

**CONAULT DESIGN**

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**Robins Cottage  
Calves Hill, Chedworth  
Gloucestershire  
GL54 4AN**



Proposed Side Extension

**Design, Access and Historical Statement**

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# **Robins Cottage, Calves Hill, Chedworth Gloucestershire, GL54 4AN**

## **1.0 Introduction**

Conault Design has been instructed by PSK Cheltenham Ltd to provide the following statement on behalf of the applicant.

## **2.0 Proposal Summary**

This heritage, design and access statement has been prepared in support of An application for a side extension to Robins Cottage, Calves Hill, Chedworth, Gloucestershire, GL54 4AH

## **3.0 Application Documents**

- This Design Access, Heritage and Planning Statement
- Plans & Elevations As Existing Draw No. A1220P-657-01A
- Plans & Elevations As Proposed Draw No. A1220P-657-02B
- Location Plan & Block Plan

## **4.0 Background**

A Planning **04/01945/FUL** and Listed Building application **04/01902/LBC** was submitted in 2004 for Demolition of existing ground floor extension and erection of two storey side extension on the grounds that the existing ground floor extension is relatively recent and inconsistent with the rest of the property. The officer concluded “the proposal(s) were considered to preserve or enhance the listed building, its setting and the features of special architectural or historical interest which it possesses and therefore complies with the guidance contained within PPG15: Planning and the Historic Environment. Consent was granted in September 2004, subject to conditions relating to materials and samples and expired unimplemented in 2009.

**Robins Cottage, Calves Hill, Chedworth  
Gloucestershire, GL54 4AN**

**5.0 Planning History**

Demolition of existing ground floor extension and erection of two storey side extension

Ref. No: 04/01902/LBC | Status: Application Permitted

Demolition of ground floor extension and erection of two storey side extension

Ref. No: 04/01945/FUL | Status: Application Permitted

Installation of external boiler flue

Ref. No: 05/01252/LBC | Status: Application Permitted

Lleyandii x 2 - Fell. Reduce overhanging of Yew Tree. Reduce overhanging branches of neighbouring Lleylandii trees

Ref. No: 16/02039/TCONR | Status: No objection

**6.0 Planning Policy**

NPPF

Local District Plan (2011-2031)

Chedworth Conservation Area Policy EN11 (Chapter 10.11)

Cotswold ANOB Policy EN5 (Chapter 10.5)

Strategy Delivery Sub-area Policy SA1 - Chapter 7.1

Cotswold Design Code

## 7.0 Listing

Heritage Category: Listed Building Grade: II List

Entry Number: 1090246

Date first listed: 12-Feb-1988 List Entry

Name: Robins Cottage Statutory Address 1: Robins Cottage, Calveshill, Chedworth, GL54 4AH

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Statutory Address:Robins Cottage, Calveshill, Chedworth, GL54 4AH

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

County:Gloucestershire  
District:Cotswold (District Authority)  
Parish:Chedworth  
National Grid Reference SP0583411715

This list entry was subject to a Minor Amendment on 17/10/2019

SP 0511 11/42

CHEDWORTH CALVESHILL Robins Cottage

(Formerly listed as No 59 (Heskin's Cottage))

II One of two cottages.C17 with C19 extension. Limestone rubble; stone slate roof; ashlar stacks. One-up-one-down plan to C17 range with a single-bay C19 extension to the north-west gable end. C20 porches to both parts not of special interest. South-west (entrance) front: large gablet to the C17 range; two-light double-chamfered stone-mullioned casement to the ground floor, similar casement to the gablet. C19 plank door within a C20 lean-to porch right; early buttress with offsets left of window. Three-light casement to C19 extension. Former gable-end stack now incorporated within the extension, and axial stack.

Interior not inspected.

Listing NGR: SP0583411715

## 8.0 Historical Context

The property is located on the outskirts of Chedworth about a mile southwest of Chedworth Roman Villa Scheduled Monument 1003324 and Chedworth Roman Temple 1003348 on the other side of Chedworth Woods and about half a mile from Listercombe Bottom Roman Villa Entry 1003353 and a similar distance from Wood Barrow long barrow 1003347 and Royal Oak Round Barrow 103471.

