

CHEDWORTH CONSERVATION AREA STATEMENT

Planning guidance
for owners,
occupiers and developers



Chedworth is a straggling, long village set dramatically in a narrow, steep-sided valley. It is not an estate village, rather a sporadic pattern of buildings with many modest cottages erected by independent free holders. Developed in a dispersed way, the village is one of many contrasts.

The conservation area is intended to conserve the very special contrast between the landscape and its buildings, as well as the houses, cottages and outbuildings, which are all united by their valley setting.



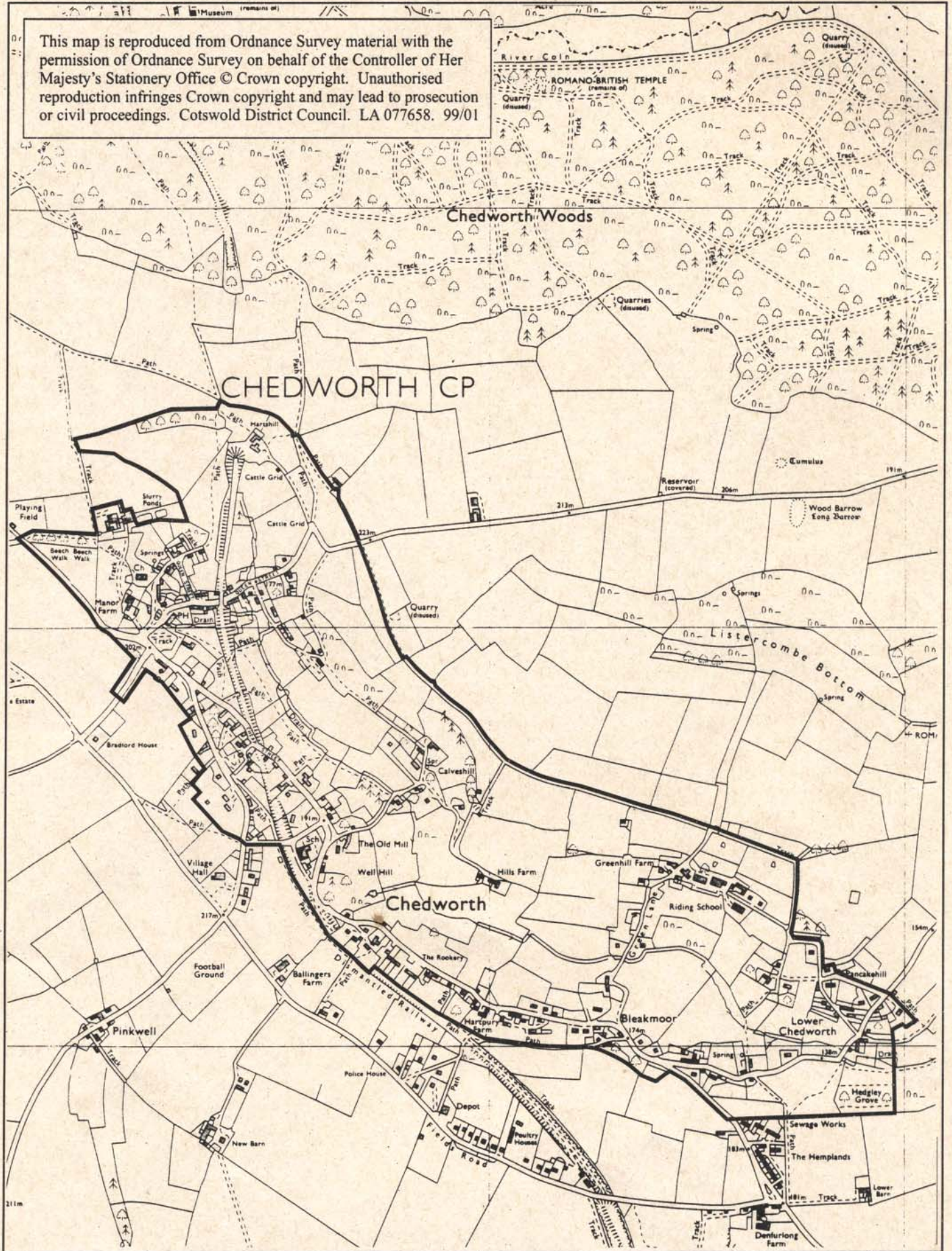
Cotswold District Council

March 2001

CARING FOR THE COTSWOLDS

CHEDWORTH CONSERVATION AREA

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The ingredients, special and specific to the conservation area's appearance are evident in this photograph: limestone buildings with lively roofscapes crowned by chimney stacks; a random juxtaposition and a sense of distance enhanced by contours and a close integration with the open countryside.

Chedworth Conservation Area was first designated on 19 April 1977, and the boundary was altered on 1 June 1989 and 28 May 1998.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This Statement provides guidance on how the preservation or enhancement of the character or appearance of the Chedworth Conservation Area can be achieved.

Local planning authorities are required to *formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas* (Section 71 of the Act). This Statement fulfils this statutory duty.

In making a decision on an application for development in a conservation area, *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area* (Section 72 of the Act). While this should ensure that harmful change is not allowed, some

changes, normally not requiring planning permission (known as permitted development), could still damage the special qualities of the area. Local authorities have special powers to issue directions removing certain permitted development rights from properties if it can be shown that this is necessary. A direction to this effect is projected covering much of the Chedworth Conservation Area.

This Statement should be read in conjunction with the most recent versions of the *Cotswold District Local Plan*, the *Gloucestershire County Structure Plan*, and national planning policy guidance, especially Planning Policy Guidance Note 15 (PPG15) - 'Planning and the Historic Environment'.

This Statement has been prepared by **Cotswold District Council** in close collaboration with **Chedworth Parish Council** and **The Chedworth Society**. A draft was circulated at a public meeting held on 6 April 1998 in Chedworth, and any comments or suggestions were taken into account in the final published version. The Statement was adopted by Cotswold District Council as supplementary planning guidance on 28 May 1998.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

HISTORY



View circa 1900, looking east along Cheap Street, with Meadowview in the foreground and Rookery House and Cottage in the mid-distance. The lanes are well defined by dry stone boundary walls and grass verges. This is typical, even today of the Chedworth Conservation Area. Other features in this view, such as the large clump of trees and embankment walls on the right, no longer survive.

The discovery of flint tools and Neolithic burial chambers in the surrounding countryside suggests that the Chedworth area has been occupied for 4000 years or so. It is not, however, until the Roman period that evidence of a settlement becomes clearer. Important Roman towns at Cirencester and Gloucester enabled the area to flourish resulting in the establishment of a number of prosperous farming estates. One of the country's largest Romano-British villas to be excavated is located close to Chedworth and it is said, although not proven, that a villa existed in the village on the site of the present-day Manor House.

The Domesday Book provides a detailed picture of the development of Chedworth by the eleventh century, illustrating that agriculture was all-important and organised under a manorial system. Cedeorde, as it was known (it was Chaworth in the thirteenth century), had 13 plough teams, 30 inhabitants, and three water mills. The area was also an important trading post for salt.

During the Middle Ages the population rose slowly: there were 31 on the tax list in 1327 and at least 72 in 1381, perhaps suggesting that the Black Death had little effect on

the village. This period saw the rapid expansion of sheep-farming, with much of the arable land being turned to grazing pasture.

In the early seventeenth century, due to religious persecution in the Low Countries, Flemish weavers came and settled in the Cotswolds. There are indications that a few may have come to Chedworth and plied their trade. Ballinger's Row and a small number of cottages in Lower Chedworth certainly have the appearance of weavers' cottages, identified by their high roofs, allowing the installation of broad looms in their attics.

Enclosures also contributed to a dramatic transformation of the landscape in and around Chedworth. This began in the sixteenth century and gathered pace to peak in the late eighteenth and early nineteenth centuries. A series of Parliamentary Acts administered by local commissioners enclosed more than a quarter of the Cotswold landscape. In some places hedges were planted, but rubble stones were easily available and walls could be quickly built when labour was cheap. This shaped the landscape we see today particularly in and around Chedworth.

During the late seventeenth and early eighteenth centuries the village spread from the head of the valley, where the church, the Manor House and ample water supply were situated, one and a half miles down the valley to Pancake Hill, then called 'Limekiln Hill'. It was around this period that the village became a minor local centre, providing crafts and other services to the much smaller estate villages which surrounded it.

The pattern of land holding created by the sale of much of the tenant land of the Manor was a factor in the growth of a large population of tradesmen. Many tradesmen in the eighteenth century owned and farmed smallholdings. Evidence of this is visible today with small outhouses and pigsties found in the grounds of many cottages in the village.

The stone-working trades were particularly strong at Chedworth, and by 1851 the parish had a total of 15 masons and 4 slaters. Several of the small quarries that were worked on the high ground also had lime kilns.

Shoe-making and wood-working were among other village trades well represented in the eighteenth and nineteenth centuries and there were also more unusual village trades. These included a mercer in 1730, two clockmakers, a pawnbroker and three land-surveyors by 1851. A reflection of the large body of independent craftsmen in the village was the establishment of a Congregational Chapel at Pancake Hill, which was rebuilt in 1804. A Methodist Chapel was also built in Cheap Street in 1861.

In the earlier nineteenth century formal education only existed in the form of the church Sunday school. Week day schooling was available in the village informally through dame schools. In 1871 the church gave land for the building of a school and school house west of Cheap Street where it still provides a

focus for the community.

