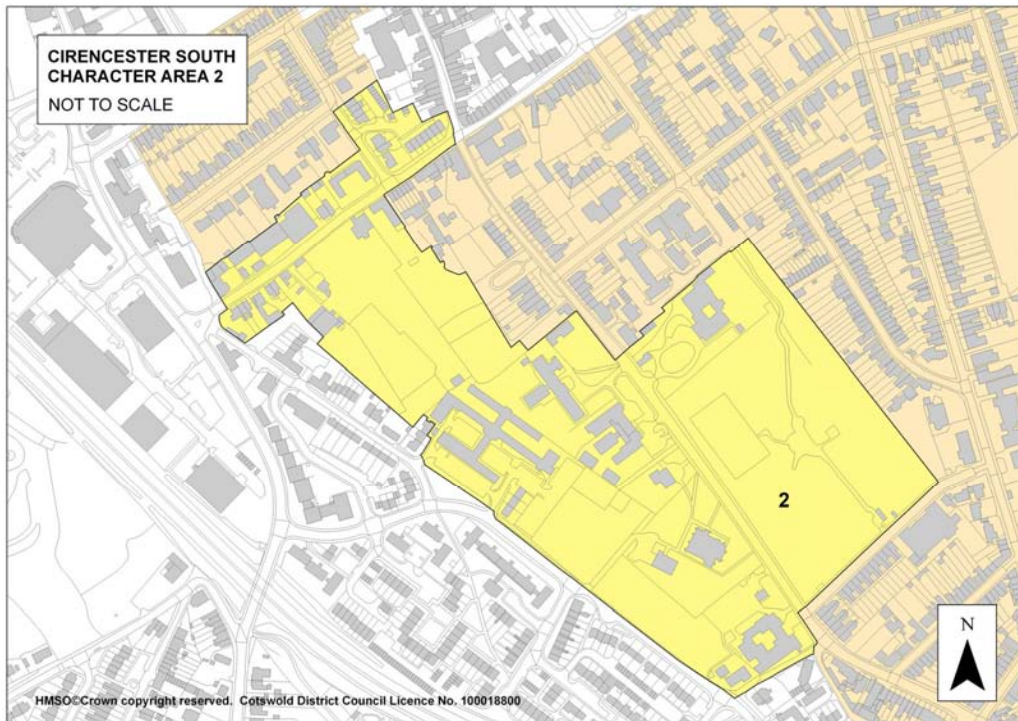


Character Area 2: St Michaels



Map T



Character Area 2: St Michaels – Key Characteristics



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Character Area 2: St Michael – Key Characteristics

- Contrasting with most other parts of the Conservation Area, the St Michael's character area comprises mostly of larger, elegant detached buildings set within generous grounds, and open recreation areas, the whole accessed by straight vehicular routes lined with pavements, and result in an attractive, green and mostly genteel character;
- A wide range of uses including residential use, most notably in Querns Lane and two residential care homes on Watermoor Road, together with two schools [376] and a handful of commercial premises, also on Querns Lane;
- Several areas of formal and informal recreational activity, most notably in the Park, and within the grounds of the two schools;
- Architecturally varied including a number of listed buildings [379-80] such as Holy Trinity Church, which also serves as an important local landmark [370 & 372, 401 & 403];
- Two buildings of Townscape Merit [392-93] and several Positive Buildings [378 & 384];
- The almost wholesale use of Cotswold limestone, whether rubble, ashlar or rock-faced, to building elevations and boundary walls, the whole creating a well-mannered and harmonious character;
- Very limited use of brick for chimney stacks and two boundary walls [north and east] to Watermoor House [399] and its small ancillary building;
- Architectural detail including classical elements such as pediments [90-91 & 399] and the use of iron for decorative pedestrian and vehicular gates [369, 375 & 385] and rainwater goods [388-89];



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- Good permeability with several pedestrian pathways through the area including:
 - The main pedestrian route on a north - south axis of St Michael's Park [374-75, 377];
 - The link from Trinity Road south of Cotswold District Council offices through to the grounds of Holy Trinity Church to Watermoor Road [402];
 - The semi-public route from the grounds of Cotswold District Council to Querns Lane [397];
- Large numbers of mature, native and exotic trees that are especially important in screening and enhancing the built form, and which provide visually-soft boundaries, physical shade, additional visual colour and texture, and individual trees forming focal points [404-407].



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Character Area 2: St Michael – Negative Features & Issues

- Several Negative Buildings and Neutral Buildings especially along Querns Lane, combined with a break in building line and the removal of boundary features resulting in a loss of character and sense of enclosure [408-11];
- Incongruous signage to commercial properties on Querns Lane [409-10];
- Poor public realm to the pathway south of Watermoor Primary School [414], and poorly maintained areas of tarmac car parking and pavements [415];
- Loss of and/or replacement of architectural details with inappropriate designs and materials including use of plastic for windows and doors and artificial stone products that weather unsympathetically [409-413];
- Loss of boundary features to provide car parking [413];
- Unattractive, often flat-roofed, building extensions [418-19];



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