

THE LODGE HOUSE, WOODCHESTER PARK, NYMPSFIELD, STONEHOUSE, GLOUCESTERSHIRE

HERITAGE STATEMENT



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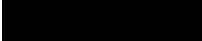
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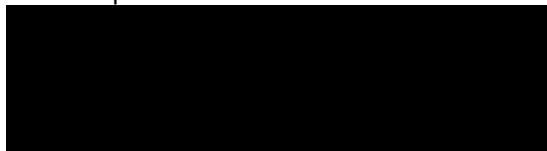
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Worting House

Church Lane

Basingstoke

Hampshire



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CONTENTS

| | | |
|------------|---|-----------|
| 1.0 | INTRODUCTION | 4 |
| 2.0 | POLICY CONTEXT | 6 |
| 3.0 | THE HERITAGE ASSET AND ITS SIGNIFICANCE | |
| 3.1 | Understanding the history of the heritage asset | 8 |
| 3.2 | Understanding the form of the heritage asset | 13 |
| 3.3 | Assessment of the significance of the heritage asset | 32 |
| 4.0 | HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT | 33 |
| 5.0 | CONCLUSIONS | 35 |

BIBLIOGRAPHY

THE LODGE HOUSE, WOODCHESTER PARK - HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Purpose

1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of [REDACTED] [REDACTED] to inform a proposed scheme for internal alterations and minor external alterations at The Lodge House, Woodchester Park. The Lodge House is a Grade II listed building located within the Grade II Woodchester Park.

1.1.2 This document provides a description of the historic development and significance of the listed building and its setting in relation to the proposed works and an assessment of the heritage impacts of the proposed scheme. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 200 of the National Planning Policy Framework (NPPF, Revised December 2023).

1.2 Nature of the proposals

1.2.2 The proposed development is for internal alterations and minor external alterations.

1.3 Heritage designations

1.3.1 The Lodge House (referred to as Scar Hill in the listing description) was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 24th March 1988. The list description reads as follows:

Former lodge, now detached house. C. 1860 by [REDACTED] for [REDACTED]. Coursed dressed limestone; ashlar chimneys; stone slate roof. Two-storey; stair wing on south side. High Victorian Gothic style. South side: off-centre gabled stair wing with moulded coping, kneelers and finials; 2 single stair- lights with hoodmoulds; quatrefoil vent in gable apex. Mullioned and transomed ground floor window to left. Hipped coped porch hood in angle to right with octagonal corner column; small upper floor window above. Mullioned and transomed casement to right. Stone gutters on shaped stone brackets. Central ridge-mounted chimney with cluster of 6 square shafts with weathered cap. Ends: parapet gabled with kneelers. Projecting chimney to west end with 3 square shafts; flanking ground floor single-light and upper floor 2-light casements. Mullioned and transomed casement to each floor at east end; quatrefoil vent above. Rear: off-centre gabled dormer with coping and finial, single and 2-light mullioned casements with combining hood and quatrefoil vent above. Ground floor 3-light casement. Lean-to addition to right is not of special interest. Interior: transverse stone arches in principal rooms to brick- vaulted ceilings. Stands on the western drive to The Mansion at Woodchester Park (q.v. Woodchester CP).



Figure 1: Oblique view of the south elevation of The Lodge House

1.4 References in the Gloucestershire Historic Environment Record (Heritage Gateway)

- 1.4.1 The Gloucestershire Historic Environment Record does not include any information in addition to the listing description to The Lodge House.

1.5 Planning history

- 1.5.1 The relevant planning history for The Lodge House is as follows.
- 1.5.2 A pre-application enquiry relating to the current proposals was submitted to Stroud District Council April/May 2021 (ref. 2021/0276/PREIMT). The Council's response regarding proposed internal alterations and the installation of a gate and gate piers are as follows:

Gate piers

The installation of a gate and piers is likely to be supported, subject to detail.

Internal Alterations

The interior of the house has been little altered and the retention of the floor plan together with any fixtures and fittings would be required. Any alteration would be subject to consent and we would be keen to preserve the integrity of the building.

Services

The installation of new plumbing, wiring central heating and the upgrading of bathrooms and kitchens will not require Listed Building Consent, however attention should be paid to the position of any new flues or external pipe work, which in some cases may require Listed Building Consent.