The structure of the village again changed with the opening of the Midland and South-Western Junction Railway in 1891. This was responsible for bringing new building materials into the village and assisted the decline in the village's self-sufficiency.

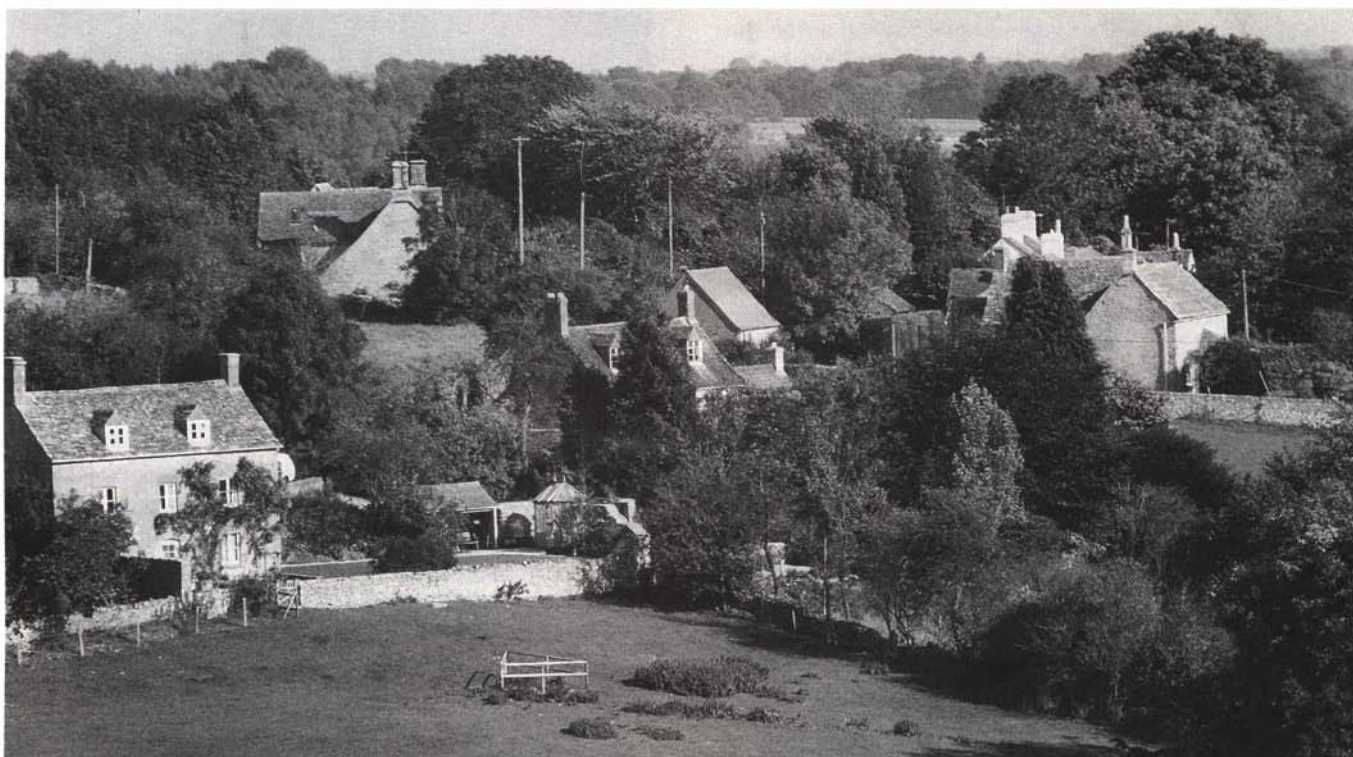
The railway line was particularly important to the war effort of 1939-45 in transporting troops to the south coast in readiness for D-Day. In the early part of the War an airfield was built to the north west of the village, the remains of which are visible today, particularly the steel windows which can be spotted as replacement features in cottages throughout the village.

The closing of the railway in 1961, the shops, post office, bakery, chapels, and disappearance of the blacksmith, undertaker, wheelwright, together with the renovation of old cottages and the building of new houses, means that a new phase in Chedworth's development began in the second half of the twentieth century

CHEDWORTH IN THE LANDSCAPE

Throughout the conservation area there is a constant dialogue between buildings and the open valley landscape: the high wold beyond being nearly excluded from view. This relationship of buildings and open spaces is critical to the appearance and character of the village.

One could travel a long way to find a more appealing valley settlement where historic buildings skilfully, yet artlessly, juxtapose with woodland and steeply sloping meadows, that are edged by dry-stone walls and threaded along the valley floor by the little stream.



Throughout Chedworth there is a constant and beautiful dialogue between buildings, trees and the valley landscape. The extensive network of public lanes and bridleways gives one many unexpected and unfamiliar views of the village.

Approaching the village from the wolds there is no suggestion of the village's existence until one begins to drop down into the valley itself. The valley road dips and weaves, twists and turns. Throughout its course buildings stand right alongside the road. This enclosure of lanes, often reinforced by tiny outbuildings, is taken up by dry-stone walls and, occasionally, hedges, that unite each group of buildings.



This cottage in Bleakmoor is a good and quite typical example of those found in the village. The building is constructed entirely of local materials but its simple fenestration is enhanced by cambered stone door and window heads.

Between these tightly-packed groups, extensive views across and along the valley are enjoyed. Buildings on the opposite side of the valley often provide important landmarks. Further along the lane those buildings may disappear completely from view and their role replaced by another. Indeed, so complex is the road and footpath network in and around the village that the discovery of these buildings much later on can be a disorientating experience.

The extensive network of sunken lanes, bridleways, tracks and public footpaths, which run through the whole fabric of the village and across the meadows, give expansive and unexpected glimpses of landscape and buildings. This provides an entirely unique perception of the village's sense of place within its spectacular valley setting.

CHEDWORTH'S CHARACTER

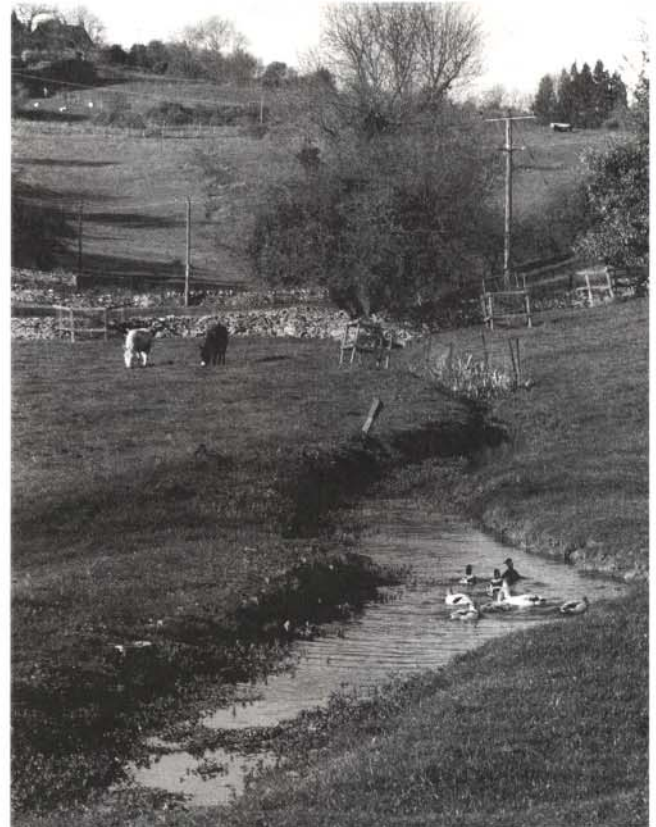
While there are imposing buildings and large farm complexes, Chedworth is essentially a village of modest vernacular cottages and houses firmly in the Cotswold tradition. There are few examples of Georgian formality here; most buildings seem to have grown unpretentiously in the gardens in which they stand.

Buildings are often well detached from their neighbours, but they are united by orchards, tree planting, dry-stone boundary walls and the grass verges which play such an important role in softening the junction between buildings and road. These verges combine with stone walls to provide continuity in a way which draws the eye along street scenes. The older buildings are sensibly sited having regard to shelter, aspect, contour and water supplies. There is an individuality about

buildings in the village, not only architecturally but also in the way that they stand independently within their own, often extensive, cottage gardens.

The more densely built-up area at the north-western end of the village adopts a more conventional village layout. Here it is difficult to see the open countryside, which is such an important feature throughout the remainder of the village. The railway embankment also provides an unexpected feature in the village. This was doubtlessly received with many misgivings by villagers in the 1890s and remained a harsh feature during the days of steam engines when trees on the embankment were considered to be a fire hazard. Today, planting has blended the railway line into the village and its landscape. It survives as an historic feature of interest.

