

## 3.6 Buildings of the Conservation Area

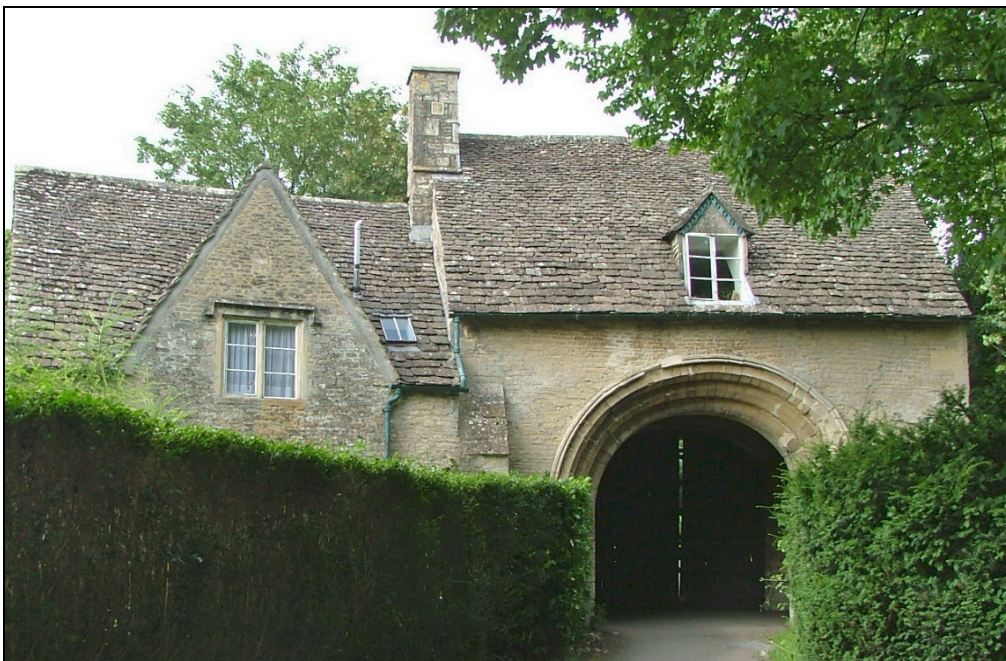
### Listed Buildings

The Cirencester Town Centre Conservation Area has a high proportion of listed buildings within its boundary. The exceptional parish church of St John the Baptist is listed Grade 1 [172].



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Also given the highest grading is the gatehouse to the former Abbey known locally as the Norman Arch [173].



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There here are also nine Grade II\* listed buildings with the remainder, 168 out of a total of 179 entries on the Register, including several listed chest tombs in the grounds of the parish church, listed Grade II.

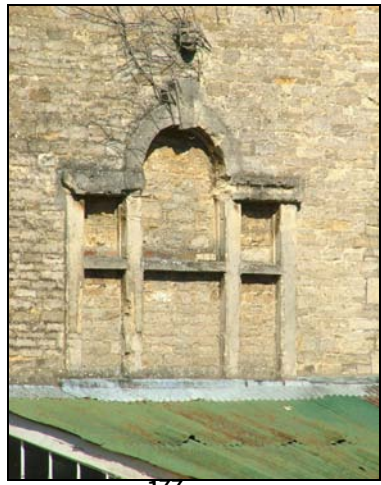
<b>Town Centre Conservation Area Grade I &amp; II* Listed Buildings</b>		
	Name	Image Ref
<b>Grade I</b>		
1	Parish Church of St John the Baptist	172
2	Gatehouse, Abbey Grounds [also known as the Norman Arch]	173
<b>Grade II*</b>		
1	14 & 16 Castle Street [Lloyds Bank]	174 & 175
2	51 Coxwell Street	180 & 181
3	53 Coxwell Street & attached warehouse, Thomas Street	176 - 179
4	30 & 32 Dollar Street [Dollar Street House]	182 & 183
5	18-22 Market Place	184 & 185
6	4 & 6 Thomas Street [Weaver's Hall / St Thomas Hospital Almshouses]	190
7	18 & 20 Thomas Street [Mead House]	186 & 187
8	51 & 53 Thomas Street [Friends Meeting House]	188 & 189
9	Sarcophagus, Parish Churchyard	191

Many of the oldest buildings were listed as early as 1948 in the first survey of buildings in the town, and many more were added to the Register in later years as part of resurveys. All the listed buildings make a positive contribution to the character and appearance of the Conservation Area. They are shown coloured red on the Heritage Asset Map P on page 84. A table summarising all the listed buildings in the Conservation Area, and their grades, can be found at Appendix B.





