



Aldsworth Manor, Aldsworth, Gloucestershire – The Outbuildings Heritage Statement and Impact Assessment

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Aldsworth Manor, Aldsworth, Gloucestershire – The Outbuildings

Heritage Statement and Impact Assessment

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Summary

In March 2021, Oxford Archaeology was commissioned to carry out a programme of archaeological investigation and recording as well as statement of significance and impact assessment at Aldsworth Manor in Aldsworth, Gloucestershire in advance of some alterations. The current report focuses on the investigation and impact assessment of the outbuildings to the rear of the main manor house.

Aldsworth Manor is a Grade II listed building that dates to the 17th century, but it may be built around elements of older structures. It is a two-storey, limestone house with cellar and attic levels built over four bays. It has gables to the north and south and a roof of stone tiles. It has been altered in the 20th century with the addition of the porch to the façade and an extension to the rear, and the interior is largely influenced by 20th-century refurbishment. It does, however, retain much of its 17th-century character and its fine rib-vaulted cellar, stone mullioned windows and large historic chimney stacks are intact. Elevated to its rear are the historic outbuildings that have been converted to garages and a cottage in the 20th century. Its many phases and the influence of those who inhabited it over several centuries are evident, giving the house a charming multi-phase character that makes it highly significant to its setting.

The proposed alteration to the outhouses would have a very minor impact on historic fabric as they largely affect 20th-century structures and additions. There would be a moderate visual impact but this is mitigated by the fact that the outbuildings are obscured by the manor house and would not affect public views of the property. The materials and design of the structures have been thoughtfully considered so as to be sympathetic to the 17th-century house, but not pastiche, and will sit comfortably in the setting of the surrounding village. They reflect a tasteful and proportionate 21st-century evolution of the property, embodying modern architectural ideals in terms of sustainability and energy efficiency. They are therefore not considered to be harmful to the significance or historic character of the property.

1 INTRODUCTION

1.1 Project Background

1.1.1 In March 2021, Oxford Archaeology was commissioned by F&GS Architects, on behalf of Jonathan and Harriet Turnbull, to carry out a programme of archaeological investigation and recording as well as an impact assessment at Aldsworth Manor in advance of some alterations.

1.1.2 Aldsworth Manor is a Grade II listed building in the village of Aldsworth in Gloucestershire that dates to the 17th century, but it may be built around elements of older structures. Elevated to its rear and included in its curtilage are historic outbuildings that have been converted to garages and a cottage in the 20th century. These outbuildings are the focus of this report.

1.1.3 The proposed alterations to the outhouses entail;

- The replacement of all doors and windows to the east face of the cottage including the modern infill of the wider opening;
- The addition of a window to the north gable and glazed doors to the exterior;
- Replacement of the existing doorway between the north and south bay on the interior of the cottage, the rearrangement of modern partitions in the lean-to and the attic level and the incorporation of the storage space on the west side as accommodation;
- The replacement of the north garage with a new structure matching its footprint, which will be connected to the cottage on its lower level;
- The replacement of the west garage with a new structure, matching its footprint;
- The construction of a further outbuilding which would enclose the paved terrace overlooked by the north and west garages, creating a courtyard area;
- The replacement of the modern concrete paving to the terrace and the area on the north side of the cottage.

1.2 Aims and Objectives

Historic Buildings assessment

1.2.1 The principal aim of the final report is;

- to investigate and record for posterity the outbuildings of Aldsworth Manor in their current form prior to any proposed works;
- to enhance understanding of the manor house and its development, use, and context;
- to inform any proposed alterations to the property;

- to make the record publicly accessible through a final report (a public document) and a project archive deposited with a public institution.

1.3 Methodology

Historic Building Assessment and Recording

- 1.3.1 The recording programme is being undertaken to Level 3 as defined by Historic England in *Understanding Historic Buildings: a Guide to Good Recording Practice* (2016).
- 1.3.2 The Historic England guidance document states that *'Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis'*.
- 1.3.3 The building recording consists of three main elements: a drawn record, a descriptive, written record and a photographic record. Particular attention is paid to the architecture, use, construction and evolution of the building.
- 1.3.4 For the drawn survey, the client made available the existing plans and elevations, and these are annotated and enhanced. Further drawings are created of features of archaeological significance by measured hand survey where necessary. The photographic survey consists of general photographs and specific details and with a digital camera. The descriptive survey complements the photographic records and adds further analytical and descriptive detail.

2 BACKGROUND HISTORY

2.1 Aldsworth

- 2.1.1 Aldsworth is a small village and civil parish in the Cotswold district of Gloucestershire. It is located about ten miles north-east of Cirencester, slightly north of the River Leach. Its nearest neighbouring villages are Sherbourne, Coln St Aldwyns and Bibury, and the town of Burford is six miles away.
- 2.1.2 The stony soil is not very fertile but is suitable for sheep farming and throughout the village's history, this has been the main economic activity, although corn, barley and turnips were also grown. It was recorded in the Domesday Book as Elleorde, an old English name meaning Old Enclosure or Old Farm. Settlement at Aldsworth developed around a series of small springs running north to south and its early history involved the church in Bibury being granted land in Aldsworth to support a chapel. By 1086, St Peter's of Gloucester held the largest estate in Aldsworth and by 1151, Oseney Abbey of Oxford and Cirencester Abbey also held large estates there. The efficient organisation of wool production by these estates, and the profit generated, contributed to the building of the churches in the area.
- 2.1.3 The Church's influence decreased after the dissolution of the monasteries in 1539 when a new class of landowner was created. The village suffered during the Civil War of 1641 – 45 as it was on the main route between the Royalist headquarters in Oxford and the Parliamentary stronghold in Cirencester, and as a result the population fell. The fortunes of the village changed, however, when from 1743 to 1845, there was a racecourse 1 mile away on the downs that stretched to Burford. During these years, a stabling business and racehorse training, as well as village inn, flourished. The race meetings were very fashionable and were attended by the Prince of Wales around the turn of the century, and later by King George IV. Today, the village has a population of just over three thousand but in the 19th century, the population was twice as big as it is now due to the prosperity of the sheep farming, the racecourse, and the renewed influence of the Church.
- 2.1.4 The village suffered through the agricultural depression in the late 19th century due to the dramatic fall of grain prices, and throughout the early 20th century. However, production of food and open spaces for airfields during World War II again increased prosperity in the village, despite the hardships. The late 20th century and early 21st century has seen a greater turnover of population in the village, and houses bought and sold at a faster rate. The end of the millennium saw the building of a village hall at Aldsworth.
- 2.1.5 According to Jessica Stawell in her book *Aldsworth 1000-2000; The History of a Cotswold Village* (2002), several families have had a great influence in the village. The Duttons of Sherborne acquired the main estate in the village after the dissolution and the head of that family became a baronet in 1678 and a baron in 1784. From the 1790, he controlled almost all of Aldsworth and his control was strengthened by the Enclosure Act of 1793. This estate was still largely intact when it was sold to the National Trust in 1982 at a time when most of the property in

Aldsworth was sold. The Waine family came to Aldsworth in about 1700 and for the next 200 years were maltsters, bakers, brewers and stable keepers as well as farmers. The Garne family came to Aldsworth in around 1800 as tenant farmers and they became renowned for breeding sheep and cattle. The Phillips family moved to the village in the late 19th century and had a great influence on it in the 20th century when John Phillips took on many farms in and around Aldsworth. His son Gregory farmed in Aldsworth for more than fifty years from 1946.

2.2 Aldsworth Manor

2.2.1 The following text has been taken from *Aldsworth 1000-2000; The History of a Cotswold Village* by Jessica Stawell (2002);

The estate in Aldsworth held by the church in Bibury in 1086 consisted of 3 hides of land (approximately 360 acres). The priest and his men had four ploughs. There must therefore have been a house, cottages and farm buildings on the estate at that date. They had probably been there for centuries. In 1151 Bibury Church was 'appropriated' by Oseney Abbey, Oxford. In 1546, not long after the dissolution of the monasteries, the 'impropriate rectory' in Aldsworth, together with the advowson of the church, was handed over to Christ Church, Oxford, a new foundation that was a cathedral and a college combined.

Already before that, in 1544, the Dean (Richard Coxe) and Chapter of the Cathedral granted a lease of the Rectory Manor in Aldsworth to John Blomer of Heythrop for seventy years at a rent of £13 13s 4d. The tenant was to rebuild the ruinous house, provide a bushel of wheat at Easter to make oblations and straw for strewing in the church, and to receive 'honestly' any preacher sent by the Dean and Chapter to preach the word of God in the church. In 1560 a lease of the parsonage, cottage and tithes was granted to Edward Barnard, gentleman, of London for forty years.

In 1612 Henry Powle of Coln St Aldwyns was granted a lease of the manor and parsonage in Aldsworth for the term of three lives.

An early eighteenth-century legal document refers to a 'new-built dwelling house all erected at the only cost and charge of Henry Bote, of stone, timber and other materials, the old being quite ruined and not habitable, the old tenant not able to repair it. The said new house consisteth of four rooms below stairs and four above with a garret over'. It is difficult to see who this Henry Bote could be, since the name is not recorded anywhere else and the Powle family were tenants from 1612 until 1737. Perhaps 'Henry Bote' was a sub-tenant, or the name possibly could be a mistranscription of Henry Powle. In a list of inscriptions in the church and the churchyard made in 1785, there are eleven for people with the surname Palmer born between 1685 and 1712. It is likely that this family lived at the manor. The 1999 edition of *The Buildings of England* describes the Manor in Aldsworth as 'mid-seventeenth century' and thus it is likely to be the house described in the eighteenth-century document – which has no date.

It was probably when Henry Powle (1630-92) was lessee that the Manor House in Aldsworth was built. He was the son of the aforementioned Henry who had bought Williamstrip Manor in Coln St Aldwyns in 1618 and who died in 1642. This younger

Henry Powle was MP for Cirencester. He became speaker of the House of Commons and Master of the Rolls in the reign of William III, and is said to have been that monarch's most trusted advisor. He bought Williamstrip from his elder brother in 1657. After his death in 1692 his daughter Catherine (d. 1714) and her husband Henry Ireton (d. 1711) held a lease of Aldsworth Rectory Manor. They also inherited Williamstrip Manor.

The link between Aldsworth and Williamstrip continued. John Powle and William Forrester who held later leases [see the list of leases below] were Catherine Ireton's cousins and heirs. Samuel Blackwell, MP for Cirencester, bought Williamstrip in about 1760.

It is possible that none of these head lessees actually lived in Aldsworth. Then, as now, land was bought or leased as an investment and sub-let.

The leases granted by Christ Church were usually for a term of seven years. From 1772 the lessee was John Waine (1738-76), and later his wife Mary. A document of 1723 indicates that a John Waine was a sub-tenant of the Manor in 1712. From 1791 until 1864 Lord Sherborne was the lessee.

Aldsworth Manor was described in 1771 as a three-storey house of five bays with some twelve rooms.

Lord Sherborne (the 1st Baron) was able to treat the rectory estate very much as his own. He actually lost the lease, so that his son later has to apply to Christ Church for another. He built a stretch of road in front of the house to complete his green carriageway from Sherborne House to the turnpike road, so that he could drive directly to the racecourse at Ladbarrow with his important guest beside him. A lodge built of ashlar stone with a triangular pediment was built on the main Cirencester to Burford Road. A similar lodge was built 2 miles to the north on the main Northleach to Burford Road. They were called Allen's Lodges. (Another lodge half way along the route later became a gamekeeper's cottage. It was occupied by Mr Sandles before it was demolished just after the Second World War.)

The sub-tenants of the Rectory Manor at the time of the enclosure were William Palphrey and William Hewer. William Palphrey held Pig Close, the western part of the rectory estate and Cocklebarrow – 646 acres, the south-east part of Rectory Farm, including the part on the other side of the main road. In 1821 Adam Craddock farmed 435 acres of the Rectory Farm, including the part on the other side of the main road and Thomas Sadler 148 acres. In the 1840s and 1850s Richard Waine (1783 – 1858) farmed 413 acres of Rectory Farm. It is not known where all these tenants lived.

As for the Rectory House itself, the three words most often used to describe it in the Christ Church records are 'large, ancient and ruinous'. In 1835 it was once more in bad repair. The upper floor was said to be unusable: 'one could not tread on it without danger'. In 1837 it was restored completely by Lord Sherborne. From 1849 to 1888 it was usually occupied by the vicar. An attempt was made in 1872 to establish it as a permanent vicarage, but the Ecclesiastical Commission did not consider it suitable.

From about 1890 to 1919, when he retired, the Manor Farm was let to Thomas Reginald Slatter (1868 – 1830). He married a farmer's daughter Edith Hewer (1872 – 1949), in 1901 and they had four children, Sara, Lois, Owen and David, born in 1902, 1903, 1906 and 1913.

In 1919 the 621 acres of Manor Farm (sometimes called College Farm) and the Manor House were let to Mr John Burton A'bear (1858 – 1937), who came with his wife Ada and family from Courtfield Farm, Peppard, Henley-on-Thames. They travelled by train to Fairford and then by horse and wagon. There had been twelve children in the family, two by a first marriage and ten by a second, but the elder son of the first marriage, Jack Bert, had been killed in the 1914 – 18 war. Thomas Newall, the second eldest, also fought in the war, in the cavalry, but survived, and at the time of the Armistice was in hospital with flu, which he survived also. The eleven A'bear children who came to Aldsworth were Thomas Newall, Winifrid Mary, Edmund Ironsides (known as 'Sides'), Bertha Mary, Albert (who went to Canada and got killed in an accident), George Edgar, Helen (known as Nell), Frederick John, Charles Reginald, Sydney Arthur (known as Ted) and Kathleen Mary.

The family brought their livestock with them – 200 Hampshire Down sheep, six carthorses, a horse and trap, and a horse and van (the horses travelled by road). Some of the family came by car. Sydney Arthur, known as Ted, was 10 years old when the family came to Aldsworth.

The staff on the farm at the time included the Barnes family – father and son; Jimmy Midwinter, who lived at Chapel Row; John Stevens, who used to clean up around the house and looked after the trap-horse and the trap, and who lived in one of the Manor Farm Cottages; and the shepherd, who lived in the other.

When the eldest sons, Thomas Newall and 'Sides' married, their father put them into farms at Withington and Ablington; but John Burton A'bear died in 1937, leaving four boys and two girls still at home. In 1939 Mrs S. j. Phillips asked Charles to manage the farm at Ablington, and then asked Ted to help manage the farms at Kemble. Fred found a job at Daglingworth.

George A'bear (1905 – 75) was the eldest son left at home when his father died, so he took on the tenancy of Manor Farm in 1937 with his wife Eveline (1903 – 74). George A'bear farmed Manor Farm for thirty years but had no son to take over the tenancy. In 1970 Christ Church sold the estate with its 620 acres to the Hon. E. R. H. Wills and since then this land has been leased to and farmed by S. J. Phillips and Sons Ltd.

The former Rectory Farmhouse, or Manor, hereafter always called 'The Manor', was sold together with the Manor Lodge and the barns to Captain Peter Percy, TD, in 1975. He and his wife Jean had formerly lived in Bibury. Peter Percy ran a poultry wholesale business from the big barn behind the house. Refrigerated lorries laden with chickens and Turkeys would come and go at all times of the day and night.

The house was stripped of the ivy that covered it and extensively restored. The porch was altered with a flight of steps up to it and the house was floodlit so that its appearance was completely changed. Inside the house was redecorated with

considerable style and flair. The Percy's were outgoing and hospitable. They had two beautiful daughters, Vanessa and Joanne, who were fashion models. Joanna was 'deb. of the year' in the early 1980s. Peter took his responsibility for the church and chancel seriously and supported the church in many ways. He also founded the Aldsworth branch of the British Legion. Unfortunately, the poultry business failed and the Percy's had to leave in 1986.

The Manor House was sold to Mr and Mrs Hulbert. The big barn was sold separately. The pair of semi-detached farm cottages on the Cirencester Road were built just before 1919.

Leases of Aldsworth Manor granted by Christ Church

1544 – John Blomer of Heythrop

1560 – Edward Bernard of London

1612 – Henry Powle of Coln St Aldwyns

1636 – Henry Powle

1680 – Henry Powle

1695 – Henry Ireton and his wife Catherine, the only daughter and heir of Henry Powle

1717 – John Powle

1723 – John Powle

1724 – John Powle

1730 – John Powle

1737 – John Powle

1744 – William Forrester

1751 – John Needham and Robert Henley

1766 – Samuel Blackwell

1772 – John Waine

1779 – Mary Waine, widow of John

1786 – Mary Waine

1809 – James Dutton, 1st Baron Sherborne

1823 – John Dutton, 2nd Baron Sherborne

1834 – John Dutton

1836 – John Dutton

1943 – John Dutton

1850 – John Dutton

1857 – John Dutton

1864 – Charles John Howard, 27th Earl of Suffolk and Berkshire

1970 – Sold to the Hon. E. R. H. Wills – 620 acres for £180,000

2.3 Map Regression

- 2.3.1 The Aldsworth Enclosure Map dating to 1799 (Figure 2) shows a building on the site of Aldsworth Manor that is difficult to make out but appears to be L-shaped in plan. This may be an error in the map but may also represent structures built onto the current house that no longer exist. To the rear of the building on the west side is a structure that may be what is now the north garage on the terrace over the house.
- 2.3.2 On the 1881 six-inch OS map (Figure 3), Aldsworth Manor is called ‘Vicarage’. It shows the footprint of the house much as it exists today but without the terrace. There is a structure in the current location of the porch tower, suggesting that this 20th-century addition replaced an earlier porch feature. There appear to be structures at either side of the stair turret to the rear of the building also. The turret like structure that curves outwards to the south of the stair turret may be represented here and it is likely that there may have been earlier outbuildings that predate the current 20th century extensions. The road that was laid by Lord Sherbourne in front of the house in the 19th century is visible on the map. Both the buildings that today are the cottage and the north garage are present on this map, but the west garage is not. The cottage has its lean-to on the south side and a structure on the north side that no longer exists. The north garage was extended northwards in the 1980s and on this map shows the small structures built against the north side that predate this extension. At the west end, there is a small structure that is, according to the previous owners, a pig sty. Another small structure built against the centre of the north elevation may represent the small toilet building that exists today.
- 2.3.3 On the 1900 six-inch OS map (Figure 4), Aldsworth Manor is referred to as ‘Manor Farm’. The footprint of the manor house and the outhouses has not changed. By the time the 1920 OS map is drawn, this has not changed (Figure 5).

3 DESCRIPTION OF ALDSWORTH MANOR OUTHOUSES

3.1 Introduction

- 3.1.1 Aldsworth Manor is situated in the Gloucestershire village of Aldsworth. It is located on the west side of the historic core of the village, just to the east of St Bartholomew's Church. The house is built into an east to west incline towards the north side of a large rectangular plot, orientated south-east to north-west. On the east side is a lawn and a kitchen garden. The garden carries around the north and south sides of the house and there are outbuildings to the west. To the immediate rear of the house is a small two-storey cottage, the façade of which faces the manor house. To the rear of this are two long garage buildings, situated perpendicular to each other. These buildings sit on a large, stone-paved terrace that is elevated above the manor house and the cottage.
- 3.1.2 The cottage was originally a coach house and the north garage, which still retains some historic structural fabric is likely to have been a barn with animal enclosures built against it.

3.2 The Cottage

- 3.2.1 The cottage is situated to the rear of the manor house on the west side, on an elevated area of ground (Figure 6). It was previously a coach-house that was converted to a cottage in the 1980s by the previous owners. It is a small gabled structure, orientated north to south, with its façade facing the manor house and its west wall abutting the garage behind it. Elevated over it on the west side is a terrace where the garages of the property are located (discussed further below). It is built with irregularly coursed limestone and the roof is covered with stone tiles (Plate 46). Built on to the south side is a later, single-storey lean-to structure, built of stone with a stone tile roof. Where the east end of one of the garage buildings joins the roof on the west side of the cottage, it rises to meet it with a hipped peak.