Chedworth is located in the high Cotswold in the ANOB is bounded on the south-east by the Foss way and on the east and north-east by the river Coln and is fairly compact in shape except for a peninsula in the north-west extending down to the river Churn.

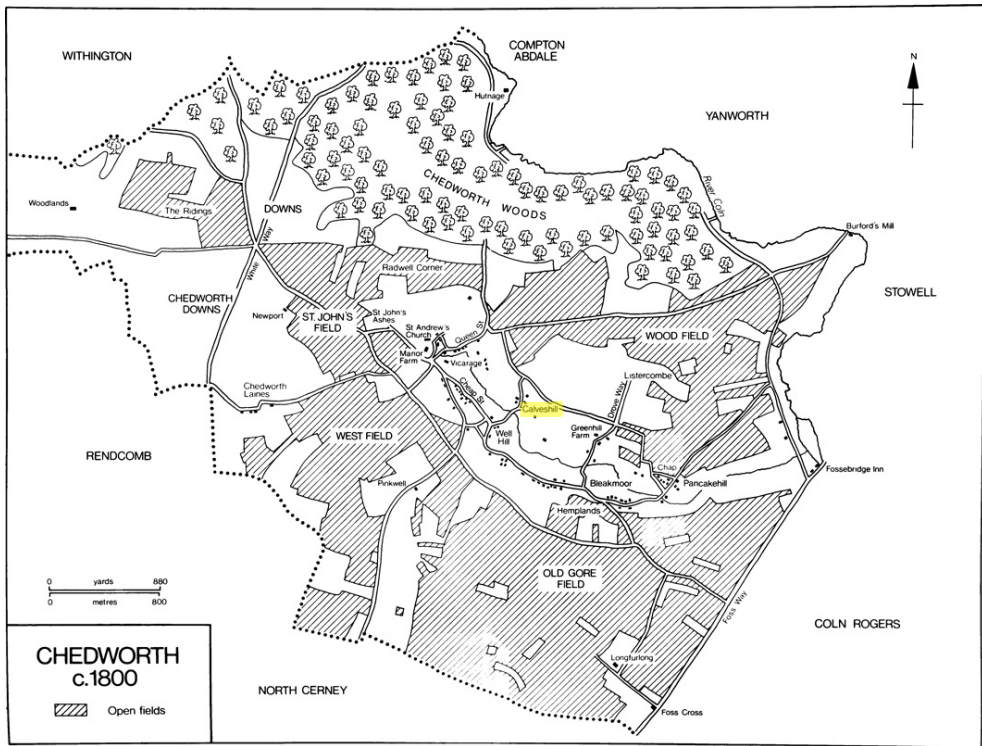
The history of human habitation in the area goes back to Roman times the Fossway and beyond with mention of grants of lands to Gloucester Abbey in 779 and 790, Earl of Warwick in the 14<sup>th</sup> century.

In 17<sup>th</sup> century and in the period the earlier parts of the cottages are believed to of been build, the manor-house and demesne land were sold to John Bridges, William Bridges, and Thomas Howse and the manor to William Higgs of London. Higgs (d. 1612) was succeeded by his son Thomas Higgs of Colesbourne. The three owners of the demesne sold it in 1616 to Sir Richard Grobham of Great Wishford (Wilts.) who bought the manor in 1618 from Thomas Higgs and a group of Londoners, apparently Higgs's creditors.

Sir Richard Grobham (d. 1629) settled Chedworth on his wife Margaret with reversion to a nephew George Grobham, but the manor apparently passed before 1652 to another of his nephews John Howe, who was made a baronet in 1660. Sir John's son Sir Richard Grobham Howe owned Chedworth in 1672 and was succeeded at his death in 1703 by his son Sir Richard Howe (d. 1730). It passed to Sir Richard's cousin John Howe of Stowell who was created Lord Chedworth in 1741 and died in 1742. The manor and title descended successively to John's sons John Thynne Howe (d. 1762) and Henry Frederick Howe (d. 1781) and to their nephew John Howe (d. 1804). The last Lord Chedworth devised his estates to trustees for sale, and Chedworth together with Stowell and other adjoining manors was bought in 1812 by the judge Sir William Scott, covering the time the end bay of the cottages is believed to have been added.

