



Town and Country Planning Act 1990

**Land off Oakhurst Rise, Charlton Kings, Cheltenham
Appeal by William Morrison (Cheltenham) Ltd and the
Trustees of the Carmelite Charitable Trust**

**Appendices to Proof of Evidence of Philip Grover
BA (Hons), BTP, DIP ARCH (CONS), MRTPI, IHBC**

relating to

Heritage matters

on behalf of William Morrison (Cheltenham) Ltd and the Trustees of
the Carmelite Charitable Trust

Planning Application Reference: 20/00683/OUT

Appeal Reference: APP/B1605/W/20/3261154

February 2021

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Appendix A: Figures



Figure 1: Architect's site layout drawing, showing the disposition of the proposed residential development on the site

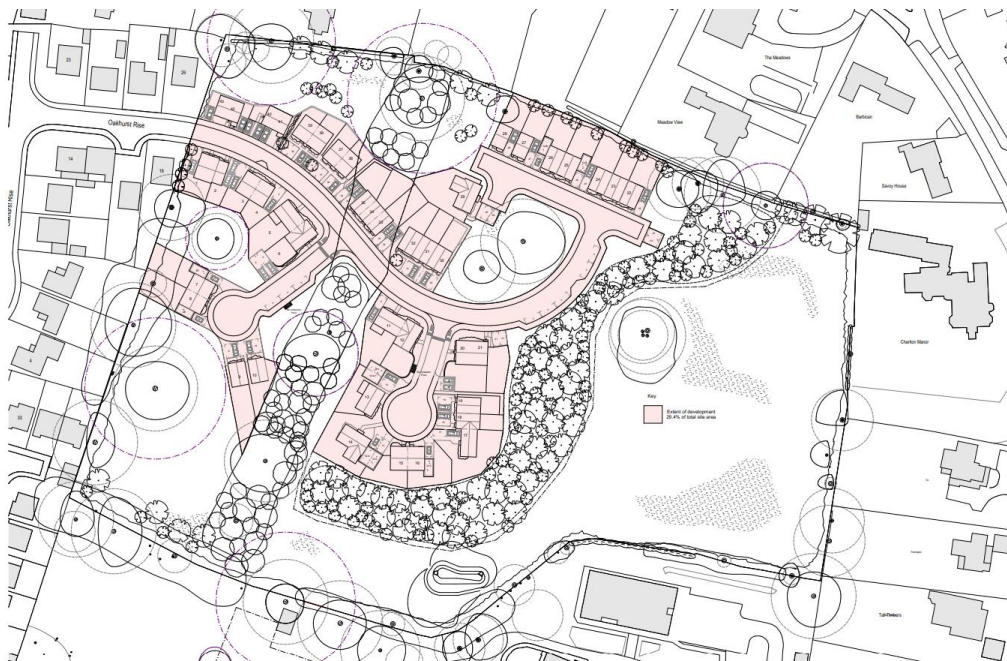


Figure 2: Architect's site layout drawing, showing the extent of the developed area as a proportion of the site as a whole



Figure 3: Extract from the 1846 estate plan showing the newly-remodelled 'mansion' being orientated to the south and west. Note the location of the carriage sweep to the west of the house and the extent of the enclosed formal garden to the south

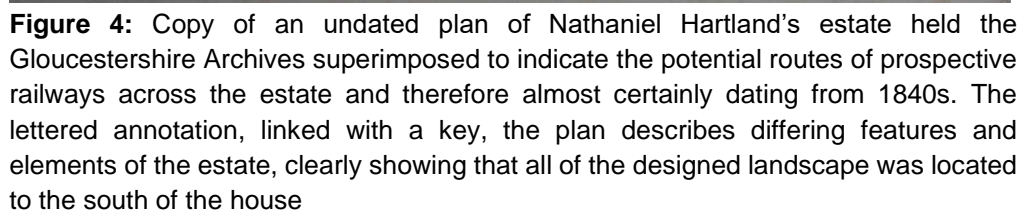




Figure 5: Close-up extract of 1846 estate plan showing the configuration of the newly-extended mansion. Note the narrow proportions of the surviving earlier house retained as a service wing to the north