External Description

- 3.2.2 In the east front of the cottage is a central doorway with a modern, timber door (Plate 1). On the north side of this is a small, modern two-light window. On the south side of the door is a larger, modern eight-pane window. The doorway was previously taller than the door and the gap above it has been infilled and covered with stone tiles. The larger window on the south side too appears to have been built into a wide opening, large enough for a wagon, and the gap above has been infilled and covered with stone tiles. The gap below it has been infilled with stone. There are large timber lintels over both of these openings. Extending from the roof structure on the east side are two gabled, dormer windows with modern, four-light windows. In the north gable wall is a modern, six-light window, and over the lean-to, in the south gable, is a small, square, modern window with a single pane. The lean-to has a doorway with a modern timber door in its east wall, a modern, two-light window in its south wall, and small Velux window in its roof.

- 3.2.3 A wall for the garage on the terrace runs along the north side from the gable of the cottage in which are large, timber double doors, locked the time of survey (Figure 7). Built against the wall on the west side of the doors is a small, stone-built outhouse with a timber door in the east wall and a wooden slat toilet inside (Plate 2). This appears to be of some age but is not visible on the OS maps in the late 19th and early 20th centuries.

Interior Description

- 3.2.4 The cottage is divided into two bays, north and south (Figure 8). It is entered through the doorway in its east elevation and it opens into the north bay, a small sitting room with a bare, stone wall on its south side (Plate 3). In the north and east walls are the window openings, over which are historic, timber lintels. A timber beam that crosses the ceiling, east to west, has signs of being machine cut, indicating that it is later and likely to have been inserted when the building was converted. The room has modern carpeting, skirting boards and light fittings to the walls. Modern, glazed double doors have been inserted into a gap in the stonework on the south side. These doors open into the south bay.
- 3.2.5 The south bay of the cottage is a small kitchen-dining room with modern kitchen units along the east and south sides. Against the west wall is a modern staircase that ascends south to north (Plate 4). It has closed treads and is enclosed with a glass panel on its east side. The wall that divides the bays has bare stonework on this side also. The beam that crosses the ceiling east to west has signs of being machine cut, indicating it was probably put in when the cottage was converted from outhouses. In the south wall is a doorway with a modern, glazed door that leads to the lean-to. The room otherwise has modern carpeting, skirting boards and light fittings to the walls. There is modern linoleum around the kitchen units that is the same as that in the kitchen of the manor house, suggesting changes were made to both buildings at the same time.
- 3.2.6 The interior of the lean-to is modern in appearance with kitchen units and a Belfast sink against the south wall under the window (Plate 5). The ceiling has modern, timber panelling and the floor is tiled. There are two doorways in the west wall with modern, timber, four-panel doors. Inside the south doorway is a small modern WC and in through the north doorway is a storage space. A doorway in the east wall with a modern timber door leads to the exterior.
- 3.2.7 The stairs to the attic level of the cottage open onto a small landing on the west side (Plate 6). On the east side is a doorway into a modern bathroom and on the north and south sides are doorways into two small bedrooms (Figure 9). Another doorway between that of the bathroom and the north bedroom leads to a small space with a boiler. This upper floor is clearly a modern insertion with modern subdivisions of space. The joinery, skirting boards, doorways and windows are all modern and appear to be contemporary with each other.

3.3 The Garages

- 3.3.1 The garages are situated on a wide terrace elevated over the manor house on the west (Plate 7). These were altered substantially by the previous owners in the 1980s.

The flagstone paved terrace is reached by means of a small road that turns from the road that runs southwards from the east front of the manor house, and runs northwards and up the hill. The garages comprise two linear buildings. That on the north side of the terrace is orientated east to west and extends eastwards from the cottage. That on the west side of the terrace is orientated north to south, running perpendicular to the north garage (Figures 8 & 9). The west garage, which faces east over the terrace, has six bays, denoted by six large garage doors along its east side (Figure 10). These are modern timber doors but the gable end walls on the north and south sides are stone and likely to be earlier. The pitched roof is covered with stone tiles. On the interior, the shell of the building is lined with concrete breezeblocks on the north, west and south sides (Plate 8). The space is divided into two large rooms with a smaller vestibule room between them, behind which is a narrow, closed staircase that ascends west to east to the roof space over the larger, northern room. The partitions are built with plywood boards (Plate 9). The roof space has a floor made from plywood boards over a series of east to west running, softwood joists. Along the west side of the roof are four Velux windows, two of which illuminate the room on the south side and two of which illuminate the roof space. There is also a modern, four-light picture window in the south gable of the garage.

- 3.3.2 The north garage was not accessible at the time of survey but it is a two-storey structure that runs westwards from the cottage. The ground floor is reached through the double doors westwards of the north side of the cottage through a stone wall. The plans show it as being an open space with a small room for an oil tank on the east side (Figure 8). The upper storey is accessed by means of four, large, timber garage doors, separated by modern stone pilasters, along the south side. The plan of the building shows the upper floor as being an open space also with what appears to be a pillar in the centre towards the north side (Figure 9). A section of the building shows a king post roof that may be original and a catslide roof over the lower floor, which is likely to be a later addition.

4 STATEMENT OF SIGNIFICANCE FOR ALDSWORTH MANOR

4.1 Introduction

- 4.1.1 Aldsworth Manor is a Grade II listed building and is a part of the Aldsworth Conservation Area. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.
- 4.1.2 The village of Aldsworth is a small rural settlement in the Cotswolds that has depended largely on sheep farming for over a millennium. It has a variety of well conserved, traditionally built dwellings that define the character of typical Cotswolds villages. Buildings dating from the medieval period to the 19th century, formed around small intersecting roads forming a largely unchanged plan give it a distinctive historic character. Aldsworth Manor is a highly significant part of this context.
- 4.1.3 Aldsworth Manor, located slightly south-west within the village, and to the immediate east of St Batholomew’s Church, has a prominent position in the early settlement, indicating that it is of some age and has been significant to life in the village for some time. The current house represents a rebuild that occurred in the mid-17th century, replacing an earlier structure or structures. The cellar is evidence of an earlier phase or phases and there is likely to be more early fabric in the standing walls. The manor house evolved as a part of its setting and has continued to contribute aesthetically to its context but within the house is the archaeology of early phases of the village that have become somewhat hidden in the past several hundred years. The interior of the building, and to a lesser extent, the exterior, continued to change in the 19th and 20th centuries. Changes in the 20th century somewhat impacted its historic character and elements of its 17th-century arrangement were lost. Despite the incongruous 20th-century interiors, however, its historic fabric is largely intact. Its many phases and the influence of those who inhabited it over several centuries are evident, giving the house a charming multi-phase character.
- 4.1.4 The outbuildings are significant as evidence of the development and use of the manor house from about the 18th century onwards. These include a coach house, now converted into accommodation, and a large two story garage, which was once a barn and animal shelter.

4.2 Statement of Significance

- 4.2.1 Aldsworth Manor has ***considerable evidential value***. The 17th-century house survives with a high level of preservation of its original fabric in the form of its outer walls, chimney stacks and roof structure, and the arrangement of its original bays can largely be discerned from this. However, it almost certainly also incorporates fabric predating this 17th-century reconstruction. The cellar is the most significant evidence of this, itself having at least two phases, and may be a part of a medieval grange that existed before the current house. The irregularity of the bays and the misalignment of the front and rear entrance may suggest that it once existed as two dwellings and

evidence of this, as well as evidence of more than one phase of construction, is likely to exist in its structure. Further investigation of its structure also has the potential to reveal the purpose of the turret like structure on the rear of the building.

- 4.2.2 Aldsworth Manor has **significant historical associative value** as it is associated with several influential families in the village, as well as Oseney Abbey and Christ Church in Oxford, the history of which is well documented. It is of a similar date to many of the historic buildings around it that were built due to the prosperity of sheep farming in the area. It is a property that attracted many lessees that contributed to life in the village and its role in the development of the settlement over several hundred years hugely adds its local significance.
- 4.2.3 Aldsworth Manor has **considerable historical illustrative value** as the 17th-century manor house has a high level of preservation, particularly viewed from the exterior, and it is typical of a small manor house of its type dating to this period. Visually, it can be appreciated as a dwelling that has a strong historical relationship with its setting and amplifies the significance of surrounding dwellings.
- 4.2.4 Aldsworth Manor has **significant aesthetic value** due to the high level of preservation of the 17th-century house and its context. Its fine, double-fronted façade with large stone mullioned windows faces north-east towards the heart of the village. Its garden and setting has not been encroached upon in any significant way and adds to the charming view, particularly from the approach to the north. It is set back from the road and behind a gate but has prominence on the hill and is highly visible. As such, it enhances the historic character of its setting.

5 IMPACT ASSESSEMENT – ALDSWORTH MANOR OUTBUILDINGS

5.1 Introduction

5.1.1 Aldsworth Manor is a part of the Aldsworth Conservation Area and a Grade II listed building and the outbuildings fall within its curtilage. As such, any alterations must be considered individually and their benefits weighed up against their impact to the significance and historic character of the structure, its context and its setting. The following impact assessment focuses on the cottages and the garages to the rear of the main manor house.

5.1.2 The proposed alterations to the outhouses entail;

- The replacement of all doors and windows to the east face of the cottage including the modern infill of the wider opening;
- The addition of a window to the north gable and glazed doors to the exterior;
- Replacement of the existing doorway between the north and south bay on the interior of the cottage, the rearrangement of modern partitions in the lean-to and the attic level and the incorporation of the storage space on the west side as accommodation;
- The replacement of the north garage with a new structure matching its footprint, which will be connected to the cottage on its lower level;
- The replacement of the west garage with a new structure, matching its footprint;
- The construction of a further outbuilding which would enclose the paved terrace overlooked by the north and west garages, creating a courtyard area;
- The replacement of the modern concrete paving to the terrace and the area on the north side of the cottage.
- Replacement of the existing doorway between the north and south bay on the interior of the cottage and the rearrangement of modern partitions in the lean-to and the attic level.

5.2 Impact of proposed alterations

The Outhouses

5.2.1 The reinstatement of the original doorways to the cottage would give it an appearance more in keeping with its previous function as a coach house and enhance its historic character. It is proposed that the new joinery to the cottage will match that of the manor house, thus establishing a visual relationship between the two buildings. This will mainly replace fabric inserted in the 1980s with some minor loss of original stonework to the north gable where the window is being installed. These alterations will have no impact on the significance of the cottage.

5.2.2 Replacement of the existing doorway between the north and south bay on the interior of the cottage and the rearrangement of modern partitions in the lean-to

and the attic level will not affect the historic fabric of the cottage and will have no impact on its significance or historic character. All fabric that is affected by this work dates to the 1980s. There will be some loss of historic fabric where the opening is made between the cottage and the storage space on the west side but this is considered to have a minor impact to the cottage.

- 5.2.3 The north garage still retains some minor original 19th-century structural elements but is largely a 1980s replacement of the original outhouse. The proposed replacement has been designed to be sympathetic to the historic cottage and manor house to its east. The west garage is an entirely new structure so its replacement will not necessitate the loss of any historic fabric. Both of the new structures will be slightly larger in height but the visual impact of this is mitigated by the fact that these buildings are hidden from public views and accessways, and obscured by the farmhouse.
- 5.2.4 The new building added to the paved terrace will have a visual impact on the site, but again this is mitigated by the fact that it is obscured from public view. Furthermore, the materials to be used in all of the proposed structures and to the paved terrace are considered to be sympathetic to the manor house and cottage, and to the site as a whole. Stone will be reused where possible and Cotswold slate will be used for the roofs, in keeping with the historic context of the manor and the village.

6 DISCUSSION AND CONCLUSION

- 6.1.1 Aldsworth Manor is characteristic of houses of this size and status dating to the 17th century but there is some evidence of phases that predate its current form. We know that there was a building or buildings in this location before the 16th century as John Blomer, the tenant who took it on in 1544 was “to rebuild the ruinous house” (Stawell, 2002). The house was again rebuilt, most likely in the mid-17th century, by Henry Powle who was lessee at the time. An early 18th-century legal document refers to a ‘new-built dwelling house... of stone, timber and other materials... The said new house consisteth of four rooms below stairs and four above with a garret over’. This is almost certainly Aldsworth Manor largely in its current form. The previous house is again referred to as ‘ruinous’ and it is plausible that some of the fabric of this survived in the existing house as the architecture is not entirely uniform.
- 6.1.2 The outbuildings are significant as evidence of the development and use of the manor house from about the 18th century onwards, and the economic activities of those that inhabited. The north garage, which still retains some historic structural fabric, is likely to have been a barn with animal enclosures built against it. The cottage was originally a coach house and evidence of its former use can be seen in the wide opening, now blocked, in its east face. Its position and proximity to the manor house, as well as the road that leads to it from the gateway to the property on the north side, suggest it was used for coaches rather than trailers or traps associated with farming. This is further evidence of the status and affluence of those that inhabited the manor house.
- 6.1.3 The proposed alteration to the outhouses would have a very minor impact on historic fabric as they largely affect 20th-century structures and additions. There would be a moderate visual impact but this is mitigated by the fact that the outbuildings are obscured by the manor house and would not affect public views of the property. The materials and design of the structures have been thoughtfully considered so as to be sympathetic to the 17th-century house, but not pastiche, and will sit comfortably in the setting of the surrounding village. They reflect a tasteful and proportionate 21st-century evolution of the property, embodying modern architectural ideals in terms of sustainability and energy efficiency. They are therefore not considered to be harmful to the significance or historic character of the property.

APPENDIX A BIBLIOGRAPHY

Stawell, J, 2002, *Aldsworth 1000-2000; The History of a Cotswold Village*, New Clarion Press, Cheltenham

Estate papers for Gloucestershire, Christ Church Archives, Ms Estates 24

APPENDIX B LISTED BUILDING ENTRY FOR ALDSWORTH MANOR

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1340780

Date first listed: 23-Jan-1952

Date of most recent amendment: 25-Mar-1987

Statutory Address: ALDSWORTH MANOR

Location

Statutory Address: ALDSWORTH MANOR

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

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Aldsworth

National Grid Reference: SP 15456 09977

Details

ALDSWORTH ALDSWORTH VILLAGE SP 1510 11/6 Aldsworth Manor (formerly listed as Manor Farmhouse) 23.1.52 GV II

Manor house. Mid C17. Porch and small extension added C20. Coursed squared and dressed limestone, dressed stone quoins, stone slate roof, ashlar stacks. Rectangular plan with stairs projection with small C20 extension adjoining at rear. Two storeys and attic lit by two C20 three-light roof dormers. 2:1:2 windowed facade with central C20 gabled porch. Four-light hollow-moulded stone- mullioned casements with transoms and king mullions to facade. Continuous dripmould over ground and first floor windows. Two blocked rectangular openings far left. C20 panelled door within flat-chamfered 'Tudor'-arched surround to projecting porch, 3-light stone-mullioned casement above. Two-light stone-mullioned windows in side walls. C17 six-light stone-mullioned casements with transoms and 2 king mullions in left gable end, similar C20 stone- mullioned casements lighting right gable end. All casements with rectangular leaded panes. Flat coping at gable ends. Gable-end and axial stacks. Limited interior inspection revealed no features of special interest.

Listing NGR: SP1545609977

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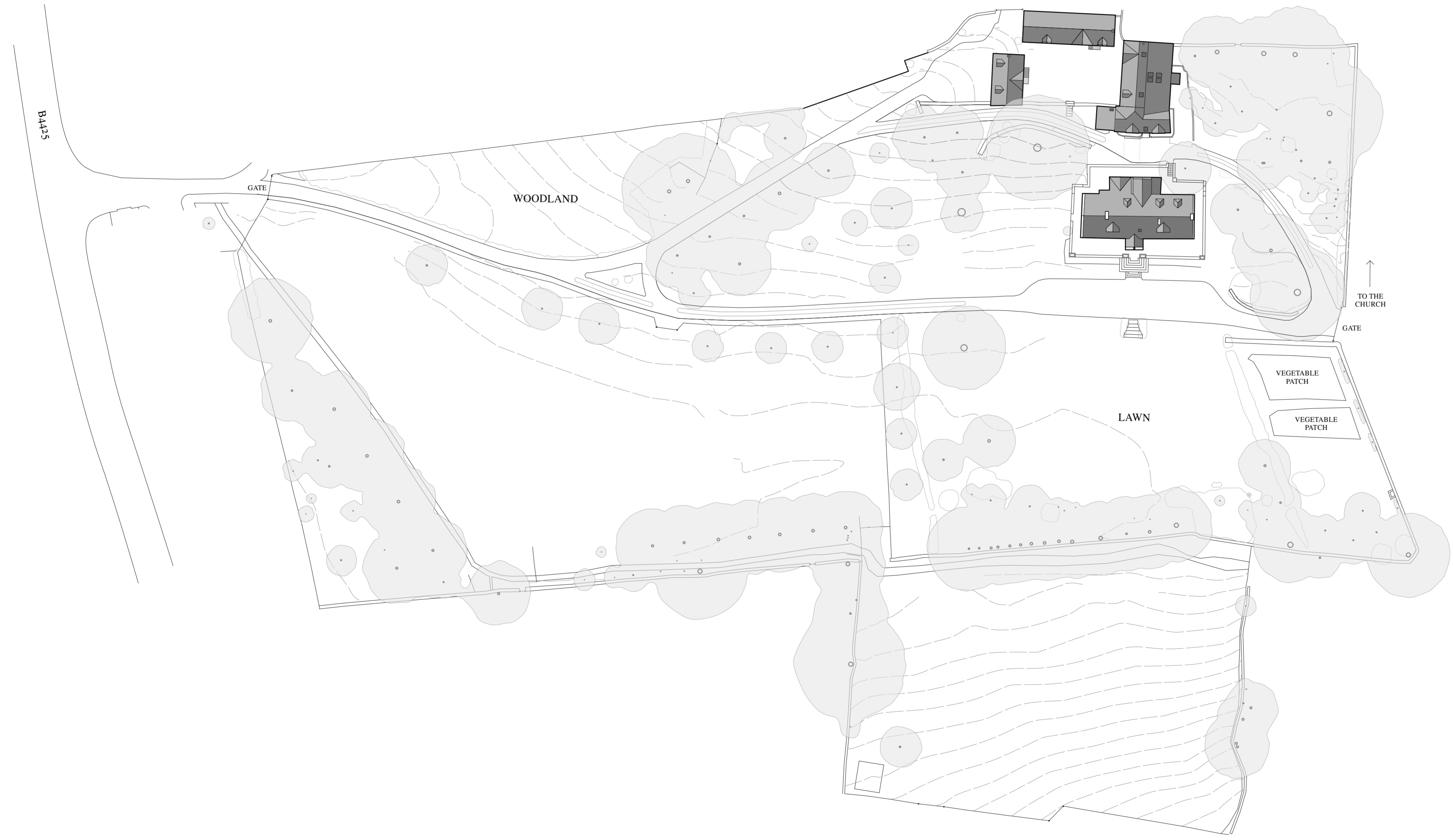
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Legal

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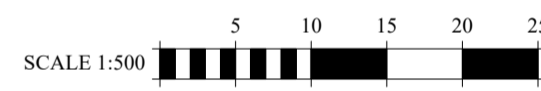
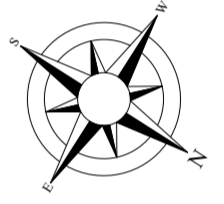
APPENDIX C PROPOSED ALTERATIONS TO ALDSWORTH MANOR



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DRAFT

20.07.2021



No.	Date	Revisions
B	12/07/2021	Main house changes removed
A	08/06/2021	Outbuildings
-	26/05/2021	Planning Issue