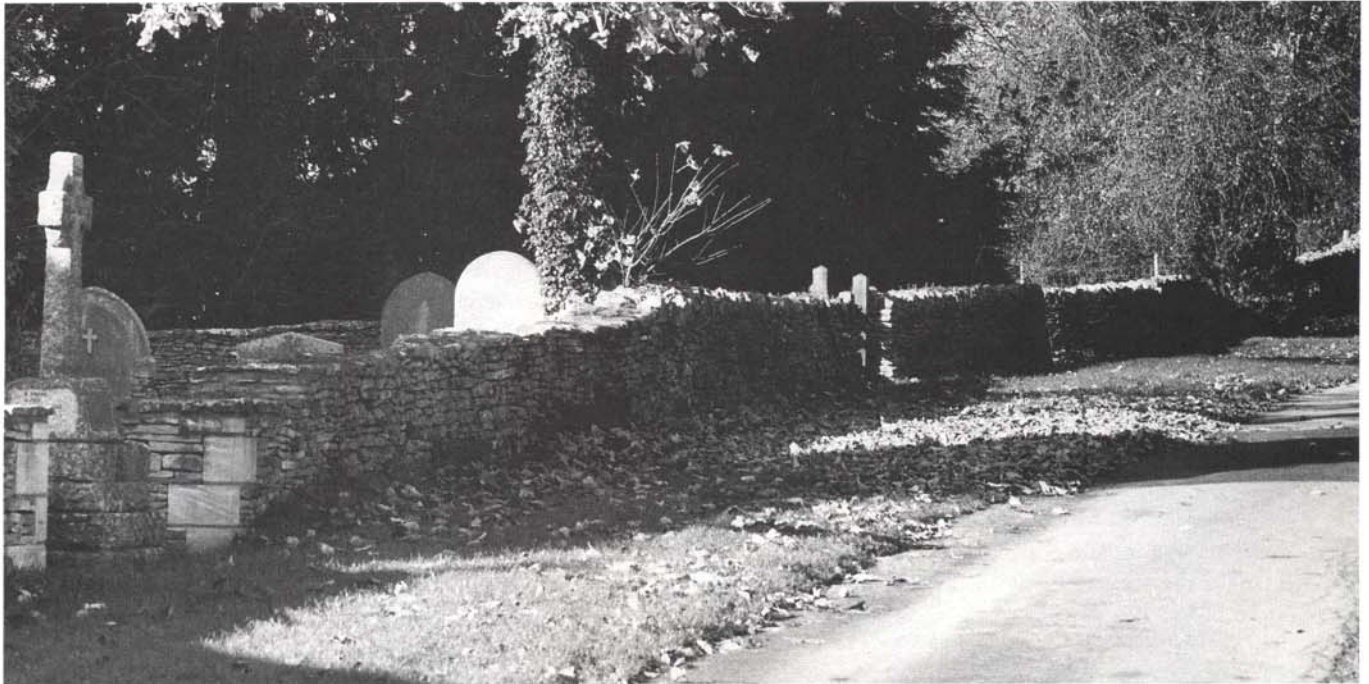
A considerable amount of post-war development has taken place within the village. Sadly, with few exceptions, this has not responded to the important elements of local architecture in terms of form, scale, materials or detailing that make



The quiet tranquility of the water meadows in Lower Chedworth.

Chedworth the special place that it is. Few new buildings are sited so that they reinforce the traditional pattern of development. Most are large executive houses, set within extensive gardens planted with garden centre specimens; sited well back from the road, they undermine the traditional character of forward-sited building lines.

Fortunately, much of this development has been concentrated on the south side of the valley along Fields Road. Consequently, it does not intrude upon the views across the valley from the south. It is, however, easily seen from the lanes and footpaths on the north side of the valley.



Although this lane is unusually wide, dry-stone boundary walls, grass verges with an absence of kerbs and narrow carriageways are characteristic of the conservation area.

The character of the conservation area remains that of a quiet, unassuming agricultural settlement. There is an air of repose. A stillness and quiet prevails. Because of its valley situation sounds can carry far. On short winter days one is immediately aware that while one side of the valley is thawing in weak winter sunshine, the other is in shadow and freezing.

The Seven Tuns Public House and the lively stable yard belonging to Parsonage House provide an important focus of activity at the village heart. The herd of Jersey cows often seen grazing in the fields near Lower Chedworth and the flocks of free-range poultry there give the village a timeless, traditional quality. This is in contrast to the extensive number of fields now used for keeping horses, which are poor grazers and often leave meadows with an unkempt appearance.

A CLOSER LOOK AT THE VILLAGE

The essence of the character of the village derives from the development that has taken place along the principal lane that runs along the south side of the valley, somewhat higher than the stream. The village takes on a more huddled character around the church and public house at the west end, and, to a slightly lesser extent, in Lower Chedworth at the east end. The lanes to Calveshill and Greenhill Farm both cross the valley in dramatic fashion. Likewise the lane that enters the village at the north-western end and which becomes Queen Street.

1: Pancake Hill and Lower Chedworth

The lane that approaches the village from the north-east runs through open countryside. On the left, meadows plunge down to the Chedworth Brook; the far hillside is dotted with thorn bushes and, nearer the village, impressive mature trees. Not until the lane junction by the Old Chapel is reached is

one aware of the village's existence and then only because of the chapel, and Sweet Briar Cottage on the left hand side of the lane. Stone walls on both sides of the road give an immediate sense of enclosure, but the effect of the dramatic change from open country to the village proper is spoiled by the houses at the Hemplands, which draw the eye away from the lane plunging straight ahead to the valley floor.

On the right-hand side the road to Greenhill Farm is uncharacteristically wide and, although edged by stone walls, has broad grass verges overhung with trees. The lane past Sweet Briar Cottage, in contrast, is narrow with high walls and only a hint of grassed verges.

The Old Chapel is an uncompromisingly individualistic building, rare in Chedworth, while the cottages on the left are very much in the Chedworth tradition and turn their backs to the road to enjoy a sunny, southerly aspect. A little outbuilding on the right hand side and a ramped grassed footpath leading up to it, link with a curving stone wall and two boarded garden doors. There are no other cottages on the right-hand side of the road but, nevertheless, there is a strong sense of being within the village.

At the foot of the hill a group of buildings on the left-hand side form a picturesque group. Natural stone walls define boundaries and the cottages all have stone slate roofs which are particularly important given that they are seen from higher up the lane. On the right-hand side a small orchard at the junction of Pancake Hill allows a foretaste of the expansive views across and along the valley to the right-hand side which is an important feature of Chedworth

A little footpath sneaks away to the left by Badger Cottage, closely hemmed in by cottages on both sides and by high garden walls before opening out into gardens and then

countryside beyond. A further footpath leads through the meadows below Hedgley Grove while yet another one clammers up the hill opposite towards the Hemplands.

This is a particularly attractive area of Lower Chedworth. On the right-hand side, well-grazed water meadows, gently contoured, slope down towards the tiny stream. Poultry sheds house a small flock of free range hens; a pair of donkeys and sometimes a herd of Jersey cows can be seen grazing here. The field is bounded by pale limestone walls and provides a fine foreground to the houses that lie along the contours, overlooking it, on Pancake Hill.

From Grey Gables, running west, the valley road from Lower Chedworth snakes its way along, climbing at the same time. Initially, the road is a narrow sunken way between high hedge banks, particularly on the left-hand side where it is enhanced by indigenous trees. Just before the crest of the hill, near the gardens to Keen's Cottage, the lane swings left and dry-stone boundary walls are back in evidence again on the right-hand side.



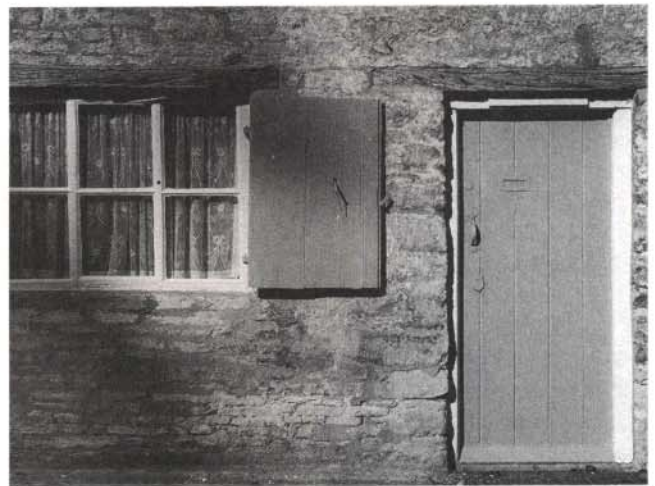
An old range of outbuildings at Amphlett House, pleasing in form and texture. Their forward siting "contains" the lane, complementing the buildings and boundary walls on the opposite side.

The houses in Pancake Hill are very sensibly sited in relation to the contours and are very closely related to the lane which gives them access. The old range of outbuildings belonging to Amphlett House is worthy of note. Stone walls hug the roadside boundary and unite buildings. The Firs and Apple Cottage are not old properties, nor are they built within the Cotswold tradition. Nevertheless, their impact is minimised by frontage walls and generous boundary planting. A small paddock to their east provides an important background to the roofscapes of Amphlett House, its outbuildings and Jude Amphlett.

The intimate, historic character ends at the lane's junction with Hill House and Greenhill Farm where buildings are set more distinctly apart and paddocks lie between them. Again, stone boundary walls play an important part, as do the meadows beside them. The lane to Hill House has grass growing in the centre which softens the hard surfacing.

2: From Keen's Cottage and Cobbler's Cottage to Bleakmoor

Keen's Cottage and Cobbler's Cottage lie at right angles to the road with spacious gardens in front of them containing some good old orchard trees. Bliss's Cottage is set hard up to the road and provides a pleasing contrast with Denfurlong Cottage high up on the bank to the left. Beside Bliss's Cottage a narrow footpath, lined with stone walls and overhung with trees, passes down behind Keen's Cottage and Cobbler's Cottage. Where this joins the fields a fine view of the valley can be enjoyed with its hedged and stone-walled meadows leading down to the brook.



Shutters such as these, now rare, examples on Bliss's cottage, may once have been common features.

