

DESIGN AND ACCESS STATEMENT

BUILDING ALTERATIONS AND EXTENSIONS

AT

THE COACH HOUSE, DOWDESWELL COURT, CHELTENHAM, GLOUCESTERSHIRE, GL54 4LX



PLANNING AND LISTED BUILDING APPLICATION

March 2023

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Dowdeswell Court

The Coach House

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Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1303715
Date first listed:	11-Feb-1986
Statutory Address 1:	THE HEADMASTERS HOUSE, DOWDESWELL COURT

Location

Statutory Address: THE HEADMASTERS HOUSE, DOWDESWELL COURT

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

County:	Gloucestershire
District:	Cotswold (District Authority)
Parish:	Dowdeswell
National Grid Reference:	SP0023019703

Details

SP 01 NW DOWDESWELL LOWER DOWDESWELL

5/34 The Headmasters House, Dowdeswell Court GV II

Former coach house, stabling and house. C19. Ashlar with slate roof and artificial stone stack. 'U'-shaped plan. C20 extension rear right and flat-roofed extension rear left-hand extension, not of special interest. Two-storeys, 1:3:1-windowed, 6-pane sashes to first floor mostly 12-pane sashes to ground floor, with horns to first floor. Right and left-hand bays projecting forwards slightly from facade with rusticated quoins and triangular pediment at parapet level. Moulded architraves to ground floor windows between pedimented bays. Pilasters and quarter pilasters flanking windows of central 3 bays. Two blocked carriage arches in rear wall of main body. Blocked entrance rear left with rusticated quoins. Interior not inspected.