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## Positive Unlisted Buildings

The Conservation Area contains historic unlisted buildings and structures which have been identified as contributing positively to the special architectural and historic importance of the conservation area. Those identified here are shown coloured pink on the Heritage Asset Map P on page 84, and include:

- Castle Buildings, Castle Street [193];
- The Marlborough Arms [192], and adjacent terrace, Sheep Street;
- Oakley House on the south side of Tetbury Road [194];
- Detached houses within the Mead Estate [195];
- The Brewers' Arms, Cricklade Street [196];
- Shops with flats over, dated 1935, Cricklade Street [197].



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### **Buildings of Townscape Merit**

Whilst there are a many modern developments with the Cirencester Town Centre Conservation Area, there are none that are currently of sufficiently high architectural or contextual merit to warrant Buildings of Townscape Merit status. There are however a number of building developments in the pipeline which may prove of sufficient merit to warrant such status when built.

### **Neutral buildings**

Buildings within the Cirencester Town Centre Conservation Area which can be considered neutral are shown in beige on the Heritage Asset Map P on page 84. Examples include:

- Modern shops on the west side of Cricklade Street [198] and diagonally opposite where the road widens [199];
- An office block set back from the street scene on Dollar Street [200];
- Retail premises marking the corner of Ashcroft Road and Cricklade Street [201].



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## Negative Buildings

Whilst most of the Town Centre Conservation Area comprises buildings and spaces of high quality, there are also a significant number of buildings and structures which detract from its special character and appearance. These are predominantly located south of a line marked by Castle Street, Market Place and Dyer Street but taken individually, and in some cases, in small groups, and often in combination with buildings identified as Neutral, they offer significant opportunities for enhancement within the town. Negative buildings are shown in brown on the Heritage Asset Map P on page 84:

- The Tesco supermarket and adjacent premises fronting onto Castle Street [202 & 203];
- The car sales garage, Hammond Way [204];
- The telecommunication building, Forum Car Park / Lewis Lane [205];
- 1970s developments on Dyer Street [206 & 207];



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- Akeman Court, Lewis Lane and late twentieth-century buildings at the rear surrounding Jobbins Court [209];
- Service and ancillary buildings at the rear of the Corn Hall and the Police Station, West Way [208]