The shutters on the ground floor windows of Bliss's Cottage are worthy of note, as too are the patterned stable pavers forming the threshold to the entrance door. The gutter brackets with their scrolled stays are a fine feature and there is much evidence of cream limewash to the front wall. The little range of outbuildings on the opposite side of the road are important to the street scene when looking from the west, reinforcing the lane's change of direction. Given the importance of grass margins it is a pity that the area in front of the out-buildings has been gravelled.



Looking north from the Hemplands towards Pancake Hill. A timeless view but for the overhead wires.

To the west of Bliss's Cottage an important open meadow with a fine walnut tree and an old apple tree provide an important foreground to valley views. This was the site of Rose Cottage which was dismantled in 1930 and re-erected in Illinois USA for Henry Ford. The lane is still narrow here with stone walls on both sides softened by narrow grass margins. York Cottage on the left-hand side of the road runs at right angles to it and is one of the few properties with a sash-windowed principal elevation. It also boasts fine, tall, ashlar chimney stacks with good moulded caps.

The lane still continues to rise and just before Denfurlong its character changes significantly as buildings group together to play a far more conspicuous role. York Cottage, its stable and coach house building, Old Pastures, Denfurlong and the buildings to its west all stand close to each other, hemming the road in at this point. Looking east, this constriction of the road contrasts with the open valley views across to Lower Chedworth; the formula that appears in Chedworth over and over again giving the village its distinctive character.

Denfurlong Barn also has an important relationship to the road, but it is regrettable that its windows have taken on a domestic appearance and are stained an unsympathetic colour. The narrow concrete pavement that runs between the foot of the building and the road is also harsh. A grass verge would have been preferable; failing that, pitched stone.

Leaving this nucleus of buildings the road continues to rise, widening and bounded on both sides by low dry-stone walls. Ash trees on the left hand side of the road combine with others at the junction with the lane that leads towards the Hemplands.

Approaching this junction from the Hemplands one is immediately impressed by the fine views to the north towards Pancake Hill and the various roof-scapes of the properties on the valley road below.

This promising approach is spoilt as one approaches the valley road by the larch-lap fencing and Leyland Cypress hedge that form the boundaries to High Gables. As the junction is reached, the red K6 telephone box sited conspicuously in front of Denfurlong Lodge is an important focal feature as too is the fine specimen copper beech.

Moving westwards, at the crest of the lane, immediately to the west of Perran House, is a staggered cross roads where more minor lanes creep off to the left and right. Whilst an enclosed feeling is maintained by stone walls on the left hand side, to the right open fields meet Green Lane giving views across to Greenhill Farm and back to Lower Chedworth. This area is known as Bleakmoor.

3: Bleakmoor and Green Lane

The lane going northwards slinks sharply off down hill and appears to have recently been wire-fenced on the left-hand side. This is an interesting contrast to the remainder of the village where a strict containment of road is common. On the right-hand side there are no walled boundaries as the lane plunges down to meet the brook.

The roofs of Old Oak Cottage and Blakemoor Cottage, overlaid with stone slates and the former crowned with well-detailed chimney stacks, are important to the appearance of this part of the conservation area. However, the planting, and



Blakemoor cottage. A pleasing building with stone mullioned windows, it sits well at a bend in the lane between Bleakmoor and Green Lane.

the post and rail boundary treatment to the garden area of Old Oak Cottage, are not in character with the area. From here onwards, buildings become isolated incidents in the landscape. The area is less formal and less manicured with indigenous species of trees lining the road.

Green Lane Cottage is one of those buildings that provides an important focal point from the main valley road. In contrast Greenhill Farmhouse, an impressive hipped-roofed building, is almost totally obscured from view. The stone garden and stockyard walls that surround this, and the traditional farm buildings, are all important to the conservation area's appearance. The jowled Samson posts of the wagon shed at Greenhill Farm are an unusual and interesting feature.

From here a good view south can be enjoyed, although this again is marred by the presence of some recent village infilling and insensitive cottage extensions, which are more obvious from this side of the valley.

West from Bleakmoor the quality of the conservation area deteriorates due to the inappropriate planting around Saffron Hill, the loss of effective roadside containment on the south, and the presence of a number of suburban-looking houses on the south side of the lane. Some insensitive cottage conversions and the wide road with incongruous concrete posts and timber rail fencing opposite Ardmore House also look out of place in Chedworth. The traditional character and appearance of the village does not recover until west of Hartpury Farm.

4: From Hartpury Farm to Absolem's Orchard

The forward-sited Swans Nest stands at right angles to the road on the left-hand side and the outbuildings at Blakemoor and The Crofts opposite respond by crowding the lane. This is an important point of constriction contrasting with the open fields and the views across to Hills Farm. Looking back the chimney stacks of The Crofts and Blakemoor are important

features; the lane appears to disappear sharply right-handed between the narrow gap left between these buildings.

These buildings, together with Absolem's Orchard and the tall, linking box hedge around it, are modest yet important. A tiny, narrow footpath scrambles away between close stone walls beside Absolem's Orchard whose bland roadside fenestration, but with lovely roofs and simple brickwork chimney, is delightfully unassuming.



Buildings cling tightly to the roadside to create areas of "townscape" value, enhanced in this instance, by the change of direction and level. Although the lane is narrow, strips of grass verge importantly survive and "hubstones" protect it, and the stone walls, from passing traffic.

Two more cottages cling to a tight building line on the south side before unsympathetic post-war development takes over beyond. The north side of the lane is not formally defined. Rough meadows lead down from the road and there is a fine valley panorama. The lack of enclosure here is typical of the contrasting character of the village. Random thorn and elder bushes give some sort of definition and 'hold the lane together' in combination with the trees that survive on the opposite side. The northern boundary of the conservation area is clearly defined as the tree planted skyline. All of the intervening fields and woodlands are of important landscape value.

5: Well Hill, Hawks Lane and Calveshill

As an area with a particular traditional character, with the exception of the former police station (Meadowside Cottage), the conservation area can not really be said to recover until after the junction of the lane with School Road. Well Hill is a pleasing building set close to the lane with a tiny stone outbuilding on the opposite side. The house is enhanced by extensive tree planting and a well-grown hedge. High walls on the left-hand side provide a strong element of containment. The road-side chimney stacks of Well Hill House are prominent and its parking bay is well defined by stone walls. The post-box in the wall, which is a rare example of its kind, adds a detail of interest.

From here Hawks Lane dips to the junction with a sunken lane leading to Calveshill. Tall trees on either side, meeting overhead, mean that this 'tunnel' is always in shade. Where Hawks Lane leads off at a lower level to the right, the upper lane is protected by a single tubular rail supported by concrete



Hills Farm in its landscape setting. The black corrugated iron roofs cover the only thatch to remain in the village.

posts. The rear elevation of The Old Farm, with its restrained fenestration, gradual development and fine stone-slate roofs crowned with tall chimney stacks, provides an immediate eye-catcher while proceeding along the lane to Calveshill and especially on the return climb.

Hawks Lane is a sunken way, with walls on both sides which seem to have now lost their size and function. Arching trees giving the lane an enclosed, feeling. There are no outward views until the gateway to the fields before Brook Cottage, where an inviting footpath leads over the stream-side meadows to Bleakmoor.

The enclosed qualities of the lane re-assert themselves where the road divides near Clifden House. This property, The Orchard and Heskins Cottage stand proudly above the valley as one drops down to Brook Cottage, their chimneys and roofs reinforcing the steepness of the hillside beyond. At the brook, however, the houses almost disappear from view behind well planted gardens, stone walls and small outbuildings.

The lane to the left with grass in its centre, climbs steeply upwards past Clifden House to Heskins Cottage and The Orchard. Again, this lane is narrow, confined by strong stone walls and planting. A wet ditch trickles on the eastern side and small garden buildings below Heskins Cottage punctuate the gardens. Heskins Cottage is an attractive property with small gabled dormers. Its grounds are private and secluded and, behind, the hillside rises steeply to a plantation of larches.

A footpath goes away to the west. This was formerly a carriageway serving Ballinger's Row until a court case and House of Lords Judgement in 1924. (It is said that this case greatly influenced the 1932 Highways Act.) On the right-hand side lies an orchard separated from the mown footpath by a clipped beech hedge and specimen trees. This is so very

dissimilar to other footpaths in the village with its manicured, perhaps slightly municipal character, that it is an especially pleasing feature. The traveller has the impression of being privileged to walk through private grounds.

Where the clipped hedge ceases, the orchard changes to a young plantation of indigenous hardwoods and beyond this to meadows again with good views south across the valley.

6: The lane from the Wool Pack to Hills Farm

With the exception of the out-of-character Leyland Cypress planting in front of Springfield House, the lane to Hills Farm resumes its intimate rural quality again. From Wool Pack onwards the low hedge and wall on the right hand side contrast with the initial enclosure to allow extensive views throughout the length and breadth of the valley. It is from here that The Old Farm is seen to its best advantage, with its terraced gardens stepping down to the valley meadows.

Turning sharply left at the Hills Farm drive end, a sunken, stony track, overhung with branches, climbs up behind Wool Pack to a stone field barn and a walled cattle yard that occupy a prominent position on the hillside. This barn is an important survival where so many such buildings have been converted to alternative uses. Once more, there are fine views to be enjoyed from this spot before the lane becomes engulfed in trees again as it continued onwards to meet the track running along the hill crest which is the boundary of the conservation area.

