

Application for Planning Permission; Listed Building Consent for alterations, extension or
 demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you
 require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to
 help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="162"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="The Manor House"/>
Address Line 1	<input type="text" value="Barnwood Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Gloucestershire"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL4 3JX"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="386353"/>	<input type="text" value="217868"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See drawings, Design and Access Statement and Heritage Statement

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

Brick

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

See drawings pack and Design and Access Statement

Site Area

What is the measurement of the site area? (numeric characters only).

1.00

Unit

Hectares

Existing Use

Please describe the current use of the site

Vacant offices / community space

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Vacant offices / community space

When did this use end (if known)?

27/06/2019

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See drawings

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

0

2 Bedroom:

3

3 Bedroom:

1

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

4

Proposed Social, Affordable or Intermediate Rent Category Totals

1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
0	3	1	0	0	4

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	4
Total existing residential units	0
Total net gain or loss of residential units	4

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

community space

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	0	0	0
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

-
-

-
-

-
-

-
-

-
-
-

-
-

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

-
-

all the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: Ullenwood Manor Farm</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: Ullenwood</p> <p>Address Line 2:</p> <p>Town/City: Cheltenham</p> <p>Postcode: GL53 9QT</p> <p>Date notice served (DD/MM/YYYY): 13/04/2022</p>

Person Role

- The Applicant
- The Agent

Mr

First Name

Philip

Surname

Staddon

Declaration Date

13/04/2022

Declaration made

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

philip staddon

Date

14/04/2022



Front/North Elevation



West Elevation

- 1 Red brick construction to match existing extension. Stone pitched roof, 25degrees.
- 2 New sash window/door with stone head and sill detail to match others. Windows painted white to match existing.
- 3 Traditional style factory doors
- 4 New sash window/door in existing or original opening with stone head and sill detail to match existing. Windows painted white to match existing. Corns and door frames and lintels and lintel frames painted dark colour like
- 5 PPC aluminium hopper
- 6 Cut steps wall to match existing on ramp
- 7 Black painted steel flat section rolling and handrail to match existing on ramp
- 8 Community room entrance, aluminium automatic sliding door
- 9 New/reworked brickwork construction/grade to match existing
- 10 New patio style doors painted white with brick soldier course detail at head.

Refer to drwg. 2061 for proposed alterations to elevations and drwg. A628/9684/6 for existing elevations.



Rear/South Elevation

- New door in existing and altered window opening
- New door in existing and altered window opening
- New door in existing door opening
- New door in existing door opening
- New door in existing door opening
- New door in existing door opening with fan light above
- New sash window in existing window opening, to match existing on north facade

New brickwork to match existing



East Elevation



COM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

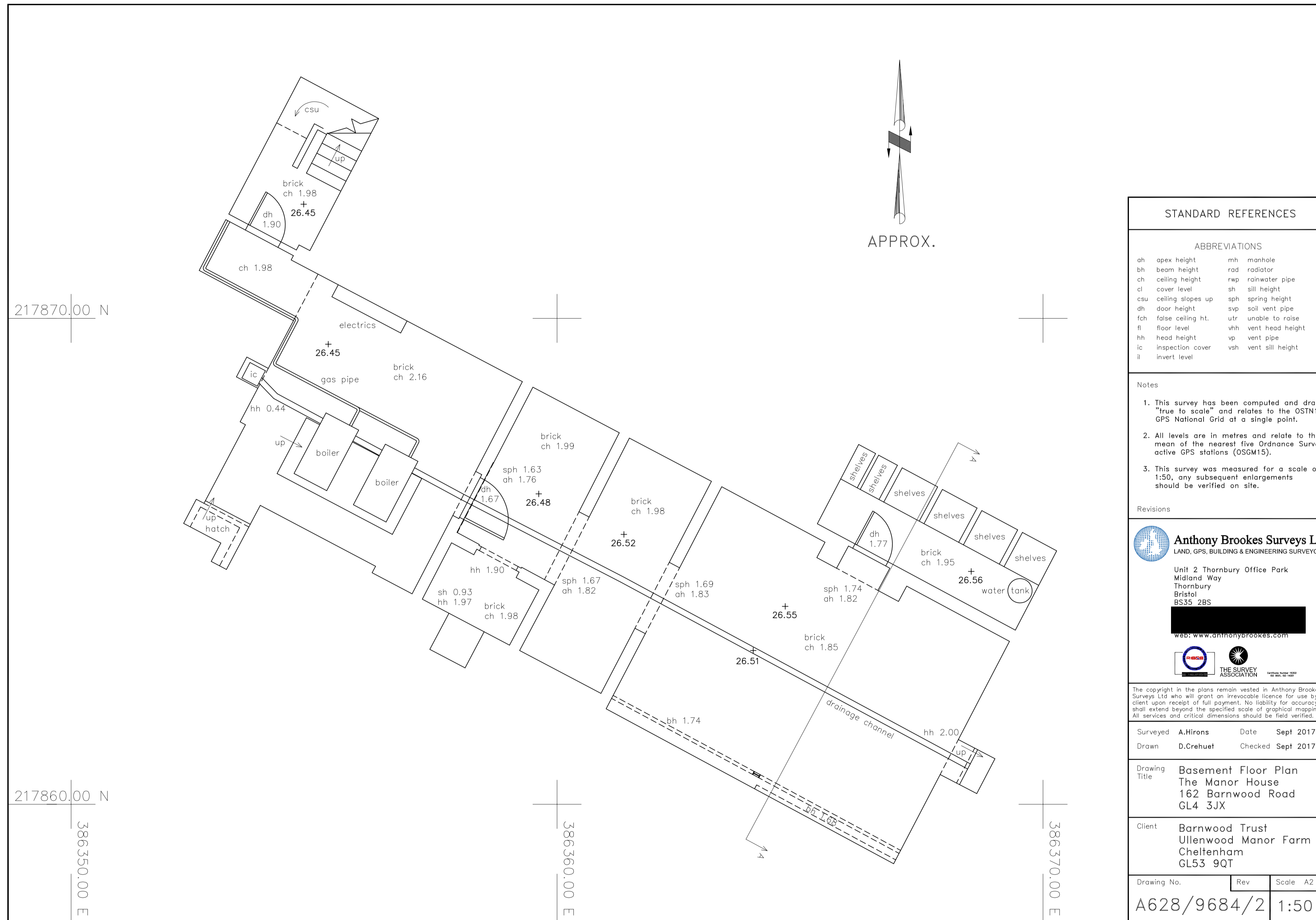
Rev Date Description
Rev B - March 2022 - Windows changed




Dwn Dtd
Ch 00
Drawn CH
Checked CC
Date March 2022
Scale @ A1 1:150

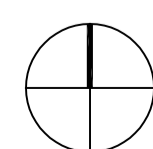
Manor Gardens
The Manor House
Elevations Proposed

AA6514 - 2054
B
Planning Application





STANDARD REFERENCES			
ABBREVIATIONS			
ah apex height	mh manhole		
bh beam height	rad radiator		
ch ceiling height	rw rainwater pipe		
cl cover level	sh sill height		
csu ceiling slopes up	sph spring height		
dh door height	svp soil vent pipe		
fch false ceiling ht.	utr unable to raise		
fl floor level	vth vent head height		
hh head height	vp vent pipe		
ic inspection cover	vsh vent sill height		
il invert level			
Notes			
1. This survey has been computed and drawn "true to scale" and relates to the OSTN15 GPS National Grid at a single point.			
2. All levels are in metres and relate to the mean of the nearest five Ordnance Survey active GPS stations (OSGM15).			
3. This survey was measured for a scale of 1:50, any subsequent enlargements should be verified on site.			
Revisions			
 Anthony Brookes Surveys Ltd LAND, GPS, BUILDING & ENGINEERING SURVEYORS Unit 2 Thornbury Office Park Midland Way Thornbury Bristol BS35 2BS web: www.anthonibrookes.com  			
<small>The copyright in the plans remain vested in Anthony Brookes Surveys Ltd who will grant an irrevocable licence for use by the client upon receipt of full payment. No liability for accuracy shall extend beyond the specified scale of graphical mapping. All services and critical dimensions should be field verified.</small>			
Surveyed	A.Hirons	Date	Sept 2017
Drawn	D.Crehuet	Checked	Sept 2017
Drawing Title	Basement Floor Plan The Manor House 162 Barnwood Road GL4 3JX		
Client	Barnwood Trust Ullenwood Manor Farm Cheltenham GL53 9QT		
Drawing No.	Rev	Scale	A2 @
A628/9684/2		1:50	



Existing Basement Floor Plan

217880.00 N

217870.00 N

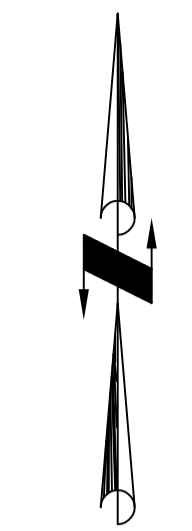
217860.00 N

386340.00 E

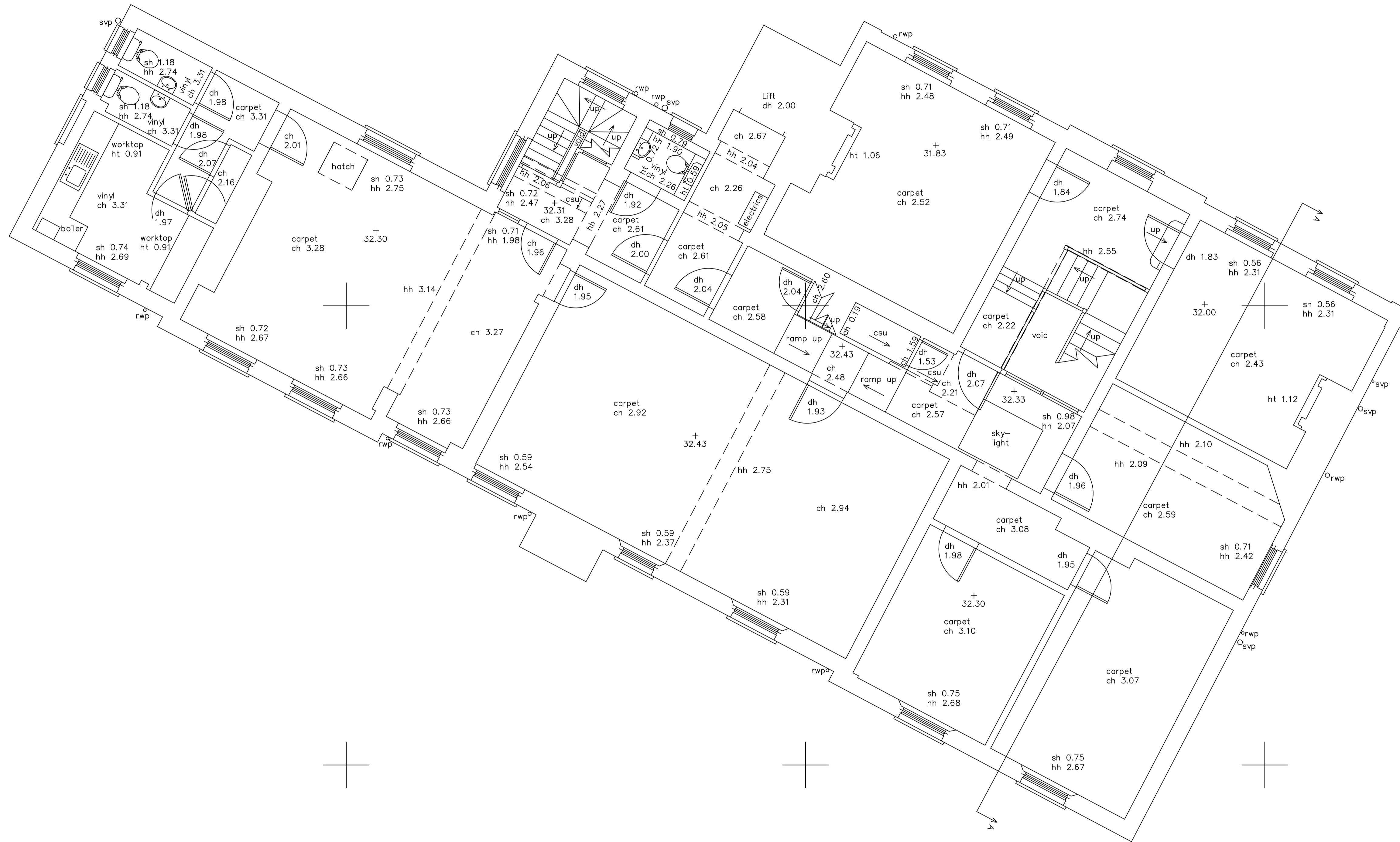
386350.00 E

386360.00 E

386370.00 E



APPROX.



STANDARD REFERENCES

ABBREVIATIONS

ah	apex height	mh	manhole
bh	beam height	rad	radiator
ch	ceiling height	rwp	rainwater pipe
cl	cover level	sh	sill height
csu	ceiling slopes up	sph	spring height
dh	door height	svp	soil vent pipe
fch	false ceiling ht.	utr	unable to raise
fl	floor level	vhh	vent head height
hh	head height	vp	vent pipe
ic	inspection cover	vsh	vent sill height
il	invert level		

Notes

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Revisions

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Midland Way
Thornbury
Bristol
BS35 2BS

web: www.anthonbrookes.com

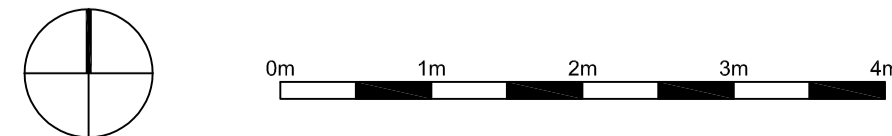
The copyright in the plans remain vested in Anthony Brookes Surveys Ltd who will grant an irrevocable licence for use by the client upon receipt of full payment. No liability for accuracy shall extend beyond the specified scale of graphical mapping. All services and critical dimensions should be field verified.

Surveyed **A.Hirons** Date **Sept 2017**
Drawn **D.Crehuet** Checked **Sept 2017**

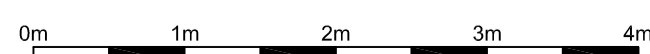
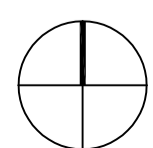
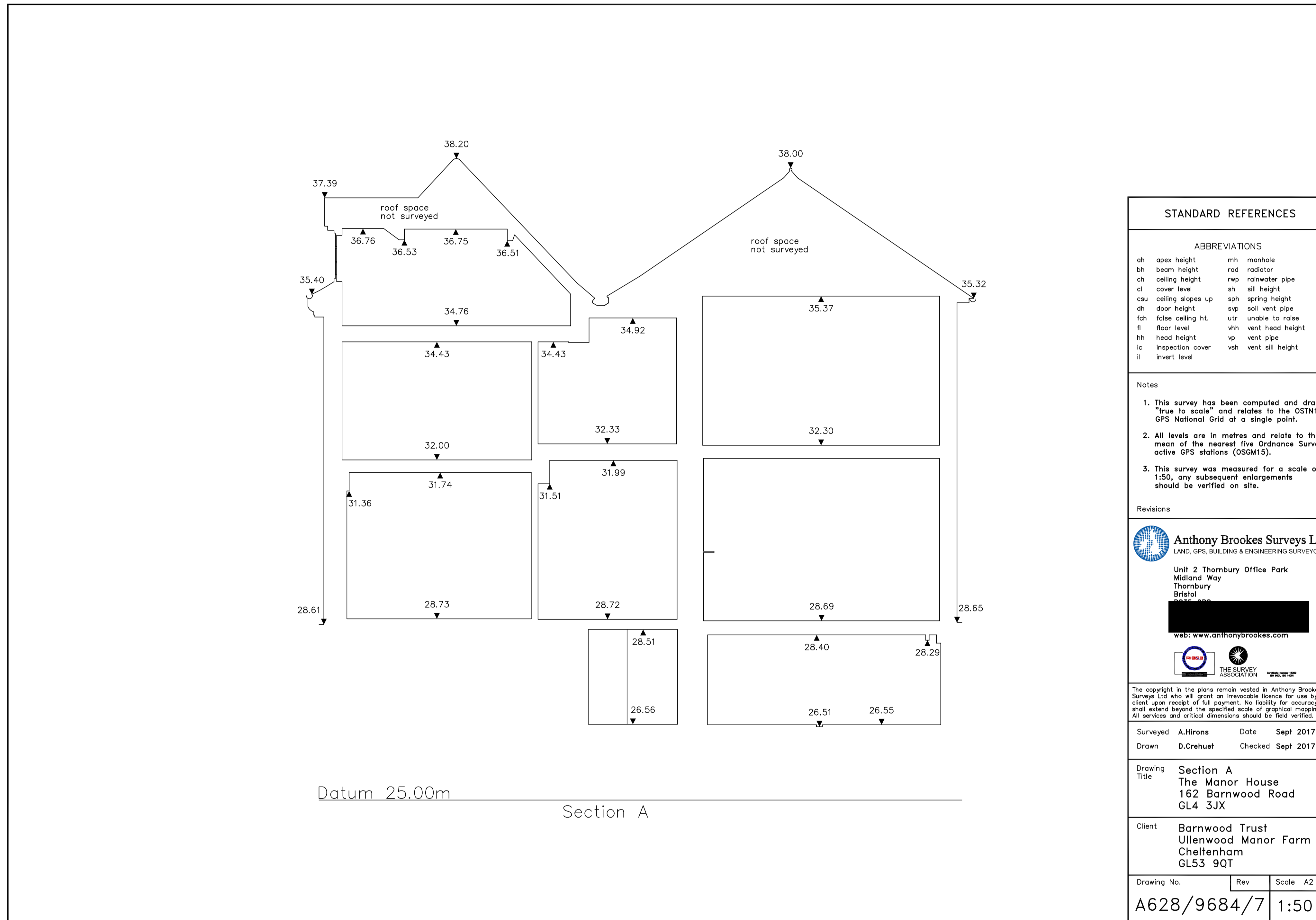
Drawing Title **First Floor Plan
The Manor House
162 Barnwood Road
GL4 3JX**