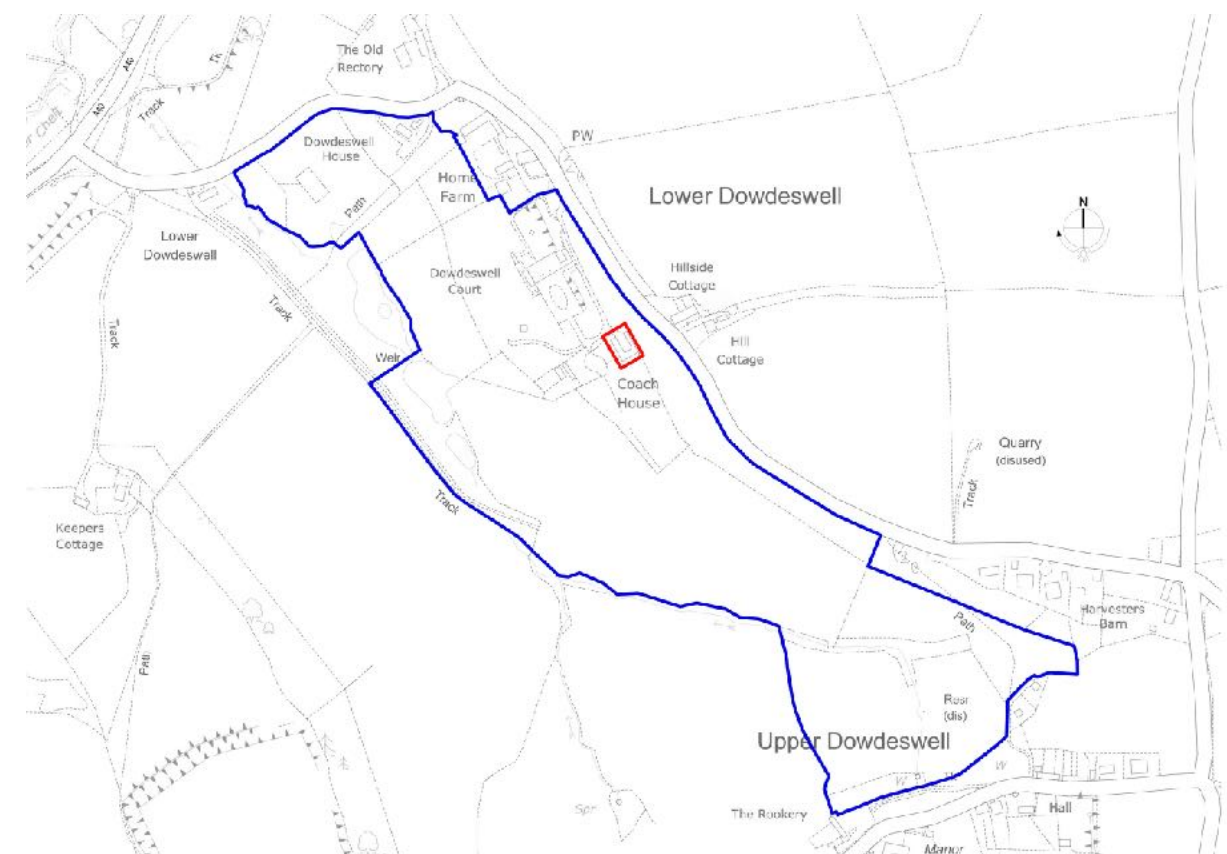
Listing NGR: SP0023019703

1.0 Historic Background and Design Brief

The Coach House at Dowdeswell Court has had an interesting history. Originally built as an important part of the estate it was sold off separately in the 1980s and converted in 1986 to 1987 to a residential dwelling. The Coach House is Grade II Listed - see Historic England Official history opposite - and referred to as The Headmaster's House, Dowdeswell Court in 1986.