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Client
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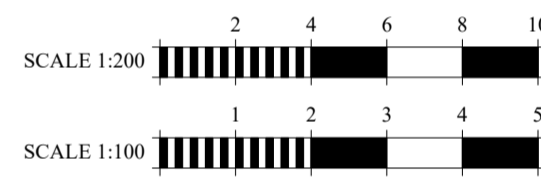
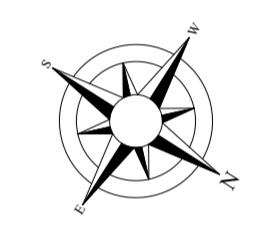
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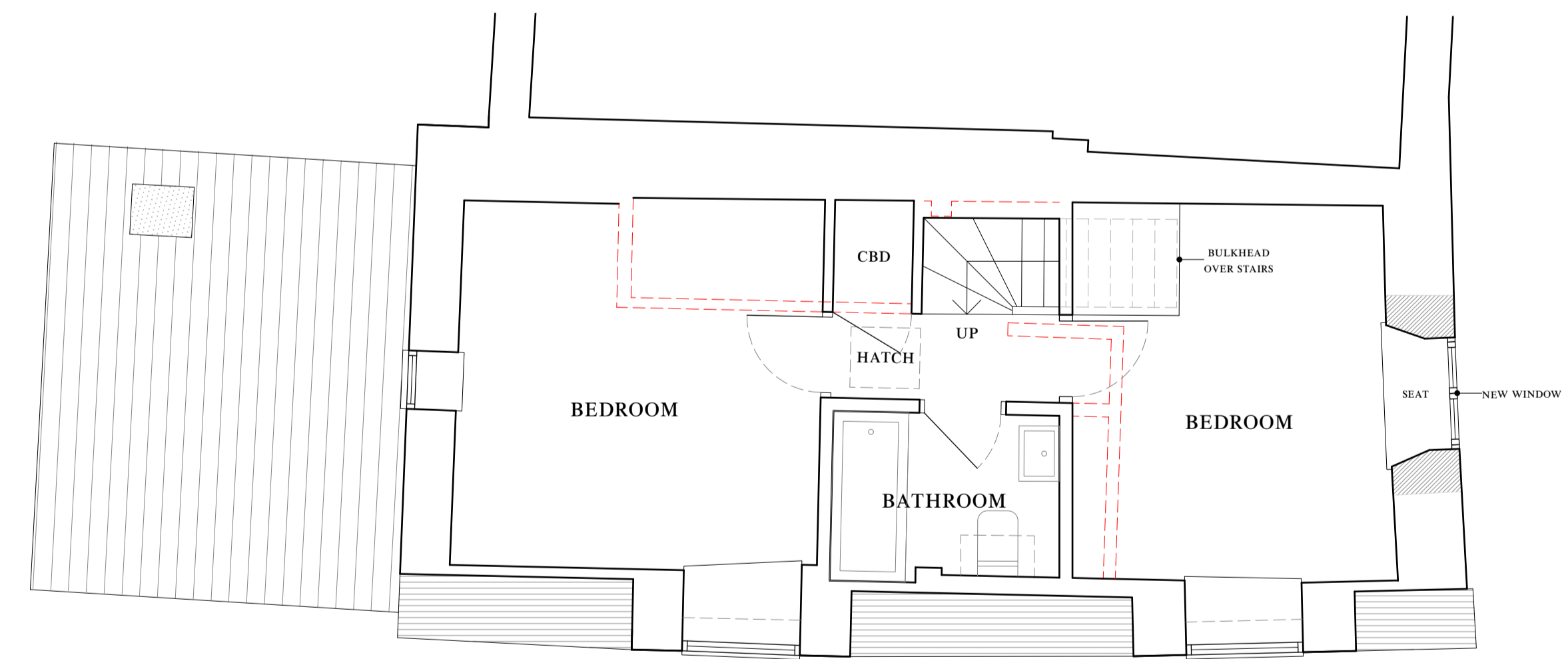
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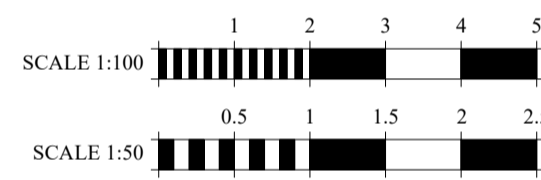
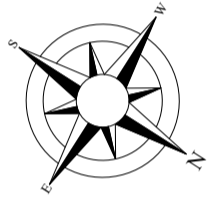
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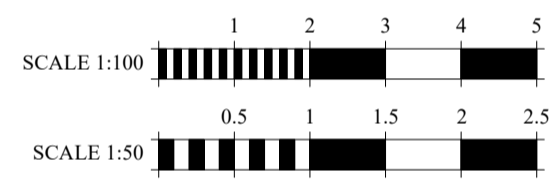
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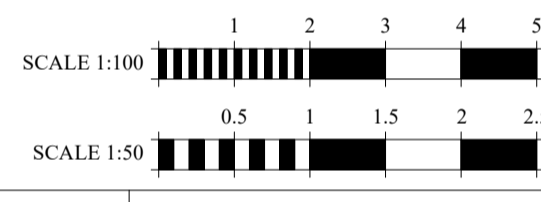
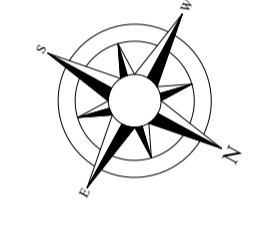
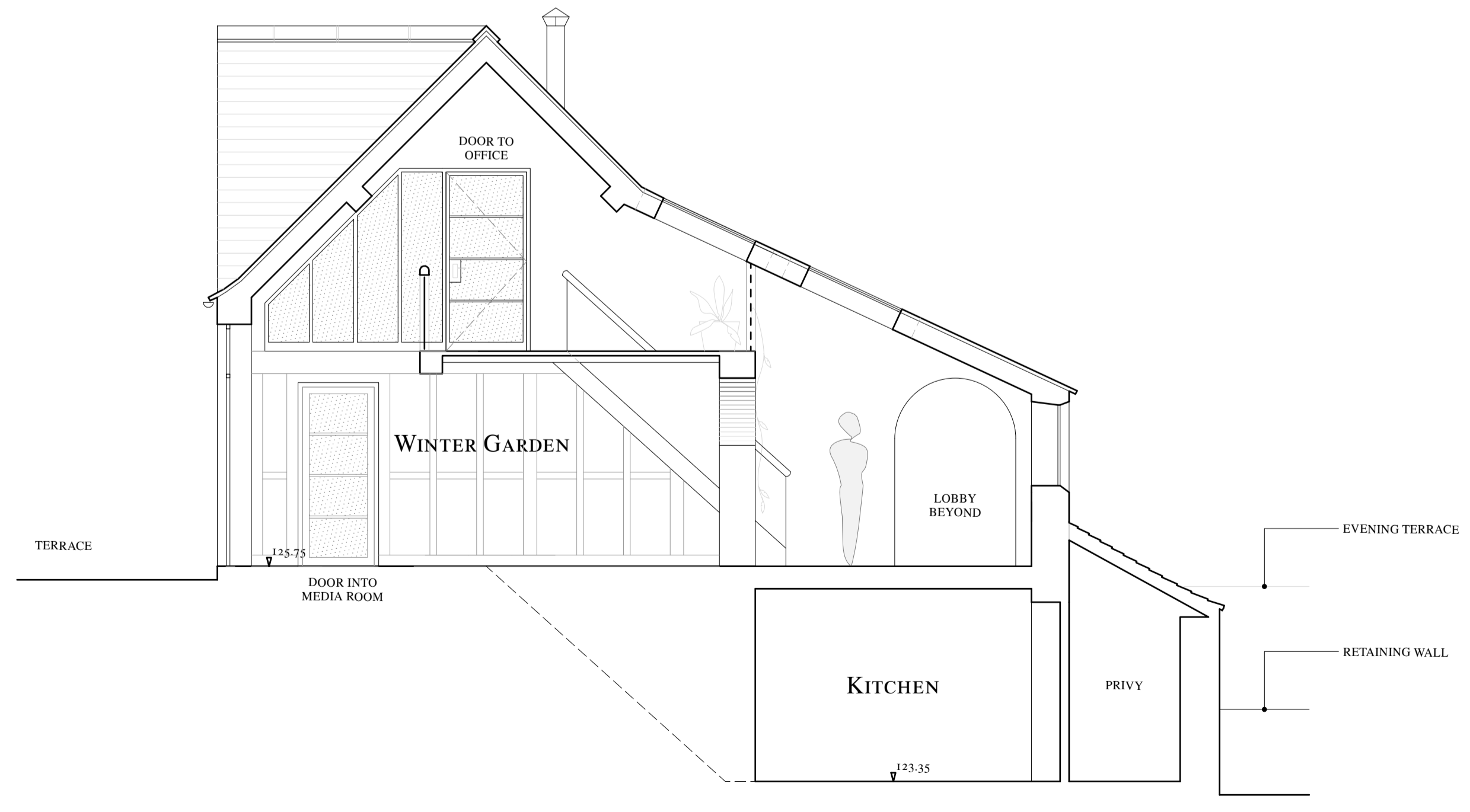
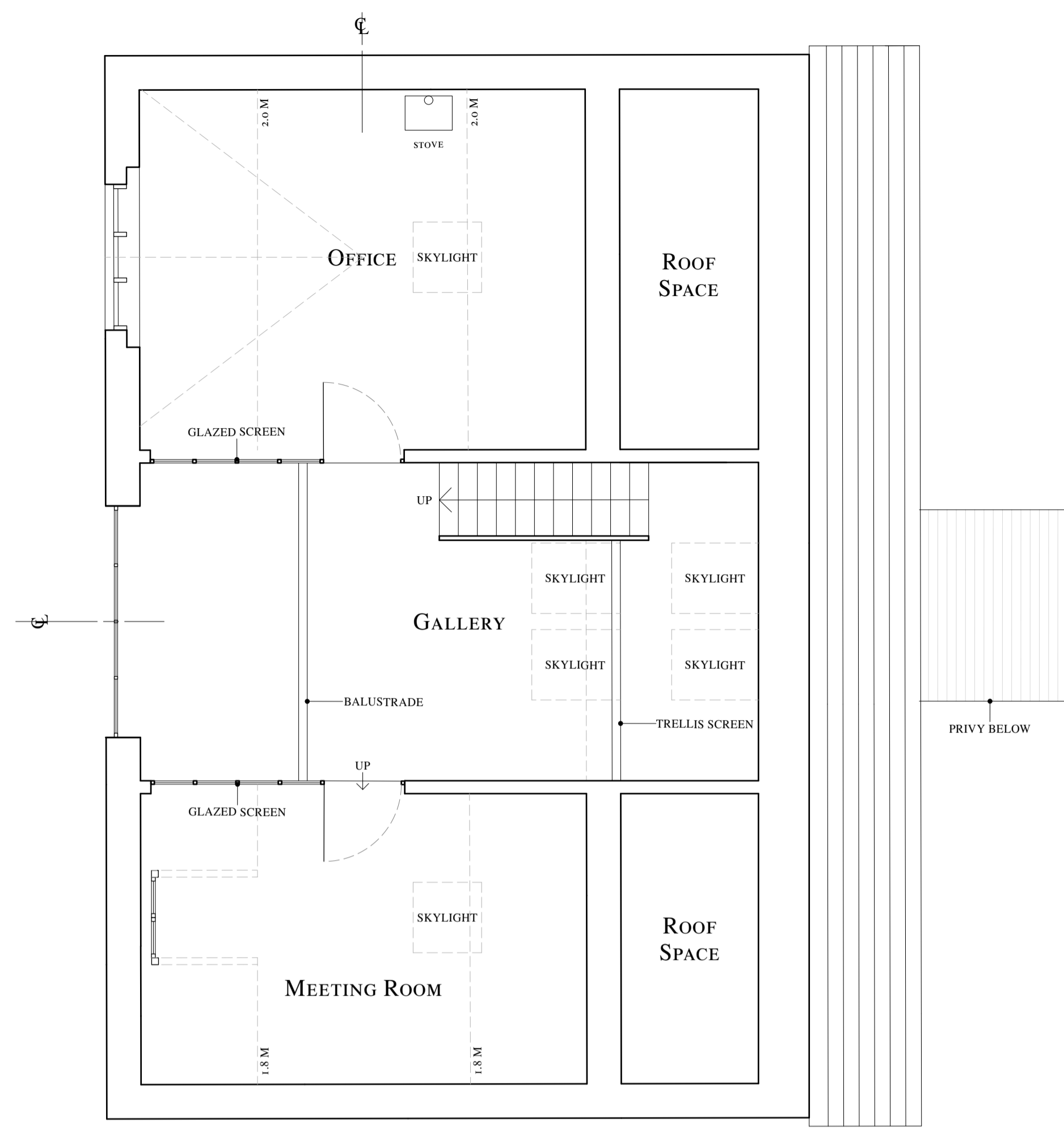
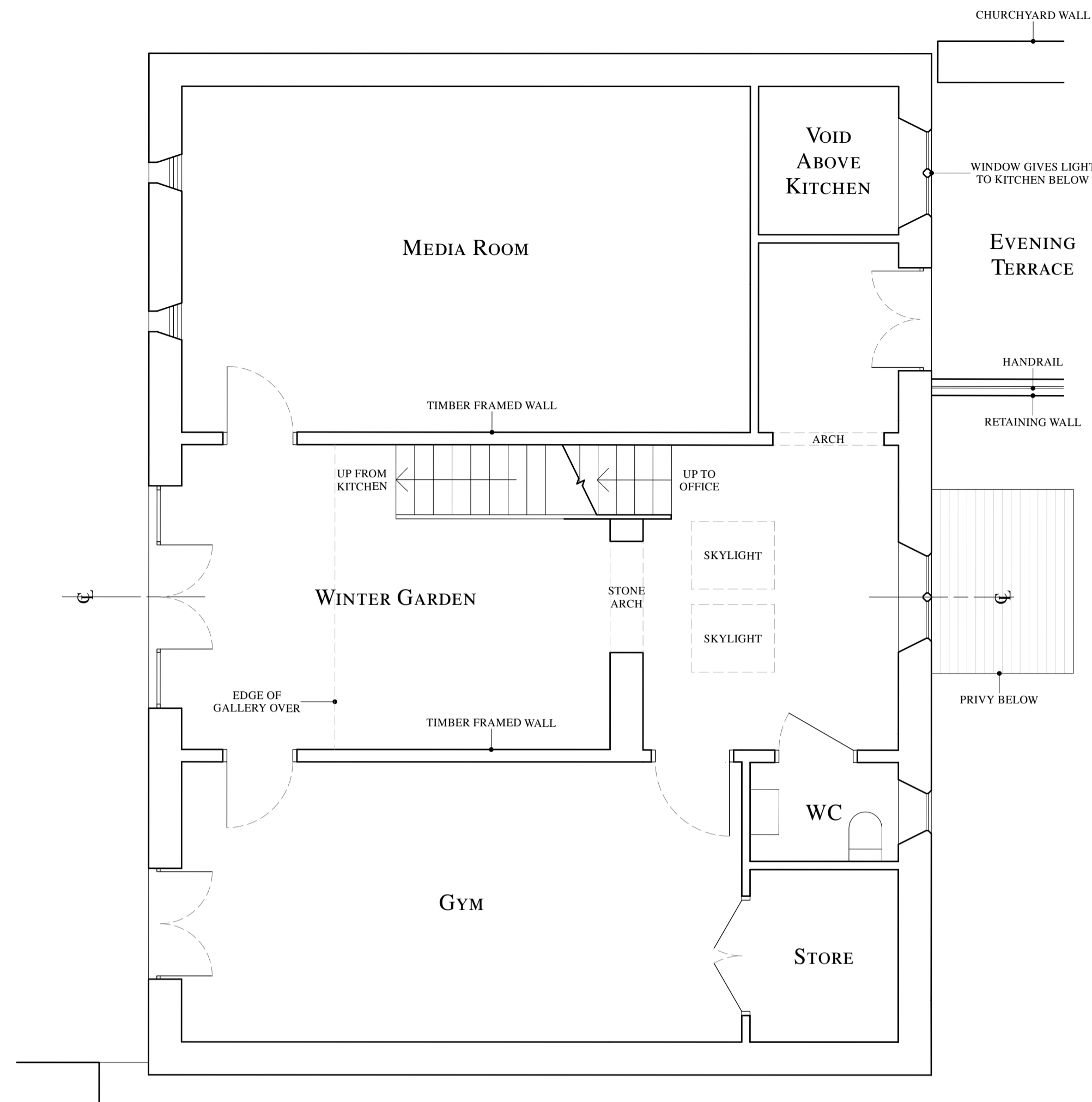
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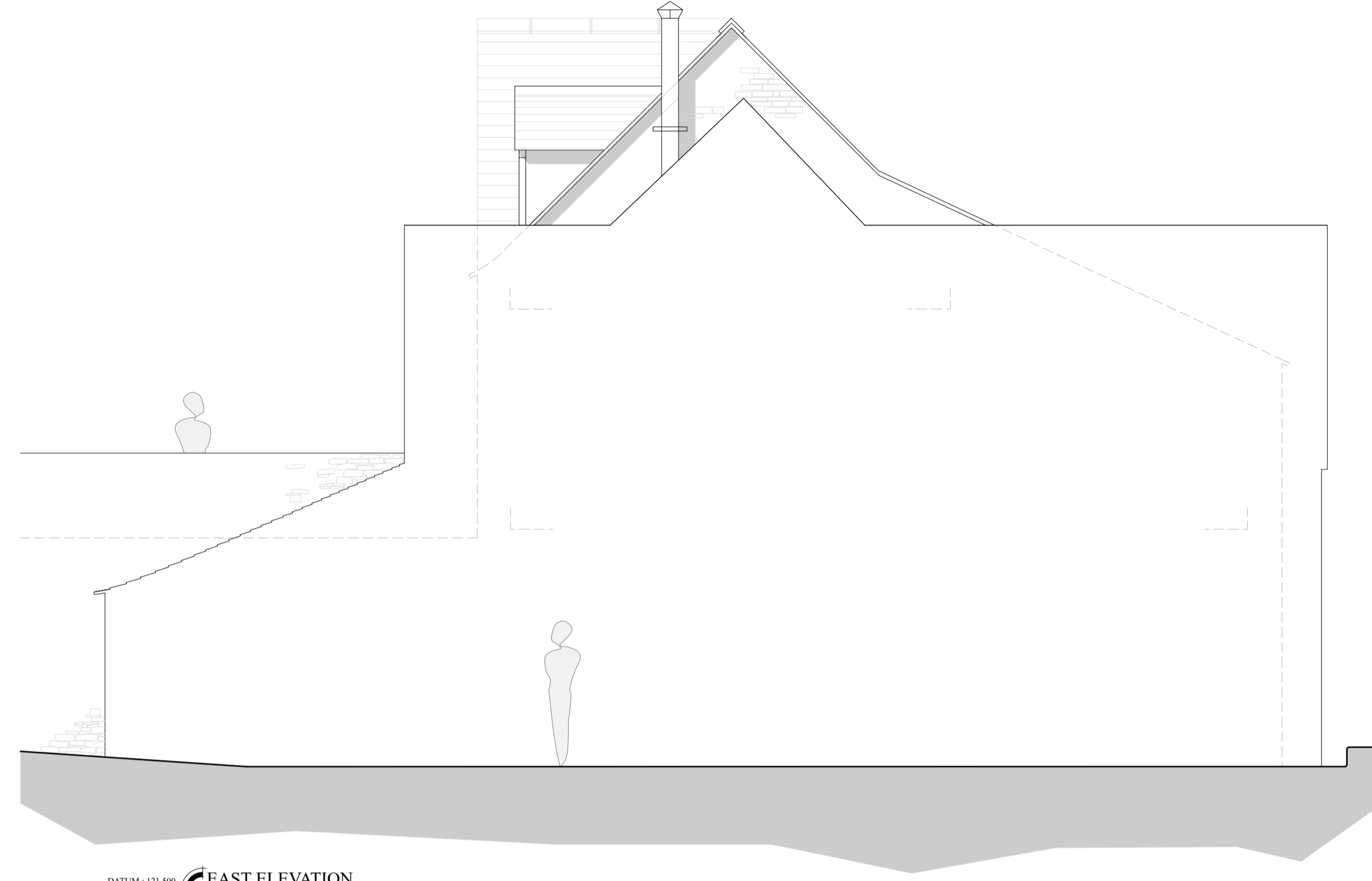
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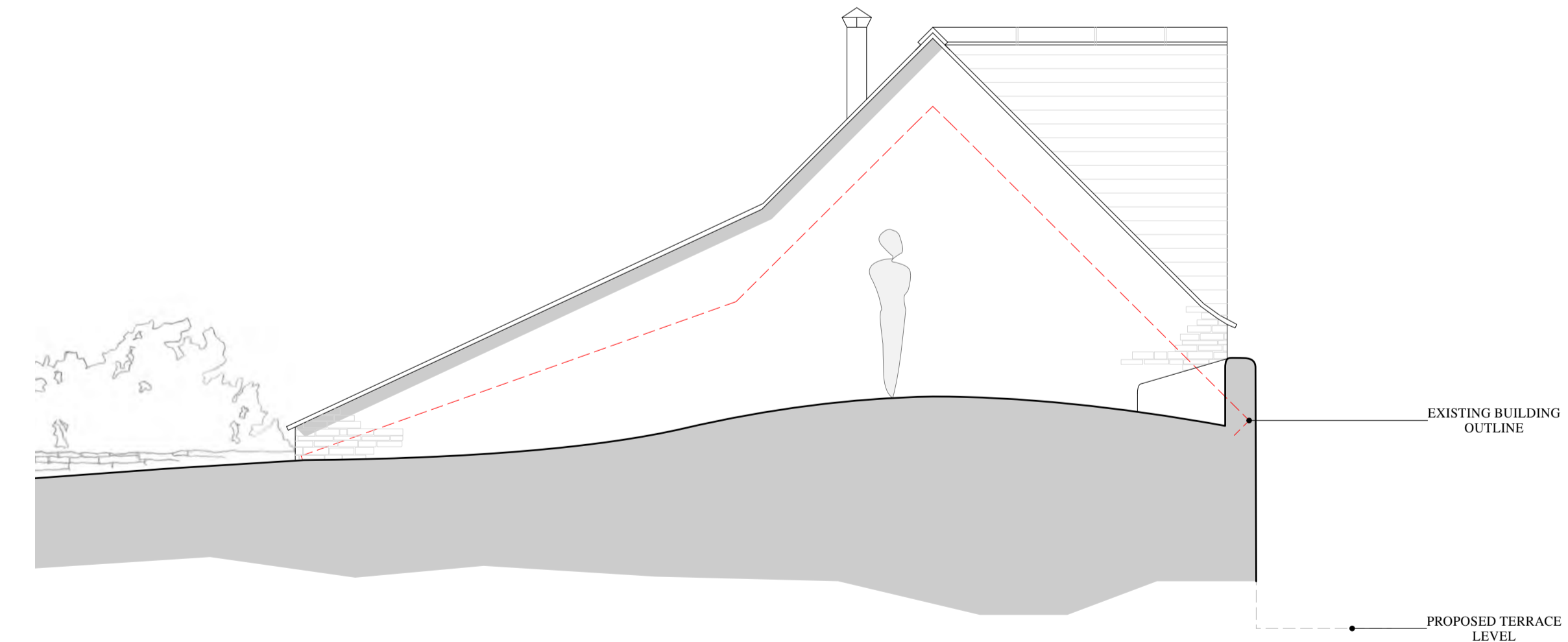
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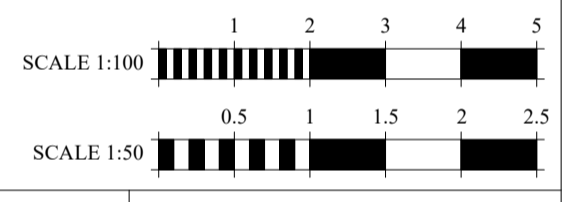
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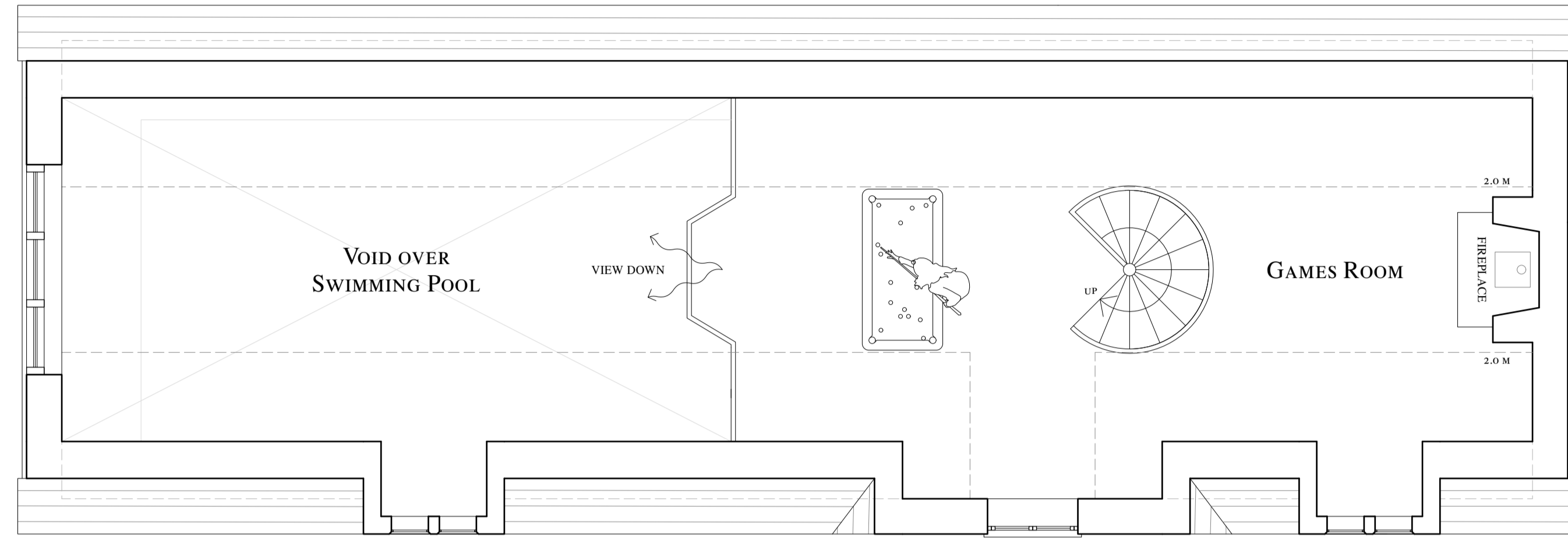
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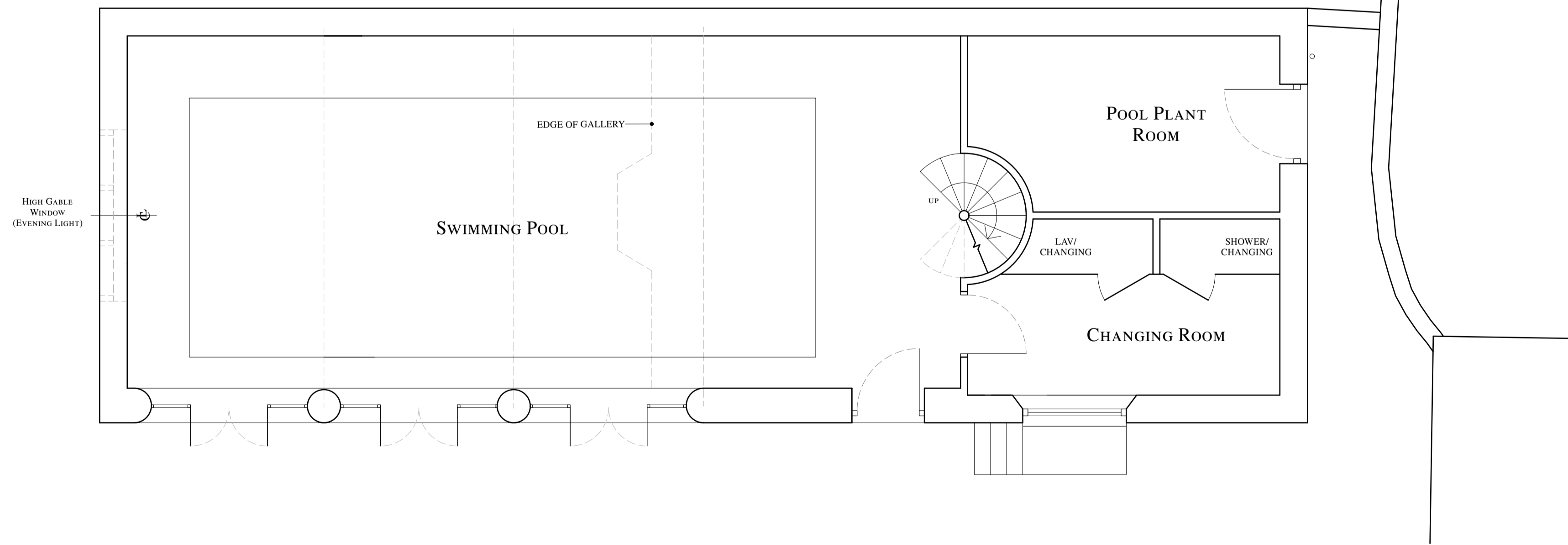
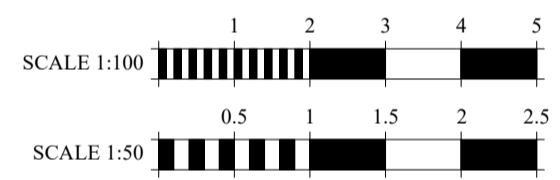
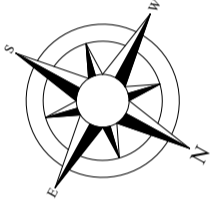
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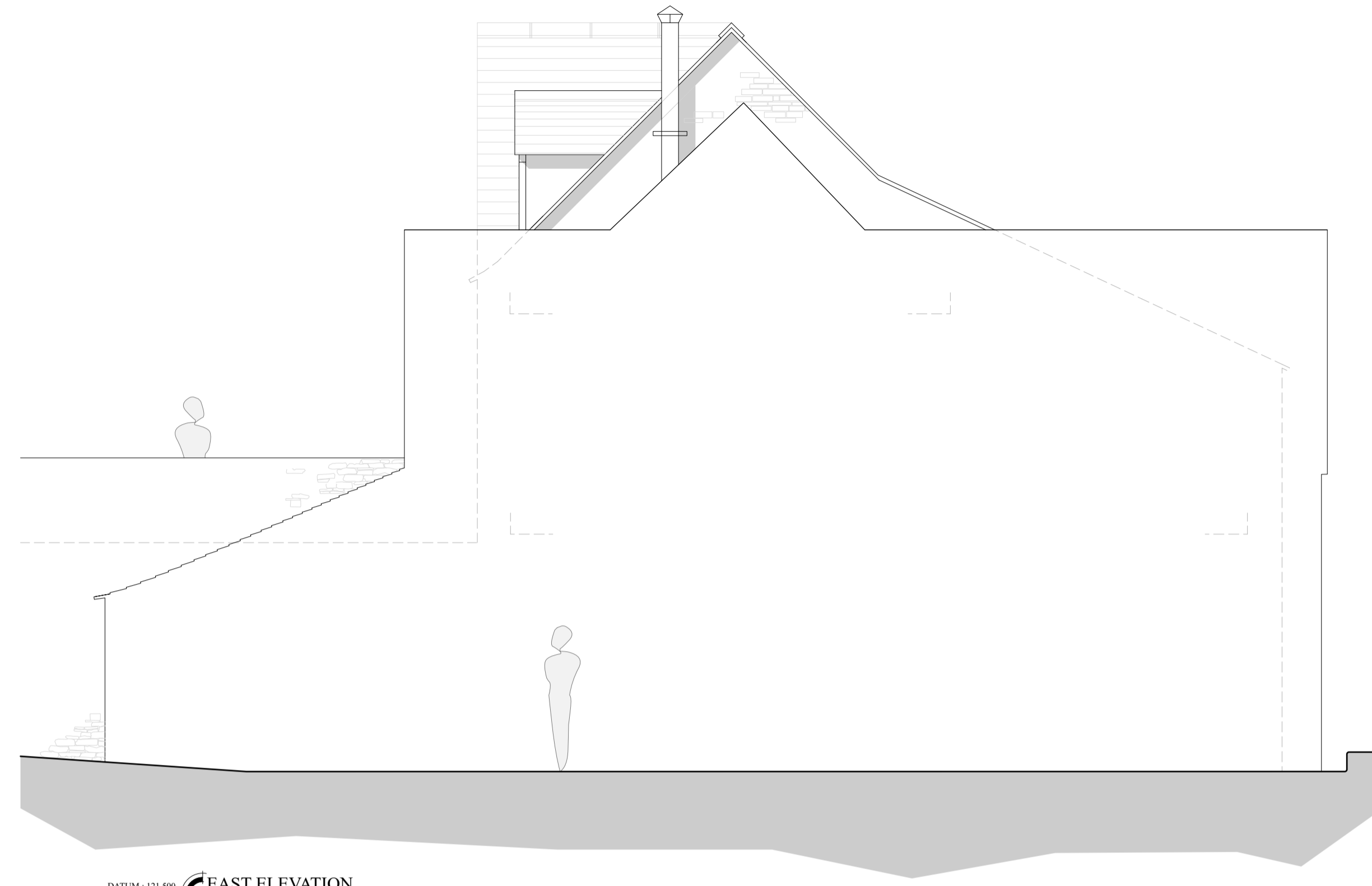
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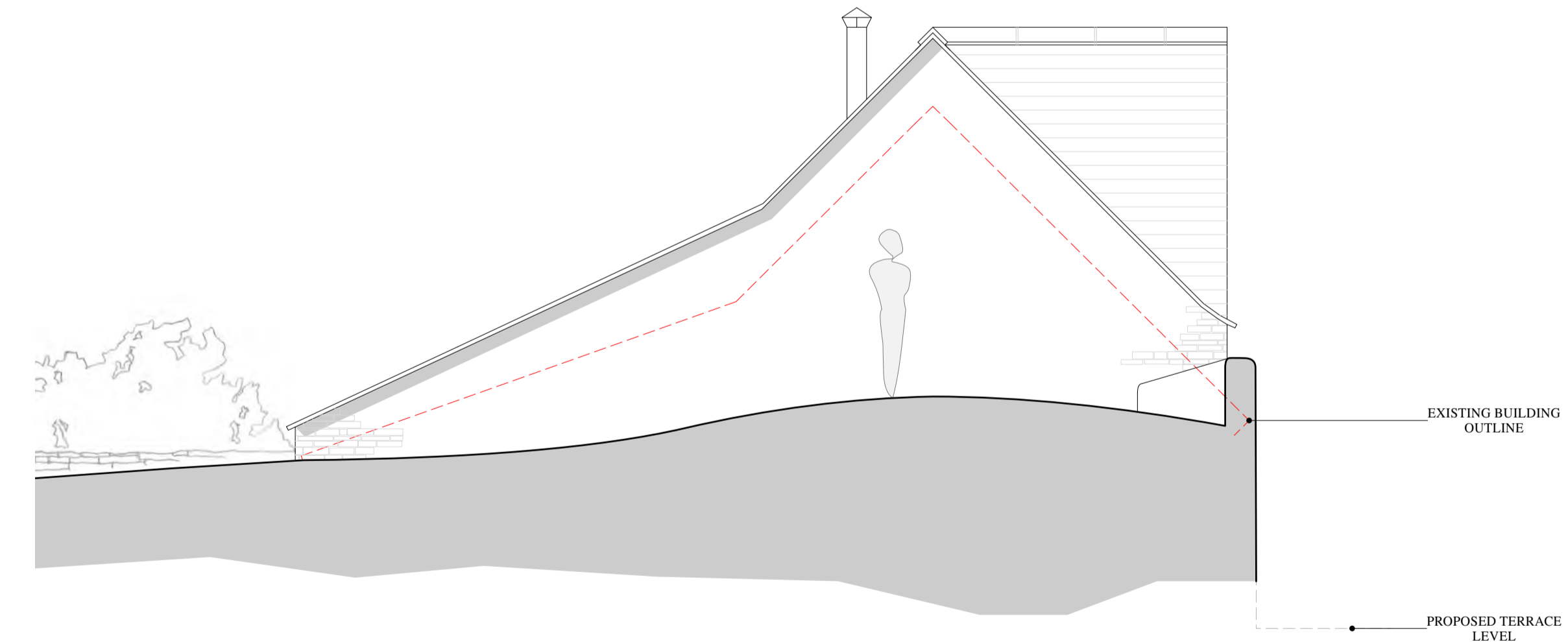
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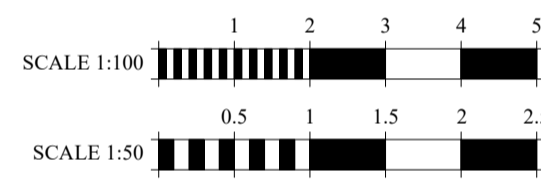
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MR AND MRS JONATHAN TURNBULL