Client **Barnwood Trust
Ullenwood Manor Farm
Cheltenham
GL53 9QT**

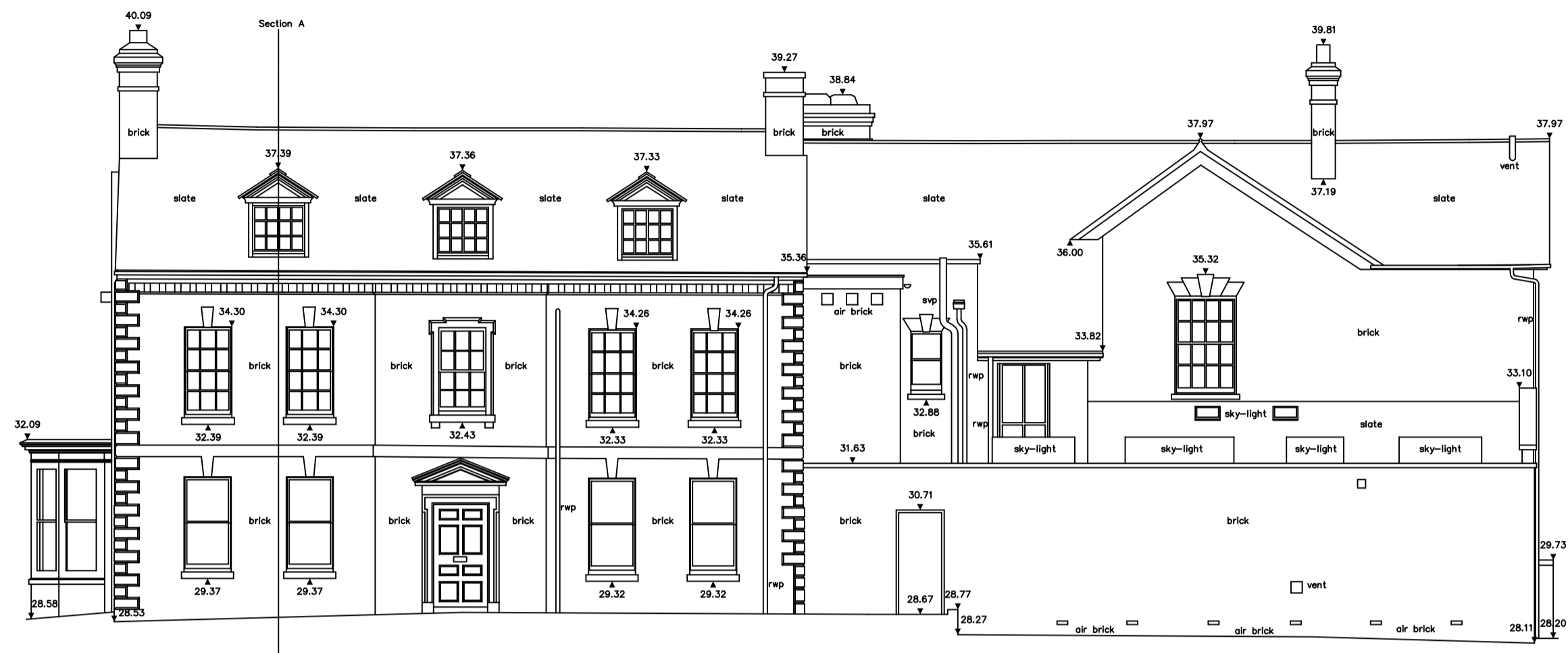
Drawing No. **A628/9684/4** Rev **1** Scale **A1 @ 1:50**



Existing First Floor Plan

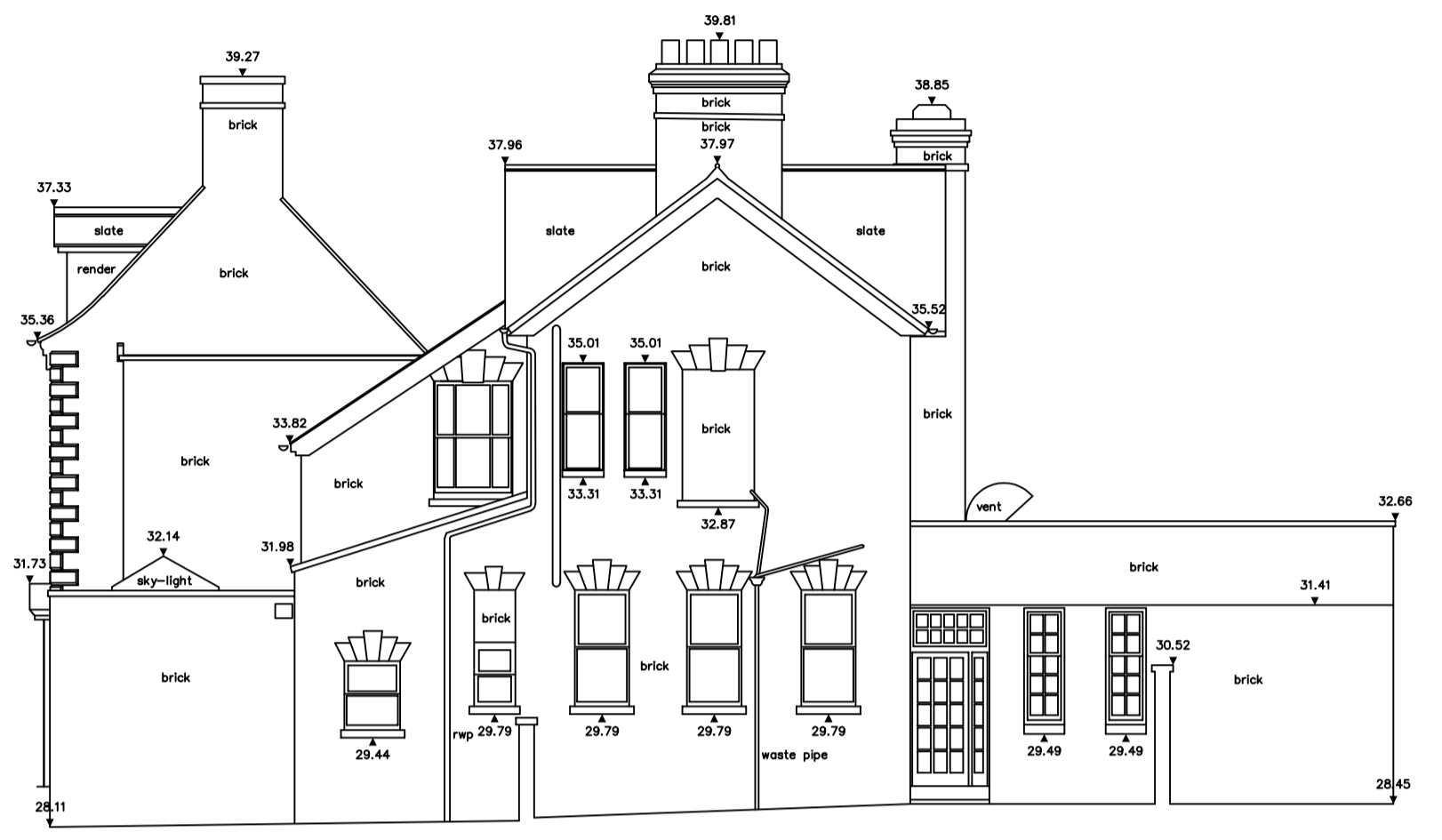


Existing Section AA



Datum 25.00m

North Elevation



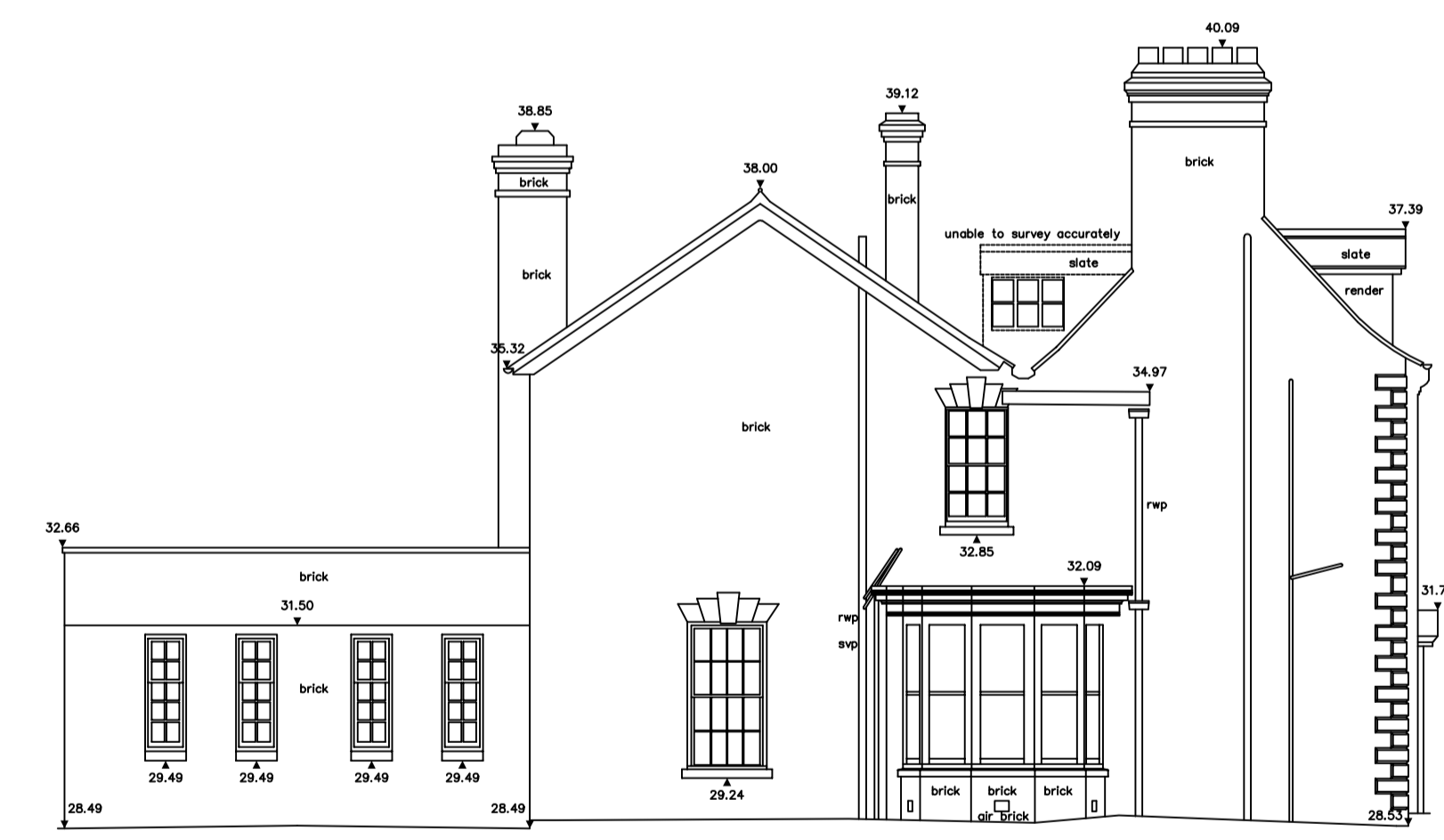
Datum 25.00m

West Elevation



Datum 25.00m

South Elevation



Datum 25.00m

East Elevation

STANDARD REFERENCES

ABBREVIATIONS

ah	apex height	mh	manhole
bh	beam height	rad	radiator
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cl	cover level	sh	sill height
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hh	head height	vp	vent pipe
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- This survey was measured for a scale of 1:50, any subsequent enlargements should be verified on site.

Revisions

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 Thornbury
 Bristol
 BS35 9PC
 web: www.anthonbrookes.com



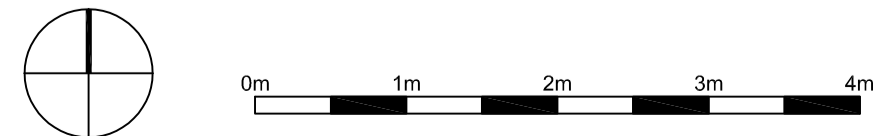
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Surveyed A.Hirons Date Sept 2017
 Drawn D.Crehuet Checked Sept 2017

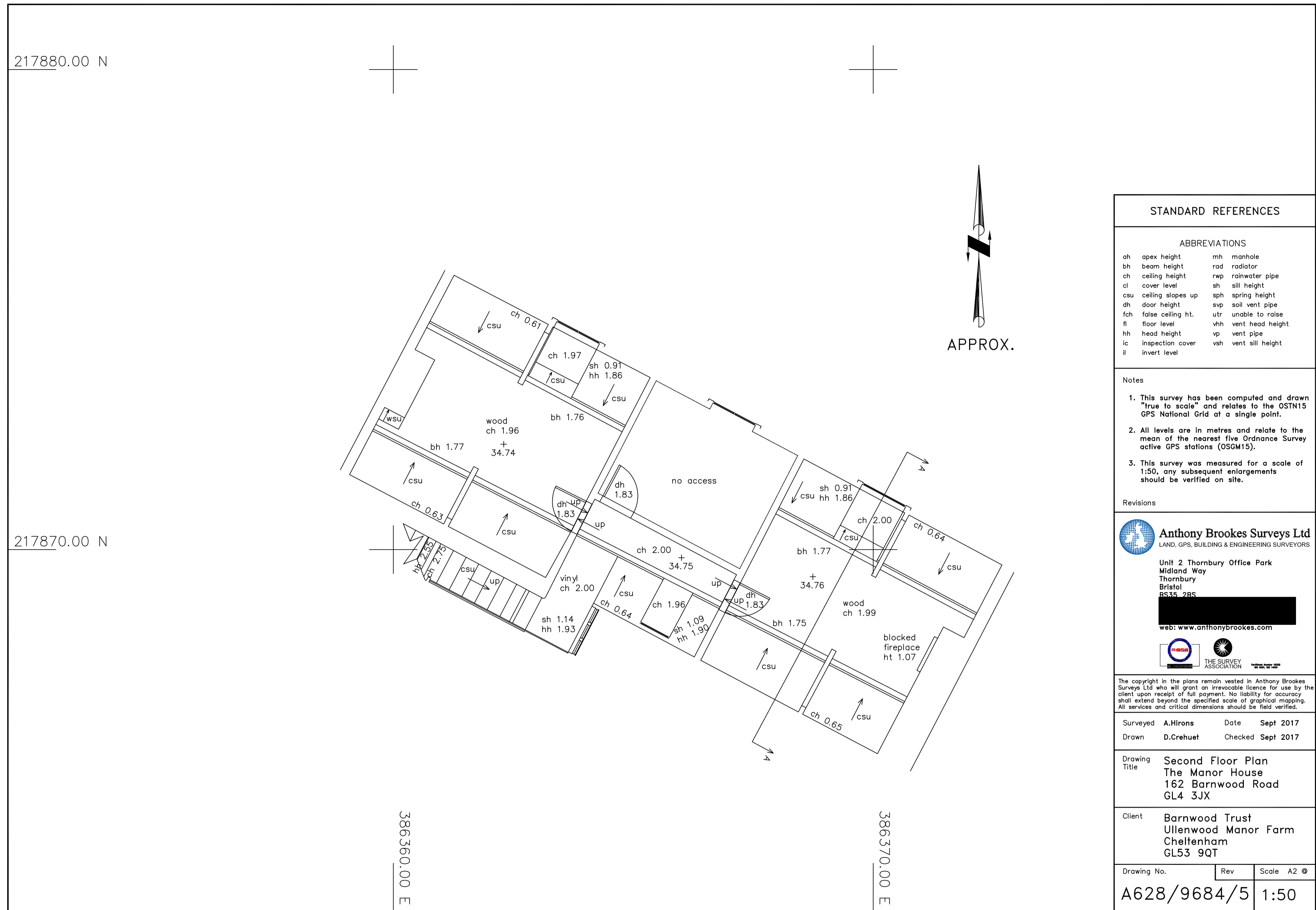
Drawing Title Elevations
 The Manor House
 162 Barnwood Road
 GL4 3JX



Client Barnwood Trust
 Ullenwood Manor Farm
 Cheltenham
 GL53 9QT

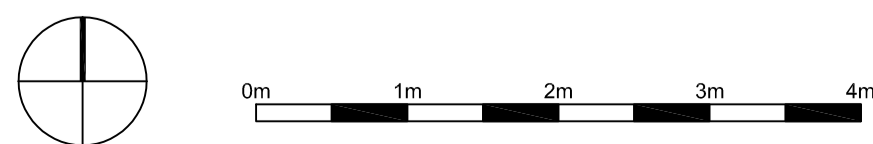
Drawing No. A628/9684/6 Rev Scale A1 @ 1:100



Existing Elevations



STANDARD REFERENCES			
ABBREVIATIONS			
ah apex height	mh manhole		
bh beam height	rad radiator		
ch ceiling height	rw rainwater pipe		
cl cover level	sh sill height		
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Surveyed	A.Hirons	Date	Sept 2017
Drawn	D.Crehuet	Checked	Sept 2017
Drawing Title	Second Floor Plan The Manor House 162 Barnwood Road GL4 3JX		
Client	Barnwood Trust Ullenwood Manor Farm Cheltenham GL53 9QT		
Drawing No.	Rev	Scale	A2 @
A628/9684/5		1:50	




Existing Attic Floor Plan



North Elevation



West Elevation

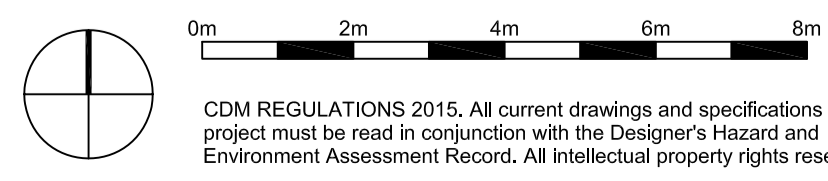
 Walls to be removed
 For existing plans refer to dwg.'s
 A628/9684/2-7 incl. & AA6514-2048



South Elevation



East Elevation



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.
 Designed with reference to the surveys, information and reports listed:
 XXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXX
 XXXXXXXXXXX, XXXXXXXXXXX XXXXXXXXXXX, XXXXXXXXXXX XXXXXXXXXXX.