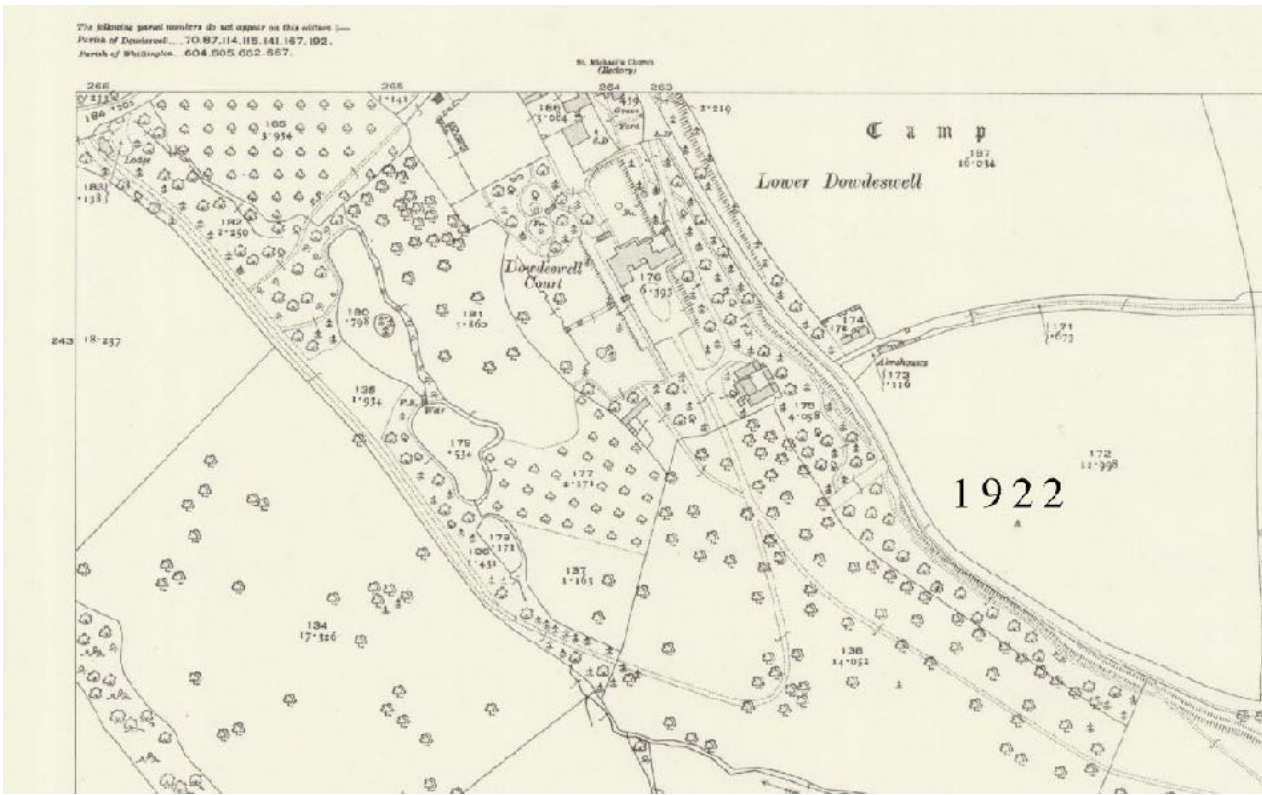
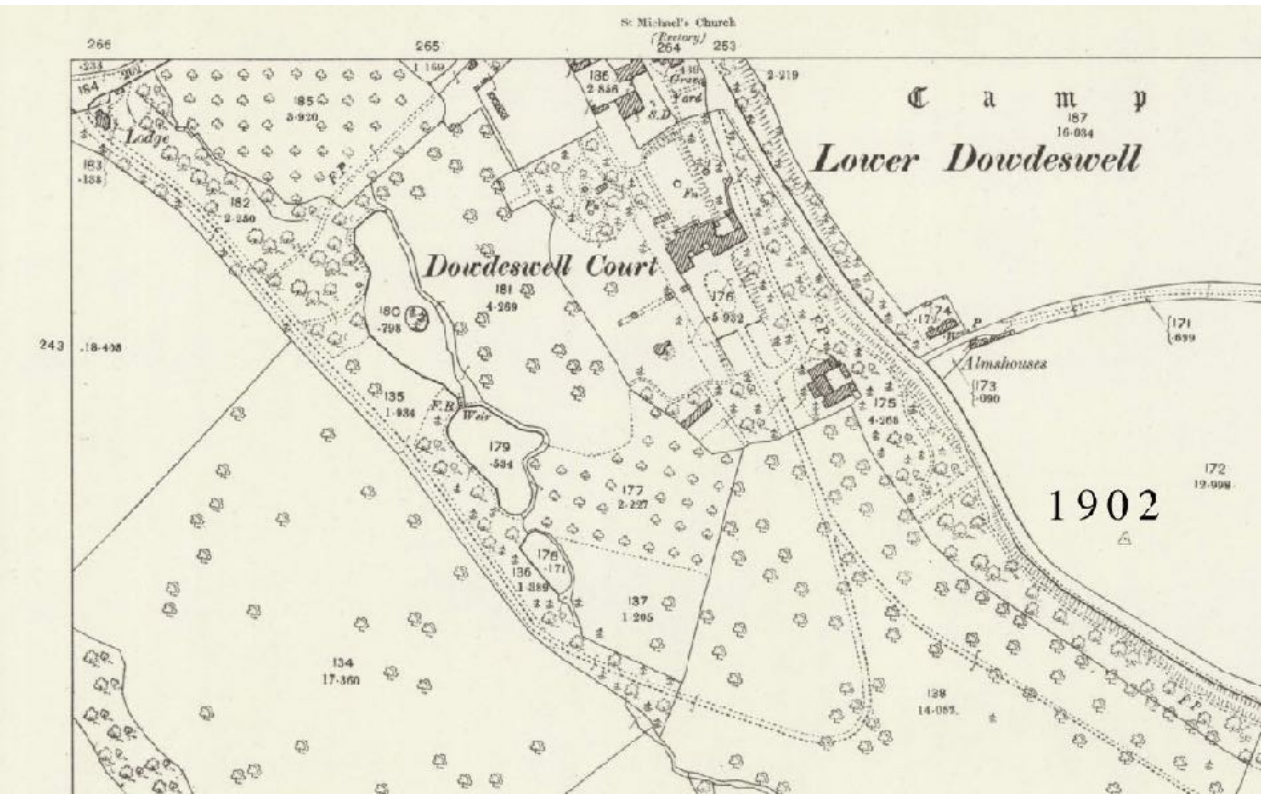
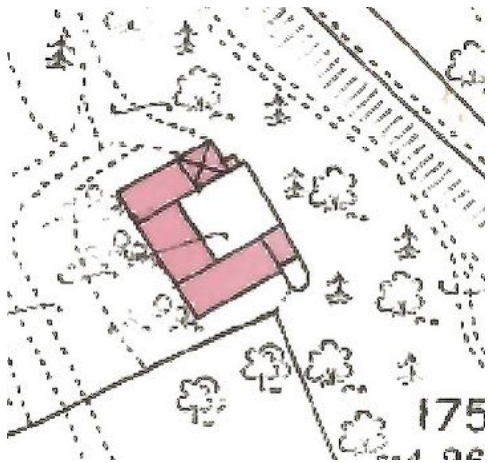
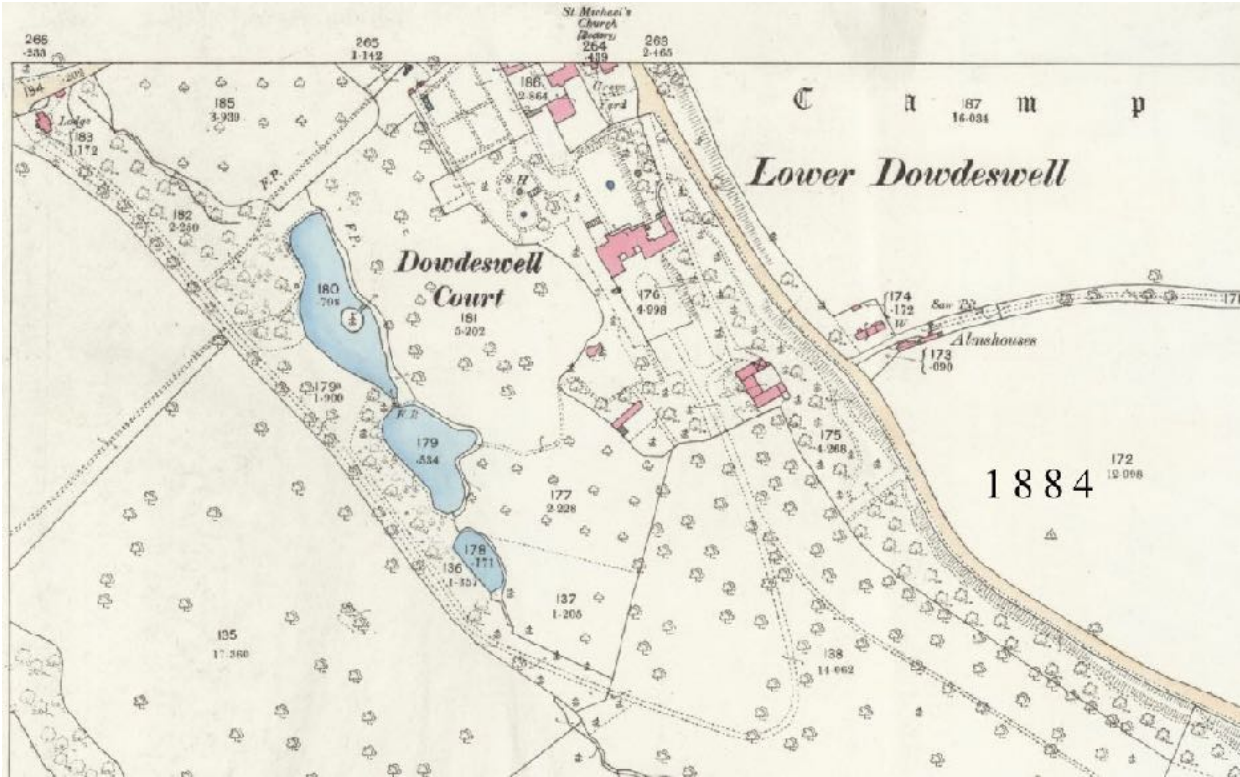
The building has undergone some significant changes over the years and includes some 20th Century building extension works noted as "not of special interest". Looking back at the planning history, the most recent application was in December 2009 (reference 09/04455/LBC) which involved a number of alterations mainly to the interiors.