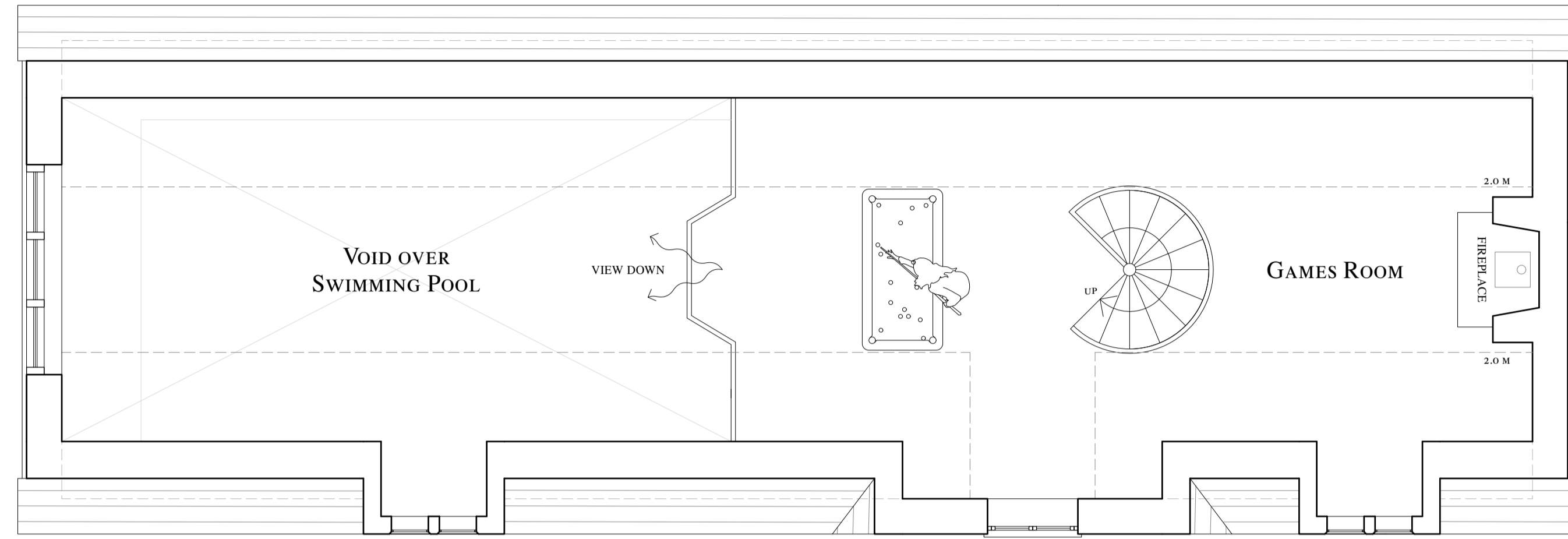
Job Title
**ALDSWORTH MANOR
 NR CHELTENHAM
 GL54 3QZ**