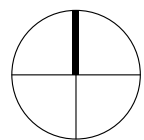
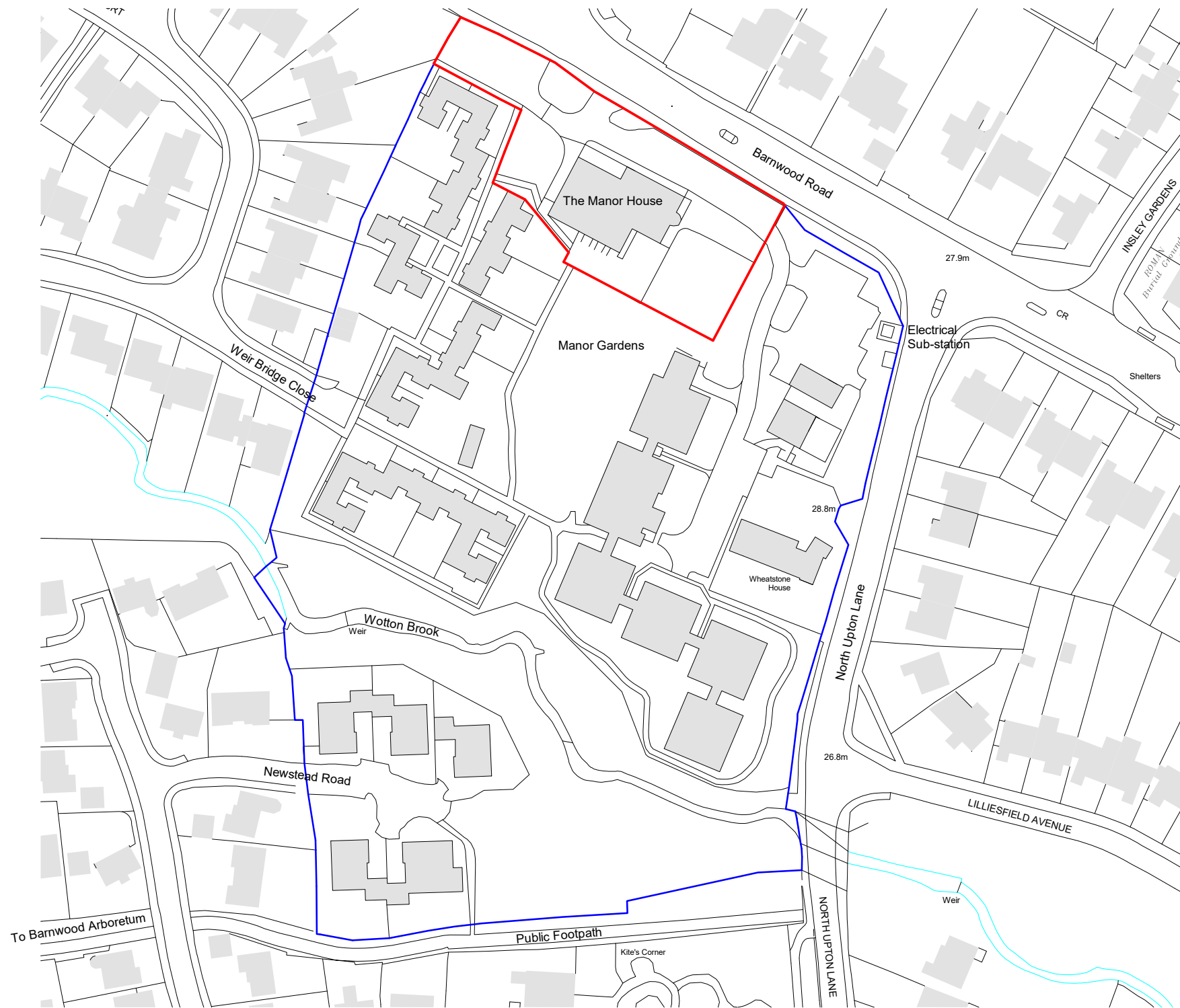
Rev	Date	Description
A	20220202	Updated Elevations

Dwn	Ckd	Drawn	CH
JS	CH	Checked	CC
		Date	July 2019
		Scale @ A1	1:100

Manor Gardens
 The Manor House Elevations
 Proposed Alterations

AA6514- 2061A
A
 Planning Application





- Site Boundary
- Site Owned by Client

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

Do not scale drawing. Figured dimensions to be worked to in all cases. All intellectual property rights reserved.

Rev	Date	Description
-	12/06/20	Boundary Line
A	21/02/20	Site Boundary to Manor House amended

Dwn	Ckd	Drawn	CH
		Checked	CC
		Date	07/16/19
		Scale @ A3	1 : 1250

Manor Gardens
Manor House Site Location Plan

AA6514-2064
REV A

PRP prp-co.uk
Surrey
020 8339 3600



prp-co.uk

Architecture
Urban Design
Masterplanning
Landscape
Development Consultancy
Planning
Research



PRP



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Planning Consultant

PJS Development Solutions
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Site Address

Manor House
162 Barnwood Road
Gloucester
GL4 3JX

PRP Job Reference

AA6514 / 2063

Issuing Date / Office

February 2022/ Surrey

Revision Number / Date Checked

Rev - D April 2022

Project Lead

Clare Hartnell

This report needs to be read in conjunction with the following documents:
Planning Application drawings and reports

Map data: ©2017 Google

Contents

1. Introduction	4
Summary & Background	4
Stonewater	6
History of Barnwood	7
PRP	8
2. The Site	9
Site Location	10
Site Context Gloucester	11
Site Location Plan	12
Survey	13
Site Constraints & Surveys	14
3. Heritage	17
Heritage	18
History of the Manor House	20
The Manor House Existing Plans & Elevations	23
Fabric & Heritage Value Assessment	24
4. Consultation & Community Involvement	25
Pre Application Discussion	26
Public Consultation 1	27
Public Consultation2	27
Original Planning Application	28
Amendments to Planning Application	29
Consultation with Manor Gardens Residents	29
5. Design	31
Proposals	32
Plans	33
Elevations	34

1. Introduction

Summary & Background

Summary of Proposals

This Design and Access Statement supports the submission of a planning application on behalf of our client Stonewater (a leading social housing provider). Stonewater are in the process of acquiring the Manor House and re-formatting the design to make it sustainable and fit for post pandemic times. The application is to develop the existing Grade II Listed Manor House within the Manor Gardens site on the Barnwood Road in Gloucester. An earlier application for the development of the Manor House was approved on the 18th June 2019 with the previous owners, the Barnwood Trust. The site has been acquired by Stonewater who have amended the design and so this application for the Manor House is being re-submitted.

(This statement should be read in conjunction with the other drawings and documents that make up the submission.)

A separate planning application for development of the broader site of Manor Gardens (in which the Manor House sits) was approved on the 18th June 2019. That proposal replaces 23 of the smaller existing bungalows with 40 new apartments, 4 houses and 2 bungalows within the grounds of the Manor House. For clarity we enclose the approved landscape proposals for the whole site that shows how the new Manor House fits into the broader development.

Background

The 6.3 acre site, known as 'Manor Gardens' is home to a very successful sheltered residential community which was started in 1968 by the Barnwood Trust in the form of a nursing home in the Manor House. It has been under the ownership of the Barnwood Trust ever since and today it consists of a high proportion of older residents, several families and some younger adults, most of which have a form of disability or mental health problem. They currently live in 46 bungalows set in the attractive gardens and grounds of the small Grade II Listed Manor House and which also housed a community centre and offices used by the Barnwood Trust. The Manor House is no longer in use and is vacant.

In December 2016 the former owners, The Barnwood Trust, set a design competition to develop and renew the whole site known as Manor Gardens. In January 2017 PRP won the competition and this led to two successful planning applications on the site.

Submission

Stonewater would like to refurbish and re-configure the Manor House into three 2 Bed apartments and one 3 Bed apartment (2 of which are fully accessible), and a community activity space with a small kitchen, W. C's and an office.

This development will enable community activities once again to take place within the Manor House whilst also updating and re-configuring the house to bring it back to its former glory.



The Community

The existing community at Manor Gardens come together regularly for coffees, outings and events. The historical use of the Manor House as a Day Centre and base for the Barnwood Trust mean that its layout is perfectly suited for continued use as a gathering space. Stonewater see the development of the Manor House as an opportunity to open it up to the existing residents and the community whilst also providing some further needed fully accessible dwellings.

Aims of the Design

The Manor House will act as the community space at the heart of an exemplar housing scheme which is providing something a bit different – not a traditional supported housing or retirement housing development but a multi-generational development attractive to and accessible by everyone to create an inclusive community. A design that embodies Stonewater's vision;

'For everyone to have an opportunity to have a place they can call home'

An outward looking, welcoming neighbourhood which fosters opportunities for interaction between existing residents, new residents and the wider community, while retaining the sense of peace and safety which residents value and which makes Manor Gardens a special place. A scheme of high quality, exemplary design with high accessibility standards and which is environmentally sustainable, 'care ready' and adaptable. A design which retains the feeling of space, peace and access to nature that is currently enjoyed by all of the residents.

Brief

The Manor House will be refurbished to provide three 2 Bed apartments and one 3 Bed apartment, two of which will be fully wheelchair accessible and on the ground floor. The existing single storey extension to the rear of the Manor House will be used as a community activity space with a small community kitchen and office. An additional office will be provided on the first floor. The majority of the modern single-storey extension at the front will be removed as will the external lift shaft and this will reveal more of the original form of the Manor House as you enter the site.



Stonewater

About Stonewater

Stonewater is a leading social housing provider, with a mission to deliver good quality, affordable homes to people who need them most. Stonewater manage around 33,600 homes in England for over 75,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes for older and vulnerable people, domestic abuse refuges, a dedicated LGBTQ+ Safe Space, and young people's foyers.

Stonewater's significant and progressive house-building programme aims to build a minimum of 1,500 new homes a year from 2022/23 and have a good pipeline of development to achieve this, driven by their vision of everyone having the opportunity to have a place that they can call home. Stonewater plough their surplus into building new homes, improving their existing housing stock and investing in customer services.

Stonewater are also the largest management partner for Legal & General Affordable Homes, supporting the organisation in delivering its ambitious development plan of building 3,000 homes by 2022, by leading on Legal & General's housing operations across England.

Stonewater are committed to providing homes that are energy efficient and are working towards Government's targets for carbon neutrality. Stonewater's Environment Strategy helps them to minimise the resources they use as an organisation and manage their impact on the environment.

With an annual turnover of around £191 million and £1.8 billion in assets, Stonewater is a strong, dynamic and well-managed social business, with a long-term rating of A+ by independent credit ratings agency, S&P Global Ratings and a top G1/V1 governance and viability ranking from the Regulator of Social Housing.

Our Vision 2019-24 5

About Stonewater

We manage around **32,500 homes** in England for over **70,000 customers**.

These include affordable properties for general rent, shared ownership and sale, and also specialist accommodation such as retirement and supported living schemes for older and vulnerable people, young people's foyers and women's refuges.

The way we deliver our services to our customers is guided by our Vision, Mission and Values.

Our vision

For everyone to have the opportunity to have a place that they can call home.



Our mission

To offer quality homes and services for people whose needs are not met by the open market.



Our values

We believe that in order to be successful, we have to build our foundations on strong values:

Ambitious

We are driven and competitive, always seeking the best solutions for our organisation and our customers.

We aim to be a landlord, partner and employer of choice.

Passionate

We genuinely care and are committed and motivated to always do the best we can. Our enthusiasm and energy at every touchpoint inspires us to be an organisation everyone can be proud to be associated with.

Agile

By being adaptable and open-minded, we proactively make the most of opportunities.

Our innovation and collaboration helps drive continuous improvement.

Commercial

We are an efficient and astute organisation with a clear focus on delivering value for money. Organisational efficiency translates into more homes for those who need them and improved choice and services for our customers.

Ethical

We take responsibility and are accountable for our decisions.

When we make a promise, we keep it.

We are inclusive, professional and honest.

History of Barnwood

A Rich History

Barnwood House Hospital on the Barnwood Road was opened to the public in 1860 by the Barnwood Trust for the 'care and treatment of the mentally ill'. This occurred at a time when those with mental illness were regarded as a nuisance and confined to prison cells or to poor houses. Each room in the hospital featured open fire places in addition to hot water pipes to warm the spaces with impressive levels of sanitation for the time.

The hospital thrived during the 20th century, taking in patients affected by the World Wars, with the wealthier patients subsidising those who couldn't afford treatment.

However, the invention of the NHS and spiralling research costs sparked the end of the hospital and as such, in 1967 Barnwood House Hospital closed its doors and a large portion of the estate was sold off with the last remaining parts of the house finally demolished in 2000. Part of the old grounds are now Barnwood Arboretum which can be easily reached from the Manor Gardens site by foot.

In 1968, further down the Barnwood Road, the trust opened a small nursing home within an existing Manor House known as Manor Gardens and by 1981, 18 two bed bungalows had been built, followed by a further 22 units in 1986 and then 6 units along Newstead Road in 1993. The house no longer operates as a Care Home but has been used as a community day centre and offices for the Barnwood trust.



Barnwood House Hospital - a former 'gentleman's residence' which was opened as a public hospital in 1860.

PRP

We are an award-winning, multi-disciplinary practice providing Architecture and a range of complimentary design and consultancy services.



About PRP

PRP is an interdisciplinary architectural practice, offering a full range of design and building services.

Few know as much about housing design as PRP. With over 50 years of experience to draw on, we have established an exemplary track record in the design and delivery of homes and places of varying scale, complexity and diversity.

Our focus is on designing and delivering spaces that enrich the quality of life for people, who live, work and use them. Creating places involves more than just housing; the scale of our projects has led to further expertise in a wide range of building types to create mixed developments and new communities.

We work with housing associations, charities, local authorities and private developers, covering all stages of the design process from inception to completion. Our projects range from small specialist dementia care homes to large retirement villages offering a range of tenures.

Our drive for design quality complements our expertise in this sector, resulting in award-winning, truly innovative buildings which are efficient to run and make a real difference to the people who live within them.

2. The Site

Site Location

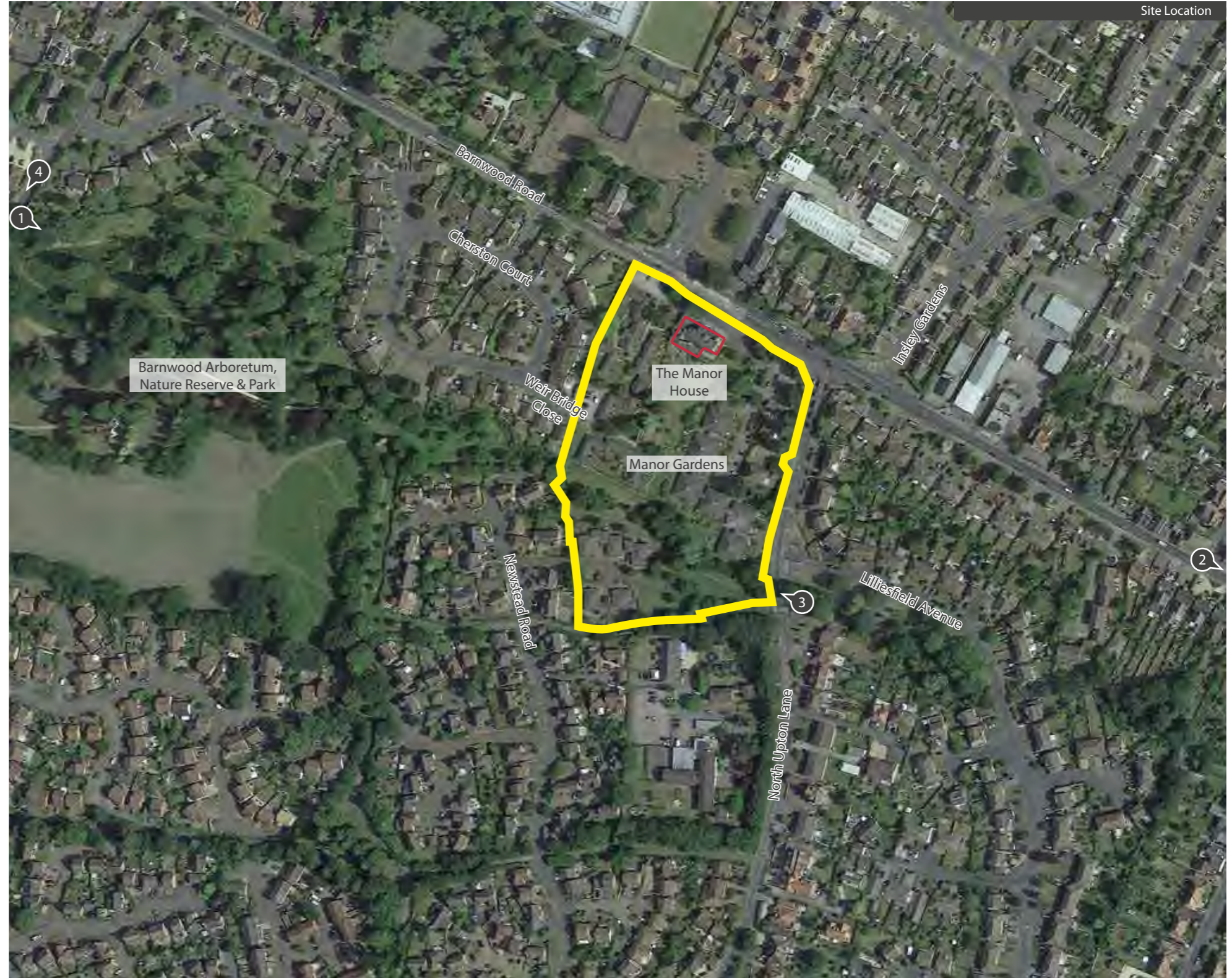
The site of the Manor House is located in a 6.3 acre residential community known as Manor Gardens and is located in the parish of Barnwood in the suburbs of Gloucester.

The site sits approximately 3 km ESE of the city centre in a residential area on the Barnwood Road which is a busy, historic route into the city from Cirencester. The area is characterised by housing of a suburban nature most of which has been developed from the 1960's onwards. To the north of the site is a large industrial estate and a new build residential estate, Greenways. To the west is Barnwood Arboretum Nature Reserve and Park, to the south of the site is James Hopkins Trust and further along the Barnwood Road there are proposals for a new Aldi supermarket.

The site is characterised by the pretty, two-storey Manor House and the beautiful gardens to the south. Here there are 46 bungalows and landscaping with some mature trees and Wootton Brook, running across the south of the site. The site slopes up from south to north by approx. 1m-1.5m and part of the southern area adjacent to the brook is located within Flood Zone 3 & 2.

The site operates as a successful sheltered housing community with the now vacant Manor House at its heart.

The Manor House is built in a Georgian style from a brown brick with red brick and cut stone detailing and with both a red brick Victorian and modern extensions to the front and rear. The roof is pitched slate with brick chimneys and slate roofed dormer windows in the roof. The bungalows in the grounds are built of both yellow and red brick and have sloping slate roofs. It is proposed to renovate the Manor House into four apartments, one 2Bed and one 3Bed fully accessible wheelchair apartment on the ground floor and two 2Bed apartments on the first floor with a community activity hub on the ground floor.