Now The Coach House is back in the ownership of Dowdeswell Court, the applicant has an opportunity to upgrade the building and to return it to its former glory, removing unsightly modern interventions and enhancing the remaining historic fabric with sensitive new extensions. The building is to provide staff and guest accommodation together with Estate Office and service rooms.



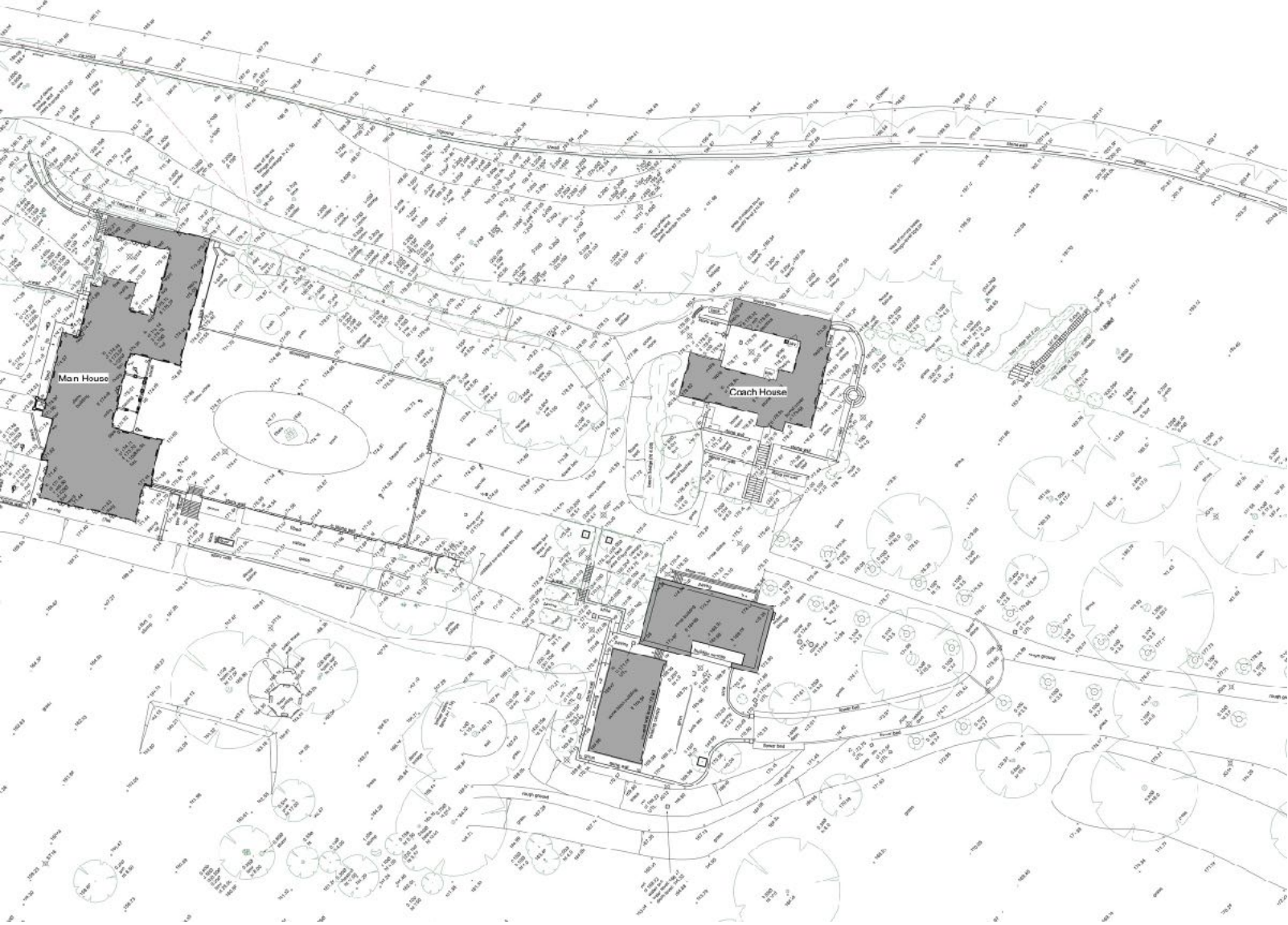
2.0 Historic Maps

The maps opposite show how The Coach House has been altered over the years. The maps of 1884 is of particular interest as it suggests there must have been a prominent gateway leading to the courtyard, possibly a built over arched structure, not dissimilar to other coach houses of the period. There are architectural fragments still evident on site today suggesting the Coach House did have a grander gateway entrance.