Drawing Title
**AS PROPOSED
 OFFICE/GYM
 ELEVATIONS**

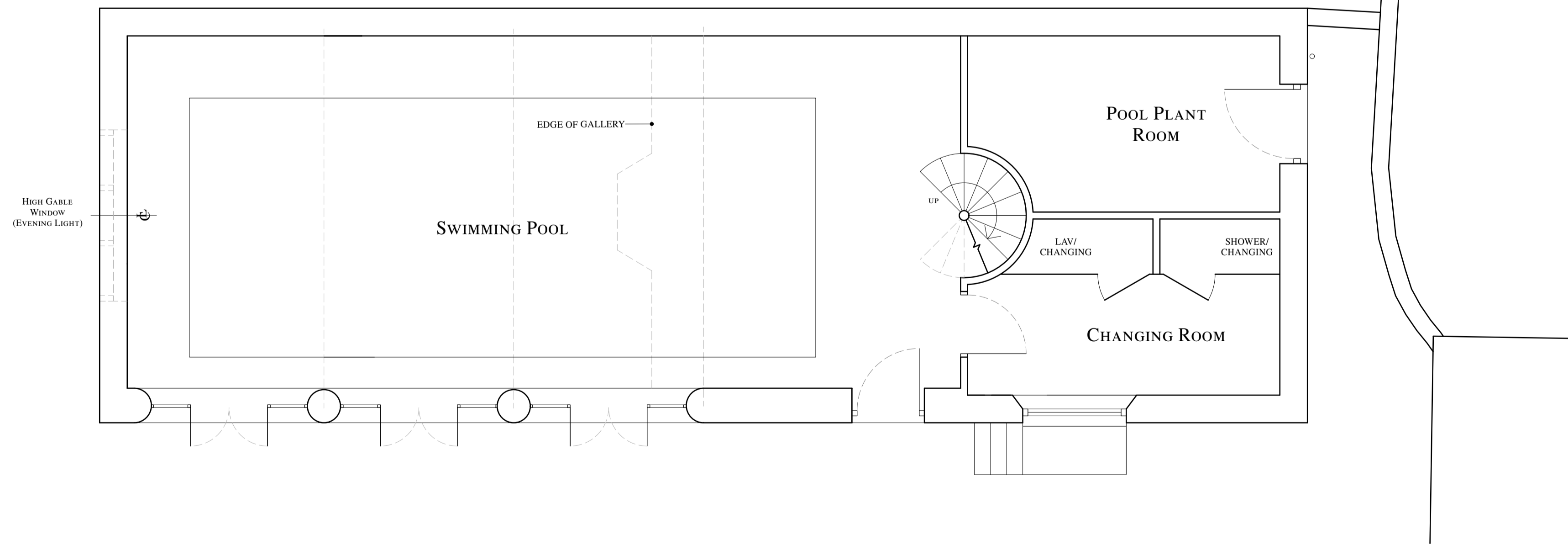
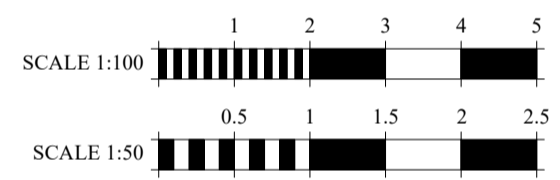
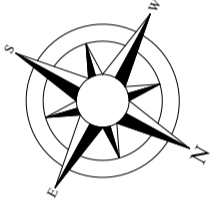
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 Date
 MAY 2021
 Drawn By
 ME

Drawing No.
 2035 - 306
 Rev.
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

No.	Date	Revisions



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 Registered in England No.: 10129121

Client
MR AND MRS JONATHAN TURNBULL

Job Title
**ALDSWORTH MANOR
 NR CHELTENHAM
 GL54 3QZ**

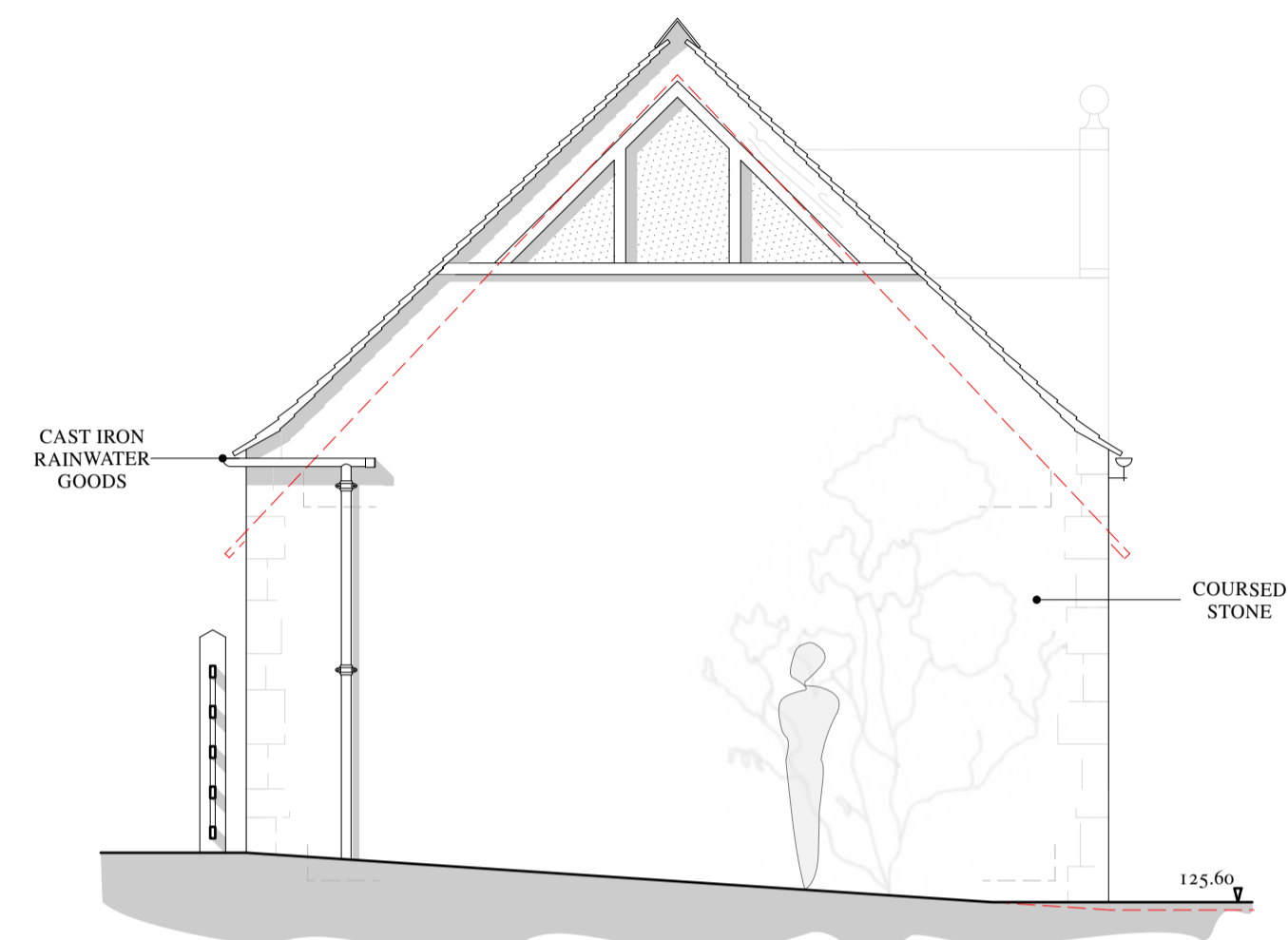
Drawing Title
**AS PROPOSED
 POOL HOUSE
 FLOOR PLANS**

Scale
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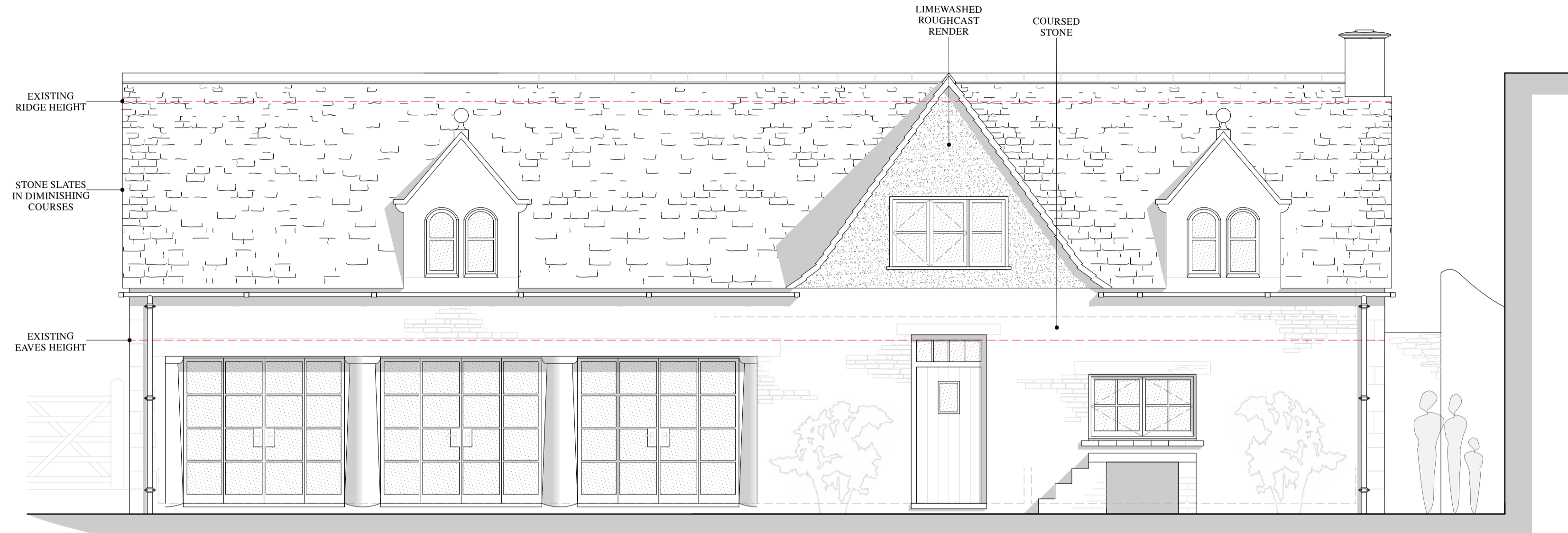
Date
 MAY 2021
 Drawn By
 ME

Drawing No.	Rev.
2035 - 403	-

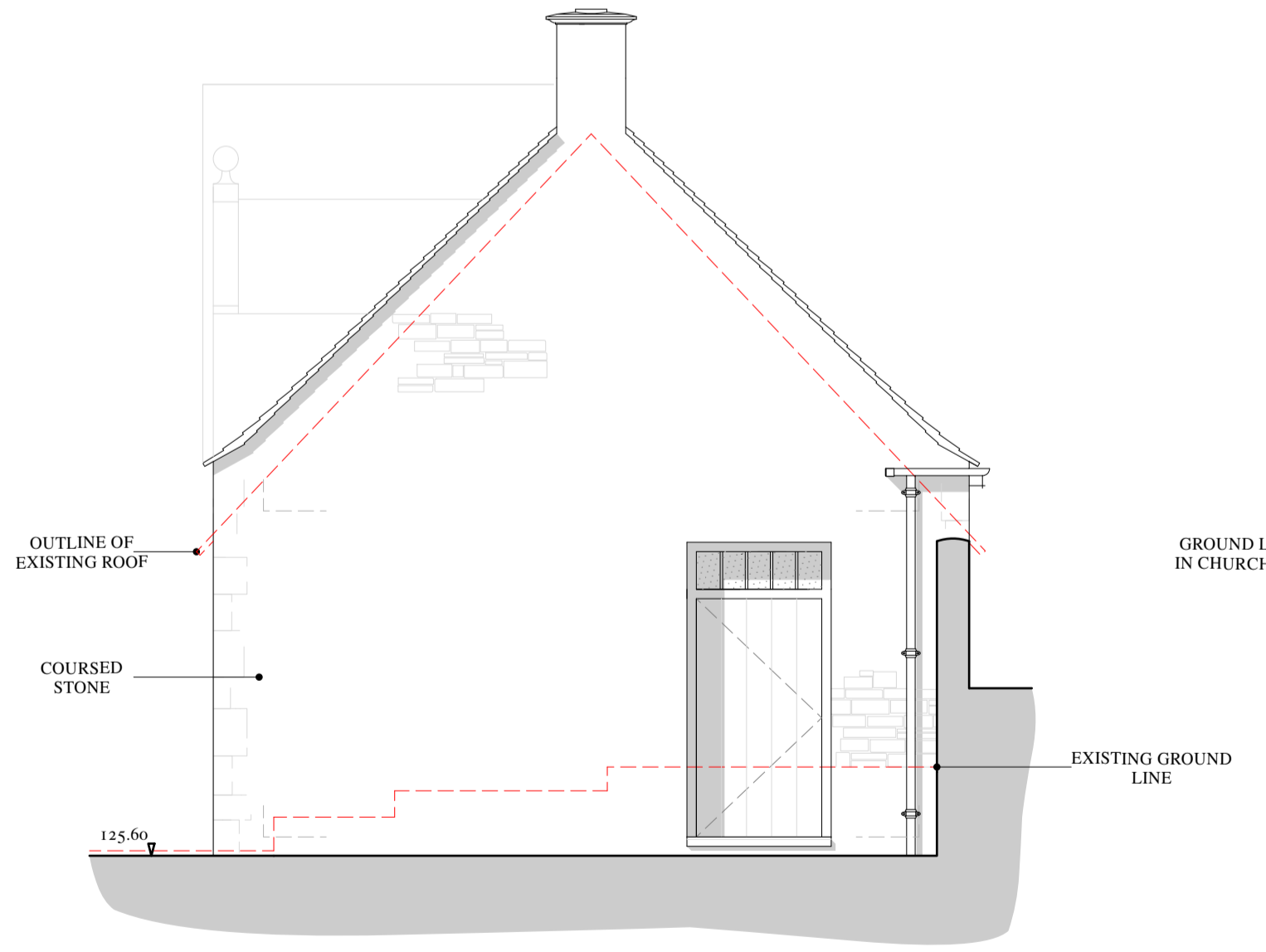
NOTES:
 1. DRAWING FOR PLANNING PURPOSES ONLY.
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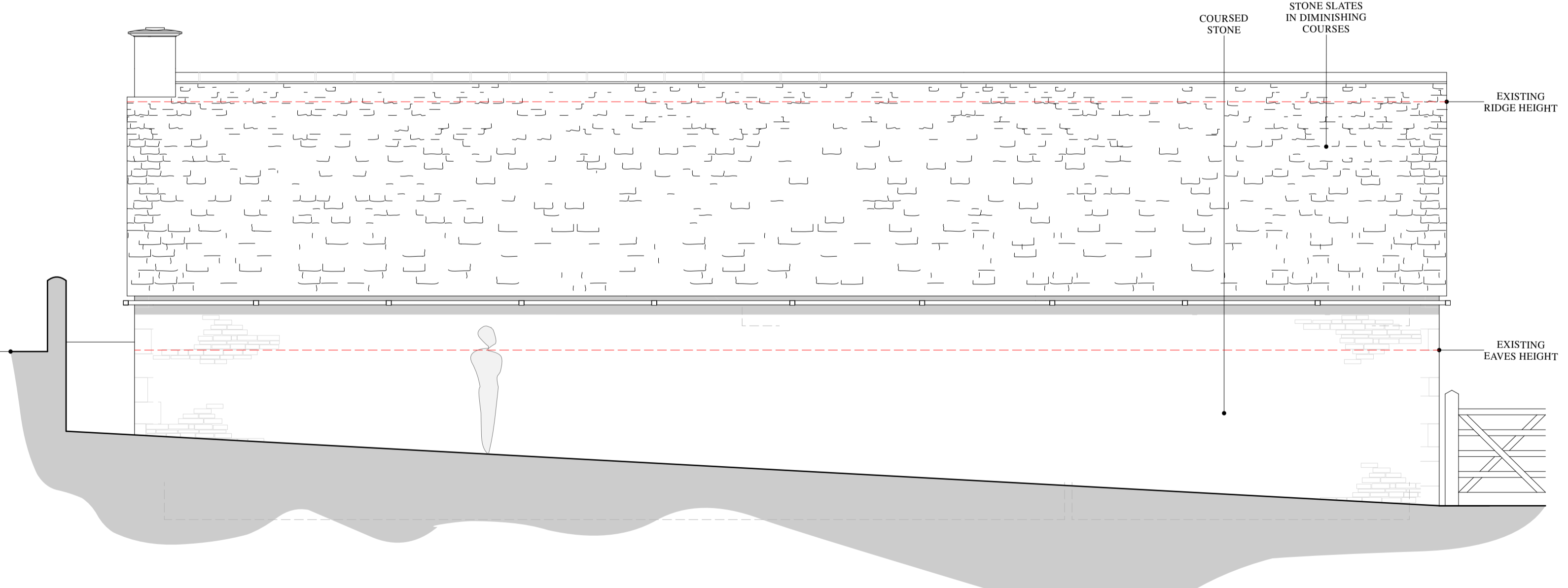
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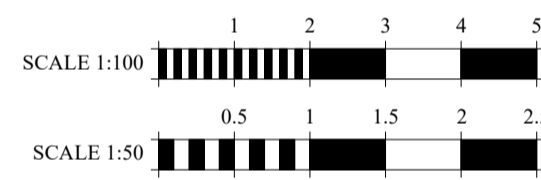
DATUM : 124.000 EAST ELEVATION



DATUM : 124.000 NORTH ELEVATION



DATUM : 124.000 WEST ELEVATION



No.	Date	Revisions



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Client
MR AND MRS JONATHAN TURNBULL