Site Context Gloucester



Barnwood Arboretum Nature Reserve and Park



St. Lawrence's Church



Gloucester Train Station



Local Shops and restaurants along Hucclecote Road



Gloucester Cathedral



Gloucester Docks



Wotton Brook viewed from New Upton Lane

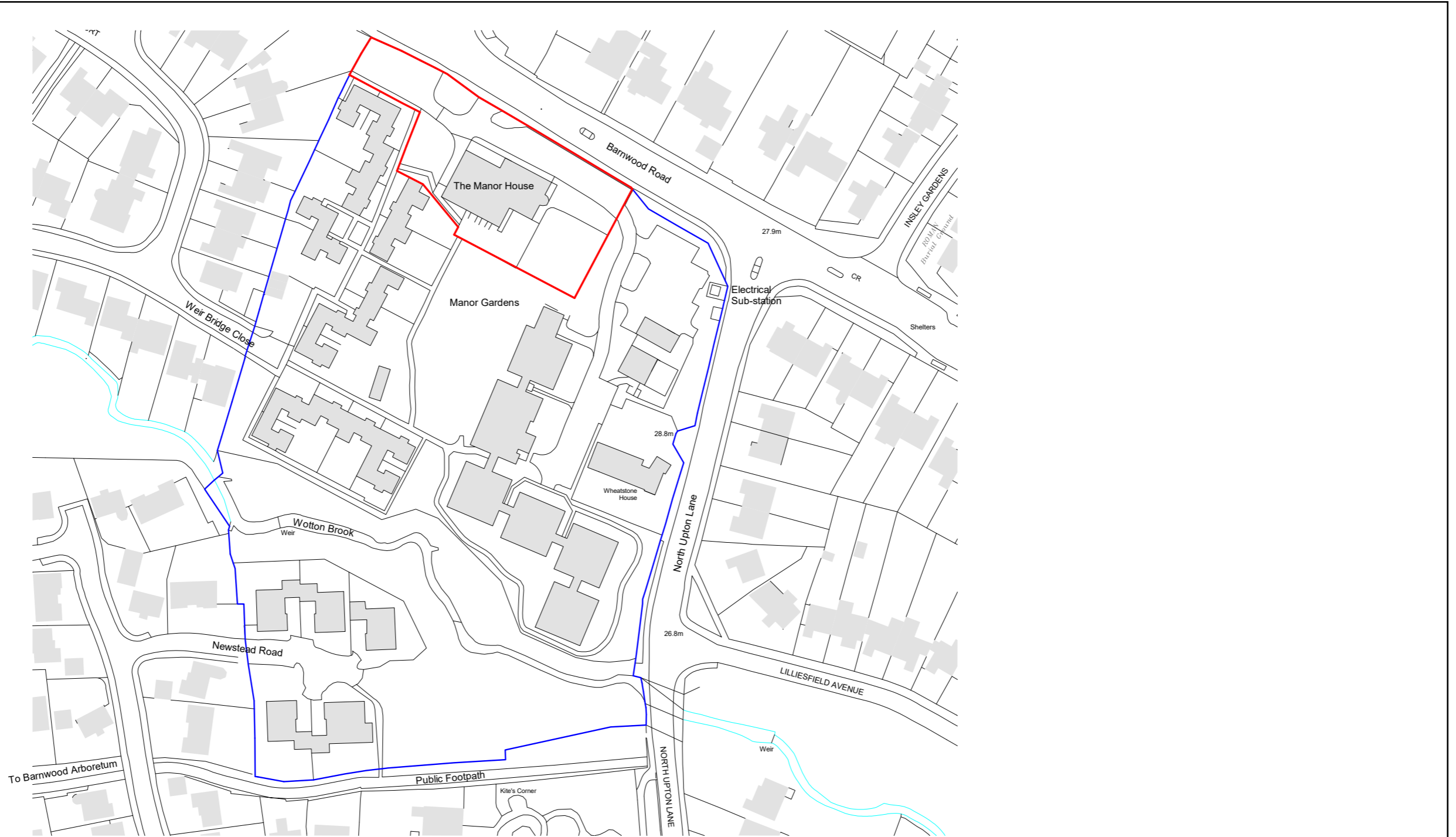


Gloucester City Centre



Post Office and Co-op on the Barnwood Road

Site Location Plan



- Site Boundary
- Site Owned by Client

Survey

Topographical Survey

A topographical survey of the site was commissioned from Anthony Brookes Surveys Ltd. This provides an overview of the buildings and ground levels. The land falls by approximately 1m from north to south and by 2m from east to west.

The area surrounding Wotton Brook is of most interest as the land falls away steeply here. At the moment this is loosely fenced off on both sides.

■ ■ The Manor House



Site Constraints & Surveys

The Site

The site is characterised by its beautiful landscaped setting with the grade II listed Manor House at its heart. The site is traversed by a small stream, Wotton Brook to the south. The site boundary consists of an old high red brick wall with various large mature trees at intervals and at the main entrance. There are three vehicle/pedestrian entry points.

The Manor House sits at the north side of the site on Barnwood Road and this is where the main vehicle entrance to the site is located. The Manor House is Grade II listed, with both 19th and 20th century extensions to the building on three sides.




















The remaining site is characterised by bungalows which were built in the 1980's with the 18 no. 2 Bed bungalows to the west of the site currently undergoing a programme of refurbishment.

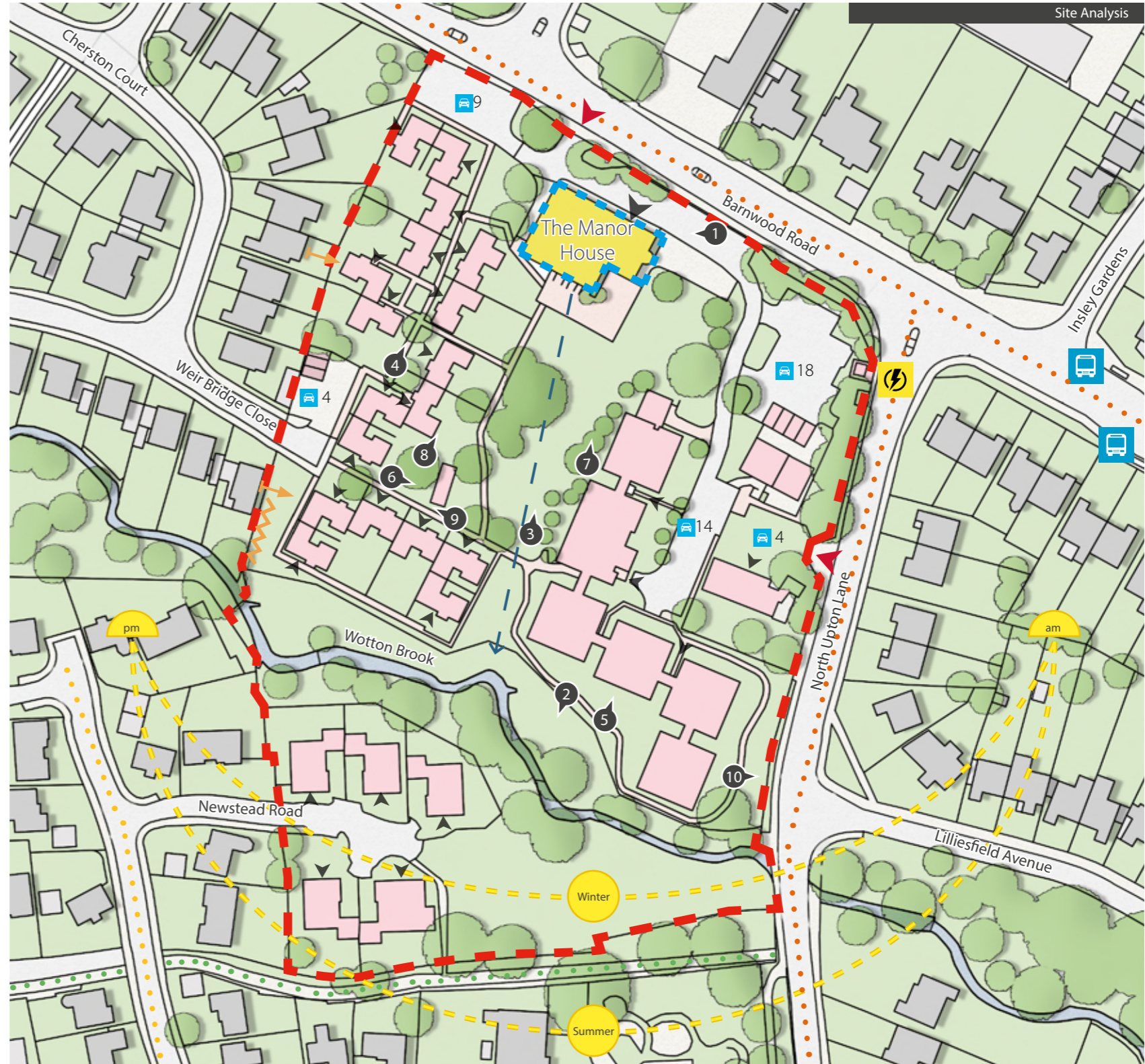
Of the three existing site entrances; the main entrance is located on Barnwood Road; a second entrance on North Upton Lane; and a third is accessed via Weir Bridge Close.

Towards the south of the site, Wotton Brook creates a physical barrier within the site. This segregates the residents on Newstead Road from the rest of the residents.

Mature trees scatter the centre of the site, with the most dense areas to the north east of the site and at the centre of the lawned garden. The vegetation across the site is very mature but is currently very high maintenance.

Key

- | | | | |
|--|---|---|-------------------------|
|  | 1 Storey building |  | Visual links |
|  | 2 Storey building |  | Views from neighbours |
|  | Listed building |  | Primary vehicular route |
|  | Existing building on Site |  | Sensitive boundary |
|  | Existing green space |  | Pedestrian entrance |
|  | Existing trees
(Est size & position) |  | Vehicular entrance |
|  | Photo location
(no. & Direction) |  | Public footpath |
|  | Site boundary |  | Electricity sub station |
|  | The Manor House |  | Bus stop |
| | |  | Car park (No. Spaces) |





1

Entrance forecourt of the Manor House



2

Existing 18th Century facade of the Manor House



3

View of the Manor House from the gardens



4

18th & 19th century parts of the Manor House



5

Single storey extension at the rear of the Manor House



6

Existing brick cornice detail at the eaves of the Manor House



7

Front door of the Manor House



8

Views of the Manor House from the garden



9

West elevation of the Manor House



10

Single storey extension at the entrance to the Manor House (to be removed)

11

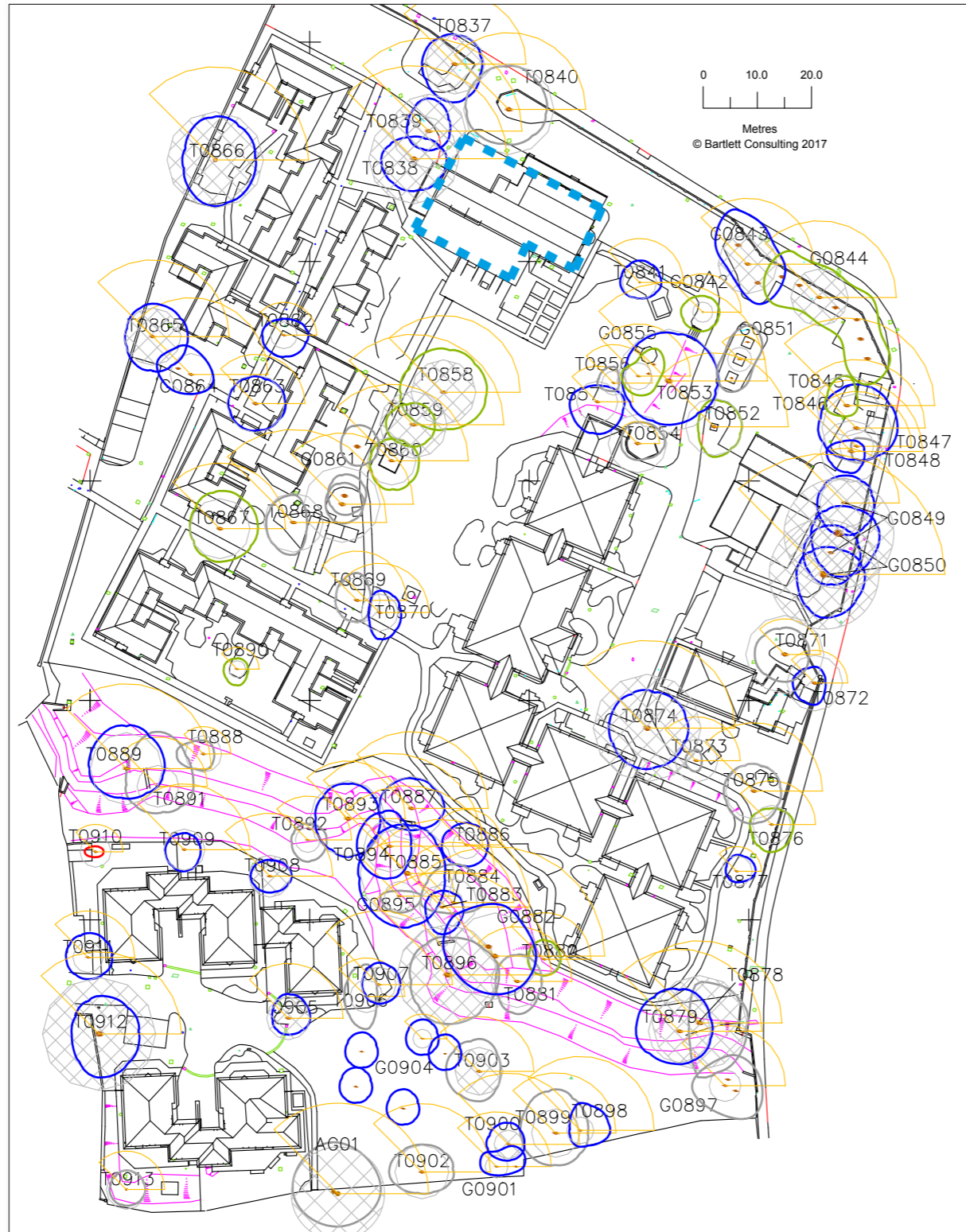
Tree Survey

As the site has a large number of trees that add to the distinctive character of the area, a full tree survey and arboricultural report were commissioned from Bartlett Consulting.

The scheme in this report has been prepared in light of the survey results and ensures that as many of the trees are protected as possible. There are tree preservation orders on the bank of trees on the north-eastern corner boundary and also for three trees at the Manor House site entrance.

Key

- Trees to be retained
- Trees to be removed
- Tree Preservation Orders
- The Manor House

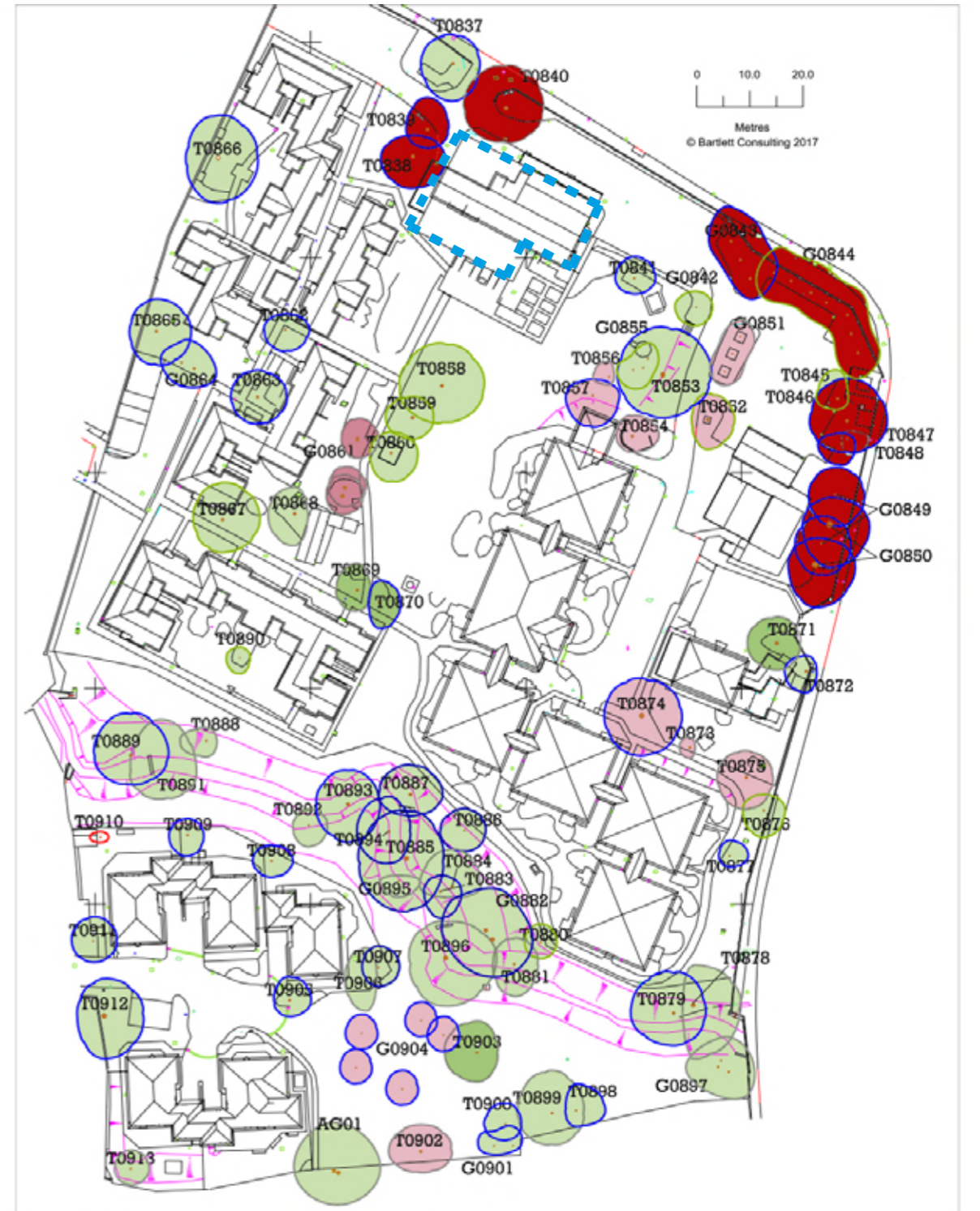


	○ Category A Tree - x19		Tree Root Protection Area
	○ Category B Tree - x57		Shade & Shadow Pattern
	○ Category C Tree - x33		
	○ Category U Tree - x01		

Client: The Barnwood Trust
Project: Manor Grdns, Barnwood Rd, Gloucester, GL4 3JY
Title: Tree Constraints Plan w/Existing Site Layout
Date: 02.07.2018 Scale: On Plan
Rev: A Job Ref: JH.170053.TCP

Bartlett Consulting

Coursers Farm, Coursers Road, Colney Heath, Hertfordshire, AL4 0PG
 T 01727 825 090 F 01727 824 809 W www.bartlett.com



	○ Category A Tree - x19		Tree Root Protection Area
	○ Category B Tree - x57		Shade & Shadow Pattern
	○ Category C Tree - x33		
	○ Category U Tree - x01		

Client: The Barnwood Trust
Project: Manor Grdns, Barnwood Rd, Gloucester, GL4 3JY
Title: Tree Constraints Plan w/Existing Site Layout
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Bartlett Consulting

Coursers Farm, Coursers Road, Colney Heath, Hertfordshire, AL4 0PG
 T 01727 825 090 F 01727 824 809 W www.bartlett.com

3. Heritage

Heritage

Ecus Ltd. has undertaken a Heritage Statement of the Manor House to inform the planning application for the refurbishment of the Grade II listed Manor House at Manor Gardens. The report assesses the significance of the building in terms of its heritage and the impact of any changes to it.

The significance of the Manor House

The report recognises that the Grade II Listed Manor House, a former Day Centre, is a designated heritage asset within the site and that it has a high significance. It suggests there is scope for change in the re-modelling of the Manor House that can result in an improvement to the appearance of the building.

Conclusion

It concludes that any work to the Manor House itself would need to take into consideration the parts of the house which have varying heritage significance as seen in Figure 3 and 4 of the report and are here on p22. In particular the 18th and 19th Century parts of the building including the servants staircase are of high heritage significance. It also considers that it would be beneficial to the appreciation and experience of the heritage significance of the listed building if some of the later extensions were to be removed.

Design Response

The application scheme has been designed with the above principles in mind.