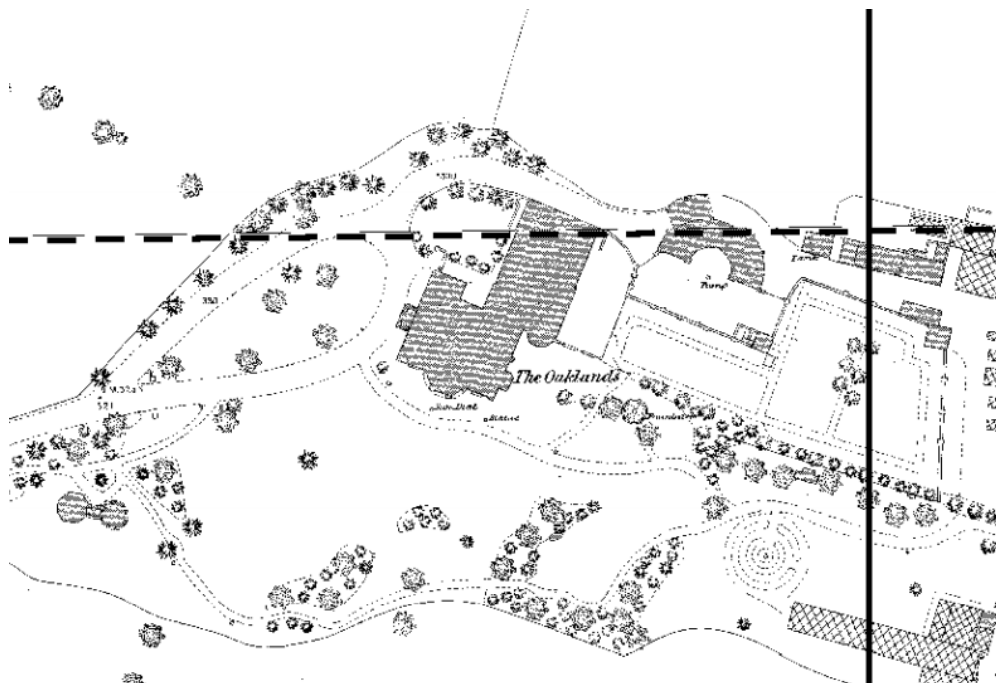


Figure 6: Extract from the 1:500 Ordnance survey map of 1885 showing the substantial enlargement of the service wing and the small northward extension of the west frontage



Figure 7: Illustration of Ashley Manor in the mid-19th century lithograph by George Rowe, looking north with the pleasure grounds to the south of the house in the foreground. Although undated, this predates late 19th-century replacement of the semi-circular stable range to the east of the house. Source: Gloucestershire Archives