- 1.5.3 **S22/0610/HHOLD** – Demolition of rear extension and garage building. Erection of 1.5 storey rear extension. Internal alterations to main house. Erection of 1.5 storey garage. Landscaping. Erection of stone piers to support a new gate (Refused).
- 1.5.5 **S22/0619/LBC** – Demolition of rear extension. Erection of 1.5 storey rear extension. Internal alterations to main house (Refused). There were two reasons for refusal. The second reason for refusal states that the proposals had not identified any public benefits to outweigh the less than substantial harm identified by SDC.

- 1.5.6 The Case Officer’s report provides some additional details on the refused scheme. This includes a positive view regarding the proposed internal alterations, as follows:

The internal alterations are to the first floor and are largely for the addition of partition walls and doorways to create en-suite bathrooms to the bedrooms. Some late C20 partitions are to be removed. These works are relatively minor; the historic floor plan will still be legible. The work will not harm the significance of the building.

- 1.5.7 **S.22/1988/HHOLD** – Demolition of single storey rear extension and detached garage building, erection of single storey rear extension with basement and single storey glazed link to main house, internal alterations to main house, erection of detached 1.5 storey garage buildings, associated landscaping works and erection of stone piers to support new gate at driveway entrance (Refused).
- 1.5.8 **S.22/1989/LBC** – Demolition of single storey extension and erection of single storey rear extension with basement and single storey glazed link to main house, internal alterations to main house (Refused).
- 1.5.9 The Officer’s report reiterated that the proposed internal alterations were considered acceptable and would have a neutral impact on the listed building.

2.0 POLICY CONTEXT

2.1 NPPF (Revised December 2023)

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications ‘*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 200).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being ‘*a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.*’ Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 203):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 205). It advises that ‘*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should*

be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.1.5 Paragraph 206 continues by stating that '*any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*'.
- 2.1.6 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.
- 2.1.7 Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development and, where appropriate, securing its optimum viable use.

2.2 Stroud District Local Plan (2015)

2.2.1 The relevant historic environment policy for the proposed development is as follows:

- Policy ES10 – Valuing our historic environment and assets

2.2.2 Policy ES10 states the following:

Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.

2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District. These include:

A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest

B. the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages

C. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes

D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.

3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.

4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.

5. Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden. A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement

3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

3.1 Understanding the history of the heritage asset

3.1.1 The listing description states that The Lodge House was built in c. 1860. A set of drawings of The Lodge House are in the possession of the current owners. These drawings are signed by [REDACTED] and date from March and April 1871. The drawings appear to show the house, referred to as the Bailiffs House, Scar-Hill, as built.



Figure 4: Ground floor plan of The Lodge House by Bucknell (1871)

- 3.1.2 The floor plans show the rectangular footprint of the house with a stair turret on the southern side. The ground floor layout shows an entrance on the north elevation which leads into a passage that provides access to the service part of the house. This includes a back kitchen on the eastern side of the passage and a pantry on the western side. On the west side of the pantry is a room marked tools. A dotted line around the edge of the pantry and tool house marks the extents of a rainwater tank below these spaces. The rainwater delivery system is via pipes connected to downpipes on the south side of the house. The back kitchen includes a fireplace on the eastern side of the room which is flanked by a bread oven and what appears to be a copper. The south-west corner of the back kitchen includes a sink which appears to be supplied with water from the rainwater tank under the pantry.
- 3.1.3 The passage also provides access to a parlour on the south-west side of the house. The parlour is served by a fireplace on the western side of the room. A transverse arch is also shown. The southern end of the passage provides access to a stair turret with a straight flight with winder staircase.

- 3.1.4 The passage then turns along the rear of the house to provide access to the largest ground floor room on the eastern side of the house. This room is called a kitchen but is likely to be more akin to the kitchen/living rooms of older houses, e.g. the same status as a hall and probably used as a dining/living room. There is a fireplace on the western side of the room and a large east facing window.
- 3.1.5 The first floor layout is similar to the ground floor. There are four bedrooms and an L-plan passage. At the northern end of the passage a water closet is shown. There is also a cupboard with shelves shown on the east side of the staircase. All of the rooms have a fireplace. The larger bedroom on the eastern side of the first floor includes a small lobby.