Externally it is proposed that some of the later extensions to the house at the front, (the toilet block), are removed, in order to reveal more of the original 18th Century house and restore the stone coins on this corner. The removal of the external lift shaft and reduction of the extent of the single storey extension here will reveal the original size and shape of the 18th Century Manor House as you enter the site. The extension at the front will be re-designed as a simple form that responds to the existing Victorian addition in terms of materials and massing.

Internally it is proposed to re-use the existing servant's stair as an alternative means of escape from the first floor and access to the basement. Internal adjustments include making 3 new door openings on the ground floor and 4 new door openings on the first floor. 2 of these are proposed in walls of high heritage significance with 5 in walls of moderate heritage significance. These openings have been unavoidable in order to create a usable and accessible design. The basement and attic levels are proposed to remain untouched with retention of the significant servant stair and the reinstatement of its balustrade at first floor level.

In order to mitigate the loss of exposure of the rear elevation on the ground floor we have chosen to express the original window openings on the communal room face as recesses with a timber sill. We have also expressed the opening to the existing servant's stair which needs to be closed off as a reveal on the hall side.

Each intervention has been agreed in discussion with the Heritage consultant through a detailed site assessment and the strategic approach is illustrated in detail in their report, photographs and on our drawings.

(For further detailed information refer to the report by Ecus Ltd which is submitted as part of the application.)



Rear modern single storey extension onto garden



Rear modern single storey extension



Front entrance view of modern lift shaft and single storey extension





Manor House. Intricate stone detailing around the front door



Lobby of the Manor House



Manor House interior



Quoins on the Manor House



Stone detailing on the Manor House

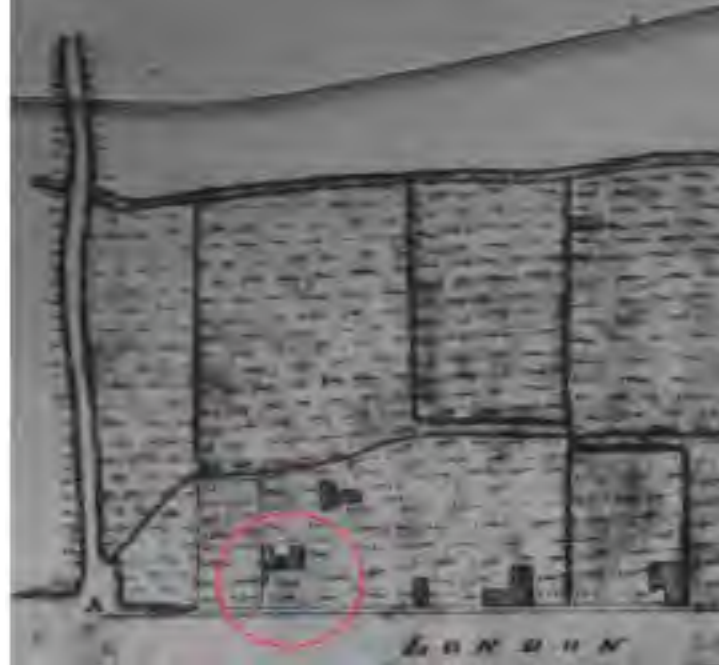


Front of the Manor House



Later extension at the rear of the Manor House

History of the Manor House



The original 1740 gentleman's residence highlighted in red

Key



The Site



Plan of the Manor House 1902 before extension



Plan of the Manor House 1923



Plan of the Manor House 1934

The original Manor House was built in 1740 as a gentleman's house, one of a few widely spaced houses along the Barnwood Road with gardens running down to the Brook. During the 19th century it became part of a larger farm and it was during this time that the rear and side Victorian extensions were added. By 1893 the gardens of the Manor House included a vinery, walled garden, tennis lawn, stables and fruit trees. A remaining stable building still exists in the grounds today.

In 1919 the expanding Barnwood Hospital (towards Gloucester on the Barnwood Road) incorporated the Manor House and it became a small nursing home and a day centre. In 1967 there were an average of 114 daily patients. A fire occurred in 1968 and was followed by a subsequent rapid restoration which has led to much of the original interior detailing being lost.

In 1981 the new single storey annexe was built at the rear along with the single storey bathroom facilities on the ground floor at the front. At this time 18 bungalows were built on the west of the site and in 1986 a further 22 bungalows on the east with 5 new family bungalows built south of the Brook.

Before the modern extensions were added



Rear of the Manor House before the single storey extension was added



Before the external lift shaft was added pre- 1967



A photograph from the 1960's, showing the new lift shaft

The Manor House



The Manor House Street Frontage onto Barnwood Road



The Manor House Entrance



The Manor House Garden Elevation



The Manor House West Elevation

Fabric & Heritage Value Assessment



The fabric of the Manor House with high heritage value existing in the structure of the original 1740's house. The Victorian extension on the ground floor are also considered of high value and those of the Victorian extension on the first floor including the rear stair are considered of medium value. Those with low heritage value are the extensions carried out in the 1980's including the single storey extension to the rear and front and the lift shaft installed in the 1960's.

4. Consultation & Community Involvement

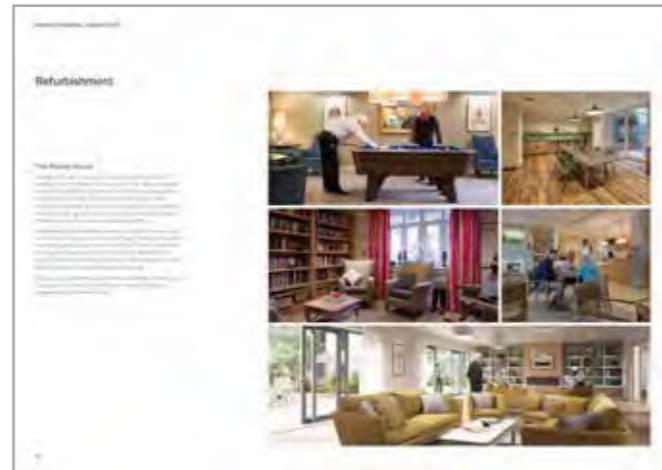
Pre Application Discussion

During the design development there have been two pre-app meetings with the Planning Officers and Conservation Officers at Gloucester City Council where designs were presented and discussed.

In all meetings the principle of the proposals were well received. The main concerns and changes made to the design have been as a result of the discussions on the proximity of the new buildings to the Manor House and the impact on its setting.

The design for the Manor House has developed since these discussions. Taking into account the opinions of the Conservation Officer it was considered more desirable to remove the unsightly modern extensions and lift shaft. The resulting proposal reflects this so that the original building is revealed and can be appreciated fully in its setting.

First Pre-Application Planning Meeting



Second Pre-Application Planning Meeting



Comparative Footprint Diagram

The diagram illustrates the outline footprints of the amended proposed scheme, the previously proposed scheme and the existing listed Manor House. The following amendments have been incorporated to create a sympathetic and considered design that fits within its context:

Key

1. The overall number of units has been reduced on the eastern side of the site from 46 dwellings to 45 dwellings.
- 2/3 new bungalows have been retained to the south of the brook as this does not impact on the setting of the Manor House (subject to findings of the extended tree survey).
- Two dwellings have been removed from the block closest to the Manor house. This will reduce the amount of built form here and allow the space between the Manor House and the new building to be increased. In the easterly direction the space has increased from 10m to 15m and in the southerly direction from 15m to 19m.
- The removal of two dwellings has created more space between the northern and middle blocks giving more green space around the central garden. (From 8m to 14.5m apart)
- Two dwellings have been removed from the southern block which faced onto the central garden. This has increased the space between the buildings and allows greater views between the buildings.
- The impact of reducing the elevational mass that faces onto the central garden from 7 unit widths to 5 unit widths allows more green space and creates views through and a less dense development.
- The development is more concentrated in the south east of the site and next to the Brook where there is less impact on the Manor House.
- Removal of the parking court between blocks 1 and 2 has created a new garden here.
- All three blocks have moved east so that the new building footprint increases the width of the central garden by 3.5-5m. (This also has the impact of opening up the views of the brook from the Manor which will be an improvement on the existing bungalow positioning.
- The maximum ridge height of new development is approximately 0.5m higher than the ridge of the Manor House which is 38.22. Blocks 2 and 3 step down even further with the existing levels of the site so that they 'sit' well in the landscape with minimal impact.

Key

- Manor House Footprint as Existing
- Revised Scheme Footprint
- Previously Proposed Scheme Footprint
- Existing Building outline



CDM REGULATIONS 2015 All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved. Designed with reference to the surveys, information and reports listed.

Rev	Date	Description
A	16/10/2018	

Dwn	Ctd	Drawn	CHK
		Checked	CH
		Date	August 2018
		Scale	A3 NA

Manor Gardens, Gloucester
Comparative Footprint Diagram

AA6514 Rev. B
Planning



Public Consultation 1

With the Residents and the Local Public

As part of the design process, together with Barnwood Trust, we have held three consultations with the residents and the neighbours. At these events, design ideas and intent was shared, with feedback from the residents informing and enriching the design development along the way.

The majority of people left comments which have been considered as part of the design process. The comments were generally positive with most of the concerns relating to parking disputes with neighbours and fears of losing connections with the landscape.

Public Consultation 2

Doing things together Are there any activities you would like?

BARNWOOD TRUST 7

The Manor House

BARNWOOD TRUST PRP

BARNWOOD TRUST 9

Refurbish the interior of the Manor House?

What kind of space could be created in the Manor House leading into the garden? Could the Manor House be refurbished into apartments?

BARNWOOD TRUST 13

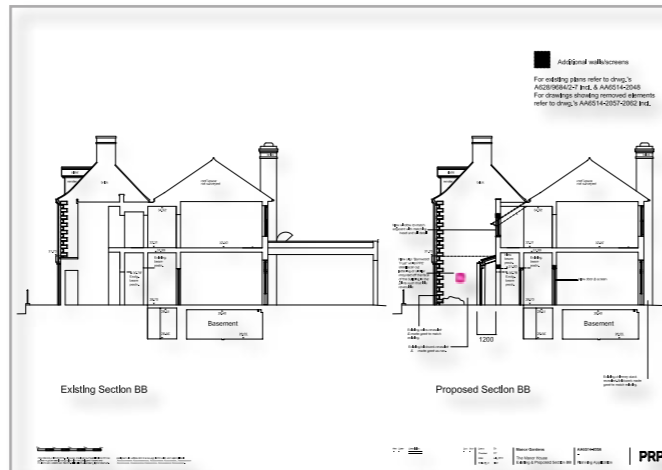
Original Planning Application

A planning application was made to develop the Manor House by PRP and the Barnwood Trust in July 2019. This application consisted of removing the single storey extension at the rear and having the remaining ground floor as community use with two apartments on the first floor. It was approved on 24th March 2020.

Elevations



Sections



Plans



Amendments to Planning Application

Following a competitive tendering exercise Stonewater were selected as the preferred bidder for purchasing Manor Gardens. A thorough appraisal of the Manor Gardens found that the large community space on the ground floor was unviable and unlikely to reach its full capacity given the local community facilities nearby. As a result, Stonewater engaged Gloucester's Strategic Housing Team and Barnwood Trust in working up an optimum solution of providing an additional two ground floor accessible homes while improving the modern extension to provide a more sustainable community facility as well as ensuring the legacy of the important Manor House Heritage.

Consultation with Manor Gardens Residents

Stonewater and Barnwood Trust offered the opportunity for Manor Gardens residents to view and comment on the revised plans in advance of a new planning application for the Manor House on Monday 11 April. Comments and suggestions were raised on how to integrate the Manor Gardens community using the new community hub and public art.

Manor House Factsheet Distributed to Residents



STONEWATER

Manor House Re-Design Information Sheet

Stonewater's overall aim is to restore and modernise the Manor House by providing an accessible and attractive Community Space with a range of homes that will enable this important heritage asset, along with the community, to continue to offer important services and help the community thrive in the future.

Our goals are to:

1. Deliver an attractive and accessible Community Space on the ground floor to include a multifunctional meeting space, kitchen, WCs and an office space for Stonewater staff to work from when on site. The Community Space will also feature an information display outlining the history of Barnwood;
2. Provide two new wheelchair accessible apartments on the ground floor of the Manor House, one two bedroom and one three bedroom;
3. Continue to deliver the two new apartments and a flexible working space on the first floor of the Old Manor House;
4. Seek to establish a Social Enterprise (not for profit business) focused on gardening and horticultural skills to make use of the wonderful grounds at Manor Gardens and link in with the arboretum;
5. Refurbish the Potting Shed into a base not only for the gardeners, but also the gardening group; and
6. Offer housing and support services from the community hub.


Why are we redesigning the Manor House?

Stonewater were selected as preferred bidder for Manor Gardens because we have a shared vision in delivering high quality homes and services for all. After being selected, Stonewater reviewed the plans and found that to ensure the Manor House stands the test of time post pandemic times, some changes were needed. We plan to create a more efficient and flexible community space, and revitalise the grounds and other outbuildings for community activities. Under the existing planning permission for the Manor House, there was no planning for a guest suite, we have also decided not to re-introduce one with the new design.

How are we redesigning the Manor House?

We will be submitting planning applications for the Manor House, which will include improving the rear extension into a multipurpose accessible Community Space, and include two wheelchair accessible flats on the ground floor. The first floor will be as originally planned with providing two apartments as well as an agile work space for Stonewater personnel to work from. We are hoping to submit the planning application shortly with approval planned for July time.

Proposed Floor Plans - The Manor House



Ground Floor Plan First Floor Plan

Questions:

The questions we have for this consultation are:

1. Do you believe a social enterprise focused on gardening and horticultural skills is a good idea, if so would you like to be involved in establishing or being part of this group?
2. What activities would you like to see in the Manor House Community Space?
3. Would you like to play a role in managing this Manor House Community Space, if so what would you like to do to help?
4. We are proposing a public art piece by the Community Space to celebrate the history and character of Manor Gardens, can you share any ideas on who or what this could be?
5. Do you have any other comments on our plans to make the Manor House a lasting asset to help the community thrive?

Responding:

You can write down your comments using the form provided and drop into the Estate Office, or email clare.bray@stonewater.org or call 07775 543572. We will attend a tea and coffee morning as soon as it is safe to do so.

We look forward to hearing from you and working with the community on this exciting project.

Timescales:

- Planning application: March
- Planning decision: July
- Building works: Summer/Autumn (subject to planning consent)
- Completion: To be confirmed.

Disclaimer

Please be aware that this is subject to contract with Barnwood Trust and the sale of the Estate to Stonewater.

5. Design

Proposals

The Manor House

The Manor House has seen a number of refurbishments and extensions over the years; one in the 19th century and others in the 20th. As a result, the front facade and the internals have become confused.

North Elevation;

It is proposed to demolish the modern lift shaft and part of the single storey modern extension. This will reveal the original 18th century corner of the Manor House so that its size and scale can be appreciated. A new single storey extension in red brick to match the existing two-storey Victorian building behind will recede into the background making the Manor House the dominant feature. A deeper landscaped buffer is provided at the front of the Manor House which will soften the setting with the use of planting here.

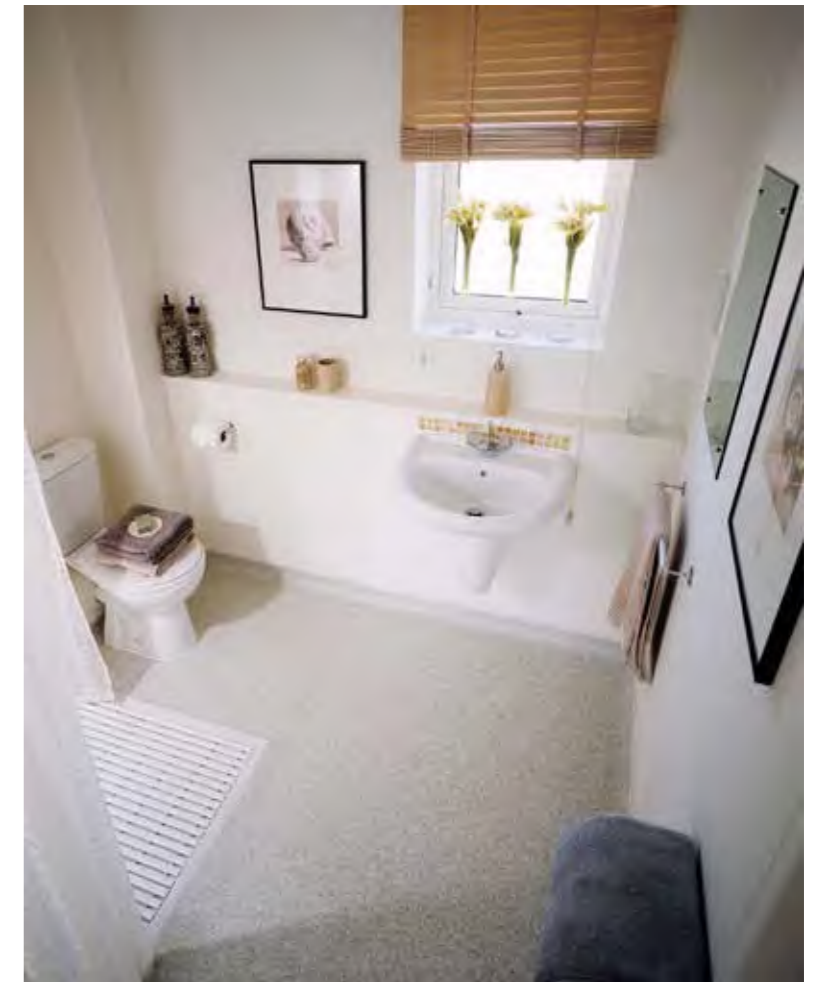
South Elevation;

The modern single storey extension at the rear is retained and is converted into a community lounge, kitchen, W/C's and office. A new entrance to this building is created from the rear gardens to provide direct access to the residents. All doors on this elevation will be replaced in the existing openings to allow the internal spaces to open out into the garden.

1 fully accessible 2 Bed and 1 fully accessible 3 Bed apartment (Part M Cat 3) are accessed through the front door of the Manor House which also leads to a communal stair and access to 2 further 2 Bed apartments on the first floor.



Double bedroom



Accessible bathroom



Proposed community kitchen



Proposed community lounge

Plans

Key

- Communal
- Ancillary
- Private Entrance to Apartments
- Fully accessible 2 and 3 Bed apartments - M4 Cat 3
- 2 Bed Apartment

- 1. Community Kitchen
- 2. Activity Hub
- 3. Office
- 4. Entrance
- 5. Hot Desk Area
- 6. Store



Proposed Ground Floor Plan



Proposed First Floor Plan

Elevations



- 1 Red brick construction to match existing extension. Slate pitched roof 25degrees.
- 2 New sash window/door with stone head and sill detail to match others. Windows painted white to match existing
- 3 Traditional style balcony doors
- 4 New sash window/door in existing or original opening with stone head and sill detail to match existing. Windows painted white to match existing. Doors and door frames and fanlights and fanlight frames painted dark colour fix.
- 5 PPC aluminium hopper
- 6 Cut stone wall to match existing on ramp
- 7 Black painted steel flat section railing and handrail to match existing on ramp
- 8 Community room entrance, aluminium automatic sliding door
- 9 New/revealed brickwork constructed/made good to match existing
- 10 New patio style doors painted white with brick soldier course detail at head.