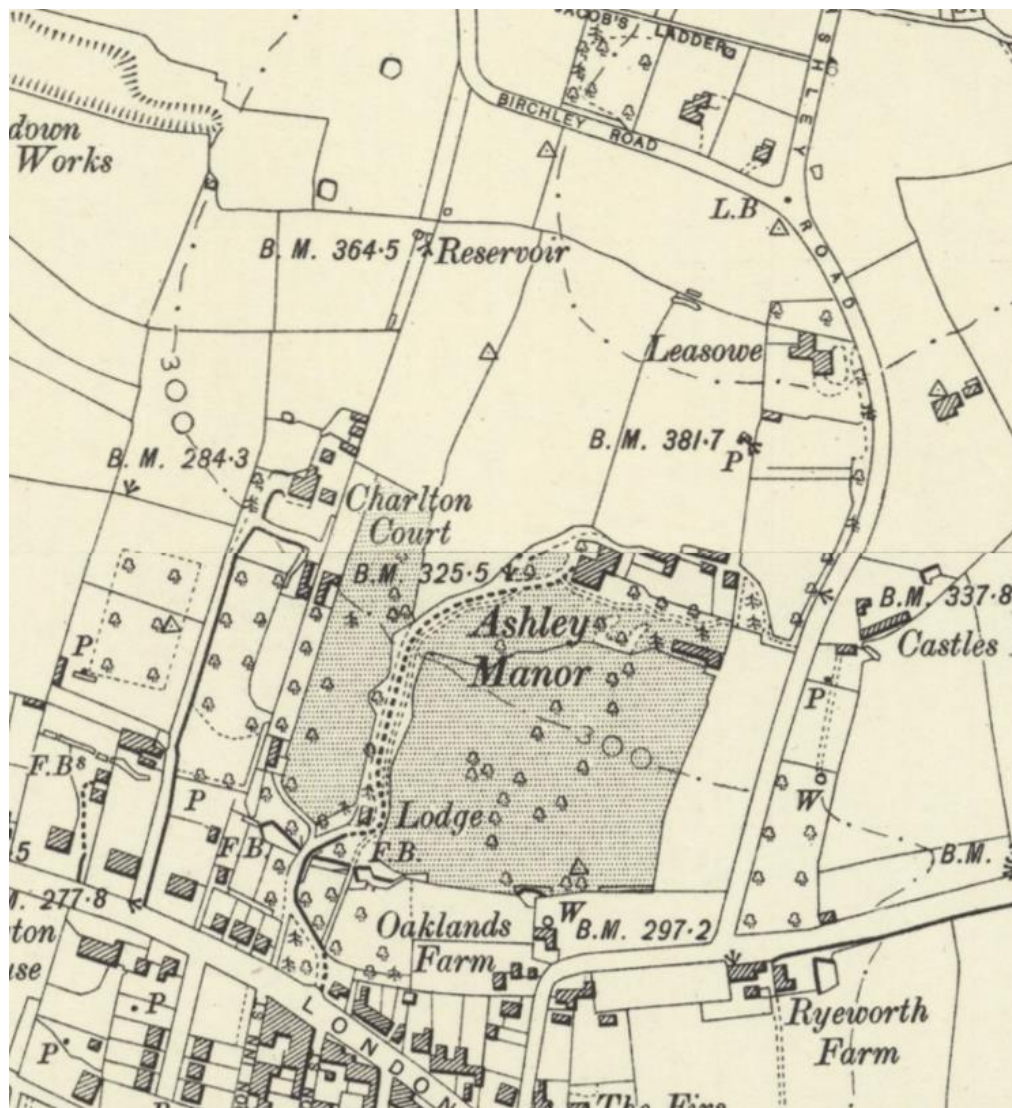


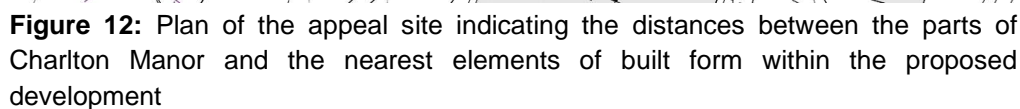
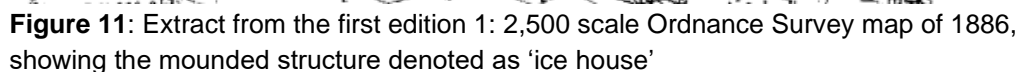
Figure 8: Extract from the Ordnance Survey Six-inch map of Gloucestershire XXVI.NE Revised: 1901 Published: 1903, showing the extent of the parkland to Ashley Manor



Figure 9: Photograph contained in a sales brochure for The Leasowe (Charlton Manor) dating from 1897 showing the view looking south across the richly planted gardens towards Leckhampton Hill. Source: Gloucestershire Archive



Figure 10: Extract from the estate dated 1846, clearly denoting the mounded structure within the field to the north of Ashley Manor as 'Reservoir'.



Appendix B: Plates



Plate 1: General view of the appeal site looking north west



Plate 2: View of the former ice house within the eastern portion of the appeal site, visible in the form of a pronounced mount and crowned with mature trees.



Plate 3: General view of the principal (south) elevation of Ashley Manor looking north towards the appeal site. It shows the double-height bow window with giant Corinthian columns either side of the central drawing room window with its commanding view over the designed landscape to the south



Plate 4: General view of the stucco north elevation of Ashley Manor



Plate 5: General view of the west elevation of Ashley Manor, showing Charles Baker's projecting grand entrance portico with paired Tuscan pilasters



Plate 6: View showing the uncomfortable architectural juxtaposition of the substantial extension to the western side of Ogilvy's original slender stucco villa, with the later mansion. Note the splayed recess where the new service wing met the tall, north-facing staircase window to the mansion



Plate 7: View of the small, two-storey northern extension to the west frontage of Ashley Manor, showing the blank north facing wall



Plate 8: View of the east elevation of Ashley Manor showing the Gothic bay window and first floor oriel window added in the 1840s



Plate 9: View of the richly decorated entrance hall incorporating shallow, saucer domes, decorated with Greek Key patterns



Plate 10: View of the south facing principal room overlooking the gardens showing rich decoration with scagliola columns, marble fireplace and richly decorated plaster frieze and cornice



Plate 11: View of Ashley Manor showing the large, utilitarian, modern school buildings to the south-east of the grade II* listed building



Plate 12: View of Ashley Manor from the south showing the utilitarian, modern school buildings in relation to the grade II* listed building.



