

ADDITIONAL INFORMATION SUBMITTED TO ASSIST THE INSPECTOR IN RELATION TO THE ORIGINAL PURPOSE AND ARCHITECTURAL CHARACTER OF THE GRADE II LISTED PAVILION

This note is submitted on behalf of Cheltenham Borough Council in response to late submissions regarding the Pavilion, one from Pegasus ('Valve House parallel' received 3rd September) on behalf of the Appellant, and one from the Friends of Oakley Farm Pasture Slopes, also received 3rd September.

Pegasus are emphasising the building's utilitarian function as a probable valve house (this is the wording in the list description, which was reproduced in the SoCG). They have submitted images of another pavilion or valve house at the Northfield Reservoir at Birmingham. This is much less decorative in its external appearance, is later in date and is unlisted.

The Friends' submission makes the case for the building's ornamental purpose. 'Our group is still of the opinion that the Pavilion's primary function was never anything more than that of a garden folly, a gazebo or a summer-house'. It was described in the book 'Troubled Waters' as the 'decorative Custodian's Office', and in my view this seems a plausible function. As the water supply from the reservoir was gravity fed to the town below, it would not have required any machinery to operate the supply. Evidence for it being a 'summerhouse' is provided by an extract from the Cheltenham Examiner (27 October 1875), describing a visit to inspect the water works at Hewlett's Hill, at which the party made 'a retreat to the summer house'. This is further supported by another report in the Cheltenham Chronicle (9 October 1909) which mentions 'an octagonal summer-house that might be used as a shelter in the case of storm'.

The Friends state: *Therefore, the intrinsic character of the wider landscape is not incidental to its siting as was suggested by Ms Stoten but was a fundamental reason for its positioning. Its significance is not only derived from its built form but also from its positioning where the setting makes a huge contribution to its significance.*

There does, however, appear to be some unity of view that the pavilion, entrance gates and boundary wall were built to impress and reassure.

There are a small number of listed Valve Houses included in the National Heritage List for England. Six examples are illustrated with photographs and none are quite the same as the Pavilion at Hewlett's Reservoir. In contrast, there are numerous examples in the National Heritage List for England of listed octagonal summerhouses and I have attached examples, including two relatively local ones. The Pavilion at Hewlett's is clearly more akin to an ornamental summerhouse than a functional valve house, both in its architectural expression and its outward looking aspect, to take advantage of the views of the escarpment hills, the town below and the Severn Vale etc.

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EXAMPLES OF LISTED OCTAGONAL SUMMER HOUSES

Bath House with first floor Summer House in grounds immediately south-west of Dowdeswell Court near Cheltenham. Grade II¹. Built 1773. (Severn and Trent Water Authority).



Summer House at St Edwards School, Charlton Kings, Cheltenham, Grade II2. C.1837, Rendered brick with tented lead roof.



Summer house at Stroud Court, Minchinhampton, Glos. Mid-late C19. Ashlar limestone; stone slate roof. Grade II³.



¹ <https://historicengland.org.uk/listing/the-list/list-entry/1341343>

² <https://historicengland.org.uk/listing/the-list/list-entry/1386641>

³ <https://historicengland.org.uk/listing/the-list/list-entry/1091151>

Summer house at Halecat House, Cumbria. Grade II⁴. Probably mid to late C19. Dressed stone with slate roof. Octagonal structure with pyramidal roof.



Summer house at Cheddon Corner, Somerset. Grade II⁵. Early-mid C19. Pink brick, pyramid slate roof, over hanging eaves with sprockets, lead finial.



Summerhouse at Manor Farmhouse, Itteringham, Norfolk. Dated 1765. Brick with black glazed pantiles to octagonal hipped roof. Corner (Grade II⁶)



⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1087096>

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1060517>

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1304607>

EXAMPLES OF LISTED VALVE HOUSES

Valve house at Hexham Road, Throckley, Newcastle upon Tyne (Grade II⁷)

Valve house now storage building. Circa 1870 for Newcastle and Gateshead Water Company. One storey; one bay square. Pyramidal roof has wide overhanging eaves.



Valve house at Hexham Road, Throckley, Newcastle upon Tyne (Grade II⁸)

Valve house. Circa 1890 for Newcastle and Gateshead Water Company. One high storey, three bays. Double door in east in chamfered alternate-block Tudor-arched surround; similar surrounds to three tall windows in each return.



Valve House at Catcleugh Reservoir, Northumberland⁹

Dam, overflow bridge and valve house. 1891-1904 by T. and C. Hawksley, engineers, for the Newcastle and Gateshead Water Company. The valve house has original machinery. Single storey, three tall segment-headed window openings; hipped roof.



⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1024975>

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1186057>

⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1044836>

Valve House to Honor Oak Pumping Station, Southwark¹⁰

1902-1905. Glazed brick; dressings in artificial stone. Convex mansard roof of metal pressed to resemble fishscale, with pyramidal ventilator to centre section. Rectangular in plan of three bays, giving an almost cruciform plan.



Valve House at Frankley Reservoir, Birmingham (Not listed)

Frankley Reservoir (Severn Trent). There are two octagonal valve houses located on the edge of the semi-circular reservoir. The reservoir dates from 1904.



Straining well and valve house for Thirlmere Reservoir, Lake District (Grade II¹¹)

1885-1894 by G.H. Hill (engineer), for Manchester Corporation Waterworks Committee. Circular tower with lower double rectangular valve house structures, forming overall V-shape. Mock castle-like building with plain openings and slit vents.



¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1378477>

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1121541>