Sir William was created Lord Stowell in 1821 and died in 1836 when his estates passed to his daughter Marianne, wife of Henry Addington, Viscount Sidmouth. The viscountess (d. 1842) was succeeded by her cousin John Scott, 2nd earl of Eldon. The estate in Chedworth then comprised 1,973 a., to which the earl added another 280 a. by purchase from William Dyer in 1846; Dyer had bought part of his estate in 1812 from Lord Chedworth's trustees and another part in 1813 from Joseph Pitt who had amassed it by a series of small purchases between 1802 and 1808. The earl (d. 1854) was succeeded by his son John, who put Chedworth up for sale with the rest of his Stowell Park estate in 1923. The smaller farms were all bought then by their tenants but 578 a., mostly woodland, were bought with Stowell by Samuel Vestey, heir to Lord Vestey, and 850 a., comprising Chedworth Manor farm and another large tract of woodland, was bought by the Revd. John Green (d. 1944). The Revd. John was succeeded by his brother Capt. Henry Green, who had farmed the estate for some years, and Capt. Henry's son, Mr. J. D. F. Green, owned and farmed Manor farm in 1978.

The stone working trades were particularly strong at Chedworth. Among the numerous masons of the parish the families of Smith, Robins, and Bridges were represented for several generations and the trade of slater employed at least 10 men from another family, the Wilsons, between 1698 and 1851. In 1851 the parish had a total of 15 masons and 4 slaters. Several of the small quarries that were worked on the high ground of the parish also had lime-kilns, and lime burning supported a few men full-time in the 18th century. We note that the 1882-83 map shows a quarry a short distance to the south of Robins Cottage. although we do note that they cottages have also be Listed Heskin's Cottage



O.S. Map Chedworth-1882-188

## **9.0 DESIGN and JUSTIFICATION**

The existing dining room, first floor bedroom 2 and bathroom are identified in the listing as a 19<sup>th</sup> century “with former gable-end stack now incorporated within the extension, and axial stack”.

Planning 04/01945/FUL and Listed Building consent 04/01902/LBC granted in September 2004 was deemed to preserve or enhance the listed building, its setting and the features of special architectural or historical interest which it possesses and therefore complies with the guidance contained within PPG15: Planning and the Historic Environment.

This current application is more subservient to the existing structure being only 2275mm wide opposed to 4600mm granted in 2004. The previous application envisaged a new gable and French doors whereas the current application reflects more closely the humble nature of the dwellings whilst allowing provision of an adequate if still small kitchen, large enough to accommodate modern appliances such as a washing machine as well as a fridge whereas the current kitchen falls short of this standard.

The existing property is nominally two bedroom, however the second bedroom has been significantly reduced to accommodate a very compact bathroom which is located in the larger part of the full height space requiring any bed to be located tight under the eaves, below a small roof light (which is not adequate as an escape window) and with little or no storage space making it impractical as a second bedroom. The 2004 envisaged a second bedroom of a similar size to the main bedroom with both rooms en-suite.

## **10.0 Access**

As Existing.

Note:

The track running along the North East Elevation is designated as a Public Footpath, KCH25, must not be obstructed or encroached upon, the surface damaged or made dangerous during or after works.

The Road Traffic Act 1988, Section 34, makes it an offence to drive a motor vehicle without lawful authority on any footpath. The applicant is to demonstrate they have an existing private vehicular right and therefore have 'lawful authority'. or gain the written consent of the landowner and then apply to the highway authority for a licence to permit them to drive motor vehicles on the footpath.