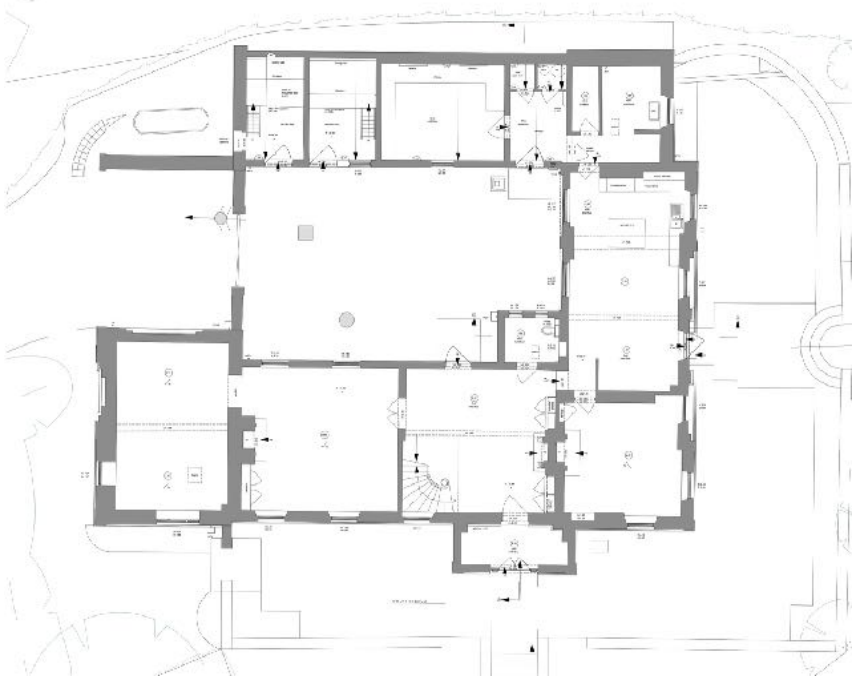


3.0 Survey Drawings - Plans

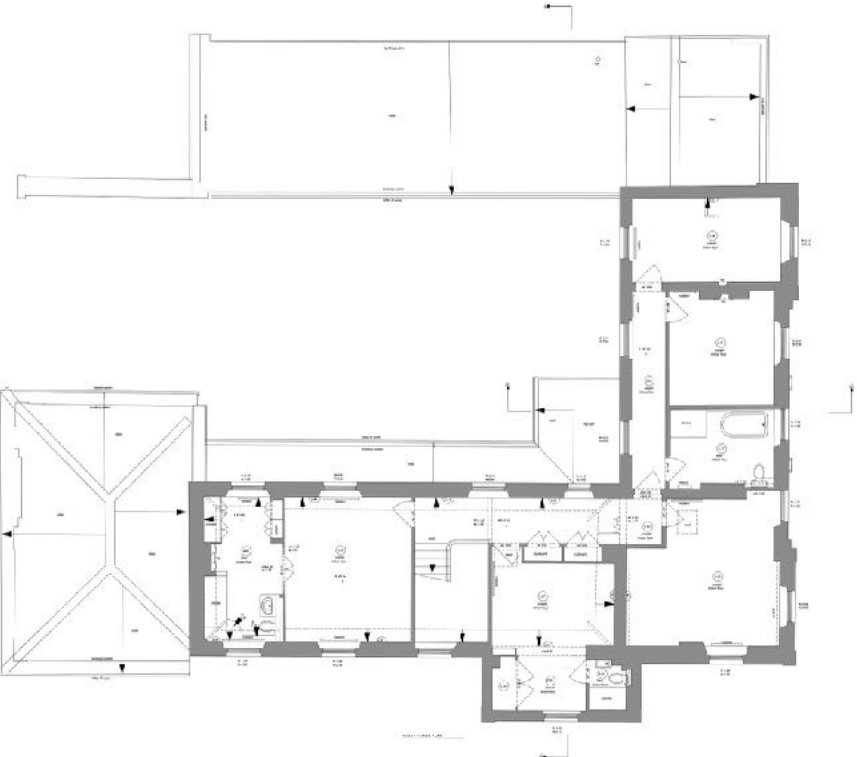
The applicant has commissioned measured survey plans and elevations and a topographical survey of The Coach House as it exists today.



Topographical Survey



Ground Floor Plan



First Floor Plan

3.0 Survey Drawings - Elevations



4.0 Record Photographs



5.0 Historical Photographs

The following historic photographs were provided by the Conservation Officer from the local council records, and reference the work undertaken by the previous owners in the 1960s.



6.4 The South-West Wing

Although we had considered at Pre-App stage demolishing the modern ground floor W.C extension, the new scheme retains the courtyard. The new scheme retains the toilet and the whole of the south-west wing as existing to minimise disruptions to this wing. To improve the south-east elevation, the scheme now includes a Regency style veranda across the width of the elevation incorporating the W.C. extension so as to provide a unifying elevation to the courtyard.

6.5 The Former Garage

This was converted to become a Library in 2009 with new indoor windows inserted. Further changes are proposed including opening up the north-west blocked up window opening which has embellished rusticated reveals and columns that deserve to be exposed and read in conjunction with the new gate piers.