Views can be enjoyed along the length and breadth of the valley. To the north-west the stubby church tower squats just below the level skyline which is crowned by a cluster of traditional farm buildings. The valley to the west is densely engulfed in trees but buildings peep out from among them and when exploring further one realises that most of the trees delineate the line of the disused railway.

7: Smuggs Barn, Homeside and Winterwell House

The approach to the village past the Village Hall is a disappointing one. The new houses on the east side of the road obscure what would once have been fine views of the village in its valley setting and beyond across the Coln Valley. Smuggs Barn occupies a most important position at the junction of three lanes; a focal feature at the approach to the village and one which marks its south-western extent before the era of modern house building.

Well defined by stone walls and hedged banks, a lane slips away downhill curving to the left. To the right Smuggs Barn, a small outbuilding and Homeside combine to provide a pleasant nucleus of old buildings. The lane past Homeside is well defined by stone walls and grass banks and from here views across the valleys can be enjoyed, although the foreground is somewhat marred by the new housing opposite the school. Homeside has unfortunately had its traditional windows removed. However, it is a pleasing building. Its pale limestone roadside wall is punctuated by an iron gate and railings, features that are occasionally found elsewhere in the village. Although simple, in the true cottage style, the railings provide a landmark feature.

After crossing the route of the disused railway line, the lane continues downwards to its junction with Cheap Street. The rear wing of Hawks Lane House provides a strong terminal feature with its unusual catslide oriel window.

North-westwards from here, although good views of the northern part of the village can be enjoyed, the lane is poorly defined by stone walls and still less so by buildings. A number of post War properties exist that do nothing to re-enforce Chedworth's sense of architectural place. A happy contrast to this is a new house, recently erected in the grounds of Ashcombe Edge and already making a worthwhile visual contribution to the conservation area.

8: The former Cirencester Road

The lane that runs north from Smuggs Barn is initially somewhat sunken in character being tightly defined on the west-side by a hedge bank and numerous trees. An old barn on the right-hand side provides a useful element of containment and reinforces the dry-stone walls that line the road at that point. There are quite dramatic views across the valley towards Harts Hill and the skyline boundary to the conservation area above.

After Winster House there are hedgerows on both sides of the lane but then these give way to a cluster of buildings on the left, fairly forward sited with dry-stone frontage boundary walls. The road is wider from here on with verges and other areas of vegetation playing an important role. The buildings are not of prime importance, although they do hold the lane together visually on the west side. There are good views away over gardens and roof tops to the east and a little lane that slips away to the right downhill, quite steeply.

In the vicinity of Baldwin House, the traditional character of the conservation area is somewhat diluted. However the theme of containment achieved through forward-sited buildings and strong boundary walls soon re-asserts itself near The Greys and continues to the lanes junction near the Old Wagon and Horses.

The elevated and rather spacious character of this lane is quite distinct from so much of Chedworth which is contained, intimate and hidden.



This recently erected house makes an immediate and worthwhile contribution to the appearance of the conservation area.

9: Cheap Street from Kimberley Cottage to Glebe Cottage

Opposite Kimberley Cottage a fine field sweeps down from the road. The boundary beyond the stream is a dry-stone wall alongside sycamore and hawthorn trees, while the hillside beyond rises to a wooded skyline. Field Cottage and a further row of cottages just beyond, lying along the contours, combine with other buildings in the far distance to give a sense of scale and distance to the scene.

The openness of the landscape view is in contrast to the containment of the street on the opposite side, with the Methodist Chapel and Kimberley Cottage with its high stone boundary walls standing immediately alongside the lane. These group with the further planting on the railway embankment and beyond.

The lane swings to the left while a cottage standing well forward on the right, together with the remains of the old railway bridge ahead, frame the view towards the Old Post Office and a scarlet letter box set into the wall. Here, the abutments to the bridge give a reminder of the significance the railway once played in the village, dominating the nearby cottages. There is one further glimpse of the terrace of



The railway opened in 1891 and had a dramatic impact upon the appearance of the village. It closed in 1961 but the now well-treed embankments remain as do these bridge abutments on Cheap Street.

cottages away across the fields to the right before one is in amongst a new group of cottages, set at right-angles to the road and linked by a dry-stone wall. It is this alternation between contained spaces and open landscape that give Chedworth its character and very special appeal.

As the railway embankment veers away to the right, the lane, curving, climbs upward lined by high stone walls and hedges on the left with cottages situated high above the road. On the right a lower wall hugs the road closely and, across paddocks where horses graze, between a gap in the trees, there is a view to Holywell at the northern most part of the village. The Old Wagon and Horses, Glebe Cottage, Glovers Cottage and Cromwell House are all dwellings standing at right-angles to the road in a very confident manner. Here building lines are important as is the particular constriction between The Old Wagon and Horses and Glovers Cottage. Their associated high dry-stone walls continue this enclosure at the junction with the former Cirencester road which descends from the left.

Together with Glebe Cottage, these buildings all unite to create a very special grouping. On the left-hand side trees on a steep bank overshadow the road; narrow grass margins and a wider section of grass at the entrance to the vicarage provide continuity. The red K6 telephone box is an eye-catching feature. The dry-stone wall on the right-hand side is over-arched by gnarled apple trees between which are more views, across interesting chimney-crowned roof lines, to the hillside beyond. Looking back, the tightly defined road curves and dips and the rear elevation of The Old Wagon and Horses, with its gabled outshut, frames the scene.

10: Parsonage House, Manor Farm and The Seven Tuns

On the corner of Cheap Street and Queen Street there is a paddock which forms an important open space, to the north of which a significant change to the character and the appearance of the conservation area takes place. Its straggling linear form is gone, and instead it becomes more focussed and rather more built-up. In the area to the south of The Seven Tuns, adjacent to the paddock, divergent road levels are separated by grassy banks. Trees play a very important role in giving character and enclosure to the road junction, together with the dry-stone walls on its north side and those around the grounds of Manor Farm.



The eye-catching red K6 telephone box near Glebe Cottage. The other one is conspicuously sited in front of Perran House. Both contrast pleasantly with the soft hues of the local limestone.



Divergent road lines and quite dramatic changes of level where Cheap Street and Queen Street meet. Manor Farm, with its well-tended grounds, the "parkland" beside Parsonage House, grassy banks and over-hanging trees, all combine to give this area an affluent, "arcadian" atmosphere.

The paddock to the front of Parsonage House has a parkland appearance, and provides a charming setting to the scattering of stone buildings beyond. Because of the elevation of the road, roof lines are important as, indeed, they are throughout Chedworth. The village has a particularly interesting boundary with the open countryside at this point.

Known as 'The Smalls', the track that leads down from Malthouse Grounds is a very pleasing and timeless approach to the village. So too is the Withington Lane which, after leaving the high wold and passing beside a park-like field that runs down to the church and Manor Farm, plunges with tall trees on either side down into the village. Just before the road junction is reached, there is a fine view over a wooden gate to the Church of St Andrew, seen in an apparently parkland setting, with the complex of farm buildings of Manor Farm to the left on the skyline.

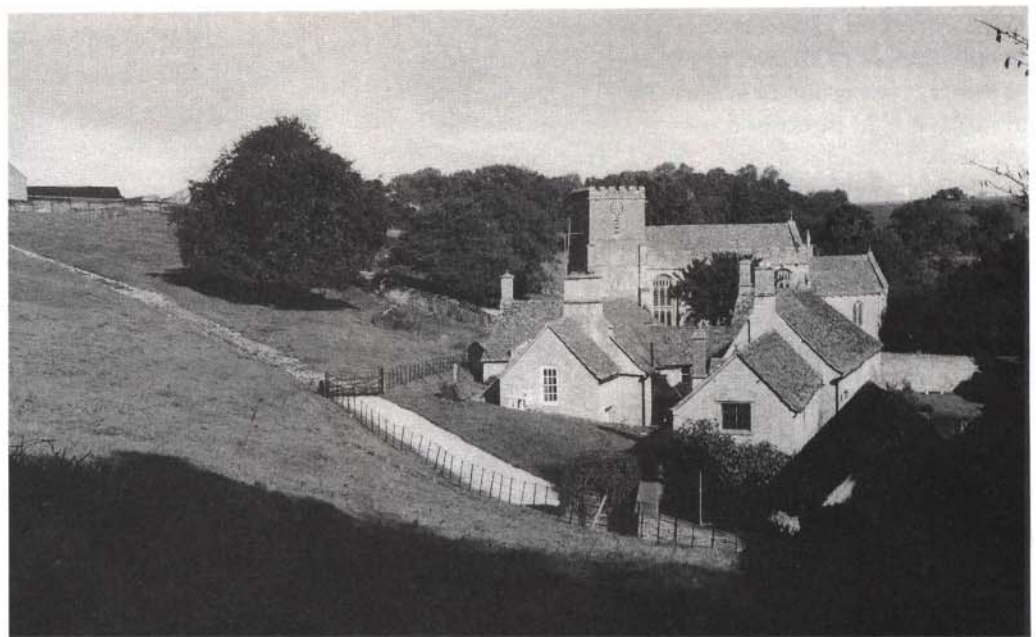
A fine specimen copper beech is a particularly important feature at this road junction. Roads dip away down hill past The Seven Tuns public house, and turn off to the left, to the church. There is an interesting hierarchy of green areas and verges, some being mown and fairly manicured, quite appropriately, around Manor Farm, while others are left to grow wild with nettles and cow parsley.