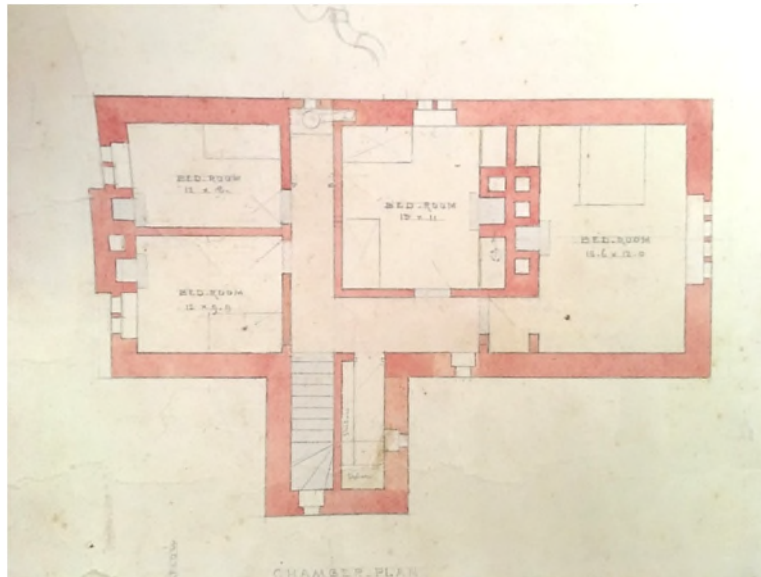


Figure 5: First floor plan of The Lodge House by Bucknell (1871)

- 3.1.6 The south elevation includes an off-centre stair turret with small casement windows with drip moulds. The gabled stair turret includes a parapet with kneelers and a finial. There is a quatrefoil vent shown in the gable apex. On the left hand side of the south elevation there is mullioned and transomed window with a drip mould over and a structural arch shown in the masonry. On the right hand side of the stair turret there is an open sided porch with a pitched roof hood supported on a column. There are two small windows in this central section of the elevation. To the right there is a mullioned and transomed window with a drip mould and a structural arch in the masonry over.



Figure 6: South elevation of The Lodge House by Bucknell (1871)

- 3.1.7 The north elevation includes a central dormer with a 2-light casement with a drip mould. The parapeted gable of the dormer includes a finial. On the ground floor to the right there is a solid plank door with strap hinges in an opening with a Caernarvon arch head. The mullioned window to the right is of 2-lights and the window to the left is of 3-lights. There is a continuous drip mould over all three openings. There are two down pipes shown towards the centre and on the right hand side of the north elevation.



Figure 7: North elevation of The Lodge House by Bucknell (1871)

- 3.1.8 The east elevation is shown with large mullioned and transomed windows with hood moulds and structural arches on the ground and first floor. The gable roof is parapeted and includes a finial and moulded kneelers. There is a quatrefoil vent shown in the gable apex. The central stack is shown with three shaft (six shafts in total). To the left the stair turret is shown with a solid door within an opening with a Caernarvon arched head. There is a small, single light opening shown on the first floor of the stair turret.



Figure 8: East elevation of The Lodge House by Bucknell (1871)

- 3.1.9 The west elevation includes a central stack with three shafts. There are single light windows with hood moulds either side of the stack on the ground floor and 2-light windows either side of the stack on the first floor. The gabled roof includes a parapet with moulded kneelers. There is a single light window with hood mould on the ground floor of the stair turret to the right.



Figure 9: West elevation of The Lodge House by Bucknell (1871)

- 3.1.10 A cross section through the building (kitchen, now dining room) shows the vaulted ceiling with floor boards over. This drawing also suggests that the first floor was open at least to collar level. There is also a cross section through the rainwater tank.



Figure 10: Cross section of The Lodge House by Bucknell (1871)

3.1.11 The 1st edition of the Ordnance Survey map (1883) shows The Lodge House in its landscape setting. This map shows the historic access to the park and drive to the mansion. This drive passes through an open area to the west and south of The Lodge House, which is shaded red. At The Lodge House the drive splits into two and continues eastwards through woodland (Marmonsflat Wood). The Lodge House is located at the southern end of a rectangular garden which extends to the road (B4066) to the north. The northern boundary of the parkland in this location is lined with trees.