6.6 First Floor Bedrooms

The first floor layout is to stay broadly as existing. Minor changes are proposed to modern partitions to Bedrooms 1 and 3 along with new improved bathroom fittings.

6.7 South-East Elevation

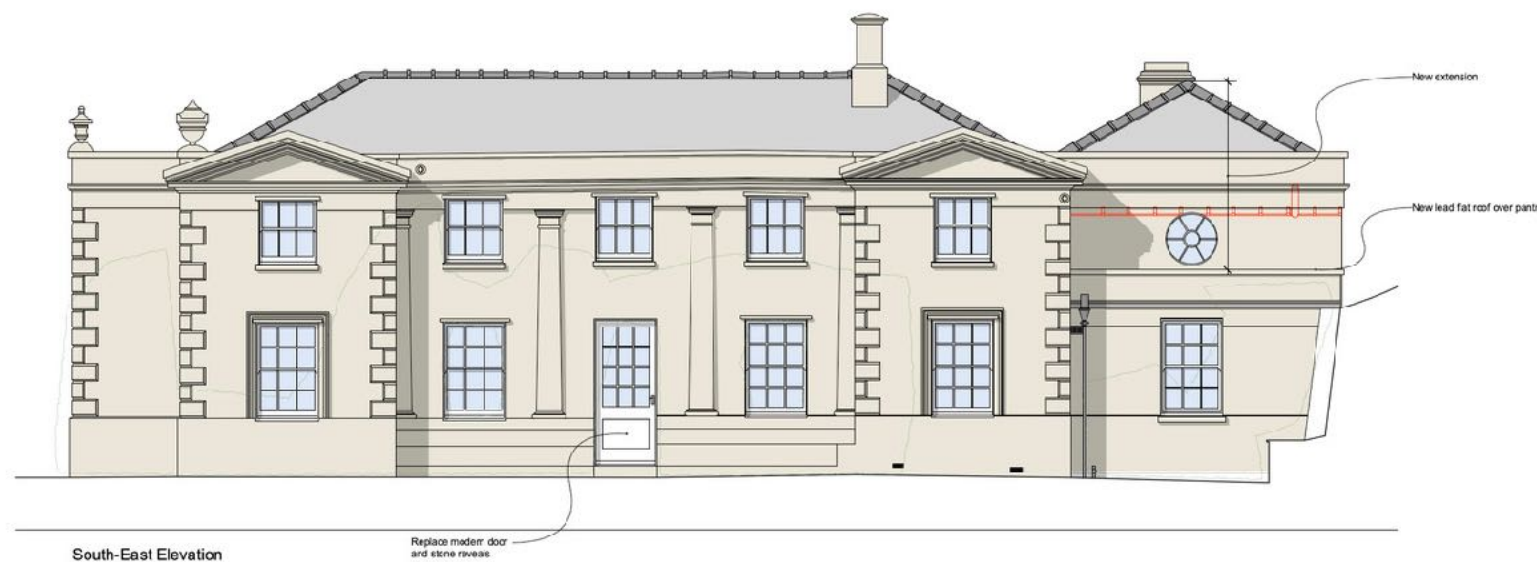
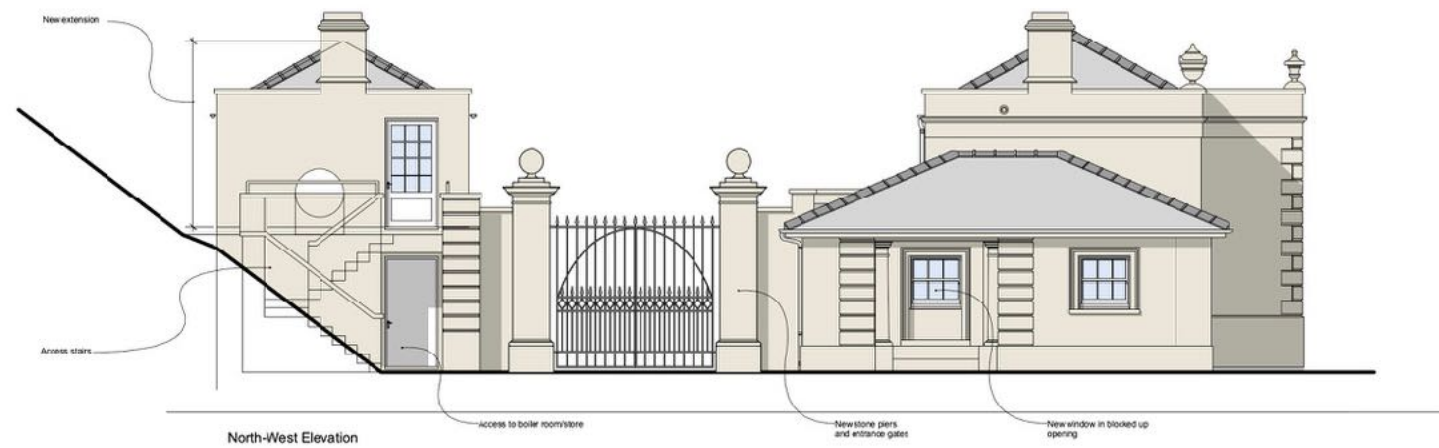
The central door on the neo-classical south-wing elevation is not original and the opening has clearly been modified. The scheme proposes to re-hang the door to open inwards and to re-work the stone reveals and door head to match adjacent sash windows. It is likely that this door was originally a window.