11.0 Photos



i. South west elevation



ii. South west elevation





III. North west elevation



IV. Detail south-west elevation





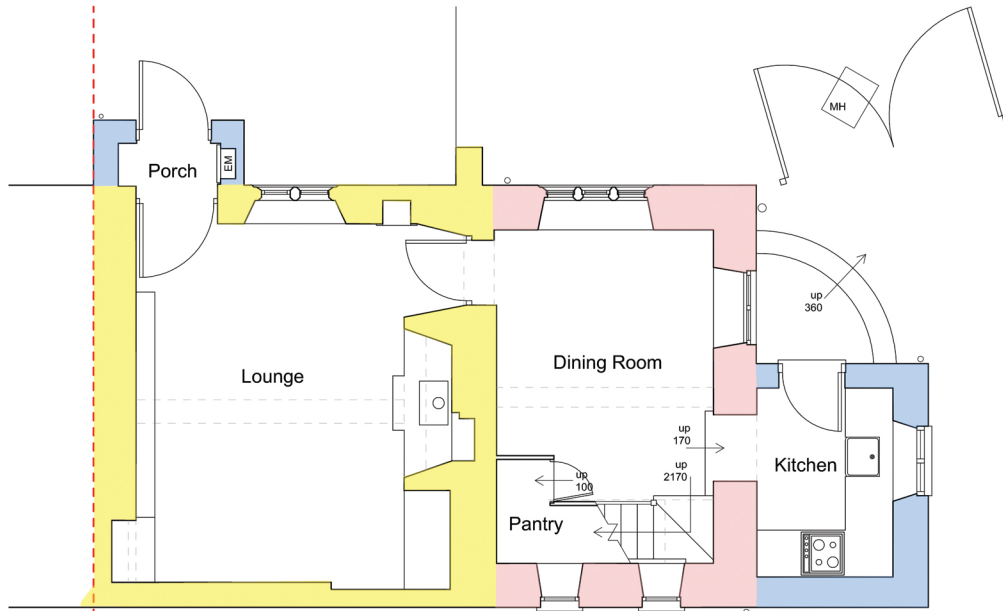
V. Roof window bedroom 2



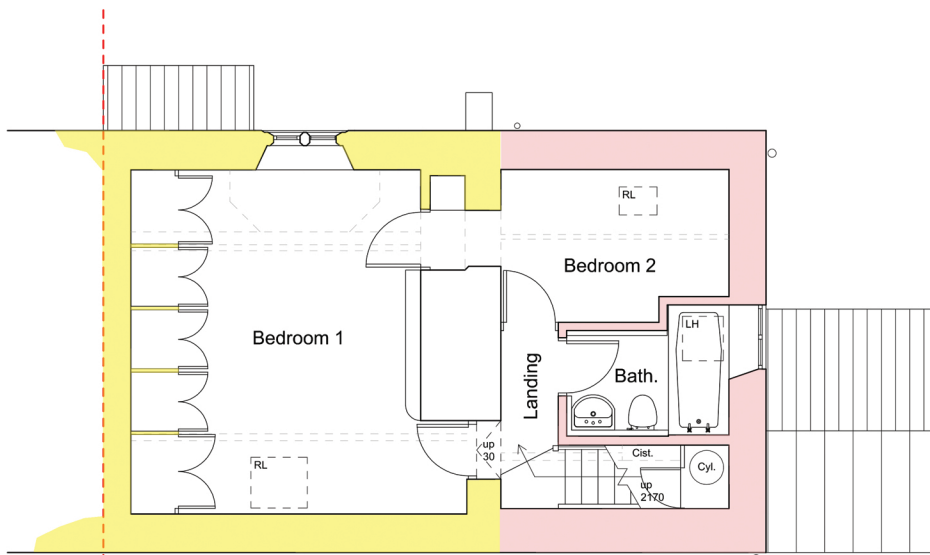
VI. Detail north-west elevation

# Phase Plan

Robins Cottage, Calves Hill, Chedworth  
Gloucestershire, GL54 4AN



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

-  Circa 17th Century\*
-  Circa 19th Century\*
-  Circa 20th Century\*

\*Historic Englands Listing 1090246