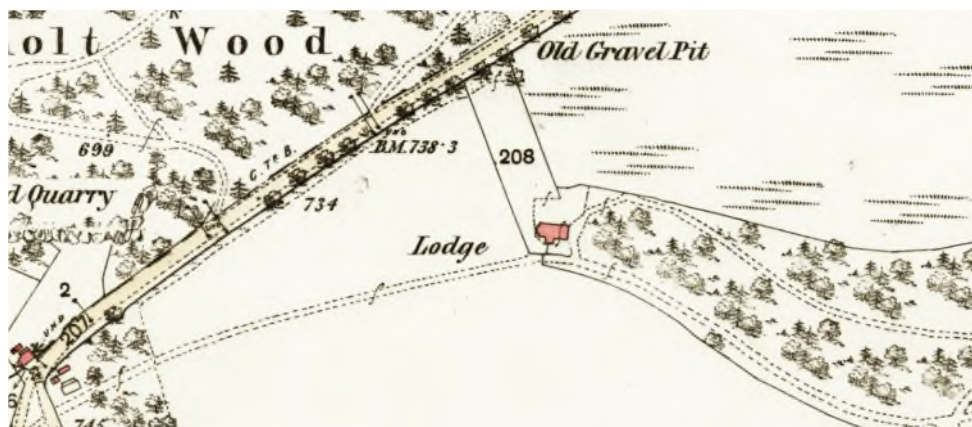


Figure 11: Extract from the 1st edition of the Ordnance Survey map (1883)

3.1.12 A photograph of the south and east elevations in the c. early 20th century shows the relatively unchanged appearance of The Lodge House at this time. A garden path leads up to the south and east sides of the porch and grass verge is shown around the south-east and eastern sides of the house. A variety of pots are shown on the main axial stack. The drive leading to a northern route through Marmonsflat Wood is shown on the eastern side of the house.



Figure 12: Early 20th century photo of The Lodge House

3.1.13 By 1923 access to the Woodchester Park had been altered. The 3rd edition of the Ordnance Survey map (1923) shows the position of the new entrance to the park. This map also shows a boundary on the eastern side of The Lodge House which severed a connection with the northern section of the drive leading to the mansion. There is also an outbuilding shown to the north-east of The Lodge House.

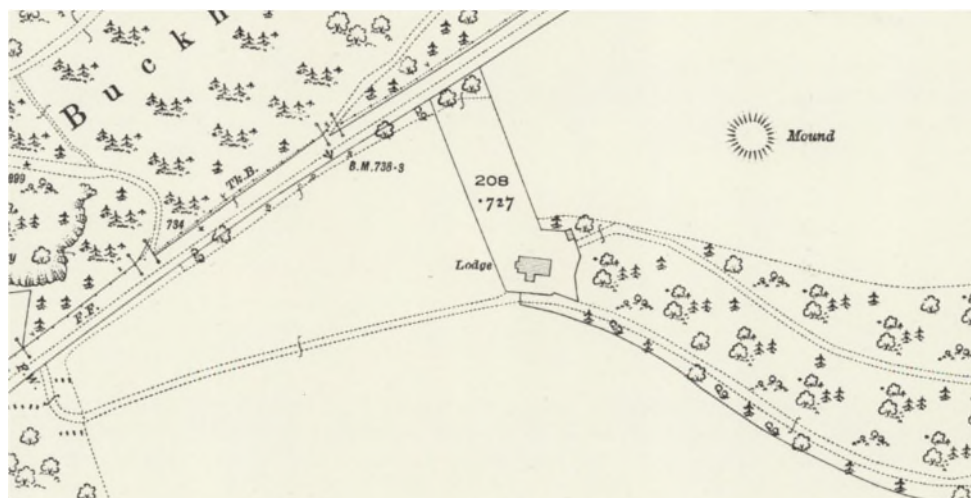


Figure 13: Extract from the 3rd edition of the Ordnance Survey map (1923)

3.1.14 Sometime between 1954 and 1974 a new access to The Lodge House was created from the road to the north and a drive created. A garage was also built at this time.