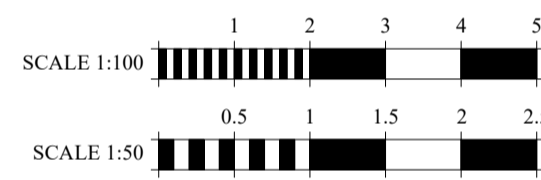
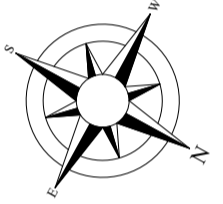
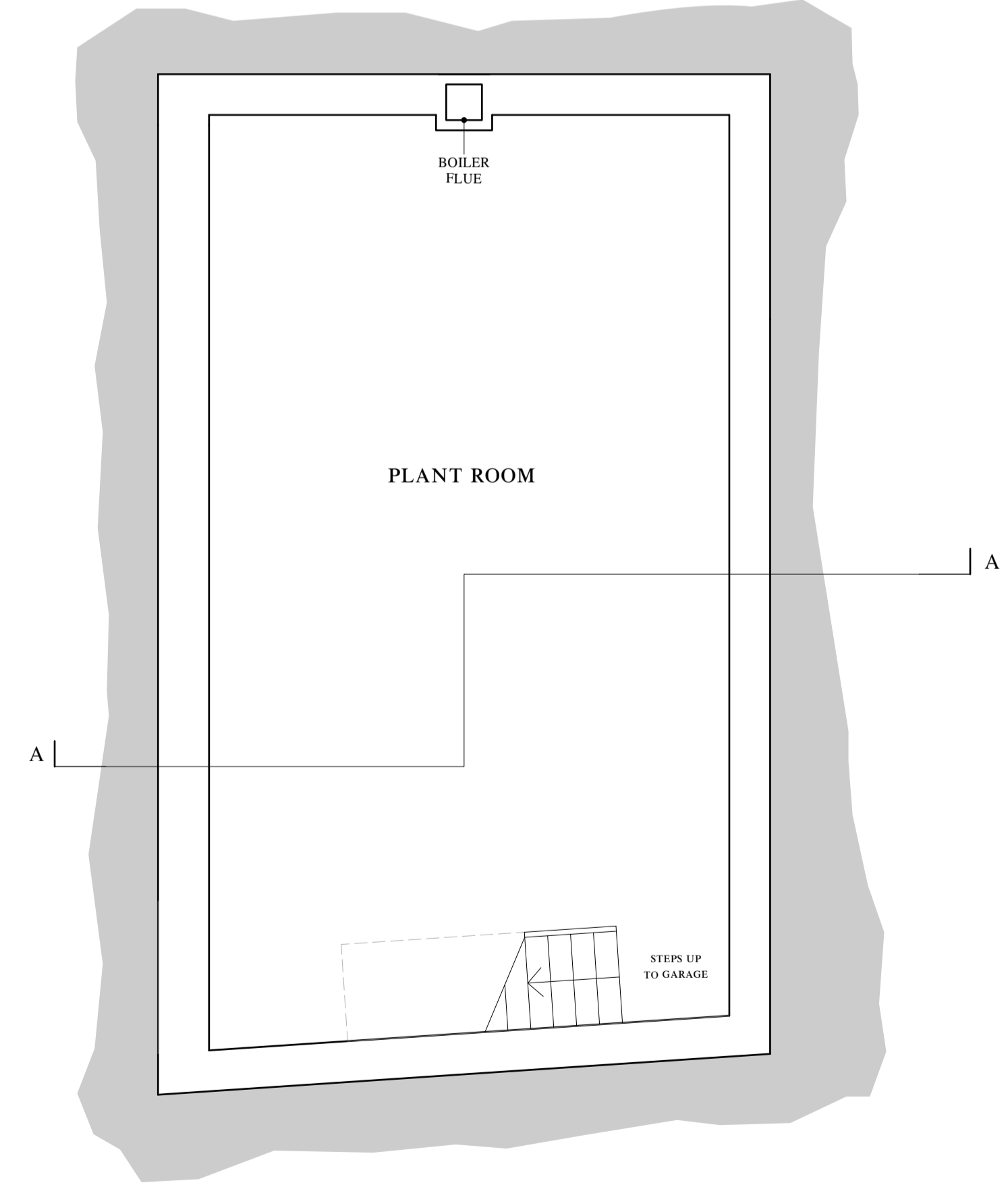
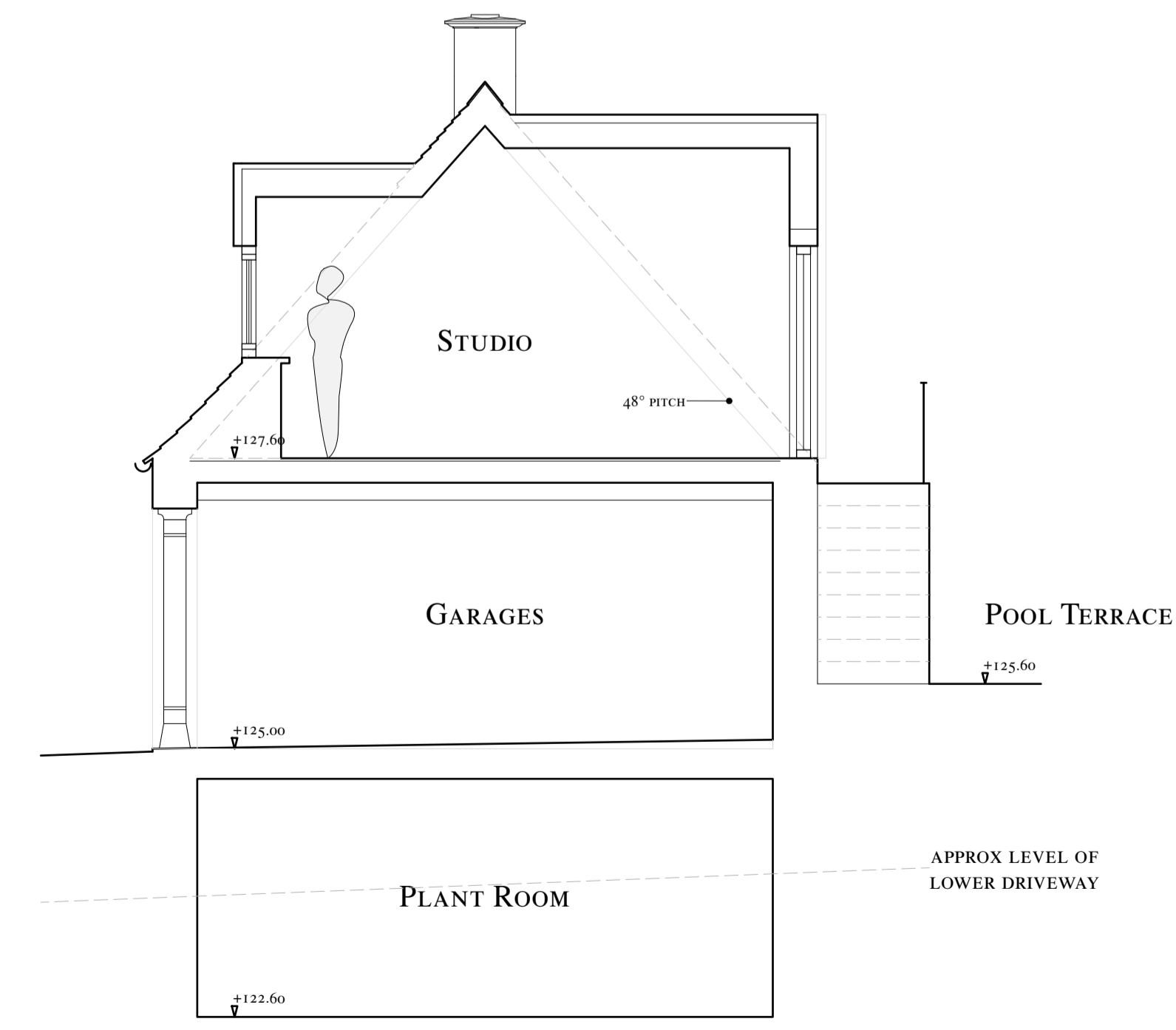
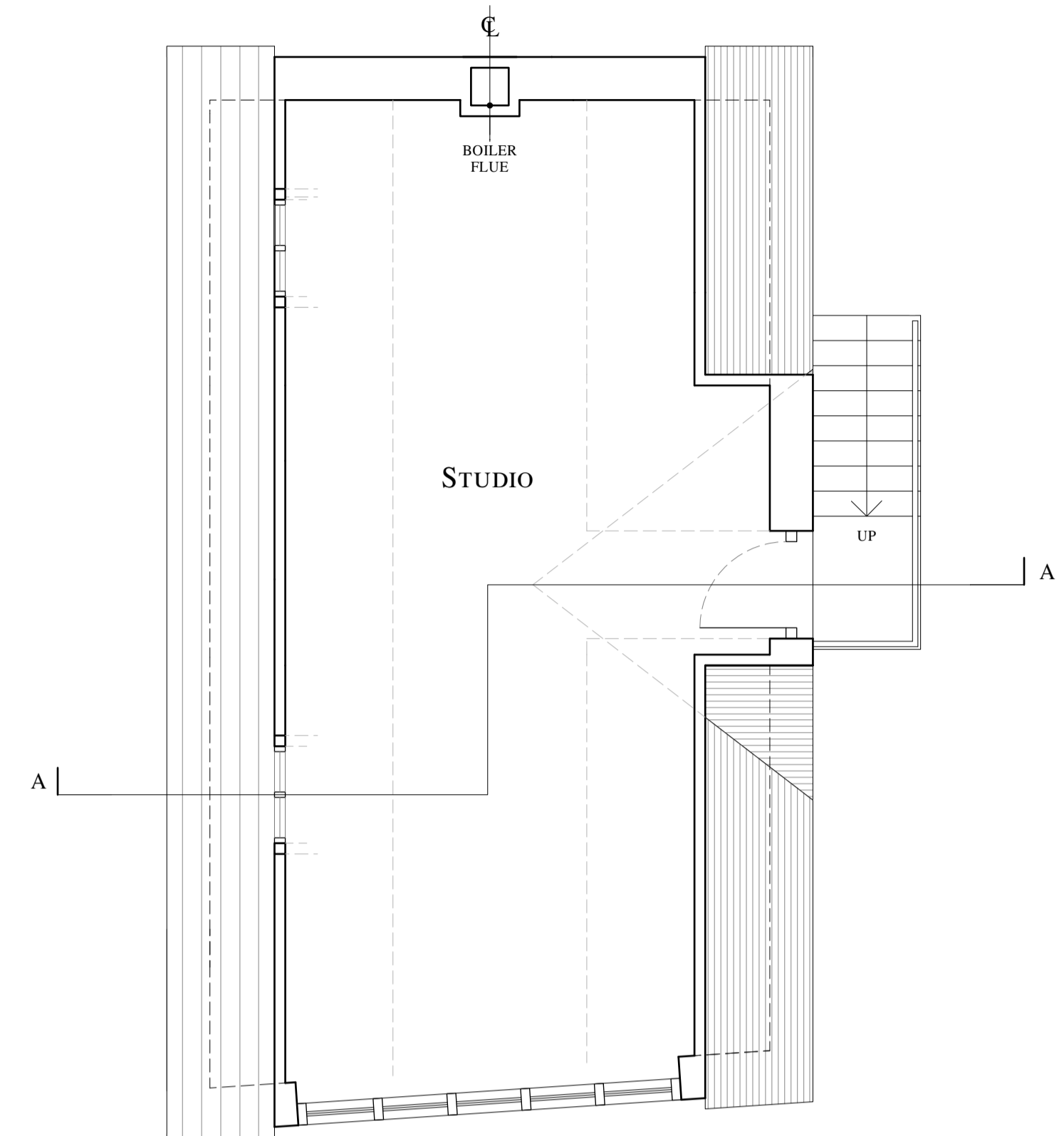
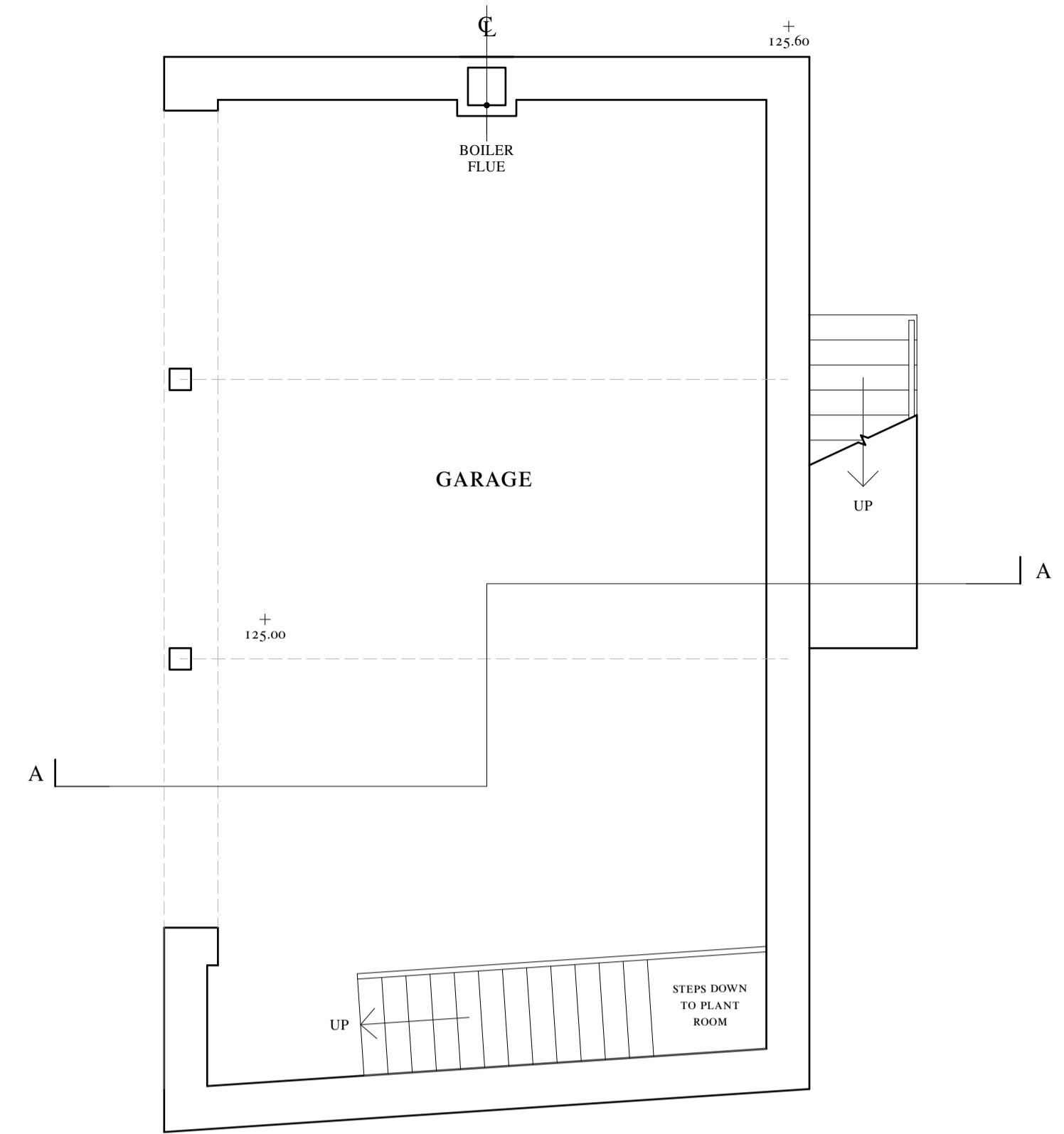
Job Title
**ALDSWORTH MANOR
 NR CHELTENHAM
 GL54 3QZ**