Refer to drwg. 2061 for proposed alterations to elevations and drwg. A628/9684/6 for existing elevations.



0m 5m 10m
Scale 1:200



**The Manor House, 162 Barnwood Road,
Gloucester –**

Heritage Statement

The Barnwood Trust

Report prepared by:
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March 2022

ECUS Ltd

Report to: **Stonewater**

Report Title: **The Manor House, Barnwood Road, Gloucester – Heritage Statement**

Revision: **v.1**
Issue Date: **March 2022**
Report Ref:

Originated By:

Reviewed By:

Approved By:

Date: March 2022

Date: March 2022

Date: March 2022

Prepared by:
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Executive Summary

Ecus Ltd were commissioned in February 2022 by Stonewater to produce a Heritage Statement for The Manor House, 162 Barnwood Road, Gloucester. The Manor House is located on the southern side of Barnwood Road, Gloucester. Barnwood Road approximately follows the line of the Roman Ermin Street from Gloucester to Cirencester and is situated east south east of the city centre. The Manor House is a Grade II listed building (designated as Manor Day Centre, NHLE 1271568).

The modern flat roofed additions to the front and rear (north and south elevations) of the building make no contribution to significance and detract from the historic appearance of the building by virtue of their built form and detail.

The significance of the building can be summarised as:

A good example of a mid C18 house of middling status with some high-quality architectural features to the principal elevation which has retained a clearly legible floor plan despite some harmful interventions to it. The building was constructed during a period when Gloucester was a city of some social importance and attracted the lesser gentry in particular. The building would have been visually prominent to travellers on the historic route between Gloucester and London and the attention to detail on the principal elevation was, as is typical of the period, used to create an impression that the owner had good taste, was of quality, and was socially mobile. The alterations and extensions made to the building in the mid and late C19 are generally of intermediate quality externally in terms of built form and architectural details, which are robust and simple. However, there are some higher quality C19 details internally, with the ground floor room on the south east corner being the highest quality. The historic development of the building is exceptionally clear and legible, especially from the exterior, and whilst modern alterations and additions have harmed the buildings historic character they are largely capable of being reversed without resulting in any further harm to historic fabric.

This scheme proposes to demolish the existing single storey front extension including the lift shaft to the north elevation along with internal alterations to create a community facility to the ground floor and part of the first floor with 3x2 bed and 1x3 bed residential units. A new extension is proposed to the front (north) elevation in the location of the existing extension. This extension would be of a similar footprint to the existing but set further back behind the building line of the principal elevation of the Queen Anne house. It would be a modest addition of a subservient and traditional lean-to built form that would be clearly subservient to and better reveal the nineteenth century building behind, allowing this part of the historic building to be revealed and better appreciated.

The assessment of the proposal concludes that no harm to the significance of the listed building would result from the loss of the existing modern extension, the proposed replacement extension, or the internal alterations. The proposed extension would better respect the host building by revealing the nineteenth century extension behind it and by significantly improving the visual quality in comparison to the existing extension. It would also relate more sympathetically to the Queen Anne part of the house by virtue of being set well back behind the building line of the principal elevation, resulting a greater subservience than the existing. Proposals would result in minimal loss of historic fabric of low significance and would maintain the legibility of the historic floor plan. As such proposals would not result in any harm to the significance of the listed building.

Contents

1.	Introduction	6
1.1	Project Background	6
1.2	The Site	6
1.3	Aims and Objectives.....	7
2.	Regulatory and Policy Context.....	8
2.1	Introduction	8
2.2	Planning (Listed Buildings and Conservation Areas) Act 1990	8
2.3	Local Plan	8
2.4	National Planning Policy Framework	9
3.	Assessment of Significance	11
3.1	Introduction	11
3.2	History and Development	11
3.3	The Impact of Modern Interventions and Extensions	12
4.	Summary	13
4.1	Summary of Significance	14
4.2	Scope for Change	14
5.	Statement of Effect.....	14
5.1	Introduction	15
5.2	Scheme Proposal	15
5.3	Assessment of Proposal.....	16
6.	Discussion	19
6.1	Summary.....	20
	Plates	21
	Appendix A- List Entry	33

Plates

Plate 1.	Queen Anne range with parallel mid nineteenth century range to rear.....	21
Plate 2.	Mid nineteenth range to rear and extension from 1981.....	21
Plate 3.	Late twentieth century flat roofed addition with lift shaft behind.	22
Plate 4.	Fenestration pattern to ground and first floors.	22
Plate 5.	Windows to the west elevation.	23
Plate 6.	Windows to the east elevation of the 1981 extension.	23
Plate 7.	Bay window to east elevation.	24
Plate 8.	Attic fireplace.....	24
Plate 9.	Attic door.....	25
Plate 10.	Historic doors to ground floor.....	25
Plate 11.	C19 fire surround and corner cupboard to the first floor.....	26
Plate 12.	Detail of C18 cornice.....	26
Plate 13.	C19 fireplace and ceiling to ground floor.	27
Plate 14.	The principal stair.	27
Plate 15.	The service stair viewed from the ground floor.	28
Plate 16.	First floor fire lobby to principal stair.	28
Plate 17.	Fire lobby to first floor of service stair.	29
Plate 18.	Minor cosmetic damage from water ingress.....	29
Plate 19.	Poorly detailed east elevation of southern extension.	30
Plate 20.	Illustrating the discordant relationship between the southern elevation and C19 range.	30
Plate 21.	Piecemeal extensions relate poorly to the host building.....	31
Plate 22.	Photograph of the southern elevation in the 1960's.	31
Plate 23.	Floor plan of 1980 showing later alterations to historic fabric and opening between the proposed kitchen and activity room, now blocked.....	32

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd were commissioned in February 2022 by Stonewater to produce a Heritage Statement for The Manor House, 162 Barnwood Road, Gloucester. This assessment is to inform a planning application and listed building consent for the demolition of modern front and rear extensions, internal alterations to create a community facility to the ground floor and part of the first floor, 2x2 bed residential units to the first floor and a replacement extension to the front (north) elevation.

1.2 The Site

1.2.1 The Manor House (designated as a Grade II listed building under the name of Manor Day Centre NHLE: 1271568) is located approximately 2 miles east of Gloucester city centre on the south side of Barnwood Road, an historic route from Gloucester to Cirencester following the line of the Roman Ermin Street. The building is set back from Barnwood Road behind a brick wall topped with railings with the principal elevation facing the road. Extensive gardens lie to the side (east) and rear (south), with hardstanding for parking accommodated primarily to the eastern side of the building.

1.2.2 The parish of Barnwood is an ancient parish with the Church of St Lawrence dating back to the C12. It was a rural settlement physically separated from the City of Gloucester until it was absorbed into the suburbs of the city by urban expansion in the C20. It was predominantly agricultural but the route of the historic Ermin Street was an important thoroughfare linking Gloucester to Cirencester, London and Oxford, and the village of Barnwood developed as a linear roadside settlement along this route.

1.2.3 The Manor House lies to the north east of St Lawrence's Church. Barnwood Court was the historic manor house for the demesne and is located in close proximity to the west of the church. During the C18 Gloucester was a fashionable social centre for lesser rural gentry before being supplanted by the development of the spa's at Cheltenham. There is little evidence as to why the property is called The Manor House given that Barnwood Court is the manor house for the demesne. It is evident that it was not part of the demesne of Barnwood Manor, nor was it a replacement manor house at that still exists at Barnwood Court. The Victoria County History (VCH: The City of Gloucester: Oxford: 1988-: 411) states that the building once belonged to the estate of the Bubb family. William Bubb was an Alderman of Gloucester in 1666/7 but little else appears to be known about the family and it is unclear whether they built the property or acquired it at some point after its construction. It may be that it was simply the house of a country gentleman constructed at a time when Gloucester was at the height of its fashion with the lesser gentry, and that its name reflects the social aspirations of the original builder.

1.2.4 By 1919 the house had been acquired by the estate of the Barnwood hospital. In 1967 it was converted to a nursing home, at which time a small ground floor extension to the north elevation and the lift shaft were added. In 1977 the use changed to a day care centre and the rear extension was added in 1981. It appears that the flat roof addition to the front (north elevation) was added after this date.

- 1.2.5 The building comprises of four distinct built elements. Firstly, the Queen Anne house constructed in circa 1740 which has a symmetrical front of 5 bays with the central bay projecting forward slightly with a pedimented doorcase. It is constructed of brick with stone plinth, string course between the ground and first floors and quoins. It has a gabled roof with substantial end stacks and is two storeys, with attics lit by dormer windows to the front (north) elevation. This part of the building comprises the front range (Plate 1). Secondly, to the rear of and parallel with this range is a mid C19 range, also of two storeys and constructed in brick (Plate 2). This range extends beyond the building line of the Queen Anne house to the west and incorporates a service wing in the western part of this range which retains its staircase internally. Thirdly, to the rear of and parallel with the mid C19 range is a further range of flat roofed constructed built in 1981 (Plate 2). Finally, the fourth element is the late C20 flat roof extension to the north elevation which envelopes the lift shaft (Plate 3).
- 1.2.6 The building has eight over eight sash windows to the first floor throughout, with the exception of the west elevation where there are two one over one sashes which date from the alterations undertaken in 1967 (Plates 4 and 5). To the ground floor are one over sashes with the exception of the 1981 extension which has a combination of eight over eight sashes to the rear elevation and 4 over six sashes to the lancet style windows openings on the east elevation (Plate 6).
- 1.2.7 A bay window was added to the ground floor of the east elevation in the late C19 (Plate 7).
- 1.2.8 The topography of the site and its environs are generally flat with mature planting to the gardens at both the front, sides and rear. To the rear of the property are bungalows. The site is enclosed by suburban development along Barnwood Road.

1.3 Aims and Objectives

- 1.3.1 The purpose of this heritage statement is to provide a baseline assessment of the architectural and historic significance of The Manor House, identifying any features of particular interest, to inform the development of proposals. This heritage statement will also provide a baseline against which the potential impact of any alterations on the building's architectural and historic significance can be determined.

2. Regulatory and Policy Context

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Planning (Listed Buildings and Conservation Areas) Act 1990

2.2.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

2.2.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

2.2.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

2.3 Local Plan

2.3.1 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (JCS) was adopted in December 2017 and is a partnership document adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. The relevant policy is *Policy SD8; Historic Environment*;

1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy;

2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment;

3. Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets

to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate;

4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged;

5. Development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been addressed.

- 2.3.2 The Second Stage Deposit City of Gloucester Local Plan (SSD) (2002) is a draft plan that was published and approved by the council for development management decision making in 2002. As the SSD is not an adopted plan the policies contained within it could not be superseded by the adoption of the JCS in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The policies of the SSD have been reviewed in light of the JCS and the National Planning Policy Framework (NPPF). The relevant policies of the SDS do not relate to alterations to listed buildings or development affecting their setting.
- 2.3.3 There are only two saved policies from the Gloucester Local Plan 1983, neither of which are of relevance to the proposals which are the subject of this heritage statement.
- 2.3.4 The Draft Gloucester City Plan 2016-31 is an emerging document. It has been subject to public consultation and was submitted to the Planning Inspectorate on 18th November 2020 but is yet to be examined in public and as such carries little weight at present.
- 2.3.5 Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 is therefore the only relevant local plan policy.

2.4 National Planning Policy Framework

- 2.4.1 Section 16 of the National Planning Policy Framework 2021 (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 2.4.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).
- 2.4.3 LPAs are required to take into account 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 (NPPF, 197).

- 2.4.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199).
- 2.4.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).
- 2.4.6 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

3. Assessment of Significance

3.1 Introduction

- 3.1.1 Section 3 of this report outlines the historical development of the building and assesses its architectural and historic significance.

3.2 History and Development

- 3.2.1 The date attributed to The Manor House in the list description is circa 1740 and this is considered to be accurate. There is no physical evidence internally or externally of the building having been re-modelled around an earlier core. It is very much a 'set piece', exhibiting many characteristics typical of a building of its age and type in terms of built form and architectural detail, particularly the symmetrical appearance of the principal elevation with its high-quality details, and the layout of its floor plan.
- 3.2.2 The Manor House is very cellular in that the various extensions to it are all clearly discernible from one another making the legibility of the building's history and development clearly evident from its external appearance. This legibility is also evident internally, particularly in relation to the historic floor plan which, despite some undesirable interventions, remains clear.
- 3.2.3 The historic integrity of the interiors has been compromised to some degree by alterations from the mid C19 onwards. The attic rooms have retained the highest degree of physical and historic integrity (Plates 8 and 9) while the first and ground floors have been subject to a greater degree of alteration. The interior also clearly reflects the different periods of development and the form and detail of the architectural features present within each phase, such as doors, fireplaces and ceilings, largely reflect the date of construction of the corresponding part of the building. Some doors contemporary with the Queen Anne house remain although the majority are C19 (Plate 10). The majority of fire surrounds are C19 and the fireplaces boarded over (Plate 11). An original lath and plaster ceiling and decorative cornice remain in the principal ground floor room to the left of the front door (Plate 12) and there are some good quality C19 lath and plaster ceilings with fine cornice details (Plate 13).
- 3.2.4 Similarly, the historic development of the building is legible in the two staircases. The principal stair is a late C19 alteration of disappointing quality (Plate 14). The detail of the bannister in particular is of a much lower quality than other joinery details in the building of a similar period. The somewhat fussy appearance of the stair, which in part is due to the detail of the bannister and the number of vertical posts in the first floor part of the stairwell which appear as an alien detail in a mid C18 house, is compounded by the inserted metal filigree panels which it is presumed were inserted as a safety precaution to infill gaps in the bannister during the building's life as a care home or day centre. The location and orientation of this stair illustrate that it is not in the same position as the original stair as it exits beyond the line of the original rear wall of the Queen Anne house. The C19 service stair in the western part of the building is, by contrast, well detailed and a nice example typical of its age and type (Plate 15). Both of the staircases have been visually compromised by the insertion of modern fire doors and lobbies on the first floor, particularly the lobby to the principal stair which is visually intrusive (Plates 16 and 17).

- 3.2.5 The service wing at the western end of the C19 range has continued in its historic use into the C20 as a kitchen, toilets, stores and offices. This part of the building has been subject to excessive alteration and compartmentalisation with stud partition walls to facilitate these uses and the resultant internal spaces are cramped and confused with poor circulation and lack of natural light. With the exception of the service stair, very little of historic interest remains in this part of the building and the floorplan has been excessively compromised, particularly to the ground floor.
- 3.2.6 The building can therefore be seen to be the sum of its clearly distinguishable parts both internally and externally and its history and development clearly evident in the easily distinguishable phases of construction and alteration. It is clear that the building was originally a domestic dwelling of some status which was substantially extended to the rear and altered internally in the mid and late C19. Its subsequent life as a care home and day centre from the mid C20 onwards has also left its physical mark with extensions and alterations dating from this phase of development being clearly evident and distinguishable from earlier phases.

3.3 The Impact of Modern Interventions and Extensions

- 3.3.1 All modern interventions and extensions have detracted from the building's special interest. However, they are largely reversible and as such their harm to the building's significance could potentially be mitigated either by their removal and replacement or by modifications which improved their appearance.
- 3.3.2 The cumulative C20 extensions are harmful to the building's appearance in terms of their form, detail and materials which are all of poor built and visual quality and do not attempt to respect the listed building. The flat roof form of these extensions fails to respect or emulate the double pile pitched roof form of the historic building and they are piecemeal additions which, whilst quite honest, nevertheless are of low quality. The removal of the extension to the principal elevation offers significant scope to enhance and better reveal the significance of the listed building and restore its historic appearance.
- 3.3.3 C20 internal alterations have resulted in the loss of historic fabric, principally to internal walls, and created some large rooms which fail to respect the building's domestic character or reflect the domestic proportions of the historic rooms.
- 3.3.4 The late C20 interventions to create fire lobbies to both staircases detract from the ability to appreciate these features or the spatial qualities of the stairwells and landings. Their introduction has created small cramped spaces where the stairs exit onto first floor landings. These lobbies are of low built and visual quality and are visually as well as spatially invasive. Similarly there are a number of modern fire doors creating compartments within the principal corridor which runs along the centre of the building at the point where the two historic ranges meet which are also of low quality and visually and spatially invasive.
- 3.3.5 The windows vary in terms of their age, fenestration pattern and materials. No windows that are contemporary with the Queen Anne house have survived. The timber one over one sash windows are contemporary with the late C19 extensions and will be retained and repaired. Other windows on the rear elevations are modern and vary in their materials and quality of detail and include some slim double-glazed units.

- 3.3.6 The building is generally in a good state of repair and its condition is sound. There has been some minor water ingress to the roof which has resulted in largely cosmetic and very localised damage to a small area on the first floor ceiling, near the stairs to the second (attic) floor which will be repaired and redecorated on a like for like basis (Plate 18).

4. Summary

4.1 Summary of Significance

- 4.1.1 The significance of the building is evaluated in Section 3. The architectural and historic significance of The Manor House can be summarised as;

A good example of a mid C18 house of middling status with some high-quality architectural features to the principal elevation which has retained a clearly legible floor plan despite some harmful interventions to it. The building was constructed during a period when Gloucester was a city of some social importance and attracted the lesser gentry in particular. The building would have been visually prominent to travellers on the historic route between Gloucester and London and the attention to detail on the principal elevation was, as is typical of the period, used to create an impression that the owner had good taste, was of quality, and was socially mobile. The alterations and extensions made to the building in the mid and late C19 are of intermediate quality externally in terms of built form and architectural details, which are robust and simple, but have some higher quality details internally with the ground floor room on the south east corner being the highest quality. The historic development of the building is exceptionally clear and legible and whilst modern alterations and additions have harmed the buildings historic character they are largely capable of being reversed without resulting in any further harm to historic fabric.

- 4.1.2 The modern extensions and alterations make no contribution to significance and indeed detract from the historic character and appearance of the building both internally and externally. Their removal, replacement or alteration offers scope to enhance both the appearance of the building and appreciation of its significance.

4.2 Scope for Change

- 4.2.1 As noted above, it is considered that there is scope for enhancement through either the alteration or removal of the C20 extensions or their replacement in a more sympathetic manner. Likewise, there is scope to enhance the interior of the building by removing poor quality C20 interventions and reinforcing the historic floor plan by reinstating historic partitions. The extent to which the historic floor plan has been eroded and internal features lost within the western part of the C19 extension, to both the ground and first floor, is such that it is the least sensitive part of the building which offers greatest scope for change without resulting in harm.

5. Statement of Effect

5.1 Introduction

- 5.1.1 This section analyses the range of effects of the currently proposed scheme on the significance of the listed building.