3.2 Understanding the form of the heritage asset

South elevation

3.2.1 The south elevation remains relatively unaltered. The main changes are the installation of waste pipes and a roof light associated with the insertion of a first floor bathroom, alterations to the dining room and sitting room windows and the insertion of a flower bed to the right of the porch.



Figure 14: South elevation viewed from the south-east



Figure 15: South elevation viewed from the south-west

North elevation

- 3.2.2 The north elevation has been altered as a result of the addition of a lean-to extension. This extension masks the right hand side of the elevation, including a door opening with a Caernarvon arch and a window (blocked). An original downpipe has been removed and a modern downpipe added towards the centre of the dormer.



Figure 16: North elevation of The Lodge House

East elevation

3.2.3 The east elevation remains intact. The only change is the steps added to the southern side of the porch which are associated with the modern terrace on this side of the building.



Figure 17: East elevation of the stair turret and porch



Figure 18: East elevation of the main part of the house

West elevation

- 3.2.4 The west elevation remains intact. As noted below, the ground floor window to the left of the chimney stack has been replaced.



Figure 19: West elevation of The Lodge House

Ground floor – Dining room

- 3.2.5 The dining room is accessed through a 4-panelled door with beehive type door knobs, key plates with covers and a plain chamfered architrave. This room includes two segmental arches and a segmental arch over the window seat on the eastern side of the room. The ceiling is barrel vaulted. The floor is finished with floorboards. There is a fireplace on the western side of the room with a stone surround with chamfered and stopped details and a mantelshelf. The 8-light window on the eastern side of the room includes chamfered mullions and transom. There is a side opening iron casement with a long iron bar and decorative back plate in the lower section of lights and a pivot iron casement with a stay and back plate in the upper

section. There is window with a window seat on the south side of the room. This includes chamfered mullions and transom. The original windows have been replaced.



Figure 20: 4-panelled door to the dining room



Figure 21: Vaulted ceiling and transvers arches in the dining room



Figure 22: Stone fire surround with chamfer and stop details



Figure 23: Detail of the side opening iron casement in the east window

Ground floor – Sitting room

3.2.6 The sitting room is accessed through a 4-panelled door with replacement door knobs and an original plain chamfered architrave. The sitting room has been formed by removing an original wall between a parlour and a pantry/tool room. There is an original segmental arch at the centre of the original parlour. The removed section of wall between the parlour and pantry also has a segmental arch. The original fireplace on the west side of the room appears to have been modified. The timber lintel is re-used (joist joints on the rear face of the lintel) and is of a different architectural language to the rest of the house. The 1871 plans show a smaller fireplace with perhaps a cupboard on the right hand side. There is a chamfered mullioned and transomed window with fixed lights on the southern side of the room. This window includes a seat and a segmental arch over. There is a fixed light with a chamfered stone frame on the left hand side of the fireplace.



Figure 24: West side of the sitting room



Figure 25: Joist joints to the rear of the timber lintel



Figure 26: window with chamfered stone frame to the left of the fireplace



Figure 27: Mullioned and transomed window on the south side of the sitting room

3.2.7 The north side of the sitting room (original pantry/tool room) includes a blocked window with a segmental arched head along the north wall and a modified fixed light along the west wall. The nibs defining and probably an arch defining the pantry and tool room have been removed. The ceiling is a compressed/segmental vault.



Figure 28: North side of the sitting room with the segmental arch defining the position of an original wall



Figure 29: Detail of a blocked window on the north side of the sitting room

Ground floor – Kitchen

3.2.8 The kitchen is accessed through a 4-panelled door with brass door knobs and a plain chamfered architrave. The kitchen floor is finished with modern floor tiles. The walls are painted brick. The ceiling is barrel vaulted and includes a segmental arch on the northern side. There is a fireplace with a plain chamfered stone surround on the eastern side of the room. There is an arched recess on the right hand side (possibly for a copper) with a modern cupboard. There is a block of masonry with a tile top on the left hand side of the fireplace (thought to originally have been a bread oven). There is a 3-light window with chamfered mullions on the north side of the kitchen. This includes a side opening iron casement a long iron bar and decorative back plate at the centre. The south and west walls include stone brackets for shelves.