Plate 13: View of the modern, utilitarian school buildings to the east of Ashley Manor, compromising its original landscape setting on the east side



Plate 14: View of large utilitarian school buildings abutting the east elevation of Ashley Manor



Plate 15: View of the surviving tree-lined carriage drive approach to Ashley Manor running north-south from the London Road entrance



Plate 16: View looking north-east towards the west façade of Ashley Manor showing the pair of grade II listed stone gate piers and the carriage sweep, with glimpsed views of the appeal site to the north



Plate 17: View looking south towards the separately grade II listed octagonal, tented roof, summer house of circa 1837, showing its debased setting adjacent to modern hard-surfaced tennis courts cut into the sloping landform



Plate 18: View of the modern, hipped-roof kindergarten school, cut deeply into the rising land to the north of Ashley Manor



Plate 19: View of the eastern portion of the appeal site from a north-facing upper floor window within the rear (north) wing of Ashley Manor, looking over the roof of the modern, single-storey kindergarten school building



Plate 20: View from the tall, north-facing staircase window of Ashley Manor, looking towards the appeal site. Note limited visibility due to intervening mature planting



Plate 21: View of the Ashley Road frontage (east elevation) of Charlton Manor, showing its steeply pitched gables, decorative barge boards, tall chimneys, mullioned windows and 'crazy' pattern limestone wall facing. Note high conifer hedge screening the property from public view.



Plate 22: General view of the south and west elevations of Charlton Manor looking north-east from within the appeal site. Note the Gothic Revival styling, mullion windows, mock Tudor timber framing, and the fenestration pattern affording views over the landscape



Plate 23: View of the west elevation of Charlton Manor showing the modern alterations to the listed building



Plate 24: View of the immediate garden setting on the western side of Charlton Manor, adjacent to the appeal site, showing the array of changes that have been made in recent years, including permanent masonry walling, metal railings, timber pergola, modern swimming pool and associated paved terrace, built-outdoor catering facility



Plate 25: View of Ashley Manor looking south from the vicinity of the former ice house showing the mature trees and scrub on the mound



Plate 26: View of Charlton Manor looking east from the vicinity of the former ice house, showing intervisibility between the two heritage assets. Note that this view would remain unchanged in the event of the appeal proposal being approved



Plate 27: General view of the principal (south-west) elevation of Glen Whittan



Plate 28: General view of the Villa Rotunda (Vila Capra), showing its commanding hilltop location and precisely-proportioned symmetrical composition



Plate 29: Long-range view looking north towards the appeal site from the Cotswold Escarpment (Viewpoint 1 of the Landscape and Visual Assessment) referred to by Historic England, showing the open eastern part of the site as the predominant green back drop to Ashley Manor.

Appendix C: Listed building descriptions

SOUTH WEST REGENCY (ADMINISTRATION) BLOCK TO ST EDWARDS MIDDLE SCHOOL, ASHLEY ROAD

Grade: II* GV

List Entry Number: 1386540

Date first listed: 08-Feb-1983

Date of most recent amendment: 26-Nov-1998

Formerly known as: Ashley Villa ASHLEY ROAD. Villa, now school. c1832, extended to front and remodelled for Nathaniel Hartland, banker; architect: C Baker of Cheltenham; builders include Robert Williams and Edward Billings. Ashlar with hipped slate roofs. PLAN: double-depth main range with lateral hall and stairwell to rear; with service wing to rear extending to a 3-storey service block with lower single-storey wings. EXTERIOR: entrance (west) facade of 2 storeys, 4 first-floor windows arranged 2:1:1, the 3rd (entrance) bay breaks forward. Corner giant Tuscan pilasters and to breakforward. Moulded first-floor band. First floor has 6/6 sashes with tooled, eared architraves. Ground floor: off-centre right entrance, Corinthian portico has 2 pairs of columns, frieze and dentil cornice; within are double 2-fielded-panel doors with side-lights and pilasters between with Greek key pattern, dentil frieze, divided overlight. Windows to ground floor are 2/2 sashes with frieze and cornice on corbels; all windows in plain reveals. Garden facade: 2 storeys, 3 bays, the centre a full-height bow, with windows arranged 1:3:1. Plinth, corner giant Tuscan pilasters and to outer bow, with giant Corinthian columns to either side of central window, continuous dentil cornice and blocking course. First floor: 6/6 sashes, the outer have tooled, eared architraves. Ground floor: outer 2/2 sashes, 6-pane French windows to bow; all have frieze and cornice on consoles. Windows to bow have blind boxes and louvred shutters. East facade has Gothic bay window to ground floor with perpendicular-type tracery to head; to first floor an oriel window between 6/6 sashes. To north: staircase window a 9/9 elliptically-arched sash with margin-lights. INTERIOR: retains many original features. Wide entrance hall in 3 parts; outer part has doorways on either side with 6-panel doors and eared architraves; inner 2 with saucer domes decorated with Greek key pattern and cornucopia with doves and floral bosses to centre; recess with arched wall panels and coffered segmental vault. Enriched cornices with egg-and-dart, dentils and modillions. Principal room on ground floor (now chapel) has scagliola columns leading into bow; marble fireplaces, frieze and cornice. Further room to south-east with 2-colour marble fireplace with original grate and sideboard break flanked by Corinthian columns, deep frieze with anthemion motifs. Open-well stone staircase with scroll-motif to ends of treads, iron balusters; to upper part are blind-arched wall panels opposite arched openings with similar balustrade; coffered segmental vault. Upper hallway has enriched frieze with egg-and-dart and anthemion corbels and fleurons to frieze. First floor has several marble fireplaces, including to service rooms. Main rooms (some divided) have enriched cornices. Service staircase has stick balusters. HISTORICAL NOTE: incorporates in north wing part of an earlier house called The Woodlands.