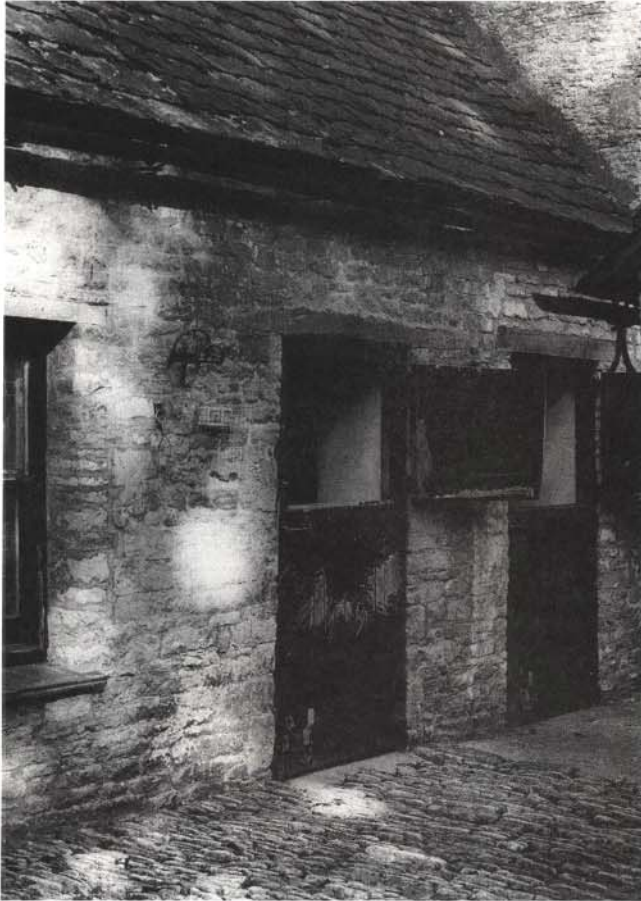
This area can truly be said to be the focus of the village. The Seven Tuns, the noisy water splash and well-restored pump wheel, the near presence of the church, and the stable yard belonging to the Parsonage House, all cluster here giving, at least this part of the village, something of the feeling of its centre.

11: The area around the church, Church Row and The Old Forge

Whereas elsewhere in the village the principal lane takes a meandering course along the valley, here, at the head of the

The historic grouping of St Andrew's church and Manor Farm provide the sharply defined western edge to the village.



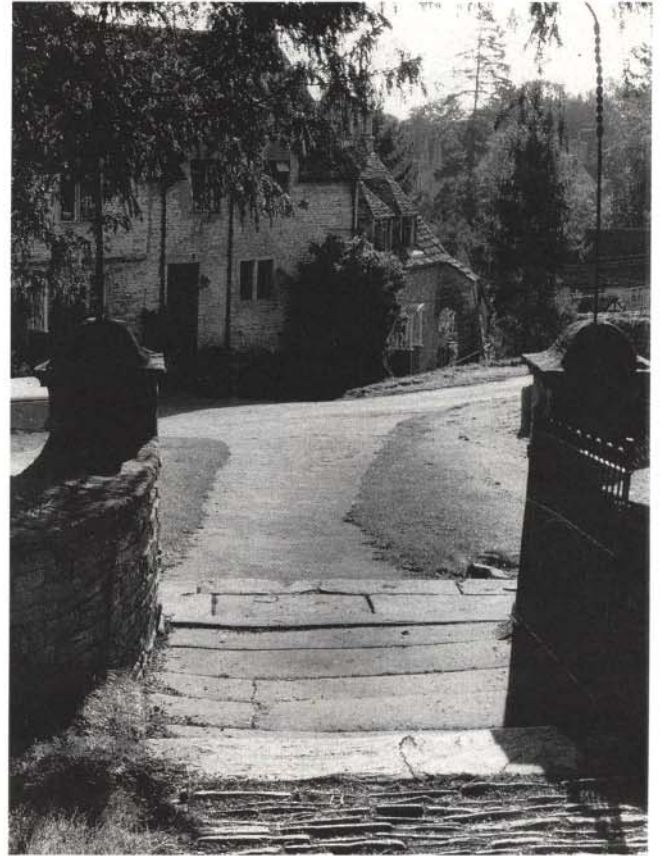


The old stables near The Seven Tuns public house. Horses are frequently seen and heard along the valley.

valley, road direction is less evident. The church's mown areas of grass, the churchyard and the gardens of Manor Farm on one side contrast with Church Row and its outbuildings, which face directly onto the lane and footpath.

Beyond the church are the tumbled and intriguing contours of the hillside which rises steeply up to meet the wold. Ancient yews cast their shade over a well-dressed stone wall, and solid gate piers with moulded tops front the churchyard. The fine flagged steps up to the churchyard gate, the pitched limestone paths through the churchyard, and the limestone pitching that leads down to the stone drinking trough, are all important traditional and textured pavings which are now rare survivals.

Ashlin, opposite the Old Forge, was the location of one of the dame schools in the village until the building of the present school in 1871. Special mention must be made of The Old Forge, a most attractive building in its own right but with the added interest of the railings and gates that enclose its front area. These were doubtless the blacksmith's advertisement. The stone gate piers at the north-eastern end of the house are also worthy of attention. Gallows Lane is narrow and tightly defined by banks and high walls and drops steeply down from



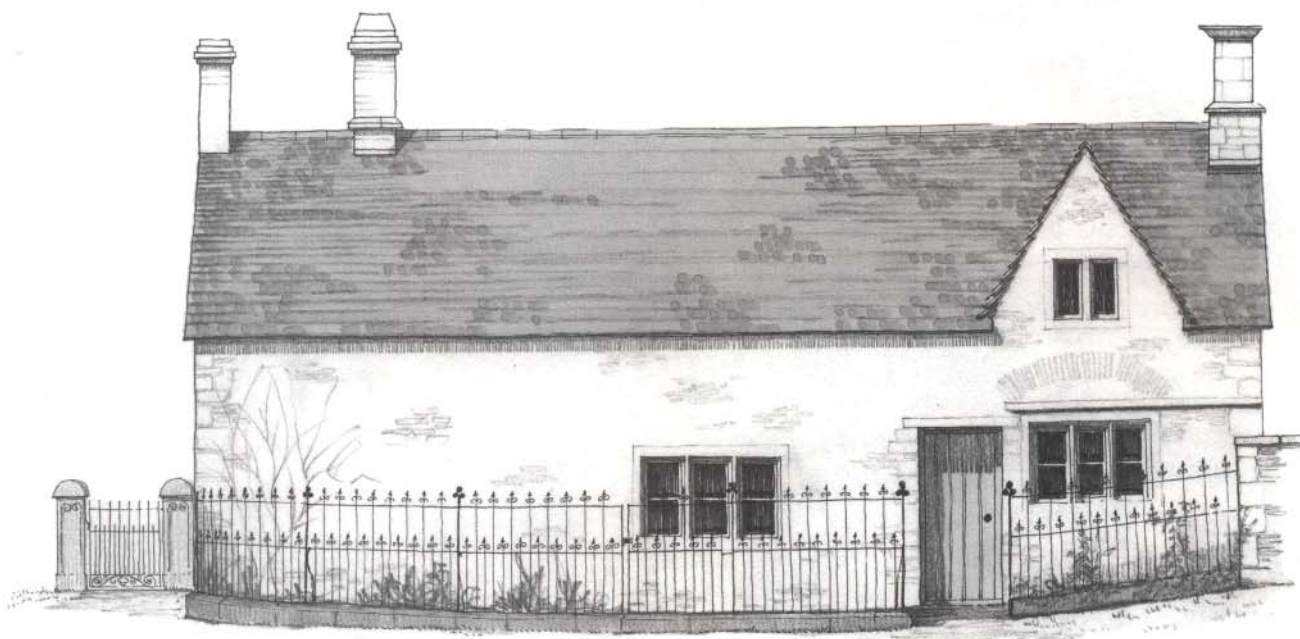
The yew-shaped entrance to the churchyard. The flagged steps, the pitched limestone paths through the churchyard and the limestone pitching leading to the stone drinking trough are important traditional textured pavings which are now rare survivals.

the forge. The gardens on either side with their remnant fruit trees give a sense of place, which is important to maintain.

12: Queen Street and Ballinger's Row

Whilst the cottages on the east side of Queen Street, beyond Ivy Cottage, define its curving form, the frontages to West House and Edgehill are indistinct and out of character. The grounds of Willow Tree cottage are well enclosed by a dry-stone wall and beech hedge and the stream that babbles at the foot of the wall is a lively and pleasing feature. Beyond the line of the old railway good buildings hug the road still closer on both sides. It is here, where the wall to the left of the lane sets back a little, that the importance of grass verges is reasserted. The extensive area of tarmac is unfortunate.

Stone walls continue to provide important elements of continuity particularly where buildings become more spasmodic in their siting. The lane leading up to Field Cottage is a good example. From here there are very good views down the valley and back across the more densely built-up north-western end of the village. House and cottage roofs peer over each other as they ascend to the church behind.



The Grade II listed forge has an unusually sparsely fenestrated facade. It dates from the mid-late 17th century, was extended in the 18th century and restored early in the 20th century.



A gate at the Old Forge. The incredibly tight and exuberant scrolls are testimony to the blacksmith's skill, as are the stone gate piers to the mason. Some nice examples of more simple hand forged garden gates survive at Ballinger's Row.

Situated with a sunny south-west facing aspect, Ballinger's Row, a pleasing terrace of cottages, has small, stone-walled front gardens, and simple old iron gates. The rear gardens, with their little slate roofed outbuildings, are also attractive when seen from the footpath to the rear of Hills Farm.