Figure 30: East side of the kitchen showing a stone fireplace and evidence for a bread oven to the left and an arched recess to the right



Figure 31: Stone brackets for shelves on the south-west side of the kitchen



Figure 32: Detail of a side opening iron casement in the window on the north side of the kitchen

Ground floor – Stairs and passage

- 3.2.9 At the foot of the stairs there is a small entrance lobby. This is contained within the stair turret. The floor is finished with quarry tiles. On the east side there is a ledged and battened door with an original latch. The rim lock is ex-situ but will be reinstated. There is an opening with a stone threshold and a segmental arched head (no door) which leads to the passage on the south side of the house. The floor of the passage is also finished with quarry tiles and the ceiling is a barrel vault. There is a fixed light with a chamfered stone frame in line with the porch on the south side of the passage. There is an under stairs cupboard accessed through a 4-panelled door with a plain chamfered architrave. The cupboard includes painted brick walls and stone brackets for shelves. There is a replacement window in a chamfered stone frame on the west side of the cupboard. The section of passage leading to the kitchen is partly floored with quarry tiles but these give way to modern tiles. The northern end of the passage includes the original ledged and battened front door with original latch. The rim locks for both doors are currently ex-situ but are to be reinstated.



Figure 33: Entrance lobby at the bottom of the stairs



Figure 34: Original latch on the front door



Figure 35: Passage leading to the dining room



Figure 36: Entrance lobby (left) and an under stairs cupboard (right)



Figure 37: Stone brackets for shelves in the under stairs cupboard



Figure 38: Passage leading to the kitchen and the original back door



Figure 39: Original back door with a later glazed panel

First floor – Bedroom 1

3.2.10 Bedroom 1 is accessed through a door opening with plain chamfered architraves. The architraves are painted white but there is evidence to show that these were previously a dark brown stained or painted colour. The mullioned and transomed window on the east side of the room is of 8-lights with one side opening iron casement. This casement includes a side opening iron casement with a long iron bar and decorative back plate. The mullions and transom are chamfered. There is a window seat and segmental arch on the inner part of the wall around the window. There is a chimney breast on the western side of the room. The original fireplace has been removed and the hearth infilled. The original purlins are expressed on the north and south sides of the room. The walls are finished with haired lime plaster and the floors with original boards. The ceiling includes a modern underlining (fibre board). There are modern partitions forming an en-suite bathroom on the south-east side of the room. There is a modern Velux roof light on the southern side of the en-suite bathroom.



Figure 40: Chimney breast in Bedroom 1



Figure 41: Mullion and transom window on the east side of Bedroom 1



Figure 42: Modern partitions for an en-suite in bedroom 1



Figure 43: Modern door to the en-suite

First floor – Bedroom 2

3.2.11 Bedroom 2 is entered from the landing through a door opening with a plain chamfered architrave and 4-panelled door with key plates with covers and beehive type brass door knobs. This room includes a chimney breast on the eastern side. There is a blocked fireplace with a plain mantelshelf which is positioned offset to the right. The surround may be the same as the example in bedroom 4 (needs checking). This fireplace is not in the same position as the fireplace shown on the 1871 plan. On the left hand side of the chimney breast there is a cupboard with panelled doors. There is a dormer window on the north side of the room. This includes a chamfered mullion, a side opening iron casement with a long iron bar and decorative back plate in the same style as the casement window in bedroom 1. The dormer includes a window seat with a Caernarvon arch over. The purlin on the north side of the roof is expressed and includes a chamfer and stop detail. The ceiling is underlined with a modern finish, probably fibre board.



Figure 44: Door opening to bedroom 2



Figure 45: Dormer window on the north side of bedroom 2



Figure 46: Blocked fireplace on the east side of bedroom 2

First floor – Bedroom 3

3.2.12 Bedroom 3 is accessed through a 4-panelled door with key plates and covers and brass door knobs (possibly replaced). The door architrave is plain chamfered. There is an expressed purlin on the southern side and a mullioned window on the western side. The window is characterised by a chamfered mullion, two lights with a side opening casement with a long iron bar and decorative back plate. There is a window seat with a Caernarvon arch over. The ceiling appears to be underlined with a modern finish.