Drawing Title
**AS PROPOSED
 POOL HOUSE
 ELEVATIONS**

Scale
 1:50 @ A1
 1:100 @ A3
 Date
 MAY 2021
 Drawn By
 ME

Drawing No.
2035 - 404
 Rev.
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NOTES:
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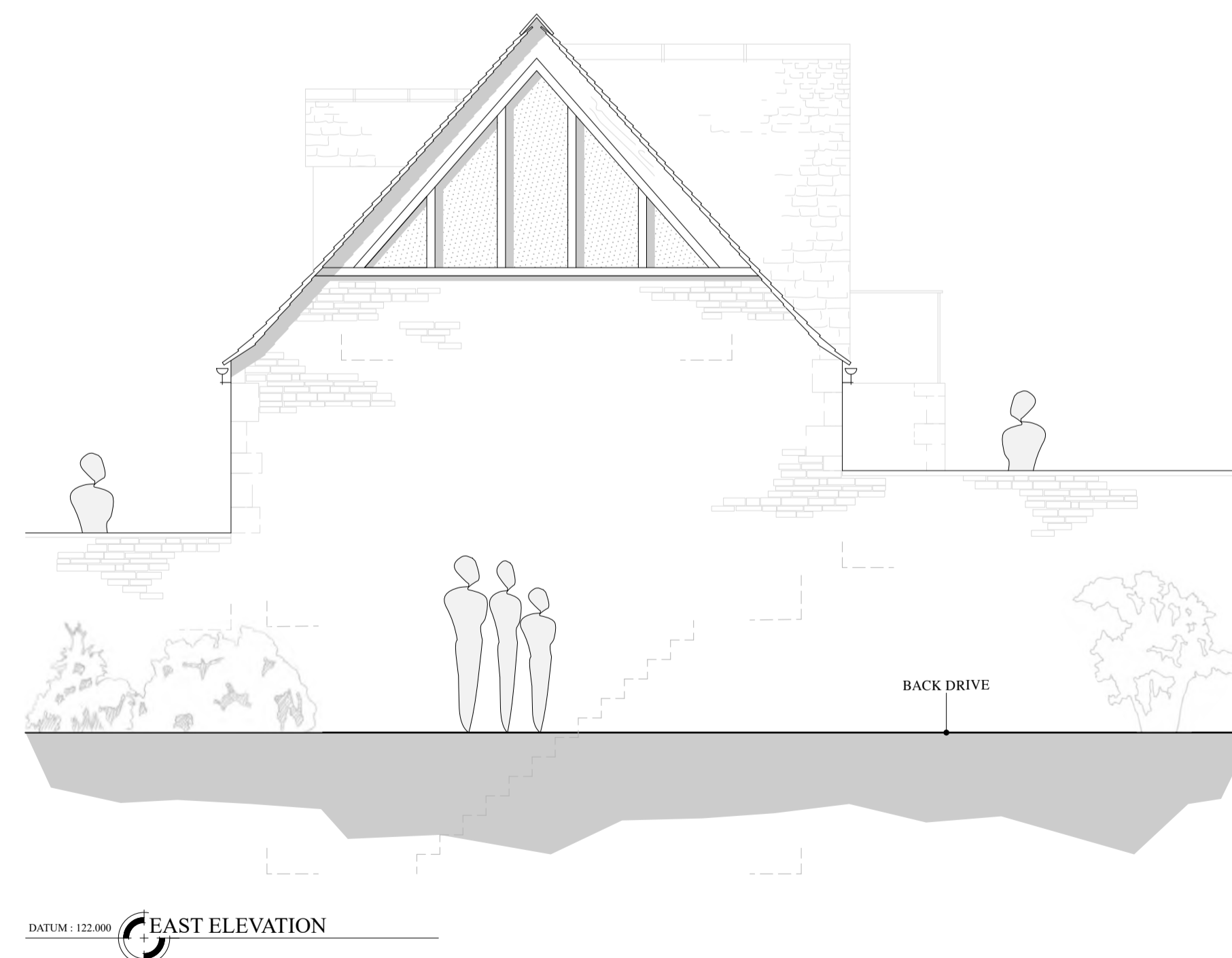
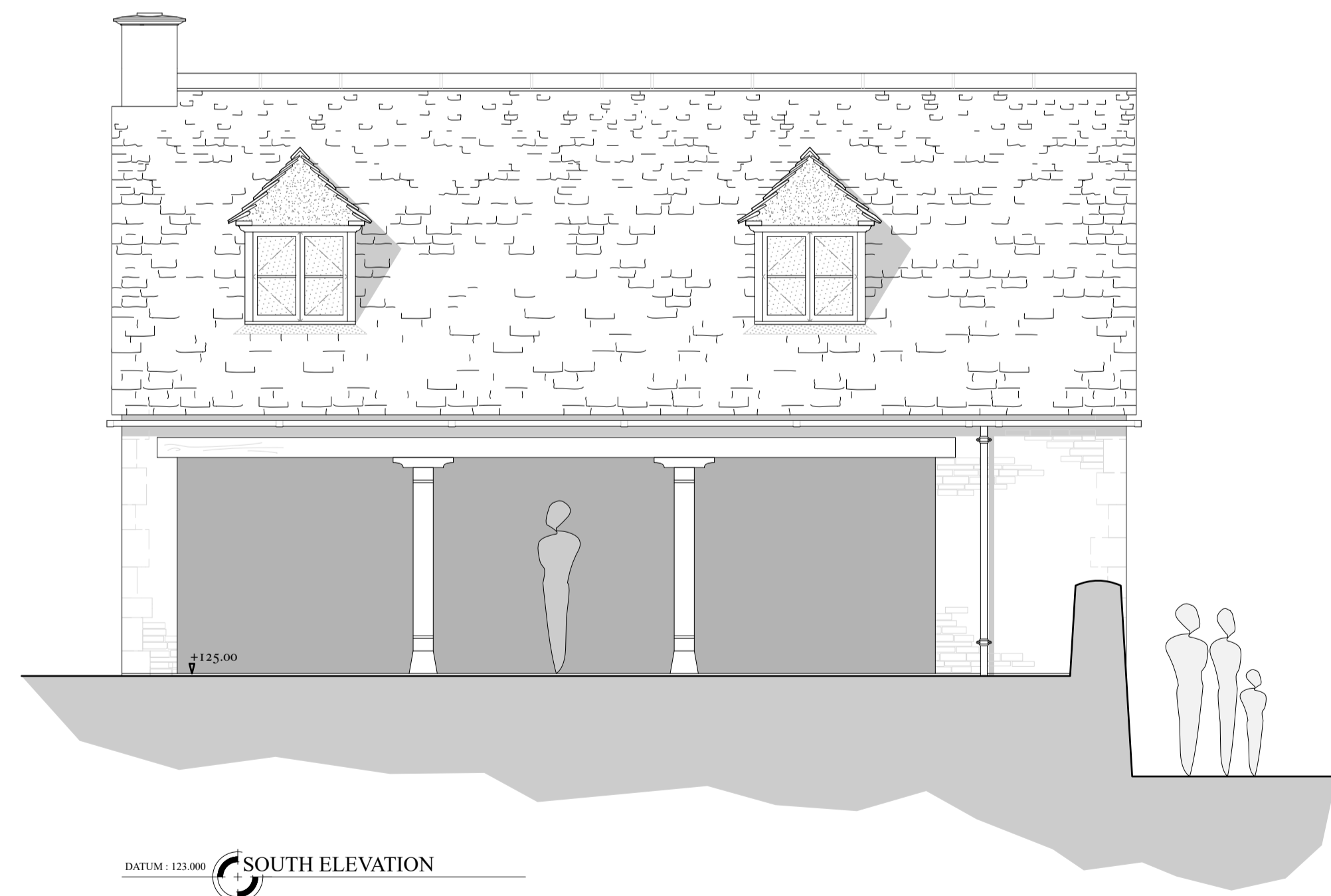
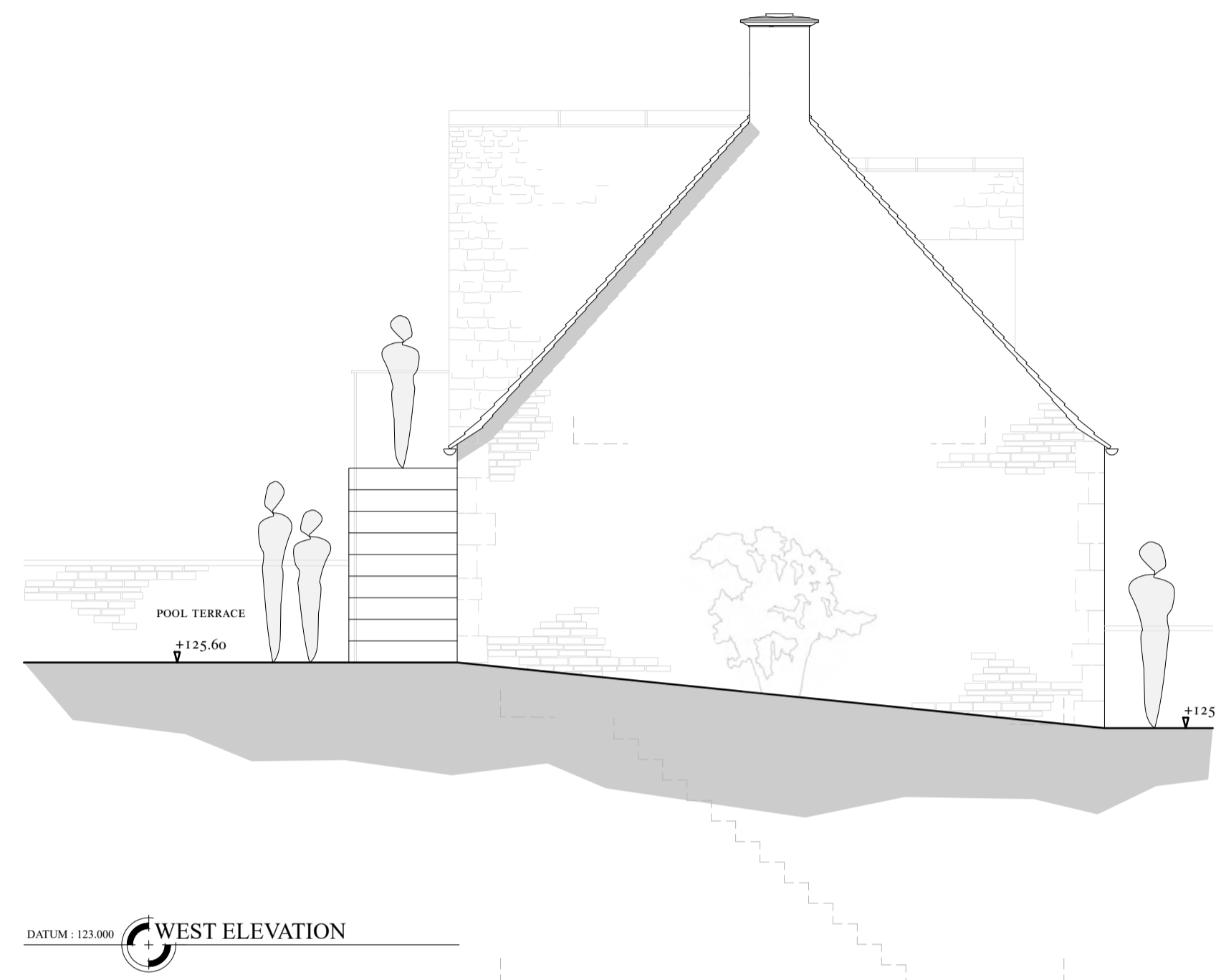
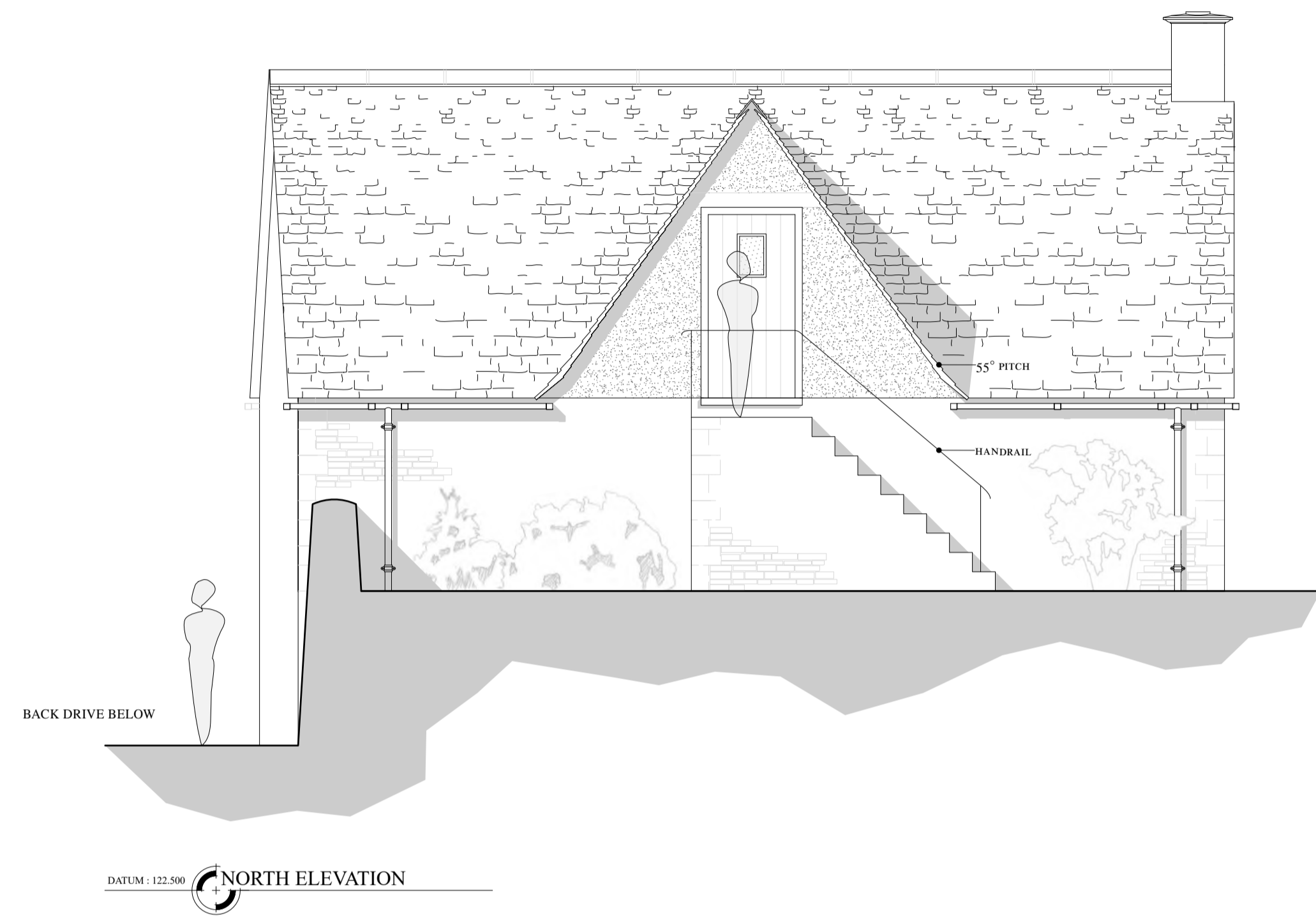
Job Title
**ALDSWORTH MANOR
 NR CHELTENHAM
 GL54 3QZ**

Drawing Title
**AS PROPOSED
 GARAGE
 PLANS AND SECTIONS**

Scale	1:50 @ A1 1:100 @ A3
Date	MAY 2021
Drawn By	ME

Drawing No.	2035 - 501
Rev.	-

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No.	Date	Revisions



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Client
MR AND MRS JONATHAN TURNBULL

Job Title
**ALDSWORTH MANOR
 NR CHELTENHAM
 GL54 3QZ**

Drawing Title
**AS PROPOSED
 GARAGE
 ELEVATIONS**

Scale
 1:50 @ A1
 1:100 @ A3

Date
 MAY 2021
 Drawn By
 ME

Drawing No.
 2035 - 502
 Rev.
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Figure 1: Site location



Figure 2: 1799 Enclosure Map

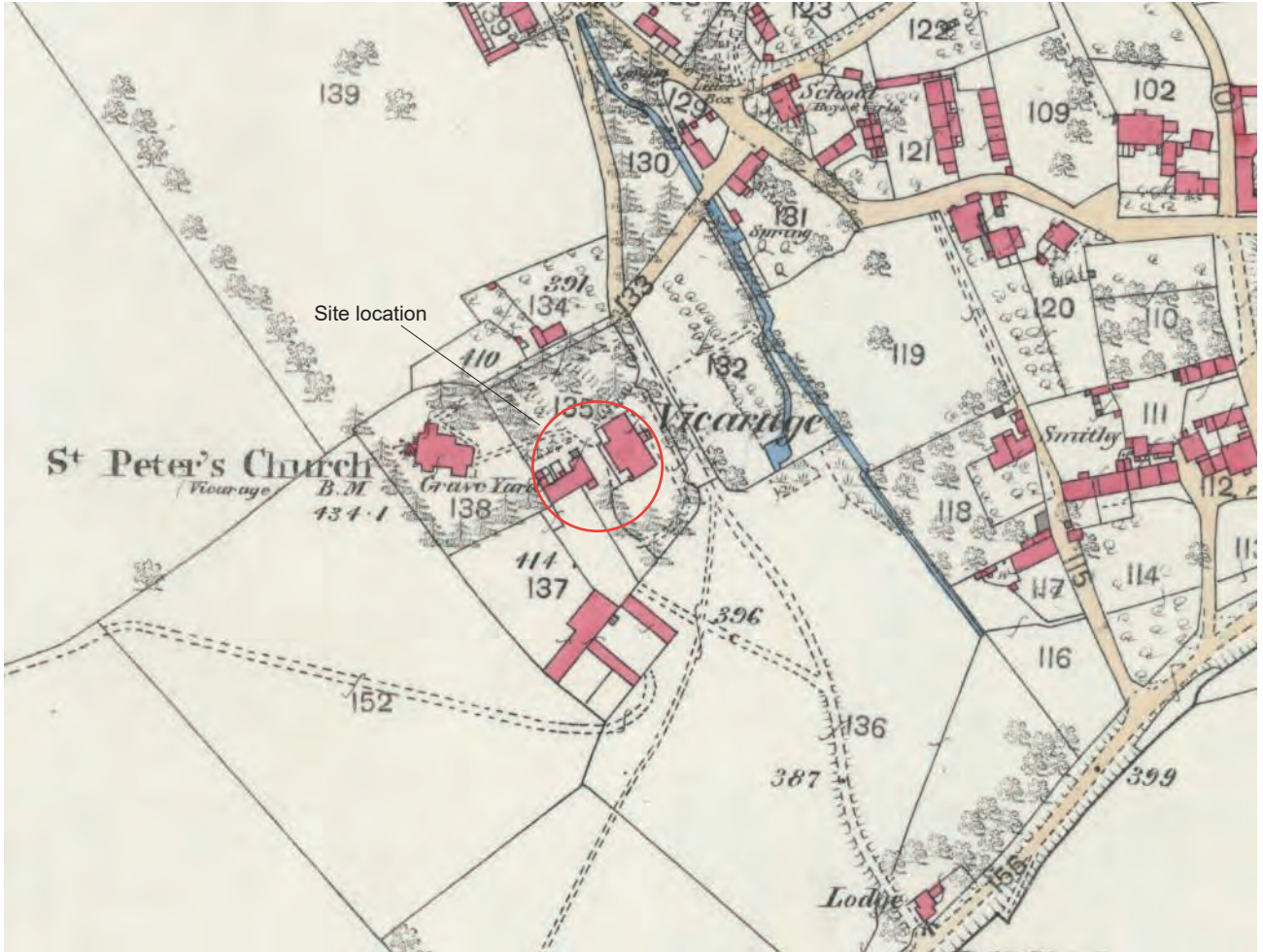


Figure 3: 1881 six-inch OS map

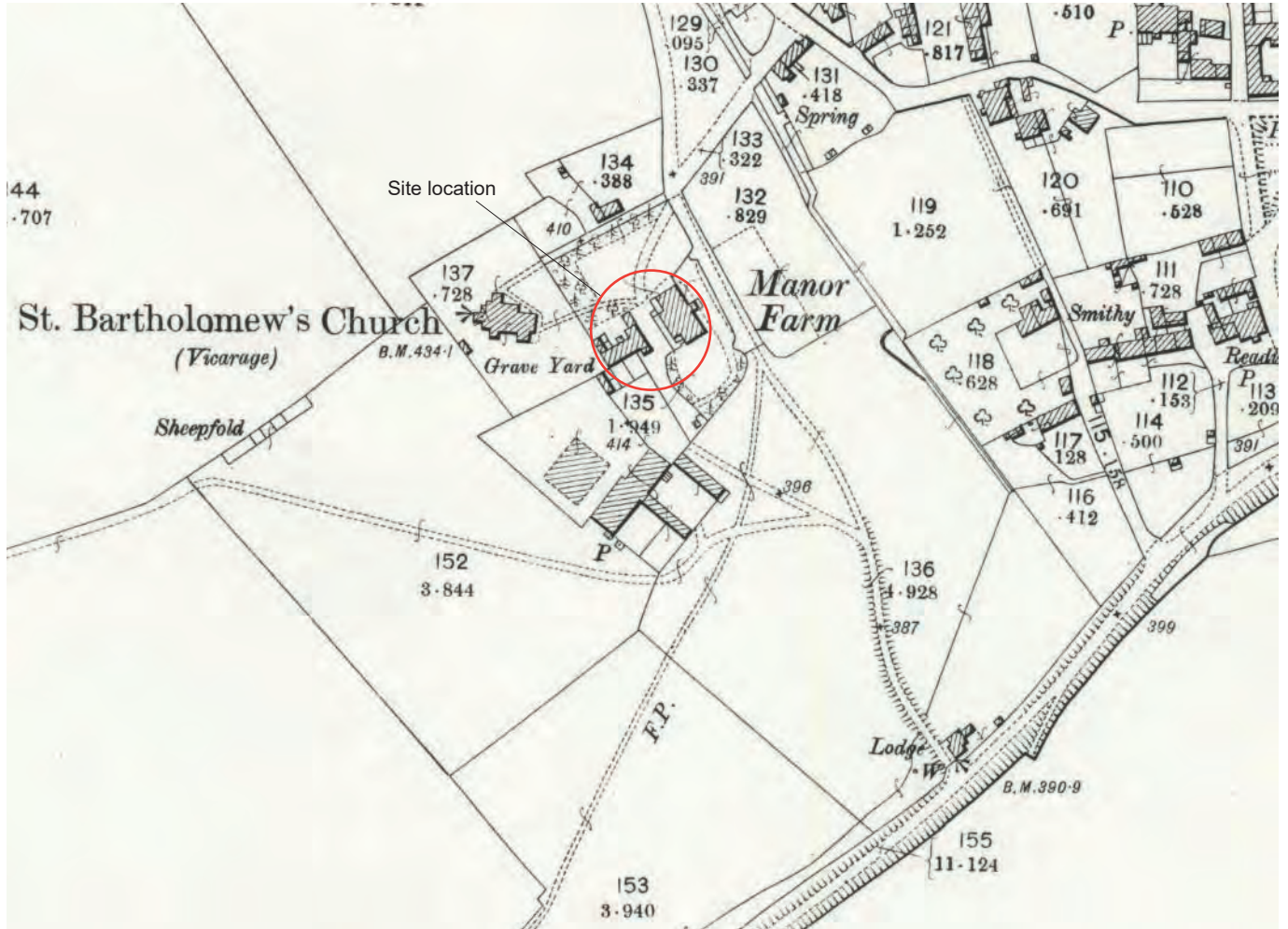


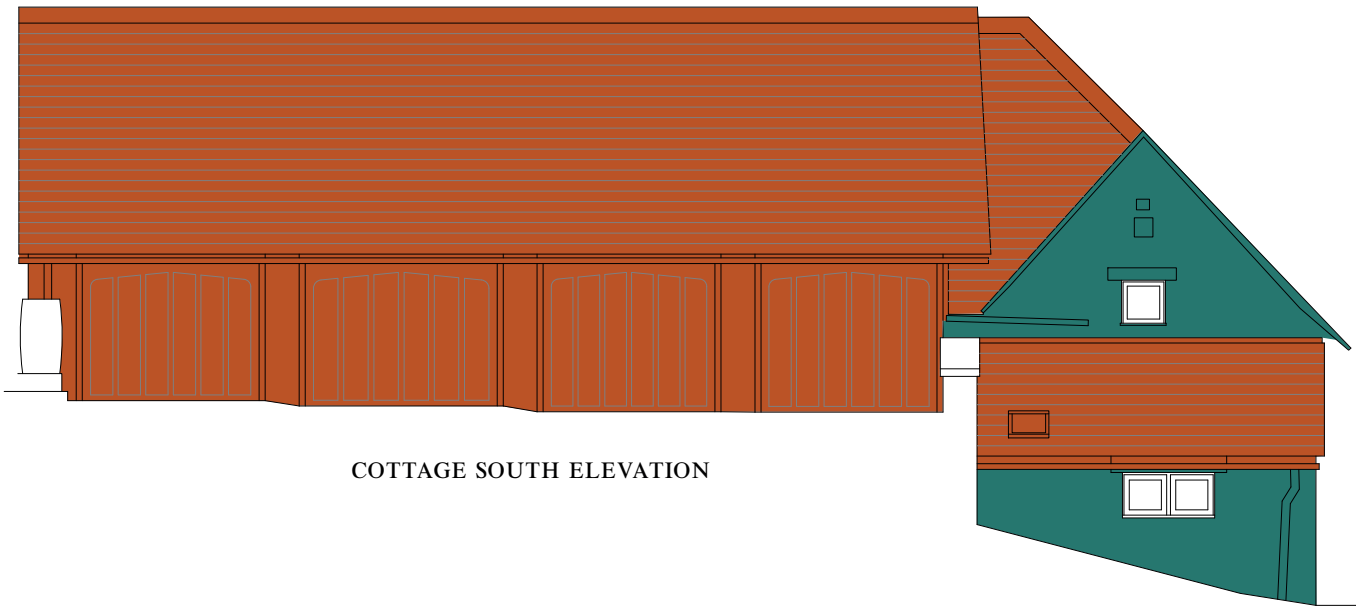
Figure 4: 1900 six-inch OS map



Figure 5: 1920 six-inch OS map



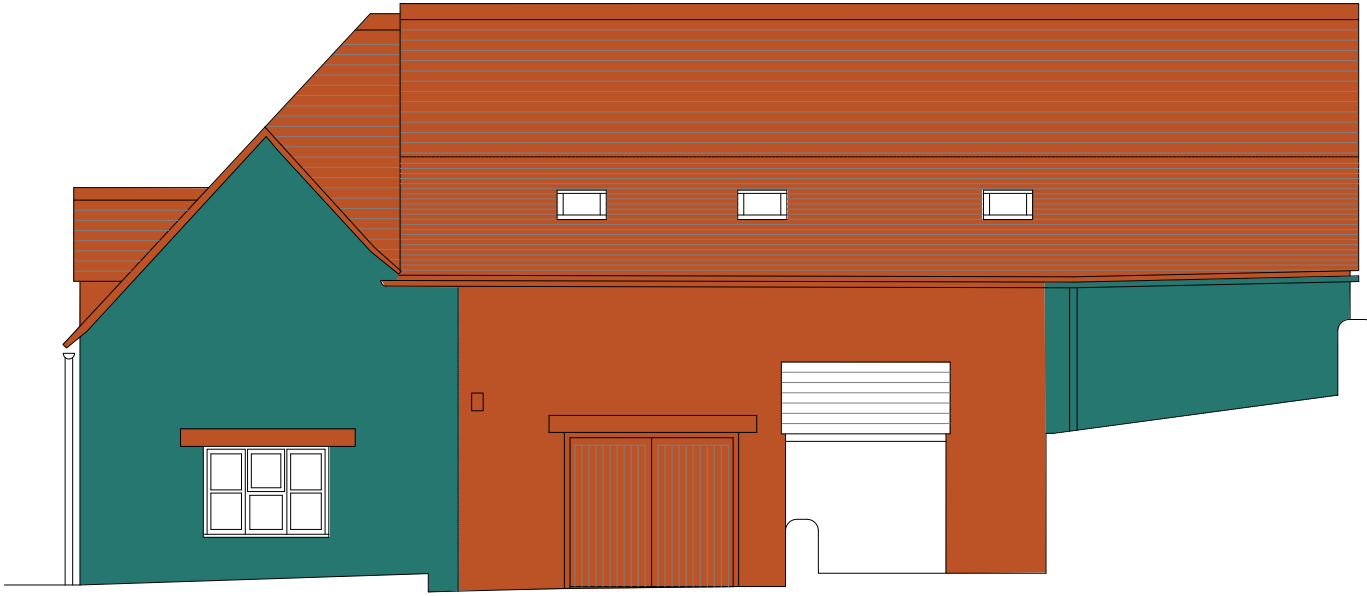
Figure 6: Plan of Aldsworth Manor showing the location of the outbuildings