6.8 Other Building Improvements

As part of the general refurbishment of the building the scheme will include new heating and plumbing installations and electrics using low energy fittings and improved insulation throughout the building. Repairs to damaged stonework and replacement rotten doors and windows are also proposed.

6.9 Gross Internal Area

The existing internal gross area is 423 sq. metres, and the proposed gross internal area is 497 sq. metres which is an additional 74 sq. metres.

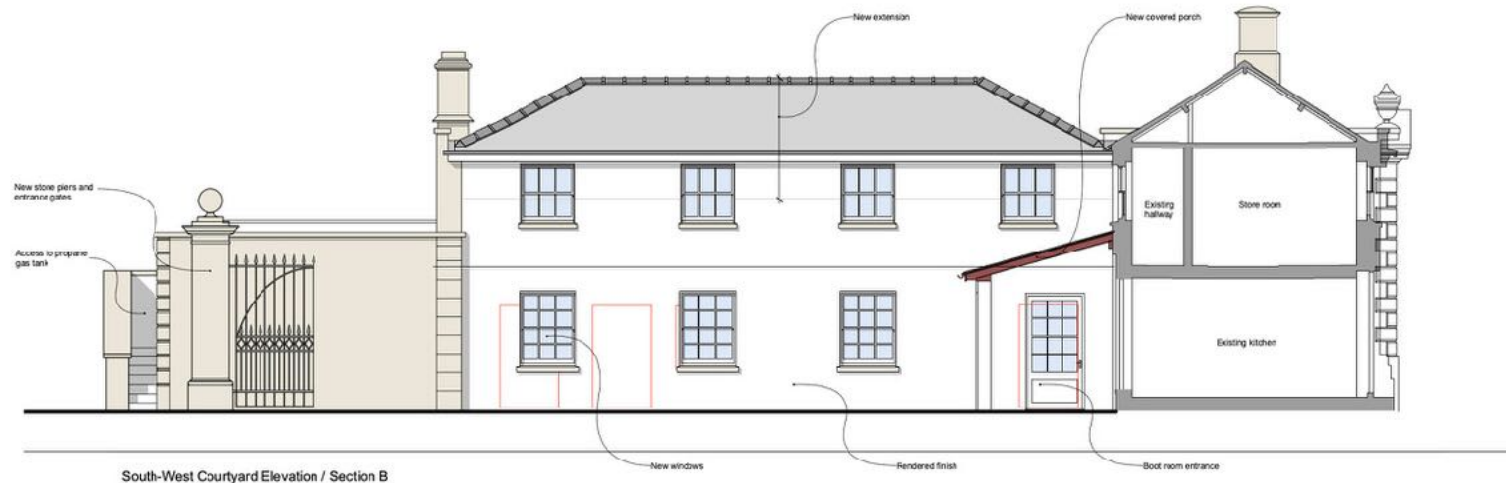


7.0 Summary

The design proposals and the above details are submitted as part of a planning and listed formal building application to Cotswold District Council. It is hoped that the proposals will be seen as positive enhancements to an important historic building and an opportunity to upgrade the building fabric and services so it is fit for use for the next one hundred years.



North-East Courtyard Elevation / Section C



South-West Courtyard Elevation / Section B