Figure 47: West side of bedroom 3

First floor – Bedroom 4

3.2.13 Bedroom 4 is accessed through a 4-panelled door with a rim lock, beehive type brass door knobs and key plates with covers. The architrave is plain chamfered. There is a 2-light window with a chamfered mullion and a side opening casement with a long iron bar and decorative back plate on the west side of the room. There is also a window seat with a Caernarvon arch over. On the left hand side of the window there is a blocked fireplace with a mantelshelf of the same plain style as the example in bedroom 2. The panel over the fireplace conceals a chamfered stone surround. A purlin is expressed on the north side of the room.

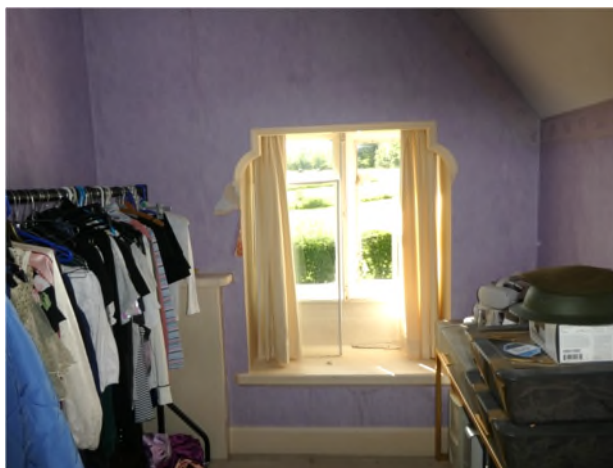


Figure 48: Window with Caernarvon arch on the west side of bedroom 4



Figure 49: Detail of the window fittings in bedroom 4



Figure 50: Detail of a chamfer and stops on the right hand side of the blocked fireplace

First floor – Landing and stairs

3.2.14 On the east side of the stairs there is a long narrow cupboard accessed through a 4-panelled door with key plates with covers and beehive type brass door knobs and a plain chamfered architrave. This cupboard includes stone brackets with wooden shelves. There is a pivotal window in an ovolo frame on the east side of the cupboard. The landing on the south side of the first floor includes a transverse arch at the western end. There is an expressed purlin and timber floor boards. The section of landing leading to bedrooms 3 and 4 and a W.C. includes timber floor boards and what appears to be a modern underlining of the ceiling. The W.C. at the northern end of the landing is accessed through a 4-panelled door with a plain chamfered architrave. The W.C includes modern sanitary ware. There is an original casement window on the northern side of the W.C.



Figure 51: Cupboard door at the top of the stairs



Figure 52: Stone bracket for wooden shelves in the cupboard



Figure 53: Pivotal window on the east side of the cupboard



Figure 54: Landing leading to bedrooms 1 and 2



Figure 55: Landing leading to bedrooms 3 and 4

3.2.15 The top of the stairs includes a 2-pointed arch. The stairs are stone and include a straight flight and winder. The winder section includes a chamfered segmental arch and pendant ornamentation on the north side of the arch. There is a fixed light with a chamfered stone surround on the south side of the winder.



Figure 56: 2-pointed arch at the top of the stairs



Figure 57: Chamfered segmental arch and pendant details

3.3 Assessment of the significance of the heritage asset

3.3.1 The heritage significance of The Lodge House is summarised as follows:

- The Lodge House was built as a bailiff's house to a design by Benjamin Bucknall in the early 1860s;
- A good example of the Gothic Revival style associated with Woodchester Mansion and positioned within a parkland setting (Woodchester Park – Grade II);
- With the exception of the north elevation the external appearance of The Lodge House remains substantially as built;
- The 1980s extension is a poorly designed addition which has masked an original rear door and window from view;
- The historic floor plan to a large extent remains as built. The main changes that have impacted on the original layout include the removal of a wall between the original parlour and pantry to create a sitting room and the insertion of an en-suite bathroom in bedroom 1;
- Fixtures and fittings survive relatively intact and include stone fireplaces, ledged and battened external doors, 4-panelled internal doors, chamfered door architraves, mullioned and transomed windows with side opening casements that include window furniture that is of a type unique to 19th century houses in the Stroud area, window seats with arches over, stone straight flight with winder stairs, stone brackets for shelves in cupboards and in the kitchen, quarry tile and timber board floor finishes. There is the potential for a bread oven to survive in the kitchen;
- The garage on the north-east side of the house is a poorly designed c. 1960s structure of no heritage merit;
- The original drive to Woodchester Mansion is located on the southern side of the house and forms an important component of the setting of the listed building. The rectangular garden conforms to the extents of the garden shown on historic maps and is also an important component of the setting of the listed building.