Formerly known as Ashley Manor, the villa was built for Nathaniel Hartland (the single most important lender of money to builders in the Pittville development in Cheltenham) at a cost of over »6,000. Also formerly known as The Oaklands. One of the finest villas in the Cheltenham area, its internal plasterwork is a particular feature for its diversity, depth and quality of composition. Forms a group with Summerhouse and drive piers to carriage sweep, London Road (off) (qqv).

Listing NGR: SO9653621465

Source: Historic England

CHARLTON MANOR, ASHLEY ROAD

Grade: II

List Entry Number: 1386539

Date first listed: 14-Dec-1983

Statutory Address:

House. 1864, with later addition to left return. Possibly by Henry Dangerfield, Borough Engineer, for Charles Andrews (speculator). Stone rubble laid 'crazily' with ashlar dressings, ornately tiled roof and ashlar stacks with cornices; range to left has mock timber-framing and render. 'Horrid' Gothic in 2 parts. EXTERIOR: 2 storeys, 3 first-floor windows with stepped and barge-boarded gables over. Chamfered plinth. First floor: oriel window to centre between mullioned and transomed windows with relieving arches. Ground floor: central entrance in porch with double pointed, part-glazed doors between sidelights, cusped windows to sides of porch and pointed plank door within in chamfered surround. 3-light mullioned and transomed windows to either side of porch, those to right with cusped upper lights under relieving arches. 2 gable return. Left return has jettied extension, mullion and transom windows. Angled bay at angle with original part. Projecting octagonal bay to left linking with former billiard room. INTERIOR: not inspected. HISTORICAL NOTE: the Battledown Estate was laid out in 1858 by Henry Dangerfield, Borough Engineer. Charlton Manor, originally known as

Simla Lodge, was the first house to be built and occupied on the Estate. (O'Connor DA: Battledown The Story of a Victorian Estate.: Stroud: 1992-: 74-5, 86).

Listing NGR: SO9667121629

Source: Historic England

**SUMMERHOUSE TO SOUTH WEST OF REGENCY BLOCK OF ST EDWARDS
MIDDLE SCHOOL, LONDON ROAD**

Grade: II GV

List Entry Number: 1386641

Date first listed: 14-Dec-1983

Date of most recent amendment: 26-Nov-1998

Summerhouse. c1837 with restorations c1990. Probably by C Baker of Cheltenham. For Nathaniel Hartland, banker. Rendered brick with tented lead roof. Octagonal with corner pilasters. Windows in each face are alternately blind and 1/1 sashes, with architraves. Door to east with panel above. INTERIOR: has round-arched niches to alternate sides; stone ledge at eaves level originally on carved brackets. Formerly paired with a gazebo. Forms part of the setting of South-west Regency (Administration) Block of St Edward's Middle School, Ashley Road (qv) (formerly Ashley Villa) and groups with Drive piers at carriage sweep (qv).

Listing NGR: SO9646021433

Source: Historic England

**DRIVE PIERS AT CARRIAGE SWEEP OF SOUTH WEST REGENCY BLOCK TO
ST EDWARDS MIDDLE SCHOOL, LONDON ROAD**

Grade: II

List Entry Number: 1386640

Date first listed: 14-Dec-1983

Date of most recent amendment: 26-Nov-1998

2 piers. c1832. Short ashlar piers with shield in panel on each face; moulded capping. Forms part of the setting of South-west Regency (Administration) Block to St Edward's Middle School, Ashley Road (qv), formerly Ashley Villa, and also groups with the Summerhouse (qv).

Listing NGR: SO9647421453

Source: Historic England