The wide, pale blue garage door at Paddock Wood and the range of timber stables in front of Field Cottage are both discordant elements particularly in the long-range landscape view from the opposite side of the valley.

13: Cooks Hill and Hartshill

Queen Street's continuation up Cooks Hill past Laurel Cottage immediately reasserts the unique and special character of Chedworth. It is a narrow lane lined by thin grass verges and contained on both sides by dry-stone walls. Gaps in planting allow views across the fields to Hartshill. Laurel Cottage and Hills Farm stand in close juxtaposition at the bend in the lane which becomes tunnel-like, over-arched by trees and hedges.

This is another of those important and typical approaches to Chedworth: roads leaving the high wold, from which there is no suspicion of the existence of the village, to plunge down in a series of snaking descents in cuttings and often completely tunnelled in by trees, to reach the straggling, loose-knit village sited out of reach of the prevailing winds.

Hartshill, visible from many places in the village, is situated in the shelter of a combe which has a level skyline and enfolding woods. This pastoral area, bisected by the now wooded cutting of the disused railway, marks the northern extent of the conservation area.

ARCHITECTURE AND BUILDING MATERIALS



Hartpury Farmhouse is a late 17th century mid 18th century Grade II listed building.

Relatively simple, well mannered buildings such as this typify the majority of Chedworth's historic building stock. Sensibly sited, constructed of natural, local materials and designed in an ageless style, they blend effortlessly into the landscape and complement their immediate neighbours.

The siting of the buildings in Chedworth may seem haphazard, and this is an undeniable aspect of the charm of the village. Much consideration must have been given to minimise unnecessary excavation, to site buildings in the most practical position in relation to their land, access and water supply as well as the all important issues of shelter and aspect.

Although Chedworth's roots date back to antiquity, many of the buildings that we see today date from the seventeenth and eighteenth centuries. A considerable amount of building appears to have been carried on up to the middle of the nineteenth century and there are some later Victorian and Edwardian buildings.

All are homogeneously built of local limestone, usually of coarse rubble although grander buildings exhibit dressed stone quoins, door and window dressings and some have ashlar facades. There was a strong tradition of external lime washing which was universal in the south Cotswolds until the early years of the twentieth century. A number of properties within Chedworth display the beautiful patina of fading peeling limewash that not only cheers the eye but also preserves the rubble masonry from erosion.

Scale

Throughout the village buildings are not only homogeneous in terms of colour and materials but also, and just as importantly, in terms of scale. Most buildings have narrow gable widths dictated by the spans achievable using timber beams. This span seems to be common to buildings of all social status; the height, length and general decoration of

buildings indicating their social status rather than their width. It is essential that this historic architectural hierarchy is preserved. Much of the character of the village would be lost with the enlargement of these small cottages.

High status buildings do exist, generally farm houses, the public house, and Parsonage House. These tend to be situated within their own grounds whereas many of the old cottages adopt a more public aspect sometimes being set parallel to, although more often than not at right angles to, the village lanes. This forward siting, coupled with the continuity provided by road-side boundary dry-stone walls, are important elements of Chedworth's architectural character.

Roofs

Roofs in Chedworth are a vital element of the special interest of the village. Because of the many divergent road and footpath levels in this steeply contoured valley, roofs are seen from many angles.

Roofs are all steeply pitched and almost all overlaid with natural stone slates in diminishing courses and capped with stone ridges. They display the Cotswold tradition of having swept valleys and tilted eaves. Gabled dormers rising from the principal walls, and roof dormers, are frequently found. Their infinite variety, proportion, scale and detailing are important.

Some later buildings, in particular small outbuildings, have roofs overlaid with double roll clay pantiles and Welsh slates. These were doubtless imported to the area when the railway arrived. One example of a thatched roof, now overlaid with corrugated iron sheets, survives at Hills Farm. It is likely that



Almost all of Chedworth's old buildings are roofed in natural stone slates. This roof, on an outbuilding near Amphlett House, has some unusually large specimens in the lower five courses.

thatch was a fairly common roof covering for poorer buildings, particularly agricultural ones, until the early years of this century.

Chimney stacks are critically important features too. The eighteenth-century examples are almost always well proportioned and detailed, having ashlar shafts rising from chamfered plinths with delicately moulded cyma recta cornices. Some equally assertive chimney stacks have rather clumsy plinths and copings but there are so many of these in Chedworth that one soon realises that these are an intrinsic part of the architectural heritage of the village.

The more modest cottages have rubble stone stacks. Brick examples exist too and it is not unusual to find two or more varieties of chimney on one house roof. All chimney stacks are sited generally on the ridge or on gable ends, although many very tall stacks rise from the eaves. Chimney stacks are often crowned by tall pots which add to their height and emphasis.

Fenestration

The age and social status of buildings are, to a certain extent, evident from the window patterns that exist. Early examples of stone mullioned windows survive throughout the village. These would originally have been leaded but their iron casements are now usually fitted with plain glass, although their catches and casement stays frequently survive.

Most later windows tend to be timber, narrow module, side hung casements, generally of the horizontal bar variety although multi-paned examples are found too. Vertical sliding box sash windows are comparatively rare; these are the province of the eighteenth century gentleman's house of which there are few examples. Bliss's Cottage retains its external boarded shutters - in the past these may have been a more common feature.

Doors are usually plain boarded or panelled and are set within a deeper reveal than the windows. External joinery was always painted, the most appropriate colours being muted shades of cream and a grey both of which harmonise well with the local stone. Historically, stained windows were never found, nor was timber left untreated for domestic doors

and windows. Lintels are of stone or timber, an alternative head treatment being the use of segmental and cambered arches. Sills tend to be of dressed stone while some examples utilising stone roofing slates exist.

There are some interesting examples of open porches to be found in the village. The corrugated roofed porches at Corner Cottage and Church Row are particularly pleasing and suggest the village blacksmith's involvement. Elsewhere in the village, wonderful examples of home-produced porches exist.

Rainwater goods, where they existed, were always of cast-iron and these were occasionally supported on beautiful simply detailed brackets, again doubtless the work of the local blacksmith. It was probably the same smith who was responsible for the porches together with the fine gates and railings that one finds throughout the village.

Outbuildings and gates

It is easy to overlook the importance of retaining quite modest outbuildings such as pigsties and privies, tool sheds and stables. These buildings often play quite important roles in defining or punctuating a street scene or providing a focus in a cottage garden. Such features make both cottage and village interesting and rewarding places with a tangible sense of history and craftsmanship, so too do features such as garden gates and forecourt railings. Some good examples survive in the village; note the ones serving the cottages in Ballinger's Row. They were almost certainly produced by the village blacksmith.



Church Row. The unusual porches with their shallow corrugated iron roofs and pierced side panels are primitive but very pleasing.

THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

PRESERVATION

It is the aim of the District and Parish Councils, and The Chedworth Society, that the existing character and appearance of the Chedworth Conservation Area should be preserved or enhanced.

Preservation will be achieved by refusing permission for the demolition of any building or structure if its loss would damage the character or appearance of the area. Extensions and alterations will be expected to follow the design guidance set out below.

Neglected buildings, where these spoil the character or appearance of Chedworth, will be investigated. In critical cases action will be taken to ensure repairs are carried out. As part of a survey of all listed buildings in the District, the listed buildings in the Chedworth Conservation Area have been surveyed by the District Council, the work being done during June 1998. No buildings were found to be in such poor condition that they were considered at risk from neglect.

Some open spaces and trees have been identified as being crucial to the character of the place and should be preserved. The Cotswold District Local Plan includes a policy on Chedworth for the protection of two open areas. One is very extensive and comprises most of the meadow and coped valley running through the centre of the conservation area. The second covers the open space around the road junction to the south west of the Seven Tuns. These areas are also indicated on the map accompanying this Statement.



Richard Lovett-Turner of Amphlett House, retired farmer and builder and resident of Chedworth for 46 years. He has spent his life caring for historic buildings and specialised in stone tiling and dry-stone walling.

DESIGN GUIDANCE

The designation of the conservation area is not intended to prevent change, especially that which would enhance the character of the area and ensure Chedworth's continued

desirability as a place to reside. However, the scope for new development within the conservation area is limited.

The general design guidance for any work requiring planning permission in the conservation area is that the character and appearance of the area should be preserved.

- The spaces between buildings are often as important as the buildings themselves. Where opportunities exist the grain of development should be studied and recognised. Development should seek to reinforce it through sensitive siting, responding to building lines and aspect, in design, form, scale, detailing and materials. Important public views should also be respected.
- The hierarchy of traditional buildings should not be challenged through the introduction of large executive-style homes. Likewise, modest cottages should not be extended and altered into something attempting to be grander. The clear hierarchy of cottages and traditional houses that exist in the village should be respected.
- When altering a cottage, or building a new house, it is important that natural and existing site features such as trees, shrubs, stone boundary walls and water courses are retained as these help to assimilate new development into its setting much more quickly.
- Vehicular accesses should be kept to a minimum, conserving and retaining grass road margins and stone boundary walls. The scale and form of successful new developments will subscribe to those of traditional village properties, maintaining the proportions of narrow gable spans, steep roof pitches, low key fenestration and the use of appropriate materials. In terms of roof-scape, the incorporation of good chimney stacks is important and they should not be under-provided. Garages should be of a modest and respectful scale, discreetly positioned.
- Gates and fences are important features and good local examples should be studied. The most appropriate boundary treatment will, of course, be dry-stone walls. Where immediate screening is required, hazel wattle hurdles and indigenous planting should be used rather than 'exotic', imported species or lap fences.
- The importance of fruit trees in villages such as Chedworth is often overlooked. These are structural elements of most cottage gardens. Existing specimens should be retained wherever possible and new ones planted. The simplicity, yet pure beauty, of traditional cottage gardens should also be studied.
- If new development is to be seen to reflect Chedworth's historic 'sense of place' then it follows that attention to local detail in roofing, the construction of dormers, the design and detailing of doors, windows, porches and chimney stacks will all be important. The designer should research good examples of all of these features that exist within the village. The District Council's design guides will also be of assistance.