5.2 Scheme Proposal

- 5.2.1 This scheme proposes to demolish the existing modern single storey extension, including the lift shaft, on the front (northern) elevation. It is proposed to replace the current extension with a modest mono-pitched extension in materials to match the host building.
- 5.2.2 The replacement extension would be of a smaller footprint than the existing and of a simple built form. The use of a mono-pitched roof would allow the C19 extension which sits behind this extension to be better revealed and appreciated and reinforce the subservience of the C19 wing to the Queen Anne house. The extension would be set well back behind the principal elevation of the Queen Anne House with the proposed building line sitting behind the chimney stack. This would allow for a much clearer expression of the form and appreciation of the prominence and greater architectural quality of the earlier building. The change in built form from the somewhat monolithic slab of the existing flat roofed extension, which is devoid of openings, would give a much softer appearance to the principal elevation of the building as a whole and would be significantly more subservient and complementary to the Queen Anne house in terms of built form and detail than the existing.
- 5.2.3 The proposed extension would be very simple in its detailing. A simple and sensitively detailed tripartite window which aligns well with the host building and relates successfully to the two retained windows above would allow natural light into unit 1. The new pedestrian door to access the C19 servants stair and two modest windows within the lean-to extension would be unobtrusive, well-proportioned openings. These openings have been sited with careful consideration for their relationship with the retained historic window openings on the first floor, and to respect the rhythm of window openings and void to solid ratio of the host building. Traditional materials and detailing would be used which take precedence and inspiration from the materials and details found on the host building.
- 5.2.4 It is proposed to retain the existing flat roofed rear extension but to replace the current poor quality and mismatched modern external doors to the south elevation, and to create a new entrance to the newly created community room on the east elevation. The new doors to the south elevation would be full height double doors with fan lights above to a simple detail which would create a more attractive uniform appearance than the existing treatment of these openings. The proposed new entrance to the east elevation would remove the existing incongruous lancet windows and replace them with a recessed brick panel and automatic sliding doors. The location of the new double door to the southern end of this elevation and the clean simplicity of the recessed panel would combine to enhance this elevation both in its own right and more particularly in its relationship to the Queen Anne house as it would better respect the simplicity, proportions and void to solid ratio of the later.
- 5.2.5 Some internal alterations are proposed to facilitate the creation of four apartments and a continued community use to the ground floor. The alterations

to the ground floor would primarily affect modern fabric of low significance in the former service wing and modern rear extension. The C19 service wing has been substantially compartmentalised during the C20 to create kitchens, stores and small room meeting rooms, resulting in low levels of natural light, poor circulation and legibility, and loss of the historic floor plan.

- 5.2.6 There are a number of changes proposed internally that differ from the consented scheme. The rear, southern 1981 extension would be retained and the community room would now be housed within this modern part of the building. The rear elevation of the C19 wing would still be clearly legible from within the community room by retaining recessed panels in the location of the existing modern doors between the two rooms. The floor area devoted to community use would be reduced in comparison to the extant permission and the number of residential units would increase. While retention of the modern flat roofed extension would not result in the same degree of enhancement as the consented scheme neither would it result in any harm to significance in comparison to the existing arrangement. Some enhancement would still be achieved through replacement of the modern external doors to the south elevation.
- 5.2.7 The proposed arrangement to the first floor would not change from the consented scheme. On the ground floor, unit 2 would retain the historic floor plan as existing on the eastern side of the building but incorporate part of the large rear room to provide a bedroom and bathroom. This subdivision would be more appropriate to the cellular character of the building which was lost when historic partitions were removed to form the current community space. Unit 1 would be located in one of the most unsympathetically altered parts of the building which currently houses a number of small awkward offices. The openings between the C19 extension and the modern flat roofed extension would be infilled but as noted in paragraph 5.2.6 these would remain legible within the community room to allow clear expression and appreciation of the extent and rear building line of the C19 extension. No historic fabric or floor plan would be adversely affected by these proposals.
- 5.2.8 The C19 servant's stair would be separated from the remainder of the building at ground floor level to provide separate access to the community rooms to the first floor. The stair itself would remain intact and would not be altered. The ability to appreciate this stair and understand its relationship with the rest of the building would still be clearly apparent and legible on the first floor. The current degree of compartmentalisation around the stair at ground floor level, including poorly detailed and cramped fire lobbies, currently detracts from an appreciation of the stair in this part of the building and proposals would not result in any greater harm than that which already exists. This separation could be reversed in the future without any harm to or loss of historic fabric and this element of proposals would not harm the overall significance of the listed building as defined in paragraph 4.1.1.
- 5.2.9 As in the consented scheme, the existing windows throughout the building would be retained and repaired unless otherwise identified for replacement. There is currently a mix of window types of varying quality and detail in the building but none pre-date the mid C19 alterations and extensions.

5.3 Assessment of Proposal

- 5.3.1 As outlined above the existing extensions relate poorly to the listed building

and detract from its appearance due to their non-traditional flat roof form, poor quality detail and materials.

- 5.3.2 The detrimental impact on the building resulting from the southern extension is compounded by the fact that the window openings are larger than the window openings to the C19 range behind and that they fail to line up with the first floor windows on this range. Whilst the windows within the extension take their precedent from the first floor windows in terms of their fenestration pattern and the detail of heads and cills, this does not result in any sense of cohesion with the C19 range due to the over-scaled size of the openings in comparison to the historic openings, their position in relation to these openings, their spacing, and the overall void to solid ratio which has a much higher proportion of blank wall than the historic range. The detail of the windows in the east elevation is entirely modern with no head detail and boxy concrete cills and takes no precedent from the host building (Plate 19).
- 5.3.3 The brick, whilst a red brick, lacks the colour variation and soft texture of the brick used for the C19 range and consequently has a very flat appearance and is not a good match. This is compounded by the fact that it is laid in stretcher bond as opposed to the Flemish bond used on the C19 range. The expanse of parapet above the windows also appears disproportionate when viewed in conjunction with the eaves level of the C19 range which sits tightly above the heads of the first floor windows. These details, as well as the alien built form, combine to create a discordant relation between the existing extension and the host building (Plate 20).
- 5.3.4 The extensions to the north have a detrimental effect on the appearance both of the building overall and particularly on the principle elevation of the Queen Anne house. This is due not only to their alien flat roofed form and awkward bulk, but also from their piecemeal nature and lack of openings, relief or architectural detail. Different bricks have been used in the construction of the lift shaft and to the extension in front of the lift shaft. Both of these bricks are of low visual quality with the lift shaft being constructed in very flat bright red bricks that have the visual quality of an engineering brick, whilst the extension to the fore is constructed in a multi which may have attempted to match the greater colour variation found on the brickwork of the west elevation of the Queen Anne house, but relates particularly unsuccessfully to the soft orange-red brick of the C19 range it adjoins. This poor use of materials compounds the piecemeal appearance of these extensions (Plate 21).
- 5.3.5 The extensions on the north elevation are also notable for the fact that they are entirely devoid of any openings with the exception of a single solid door at the eastern end of the front extension. This gives a very austere appearance and is in contrast to the large number of openings, strong symmetry and rhythm on the Queen Anne house. There is a clear hierarchy to the north elevation in terms of built form and void to solid ratio, with the service function of the western end of the C19 range being clearly evident in its built form on this elevation. This built form, its asymmetry in comparison to the strong symmetry of the frontage of the Queen Anne house, and the fact that this range is set back from the principal elevation of the Queen Anne house, create a clearly subservient relationship between the C19 range and the historic core of the building. This subservience is reinforced by the much lower number of windows in the C19 range in comparison to the Queen Anne house, their positioning and their size and detail. All of these factors combine to give domestic and architectural pre-eminence to the Queen Anne house. This elevation of the C19 range has

significantly less windows than the southern elevation and the lean-to roof form of the service stair and small window to the existing first floor toilet all contribute to creating this service character.

- 5.3.6 The removal of the extensions to the north would in themselves represent a significant enhancement to the appearance of the building due to their harmful impact. The proposed replacement extension would be smaller in footprint than the existing and be only a very modest extension beyond the northern building line of the C19 range and extend significantly less to the north than the current extensions. The use of a mono-pitched roof form is a traditional built form which already has precedent on this part of the building. This form is typically found on structures with an ancillary function and it is therefore appropriate in this context. This built form would reinforce and respect the hierarchy of the component parts of the building whilst securing a significant enhancement in terms of appearance.
- 5.3.7 The form and detail of the extension has been carefully considered to respect both the Queen Anne house and the C19 range. The eaves level would sit in line with the tops of the ground floor windows, the pitch of the lean-to would match that of the main roof behind, and the apex of the lean-to would sit beneath the cill of the first floor window above. The visual break provided by the catslide roof of the service stair provides a natural point of termination for the lean-to roof which consequently relates well to the host building behind and serves to further reinforce its subservience to the Queen Anne house and the overall built hierarchy.
- 5.3.8 The lean-to form also allows for better appreciation of, and works around, existing windows and the built form of the stair in the C19 range. The mono-pitched form would allow a clearer appreciation of these features which are currently partially visually concealed behind the parapet of the existing extension. A key enhancement would be the creation of a very low key and unobtrusive appearance to that part of the building closest to the historic core, which would allow for a much greater appreciation of the grandeur and primacy of the Queen Anne House.
- 5.3.9 The simplicity and subservience of the C19 extension to the Queen Anne House would be reflected in the proposed openings. The small number of openings proposed respects the low void to solid ratio of this part of the C19 range and the location of the openings take their precedent from the existing building.
- 5.3.10 Internally alterations are proposed to the ground and first floors only. The cellar and attics would not be altered as part of current proposals. Alterations to the interior have been carefully considered to minimise any loss of historic fabric and to make changes only in those areas that have already been subject to some degree of change, have already lost fabric, or are the least sensitive.
- 5.3.11 As already noted, the ground floor of the building has been subject to a number of harmful alterations and the loss of integrity of the historic floor plan to the service wing. The removal of the lift shaft and some internal fire partitions to the spine corridor would only affect modern fabric of no significance. The new partitioning to create unit 1 would primarily affect modern fabric of no significance and some much altered C19 fabric of low significance which has been subject to previous disturbance (Plate 23), whilst largely retaining existing C19 partitions.

- 5.3.12 The loss of definition of the western part of the corridor has already been found acceptable under the recent consent. All existing internal architectural features such as doors and fireplaces would be retained, with doors which are no longer required to provide access being retained and either locked shut or boarded over to one side in a reversible manner.
- 5.3.13 Internal alterations to the first floor seek to make good use of the existing floor plan by removing modern partitions and with minimal new subdivision. The proposed subdivision would be centred within the C19 range in what is currently a large open plan office where two rooms have been combined in the past. Proposals seek to reinstate the historic division between these rooms along with reversible compartmentalisation to create bedrooms and bathrooms. The modern partitioning to the kitchen and toilets at the western end of the building would be removed and the historic room proportions of this room better revealed. Two new doorways are proposed within the historic core to allow for access and circulation within Unit 4 which would entail some minor loss of historic fabric but maintain the legibility of the historic floor plan. These alterations have already been found acceptable under the extant consent but the location of the door between the bedroom and bathroom would alter slightly from the approved location.

6. Discussion

6.1 Summary

- 6.1.1 No harm to the significance of the listed building would result from the loss of the modern extension to the north elevation. The proposed extension would significantly improve the appearance of the building and allow for better appreciation of the primacy of the Queen Anne house, the historic development of the building, and its significance. Proposals would result in some minor loss of historic fabric of low significance. However, proposals have been carefully considered to minimise any loss of historic fabric and any resultant harm needs to be balanced against the substantial enhancements to significance that would result from proposals.

Plates



Plate 1. Queen Anne range with parallel mid nineteenth century range to rear.



Plate 2. Mid nineteenth range to rear and extension from 1981.



Plate 3. Late twentieth century flat roofed addition with lift shaft behind.



Plate 4. Fenestration pattern to ground and first floors.



Plate 5. Windows to the west elevation.



Plate 6. Windows to the east elevation of the 1981 extension.



Plate 7. Bay window to east elevation.



Plate 8. Attic fireplace



Plate 9. Attic door



Plate 10. Historic doors to ground floor



Plate 11. C19 fire surround and corner cupboard to the first floor



Plate 12. Detail of C18 cornice



Plate 13. C19 fireplace and ceiling to ground floor.

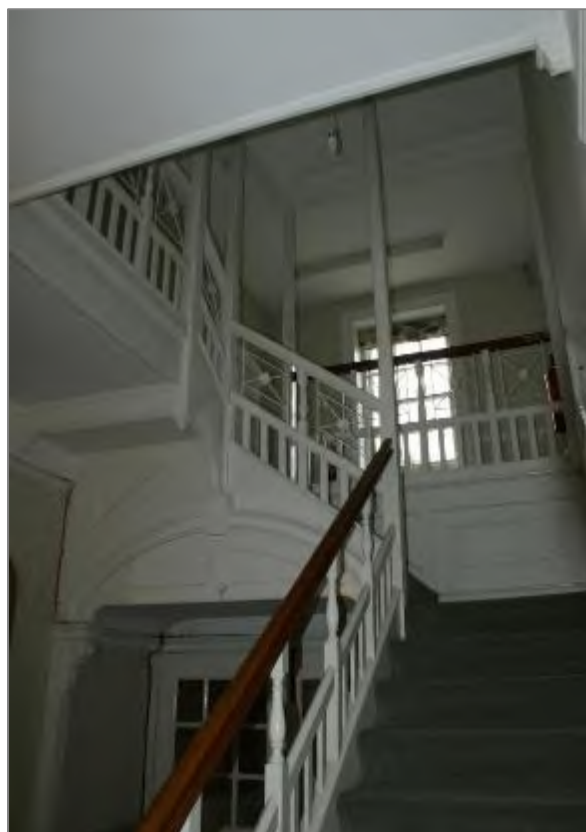


Plate 14. The principal stair.

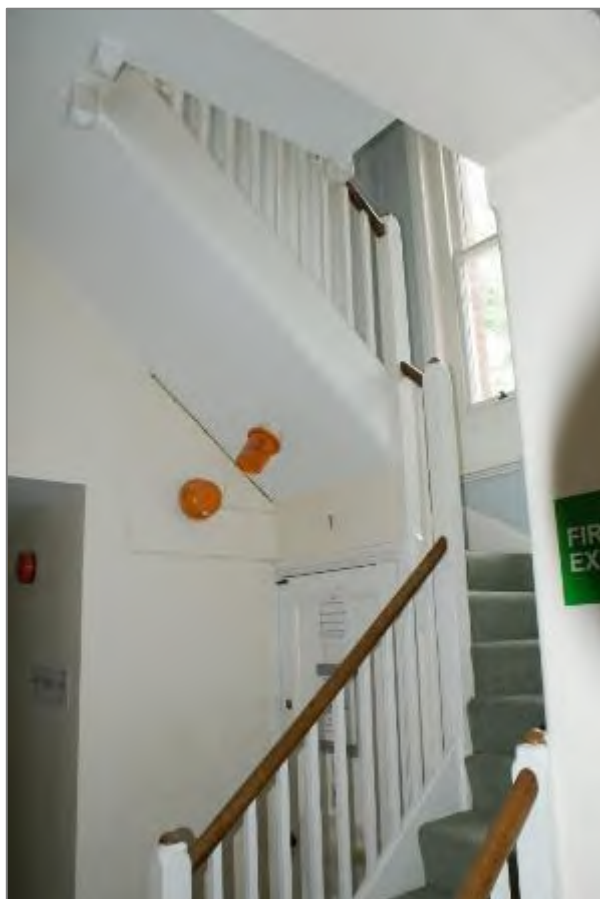


Plate 15. The service stair viewed from the ground floor.



Plate 16. First floor fire lobby to principal stair.



Plate 17. Fire lobby to first floor of service stair.



Plate 18. Minor cosmetic damage from water ingress.



Plate 19. Poorly detailed east elevation of southern extension.



Plate 20. Illustrating the discordant relationship between the southern elevation and C19 range.



Plate 21. Piecemeal extensions relate poorly to the host building.



Plate 22. Photograph of the southern elevation in the 1960's.

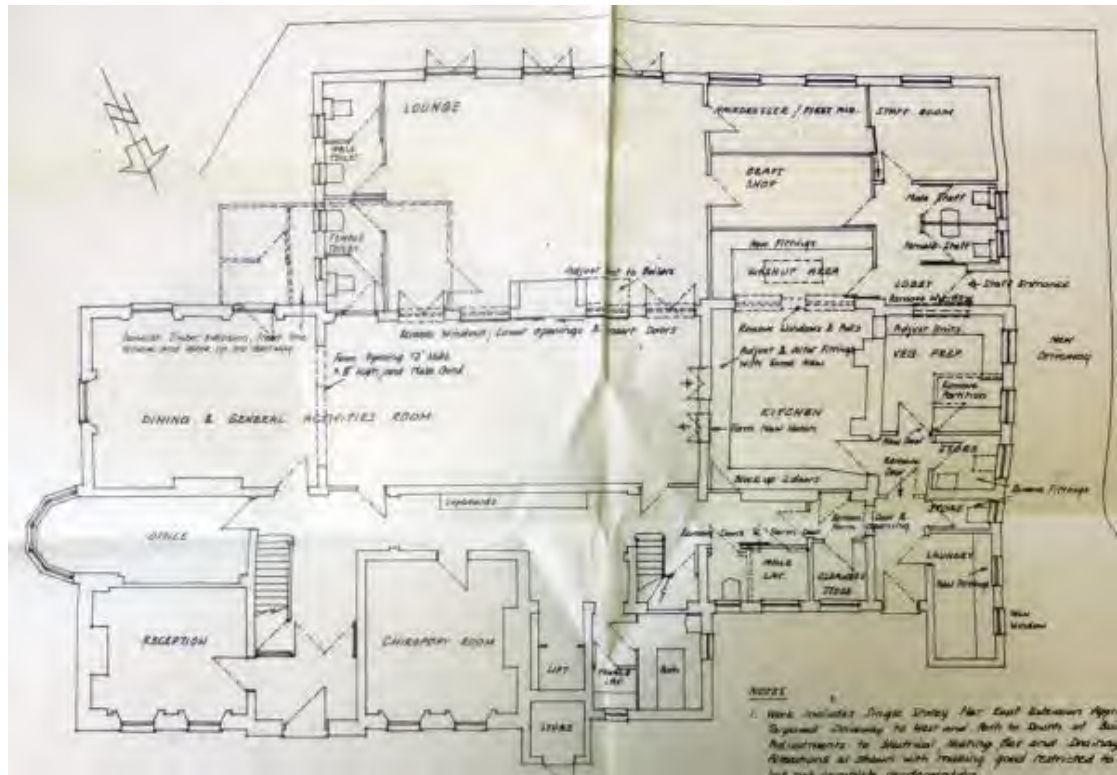


Plate 23. Floor plan of 1980 showing later alterations to historic fabric.