4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT

4.1 Proposals

4.1.1 The proposed scheme is for the following:

- Internal alterations;
- External alterations.

4.2 Internal alterations (refer to figure 66 – first floor room key)

4.2.1 The proposed internal alterations are located on the first floor and relate primarily to the creation of two en-suite bathrooms. This would entail the insertion of a partition at the southern end of the landing leading to bedrooms 3 and 4 and the W.C., infilling of the door opening to bedroom 4, the creation of a new door opening in the partition between bedroom 3 and 4, opening up of a new door opening in the west wall of bedroom 2, and the subdivision of bedroom 4. It is also proposed to remove the modern bathroom in bedroom 1 and insert a en-suite bathroom on the northern side of the room.



Figure 58: First floor room key

4.2.2 Given the intactness of the first floor layout, which already has an en-suite bathroom, and the survival of original door architraves and doors, the proposed modifications have been designed to be as reversible as possible and retain existing fittings such as architraves and recycle doors within the proposed layout.

4.2.3 The proposed alterations are discussed as follows:

- **Landing and W.C.** – The proposed partition would alter the floor plan but is a reversible change. The creation of an en-suite accessed from bedroom 2 includes the removal of the door and architrave to the W.C. The overlight appears to be a later alteration. The removal of the door and architrave will have an impact on the historic floor plan. It is proposed to recycle the door and architrave within the proposed first floor plan that contributes towards mitigating the impact of this change.

- **Infilling the door opening to bedroom 4 (proposed dressing room)** – It is proposed to remove and recycle the existing door and to insert a new lightweight stud frame within the opening retaining the architrave. This ensures that the historic circulation routes remain legible. This change is reversible.
- **New door opening between bedrooms 3 and 4 (proposed bedroom 3 and dressing room)** – This will require the removal of a small area of masonry that will have negligible to low impacts on the significance of the listed building. The door to bedroom 3 will be retained and the historic floor plan will remain largely unaltered.
- **New door in the west wall of bedroom 2 (proposed bedroom 3)** – Similar to the above, the proposed new door will require the removal of a small area of masonry that will have negligible to low impacts on the significance of the listed building.
- **Subdivision of bedroom 4 (proposed en-suite and dressing room)** – The subdivision of bedroom 4 to create an en-suite and a dressing room is a reversible change. The window on the west side of the room and the original door architrave on the west side of the room will remain expressed.
- **Replacement bathroom in bedroom 1 (proposed bedroom 2)** – The removal of the modern bathroom in bedroom 1 represents an enhancement to this space. The proposed en-suite bathroom will be more discretely located on the northern side of the room. The original lobby access to this principal first floor room and its proportions will be better defined.



Figure 59: Door to the W.C. on the first floor

4.3 External alterations

- 4.3.1 It is proposed to remove three non-original chimney pots. These chimney pots are considered to be of negligible heritage value. Their removal would restore the appearance of the stacks to their original design, as shown on the 1871 drawings.
- 4.3.2 It is proposed to remove upvc drainage pipes on the south elevation. This would better reveal the original appearance of the south elevation and represents a heritage benefit.

5.0 CONCLUSIONS

- 5.1.1 This assessment describes the historic development and significance of The Lodge House and assesses the heritage impacts of the proposed alterations. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.
- 5.1.2 The proposed internal alterations have been designed to minimise impacts on the historic floor plan and fixtures and fittings that contribute to the significance of the listed building. The removal of the modern bathroom represents a heritage benefit. The proposed modifications have been designed to be as reversible as possible and retain existing fittings such as architraves and recycle doors within the proposed layout. No objections were raised to this aspect of the previous scheme. The proposed external alterations are minor and would better reveal the original design of the listed building.
- 5.1.5 As such, it is considered that the proposed alterations are considered to be sympathetic to the established character and significance of the listed building in accordance with the NPPF and the relevant Stroud District Council local plan policies.

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