Notwithstanding the above, the District Council welcomes the opportunity of considering unashamedly contemporary design solutions providing these are respectful and appropriate to their historic context.

LISTED BUILDINGS

Some historic buildings are 'listed' by the Secretary of State for Culture, Media and Sport because of their exceptional interest. Listed building consent is required from the District Council for any work that would affect the special interest of a listed building, whether inside or outside. More information about listed buildings is available from the District Council.

There are 52 buildings in the Chedworth Conservation Area that are listed and merit the tightest control over any changes to them. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them should also be considered in terms of the effect on the conservation area and the design guidance above.

THE PROTECTION OF OTHER BUILDINGS

There are many buildings and features within the conservation area which are not listed but which contribute to its character and appearance. While these are subject to some increased planning controls brought by the designation of the conservation area, changes could take place to them that would damage the character of the conservation area.

While a Direction could be issued by the District Council restricting permitted development rights on the frontages of buildings in the conservation area, Chedworth is of an open nature which requires any further controls to extend to all sides of most buildings and control works in their grounds. One of the proposals for enhancement below is to seek the approval of the Secretary of State for the Environment, Transport and the Regions for a Direction removing such permitted development rights.

ENHANCEMENT PROPOSALS

Inevitably, there are a number of areas or features in the Chedworth Conservation Area which do not conform to the character of the area, and whose replacement or improvement would be beneficial.

This Statement lists the scope for improvement as a series of proposals for enhancement, although no timescale is set on when they will be achieved. As most involve utilities or local authorities, the District Council will take the lead in encouraging their implementation.

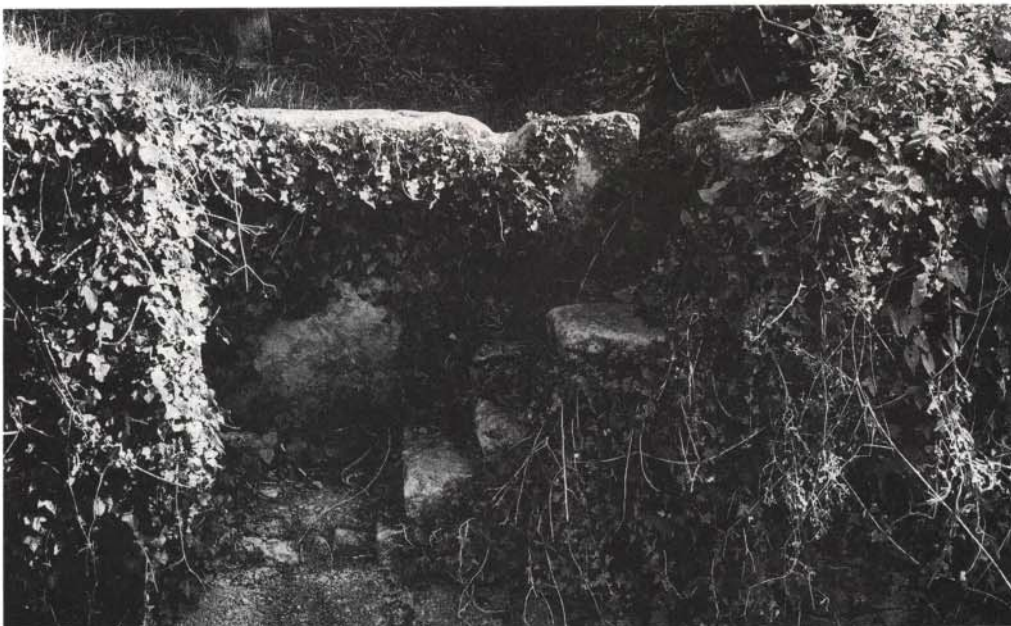
The District Council has a grant fund which is designed to assist with enhancement projects of the kind listed below.

1 - Restriction on permitted development within the conservation area.

Through Article 4 Directions, certain works that are currently classed as 'permitted development' may be brought within the remit of planning controls. One form of Direction that may be issued is an Article 4(2) Direction, which would relate to works fronting public rights of way. In Chedworth, with its extensive network of lanes and public footpaths, and open landscape setting, the sides and rear of properties are frequently just as prominent and important as the front.

Alterations to the roofscape are potentially the more visually damaging than any other, especially in Chedworth where buildings are at various levels. The re-roofing of unlisted properties in unsympathetic artificial materials, and the incorporation of dormer windows and rooflights, are items that should be singled out for specific control.

To protect the conservation area adequately the District Council will seek permission for an Article 4(1) Direction on the key parts of the conservation area. The District Council will involve representatives of the Parish Council and The Chedworth Society in these negotiations, seeking their support for any measures before they are put into effect.



The retention and repair of historic stiles is important.

2 - Protection, repairs and improvement to public footpaths.

There is a very extensive network of public footpaths in Chedworth that are well used and are a vital part of the character and appearance of the conservation area. Improvements to these paths, including their surfacing, stiles and gates, and improved signing will be encouraged.

3 - Repairs to dry-stone boundary walling.

The dilapidated condition of dry-stone boundary walls, particularly those beside roads and tracks or footpaths where they perform important containing and linking functions, spoil the character of the conservation area. These features are intrinsically important to Chedworth and its landscape context. The retention, maintenance and repair of these features will be encouraged.

4 - Repairs to roadside verges.

Roadside verges are another essential element of the conservation area's character. These easily fall prey to heavy traffic and many were not reinstated following the extensive roadworks that were carried out during the summer of 1997. Making good and re-turfing the eroded surfaces is a high priority. A scheme of protection for the verges will be registered with the local highway authority.



5 - Guidance on appropriate trees and other plants for gardens and other locations in the conservation area.

The traditional rural character of some of the cottage gardens is being diminished through the planting of alien trees and shrubs. The retention of traditional cottage gardens trees such

as standard fruit trees should be encouraged. Owners are urged to consider carefully the species of trees and shrubs that they intend planting and question whether they are appropriate to the character and appearance of the conservation area.

Dense evergreen species such as Leyland Cypress are almost always inappropriate in Chedworth, and tall dense hedges of this species are always damaging to the character and appearance of the conservation area. The removal of such trees and hedges would be welcomed and species planted in their place which are much more appropriate. The District Council's Countryside and Landscape Section is able to offer advice.

Some post-war housing is conspicuously sited and, not being designed within the Cotswold tradition nor built of local materials or with gardens having "structural" planting, the developments still appear stark and out of place.

It is recommended that some judicious planting of specimen indigenous trees, whilst not depriving occupants of light or view, would help to soften the buildings' outlines.

6 - Increasing the provision for off-road parking in the conservation area.

There is clearly a need for off-road car parking within the village and to that end a number of car parking spaces have been formed in a casual fashion on grass verges. Such verges are very important features of the conservation area and deserve protection and maintenance in their own right.

It is recommended that when it is absolutely necessary to create a road-side car parking area to serve a dwelling, the character of the verges should be maintained by either forming two narrow wheel tracks with hard core and crushed stone surfaces or, alternatively, by using 'Grasscrete' or a similar material that allows the grass to grow through. Larger, formal, kerbed hard-standing areas will be discouraged.

7 - Reduction in effect or removal of overhead power lines.

Overhead power cables intrude on many views and their voluntary removal by the statutory undertakers will be actively promoted.

8 - Improvements to the forecourts and garages to The Rookery.

Close to The Rookery stand four blocks of flat-roofed garages. Their siting is unfortunately most conspicuous and, together with their open forecourt parking areas, damages the traditional appearance of the conservation area at that point.

It is recommended that measures are put forward to reduce the width of the accesses and to persuade the owners of the garages to incorporate more traditional and appropriate pitched roofs overlaid with good quality re-constructed stone slates.

FURTHER READING

Planning policy

Gloucestershire County Structure Plan, copies available from Environment Department, Gloucestershire County Council, Shire Hall, Westgate Street, Gloucester GL1 2TH.

Cotswold District Local Plan, copies available from Cotswold District Council, Trinity Road, Cirencester, Glos. GL7 1PX.

Government guidance

PPG15 - Planning and the Historic Environment, copies available from branches of HMSO.

Guidance on procedures

Listed Buildings and Conservation Areas, copies available FREE OF CHARGE from Cotswold District Council.

Protected Trees, published by the Department of the Environment, copies available FREE OF CHARGE from Cotswold District Council.

Design guidance

Traditional Casement Windows, Traditional Dormer Windows, Traditional Chimneys, Stone Slate Roofing and Porches Guide, copies available FREE OF CHARGE from Cotswold District Council.

Cotswold Design Code, £5 from Cotswold District Council.

Village history

The most authoritative source on the village is the relevant volume in *The Victoria History of Gloucestershire*, the section written by N M Herbert. This is best consulted in major libraries.

Further guidance leaflets are to be published by Cotswold District Council.

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