Appendix A- List Entry

List Entry Summary

Heritage Category: Listed Building:

Listed Building Grade: II

List Entry Number: 1271568

Date first listed: 10-Jan-1955

Date of most recent amendment: 15-Dec-1998

Statutory Address: MANOR DAY CENTRE, BARNWOOD ROAD

County: Gloucestershire

District: Gloucester (District Authority)

National Grid Reference: SO 86368 17862

Details

GLOUCESTER

**SO81NE BARNWOOD ROAD, Barnwood 844-1/4/444 (South side) 10/01/55
Manor Day Centre (Formerly Listed as: BARNWOOD ROAD, Barnwood (South
side) The Manor House)**

II

Manor house, now day centre for the elderly. c1740 with substantial early and mid C19 additions and C19 and C20 alterations. Brick with stone and moulded brick details, a stone slate, end gable roof with gabled dormers to C18 range, otherwise Welsh slate roofs, brick stacks. Double-depth block with C18 front range and parallel mid C19 range at rear and a service wing on right hand side. EXTERIOR: two storeys and attic; the C18 symmetrical front of five bays with a slight projection to the wider central bay; offset stone plinth; projecting stone band at first-floor level and a crowning eaves cornice in moulded brick with close set modillions; at the outer corners projecting, chamfered, stone quoins, on the corners of the central projection bright red brick quoins. The central entrance doorway is framed by a stone doorcase with eared architrave, the entablature with pulvinated frieze and pediment, and with a raised keyblock in the centre of the head; a recessed eight-panel door, the lower four panels fielded and the upper panels infilled with later leadlight glazing. On the ground floor on each side of the doorway two plain C19 sashes in original openings with bright red, rubbed brick flat arches set with projecting stone key blocks, bright red brick jambs and projecting stone sills. On the first floor five sashes with glazing bars (3x4 panes), the central sash in an opening framed by stone, eared architraves and a projecting stone sill supported at each end by stone bracket blocks carved with guttae, the sashes to each side in openings with bright red, rubbed brick flat arches set with raised and projecting stone key blocks, bright red brick jambs and projecting stone sills; three attic dormers with pedimental gables, each with a pair of casements

with glazing bars (4x3 panes). Gable-end stacks and a stack at rear of the front range, the left hand and rear stacks with frieze bands and cornices, the right hand stack similar but cornice removed.

INTERIOR: room to left of central entrance hall retains original C18 moulded plaster cornice, generally the other rooms refitted in C19. Originally the manor house of the Bubb family estate. (VCH: The City of Gloucester: Oxford: 1988-: 411).

Listing NGR: SO863681786



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

PROPOSED DEVELOPMENT: Alterations and extension to Manor House to create 3 x 2 bedroom and 1 x 3 bedroom apartments, community activity space with kitchen , WCs and office.

SITE: Manor House, 162 Barnwood Road, Gloucester, Gloucestershire GL4 3JX



STATEMENT PREPARED BY
MR. PHILIP STADDON BSc, Dip, MBA, MRTPI.
on behalf of
STONEWATER
April 2022

1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Planning Statement has been prepared by PJS Development Solutions Ltd. It supports an application for full Planning Permission and Listed Building Consent for a scheme of works to convert the Grade 2 Listed Manor House at Manor Gardens on Barnwood Road in Gloucester to create 4 apartments (3 x 2 bedroom and 1 x 3 bedroom), and a community activity space with a kitchen, WCs and an office.
- 1.2 Manor Gardens is a longstanding sheltered residential community which was established by the Barnwood Trust. It consists of a high proportion of older residents, several families and some younger adults, most of which have a form of disability or mental health problem. They currently live in 46 bungalows set in the attractive grounds of the former Manor House, which housed community space and was formerly occupied by the Barnwood Trust as its office base. The Manor House is no longer in use and is currently vacant.
- 1.3 In December 2016, the Barnwood Trust, set a design competition to develop and regenerate the whole site to deliver an exemplar project.
- 1.4 Two related schemes were taken forward and received Planning Permission and Listed Building Consent.
- 1.5 The first was the 'new build scheme'. This related to the redevelopment of the residential bungalows and associated land within the wider grounds. Planning Permission (19/00672/FUL) and Listed Building Consent (19/00785/LBC) were granted on 20 March 2020 for a scheme which will replace the 23 existing, substandard and inaccessible sheltered bungalows, with 46 new homes comprising 40 accessible 1 and 2 bed apartments, 4 accessible 3 bed family houses and 2 new accessible family bungalows. That proposal includes high quality 'state of the art' buildings and comprehensive enhancements and redesign of the existing landscape over the whole site, to include new access arrangements and parking.
- 1.6 The second was the Manor House conversion scheme. Planning Permission (Ref 19/00833/FUL) and Listed Building Consent (Ref 19/00834/LBC) were granted on 23 March 2020 to undertake a comprehensive scheme of works to provide a new and sustainable future use for this Listed building. The works included alterations and extensions to repurpose the building to provide 2 residential apartments and a community activity hub.
- 1.7 Stonewater, a leading social housing provider, is now taking forward the regeneration proposals for the site. As part of its detailed review of the

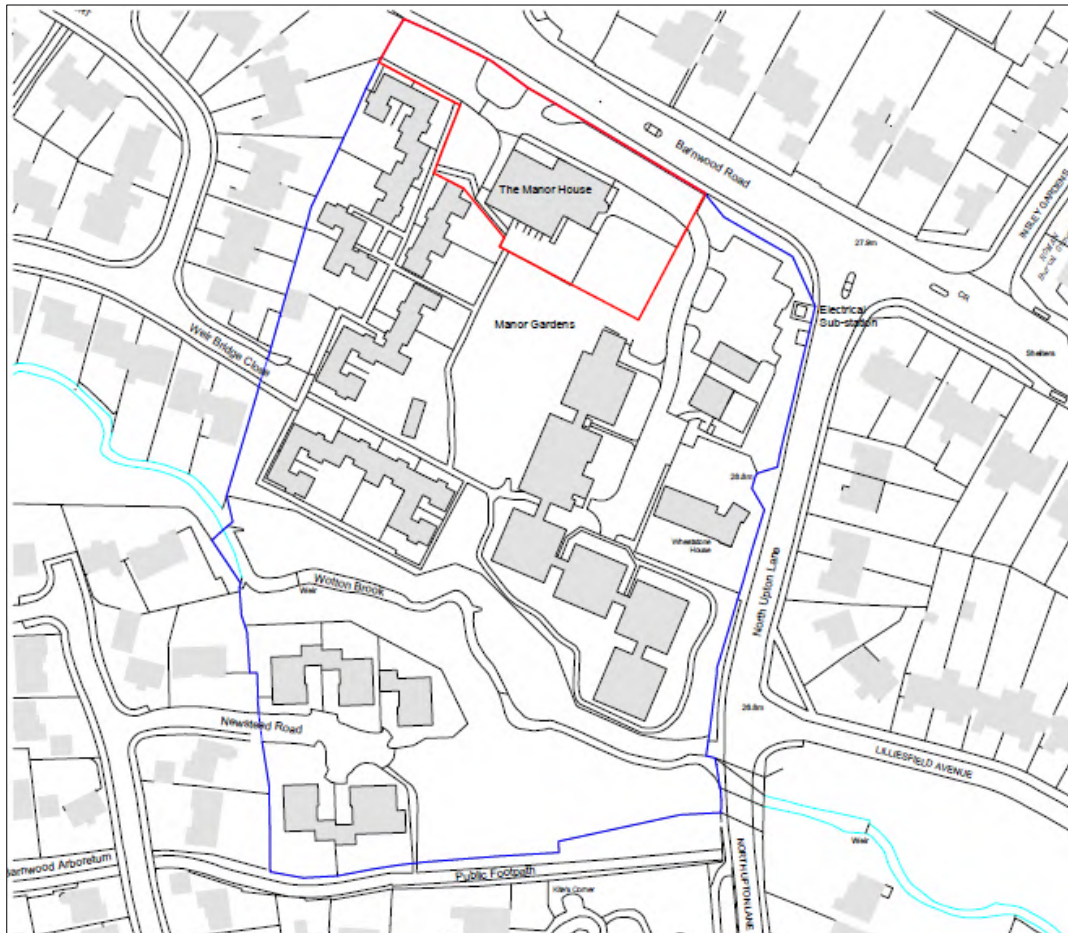
project, Stonewater identified a need to revise the Manor House conversion scheme. As a result, these current applications for Planning Permission and Listed Building Consent are submitted for a revised and deliverable scheme.

- 1.8 The applications are supported by a detailed set of drawings, a Design and Access Statement (DAS), a Heritage Statement (HS) and this Planning Statement.

2.0 THE APPLICANT

- 2.1 Stonewater is a leading social housing provider, with a mission to deliver good quality, affordable homes to people who need them most. Stonewater manage around 33,600 homes in England for over 75,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes.
- 2.2 Stonewater's significant and progressive house-building programme aims to build a minimum of 1,500 new homes a year from 2022/2023 and it has a good pipeline of development to achieve this, driven by their vision of everyone having the opportunity to have a place that they can call home.
- 2.3 Stonewater reinvests its surpluses into building new homes, improving its existing housing stock and improving its customer services. Stonewater are also the largest management partner for Legal & General Affordable Homes, supporting the organisation in delivering its ambitious development plan of building 3,000 homes by 2022, by leading on Legal & General's housing operations across England.
- 2.4 Stonewater is committed to providing homes that are energy efficient and it is working towards the Government's targets for carbon neutrality. Stonewater's Environment Strategy helps it to minimise the resources it uses as an organisation and manage its impact on the environment.
- 2.5 With an annual turnover of around £191 million and £1.8 billion in assets, Stonewater is a strong, dynamic and well managed social business, with a long-term rating of A+ by independent credit ratings agency, S&P Global Ratings and a top G1/V1 governance and viability ranking from the Regulator of Social Housing.

3.0 **SITE LOCATION AND ITS SURROUNDINGS**



3.1 The Grade 2 Listed Manor House is located on the south side of Barnwood Road in a predominantly residential area, just over 3 kilometres to the east of the city centre. To its south, east and west is a community of sheltered bungalows, set within landscaped grounds with mature trees.

4.0 THE PROPOSAL

- 4.1 The application proposes the sympathetic alteration and conversion of an important Listed building to create 4 apartments and an area for community use.
- 4.2 On the front (north) elevation, it is proposed to demolish the modern lift shaft and part of the single storey modern extension. This will reveal the original 18th century corner and detailing of the Manor House so that its size and scale can be appreciated. A new single storey extension is proposed. This will be in red brick to match the existing two-storey Victorian building behind and it will be distinctly subservient. These proposals will significantly improve the appearance of the Listed building on its most prominent side.
- 4.3 On the rear (south) side, it is now proposed to retain the modern single storey extension which would be converted into a community space, with kitchen, WCs and an office. All doors in its rear elevation would be replaced in the existing openings to allow the internal spaces to open out into the garden.
- 4.4 Internally on the ground floor, the alterations would create 1 fully accessible 2-bedroom apartment and 1 fully accessible 3-bedroom apartment (Part M Category 3), which would be accessed through the front door of the Manor House. It would also create the community facility within the rear extension, and these would be accessed through an entrance on the side (east) of that block.
- 4.5 On the first floor, 2 further 2-bedroom apartments would be created. These would be accessed via the main entrance and staircase.
- 4.6 The scheme has been informed and responds to the earlier heritage research and analysis. It is explained more fully in the accompanying DAS. The Heritage Statement has been updated to reflect the current scheme.

5.0 PLANNING HISTORY

Planning history

- 5.1 The Local Planning Authority's (LPA) planning register records a series of applications over the years for minor works, signage, extensions, alterations and tree related works. These have limited relevance to the current conversion proposal and are not listed here.
- 5.2 Of greater relevance are the Planning Permission (Ref 19/00833/FUL) and Listed Building Consent (Ref 19/00834/LBC) outlined in section 1. These were granted on 23 March 2020 and remain extant.

6.0 PLANNING POLICY

National Planning Policy Framework (the Framework)

- 6.1 The Framework defines the purpose of the planning system as being to contribute to the achievement of sustainable development, highlighting the importance of 3 objectives in respect of its economic, social and environmental dimensions.
- 6.2 Paragraph 11 establishes the presumption in favour of sustainable development. It states that for decision making this means approving development proposals that accord with the development plan without delay. Paragraph 11 makes plain that where a development plan is silent or out of date, planning permission should be granted unless there would be significant and demonstrable adverse impacts.
- 6.3 The following Framework content is relevant to this application:
- Chapter 2 – Achieving sustainable development
 - Chapter 4 – Decision making
 - Chapter 5 – Delivering a sufficient supply of homes
 - Chapter 8 – Promoting healthy and safe communities
 - Chapter 12 – Achieving well-designed places
 - Chapter 16 – Conserving and enhancing the historic environment

The Joint Core Strategy (JCS)

- 6.4 The JCS is the statutory development plan and it was adopted in 2017. It was produced through a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. The JCS is a co-ordinated strategic development plan that sets out how the area covered by the 3 councils will develop during the period up to 2031.
- 6.5 The JCS content listed below is relevant to this application proposal.

Strategic objective 4 seeks to conserve and enhance the environment.

Strategic objective 5 seeks to deliver excellent design in new development.

Strategic objective 8 seeks to deliver a wide choice of quality homes, including delivering housing of the right size, type and tenure to ensure the creation of mixed communities located in sustainable locations, with

good access to jobs and services and meeting the housing needs of all age groups and vulnerable groups.

Strategic objective 9 promotes healthy communities and, in partnership with others, creating stronger communities by reducing inequality and social exclusion, enhancing opportunities for high quality education, and thereby increasing social well-being.

Policy SP1 states that during the plan period, provision will be made to meet the need for approximately 35,175 new homes, including a minimum of 14,359 new homes in Gloucester. This strategy aims to increase sustainability and reduce out-commuting, thereby reducing carbon emissions from unsustainable car use.

Policy SP2 deals with the distribution of new development. It explains that to support their economic roles as the principal providers of jobs, services and housing, and in the interests of promoting sustainable transport, development will be focused at Gloucester (and Cheltenham). This concentrated growth strategy means that the Gloucester urban area (along with Cheltenham) is seen as the most sustainable, preferred and best location for new housing growth.

Policy SD3 promotes sustainable design and construction, including energy efficiency, waste minimisation and avoiding pollution.

Policy SD4 sets out the JCS design requirements for new development. These include considerations of context, character and sense of place; legibility and identity; amenity and space; public realm and landscape; safety and security; inclusiveness and adaptability; and movement and connectivity.

Policy SD8 addresses the historic environment. It says that development should make a positive contribution to local character and distinctiveness, and that the settings of designated heritage assets will be conserved and enhanced as appropriate to their significance. It also says that consideration will be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation, whilst improving accessibility where appropriate.

Policy SD10 addresses residential development. It says new housing will be planned in order to deliver the scale and distribution of housing development set out in Policies SP1 and SP2. SD10(5) states that housing development will be permitted through sensitive, adaptive reuse of

buildings. SD10(6) says that residential development should seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.

Policy INF4 supports the provision of community facilities to serve residential developments and meet local needs.

Draft Gloucester City Plan

6.6 Gloucester City Council submitted a Draft of the Gloucester City Plan to the Secretary of State for Housing, Communities and Local Government for examination. Hearing sessions were held in June 2021. The Council is currently in the process of finalising a schedule of main modifications ahead of a further round of consultation. However, progress has been hampered by ongoing IT issues at the Council and the Plan will remain unadopted for the time being.

6.7 Whilst its policies are yet to gain full weight, the following policies are relevant:

Policy D1: Historic environment

Policy A1: Effective and efficient use of land and buildings

Policy A5: Specialist housing

Policy A6: Accessible and adaptable homes

7.0 PLANNING ASSESSMENT

Planning Principle

- 7.1 The application proposes the sympathetic alteration and conversion of an important Listed building, in a sustainable location within the built-up area of Gloucester, to create 4 residential apartments and a community space. The community space will support the future community in the redeveloped Manor Gardens scheme (as set out in applications Ref 19/00672/FUL and 19/00785/LBC).
- 7.2 As such, it accords with the JCS development plan Policies SP1 and SP2, which establish a concentrated growth strategy, directing the delivery of new homes and other development to higher order centres in the interests of sustainability. The proposed apartments conform with Policy SD10. The scheme also contributes to JCS Strategic Objective 9 and conforms with Policy INF4 which, respectively, promote healthy communities and supports the provision of community facilities to serve residential developments and meet local needs.
- 7.3 The proposal is considered acceptable in principle, with the main considerations relating to detailed matters, notably heritage and design, which are discussed below.

Heritage

- 7.4 The application proposal has been conceived to provide a long term, positive and sustainable reuse of this important Listed building. Moreover, the proposal positively responds to the opportunity presented by the wider redevelopment project and includes significant enhancements to the Listed building.
- 7.5 The application is supported by a detailed Heritage Statement produced by Ecus Ltd, the heritage consultancy that undertook heritage assessments to inform the JCS. The production of this assessment has been an iterative process and has informed the design evolution.
- 7.6 The proposal is considered to accord with JCS Policy SD8 and the Framework's chapter 16.

Good design

- 7.7 The accompanying Design and Access Statement (DAS) explains the design approach. It records that the Manor House has seen a number of refurbishments and extensions over the years; one in the 19th century and others in the 20th century and that, as a result, the front facade and the internal layout has become confused.

- 7.8 The scheme design will remove the modern lift shaft at the front of the building, revealing the original 18th century corner of the Manor House, so that its original size and scale can be better appreciated. The DAS explains how a new subservient single storey extension, and a deeper landscaped buffer at the front of the Manor House, will soften and enhance its setting.
- 7.9 It will be a visually attractive conversion which will enhance the Listed building's setting and the experience of it. The proposal is considered to accord fully with the JCS Policy SD4 and the Framework's chapter 12 requirement for good design.

Other matters

Transport and accessibility

- 7.10 This scheme does not raise any new or significant transport matters over and above the earlier approved scheme. The Transport Statement (TS) which accompanied the main new build application (Ref 19/00672/FUL) assessed the impacts of the combined schemes (new build and conversion). Its findings recorded the good accessibility of the site, proximity of bus stops and good public transport services, including the high frequency No 10 Stagecoach service. The TS assessed that there will be no highway issues related to trip generation from the new developments and that access and parking arrangements would be acceptable.
- 7.11 It is considered that the proposal promotes and supports sustainable transport and there are no highways or transportation reasons to withhold planning permission. In this regard, the proposal complies with JCS Policy INF1 and chapter 9 of the Framework.

Ecology and biodiversity

- 7.12 A Preliminary Ecological Appraisal was submitted with the new build application (Ref 19/00672/FUL). It found no evidence of bats on the site, although it advised that the Manor House had moderate bat roosting potential. However, the current proposals do not affect the roof structure.

8.0 CONCLUSIONS

- 8.1 These applications seek Planning Permission and Listed Building Consent for a sensitive scheme of conversion works to repurpose an important heritage asset. The house will provide 4 apartments, 2 of which will be fully accessible, and a community space to serve the proposed Manor Garden community.
- 8.2 The scheme will remove an unsympathetic later addition on the prominent front elevation, better revealing the building's features and proportions and enhancing its setting. It will include a small and discretely designed new extension and a carefully conceived scheme of alterations and internal works to facilitate the proposed uses. The proposal will provide a long term and sustainable future for this Listed building.
- 8.3 In planning policy terms, the scheme is considered to accord with and support planning policies and objectives as set out in the development plan (the JCS) and the Framework. Accordingly, Gloucester City Council is requested to grant Planning Permission and Listed Building Consent for this important, sensitive and positive development proposal.

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