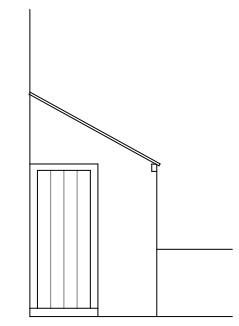
COTTAGE SOUTH ELEVATION



COTTAGE EAST ELEVATION



COTTAGE NORTH ELEVATION

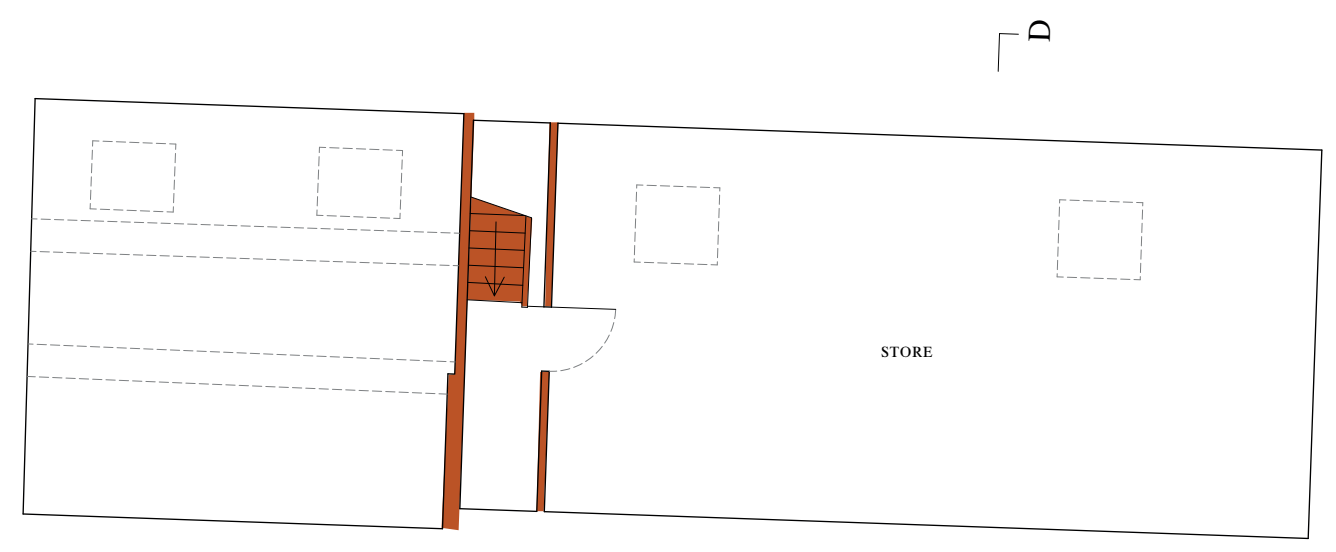


COTTAGE LEAN-TO EAST ELEVATION

Legend:
■ Appears on 1881 OS Map
■ 20th century
□ Does not appear on maps but likely to date to 18th or 19th century

0 5m
1:100

Figure 7: The south, east and west elevations of the cottage and the north garage, and sections through the buildings



GARAGE FIRST FLOOR PLAN



COTTAGE GROUND FLOOR PLAN

Legend:

- █ Appears on 1881 OS Map
- █ 20th century
- Does not appear on maps but likely to date to 18th or 19th century

0 5m
1:100

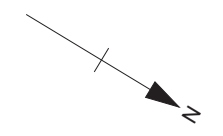
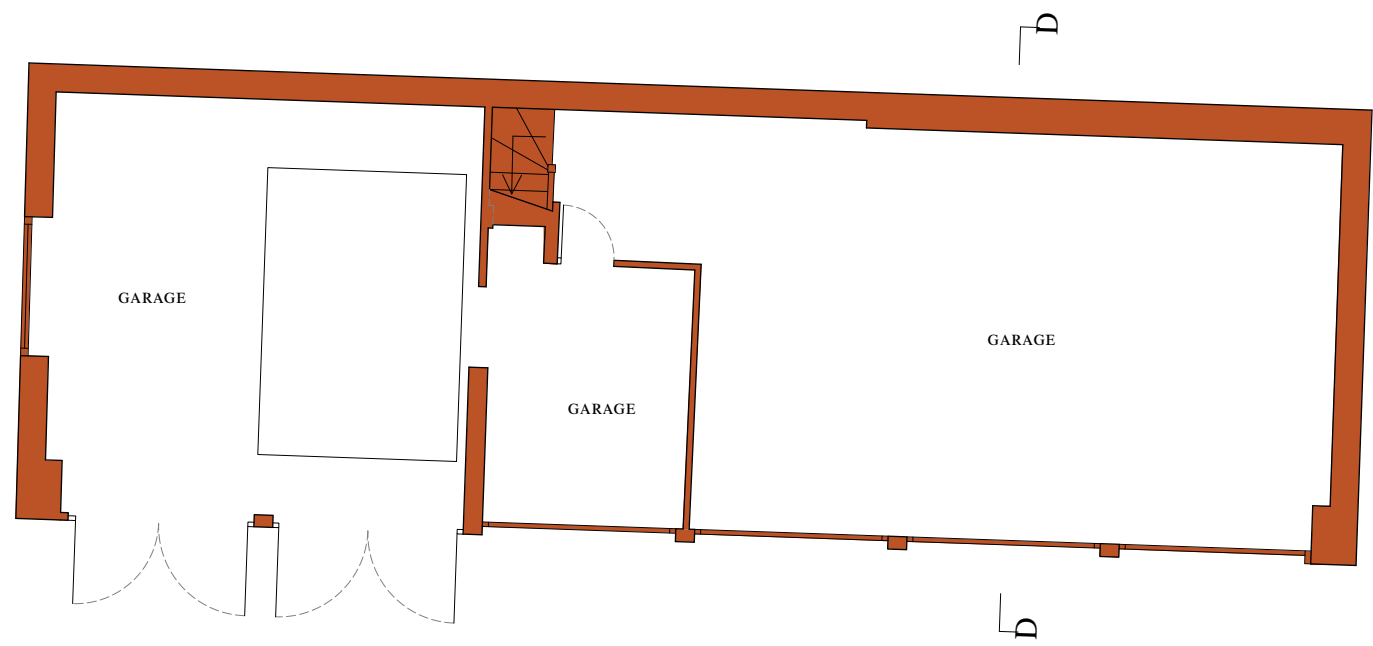
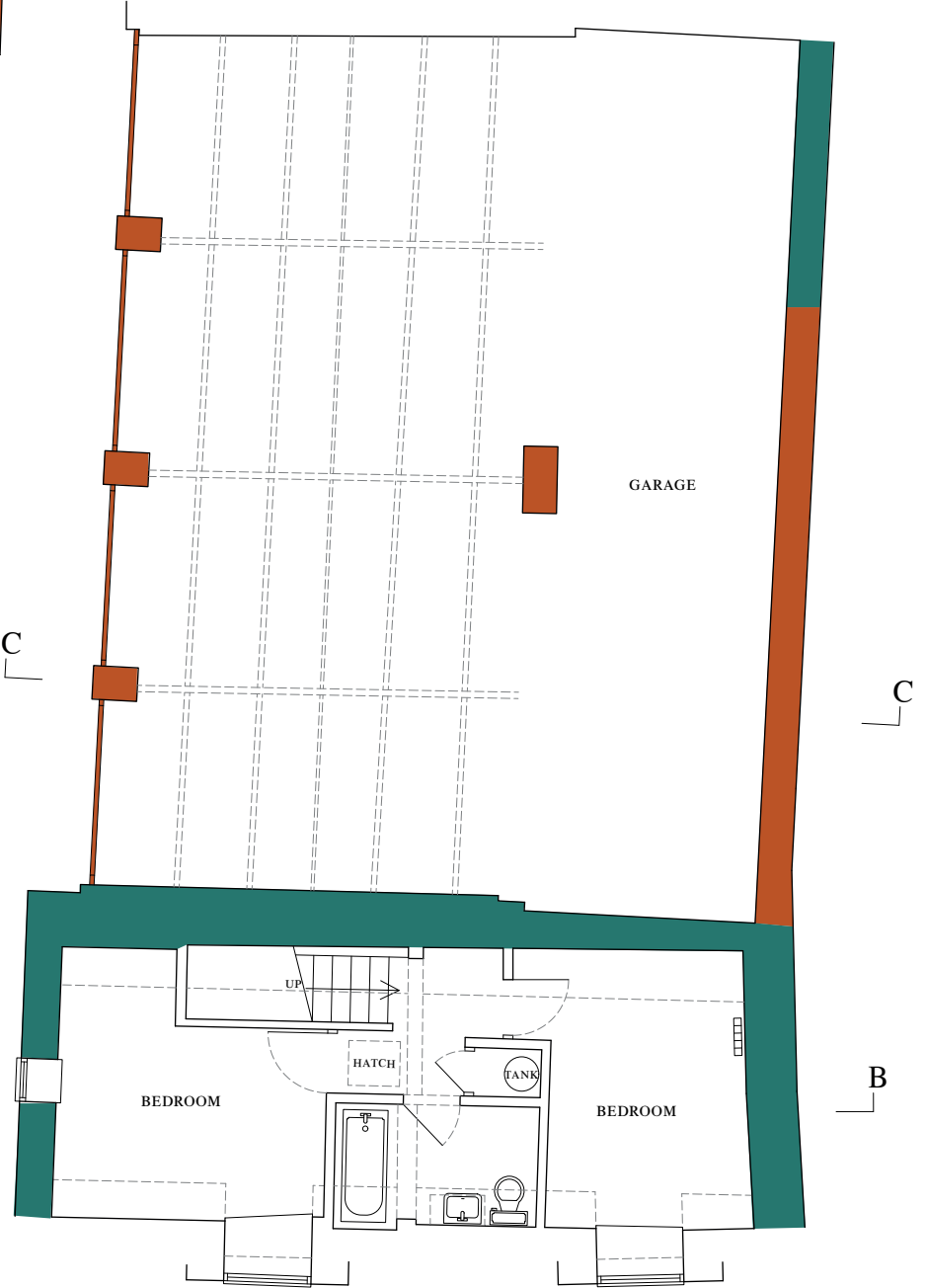


Figure 8: Ground floor plan of the cottage and the garages



GARAGE GROUND FLOOR PLAN



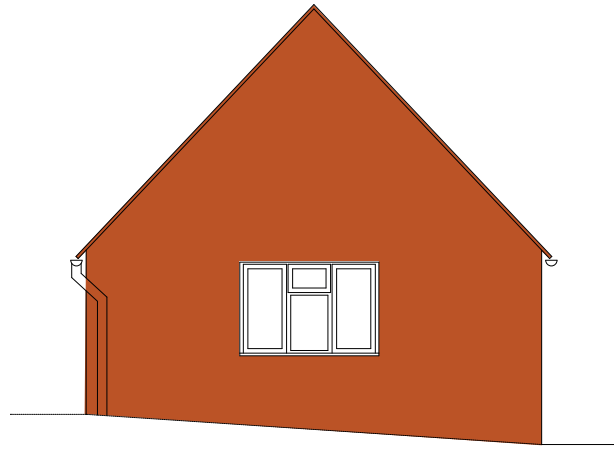
COTTAGE FIRST FLOOR PLAN

0 5m
1:100

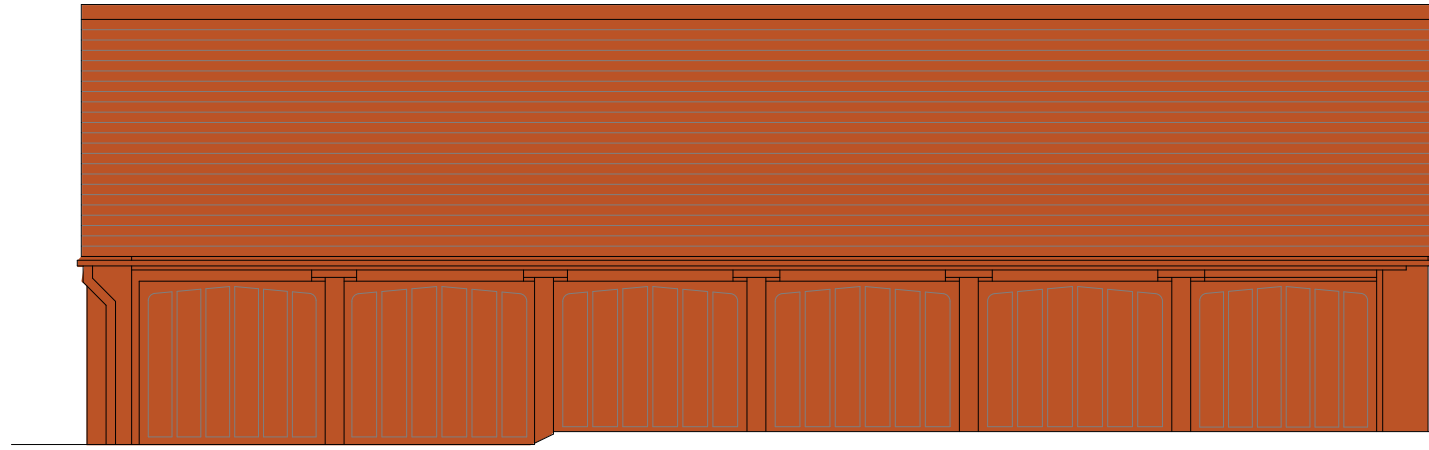
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- █ Appears on 1881 OS Map
- █ 20th century
- Does not appear on maps but likely to date to 18th or 19th century

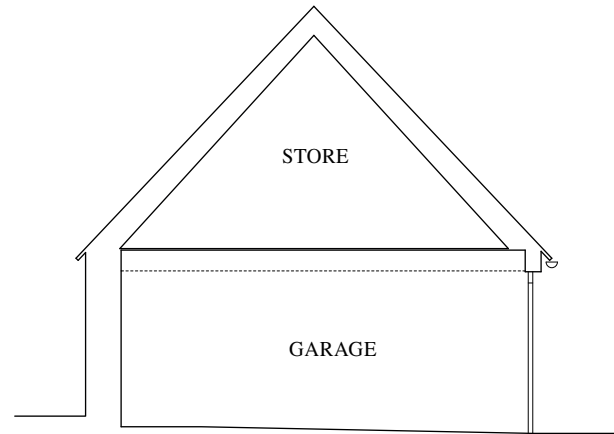
Figure 9: First floor plan of the cottage and the garages



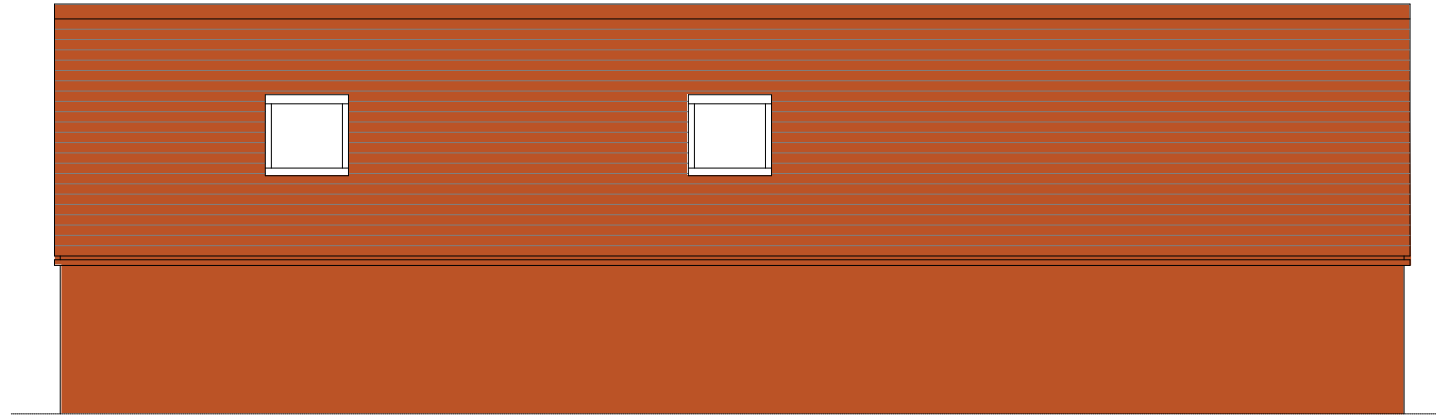
GARAGE SOUTH ELEVATION



GARAGE EAST ELEVATION



SECTION D-D



GARAGE WEST ELEVATION

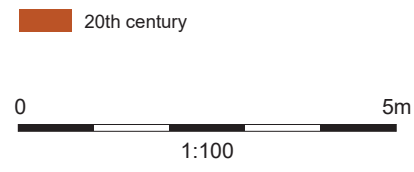


Figure 10: North, south, east and west elevations of the west garage



Plate 1: The cottage, looking north-west



Plate 2: Small outhouse on the north side of the cottage, looking west



Plate 3: The sitting room of the cottage, looking south



Plate 4: The kitchen of the cottage, looking north



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Plate 5: The utility room of the cottage, looking west



Plate 6: The attic landing of the cottage, looking north-east



Plate 7: The garages, looking north



Plate 8: The interior of the west garage, looking south



Plate 9: The interior of the west garage, looking north-east



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