibility of the buildings phasing and significant historic features.

Adrian Forber

AFPDS

26 November 2022