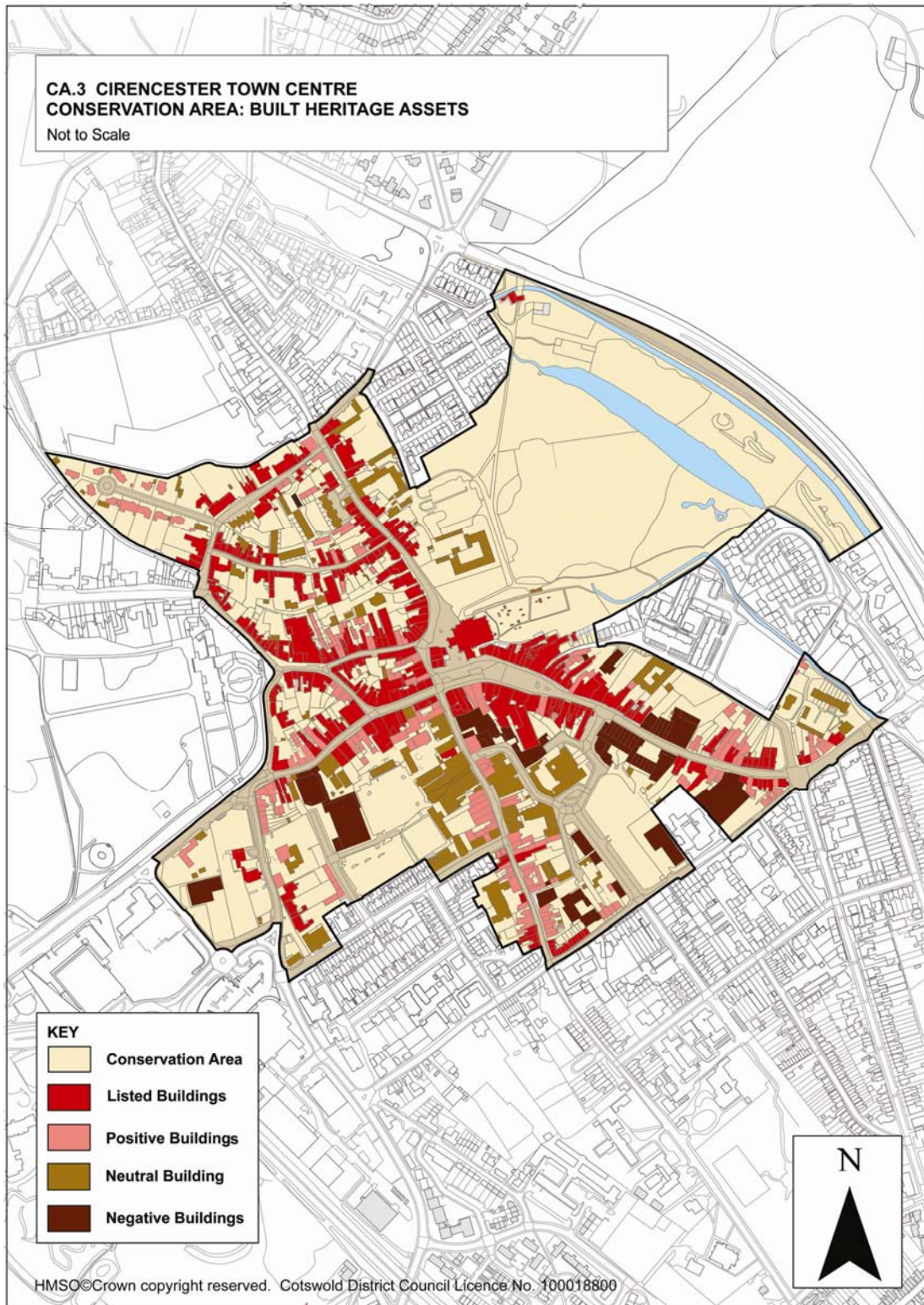


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**Map P**

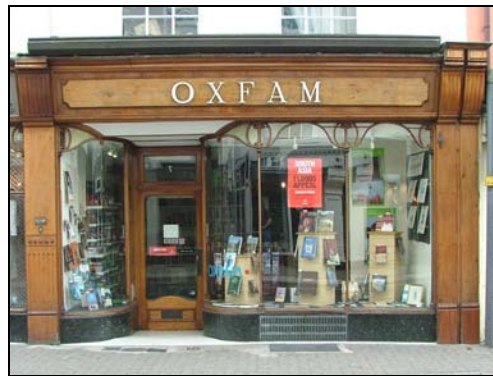
## Distinctive Local Features

The Cirencester Town Centre Conservation Area is diverse in nature yet features a great many architectural details, some quite small in size, which combine to provide the area with added visual appeal and a distinctive and memorable identity, as well as helping to provide a library of resources for future design within the area. Such features include:

- Traditional shopfronts, in a wide variety of designs, often with a range of decorative features such as ornate console brackets, fluted pilasters, turned glazing bars and iron ventilation grilles, with some of the best examples having subtle signage, often simply painted on timber fascias [210-218];
- Imaginative and colourful hanging signs to shops and public houses, and clocks projecting from various facades [219-227];



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- Highly decorated and modulated façades with elaborate detail - principally in the main shopping areas and especially the Market Place - most notably the parish church with its ornate south porch [234 & 250], and Victorian buildings such as banks [233], and the Corn Hall and King's Head Hotel, each displaying a wealth of ornate symbolism [ 228-231];
- Elements of public art, and a handful of public memorials [240-41];



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- Gateways and doors to garden walls, and forming entrances to communal spaces, are also a feature common to the Town Centre Conservation Area [257-58];
- Stone and brick chimneys of various designs, and in some cases very tall, which assist in maintaining vertical emphasis to individual buildings and groups, which are especially apparent in longer views of streets and spaces [94];
- Varied lively rooflines and roof types, often mixing long varied sequences of gables with parapet and pitched roofs, and occasional grander pedimented parapets, sometimes in combination with high level detail, ornate cornices and a wide variety of dormer window types, drawing the eye upwards [234-236];
- Enamel road signs [232];
- Moulded lead hopper heads and downpipes [242 & 244];
- Date stones, the oldest most often incised into stonework, the Victorian and later ones often in low relief within a designed lozenge [237-239];



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- The use of ironwork for railings and gates, often in combination with stone pillars and base walls, and such features as ventilation grilles, hanging signs and window boxes [243, 245-247, & 249];
- A wide variety of classical architectural detail, particularly elegant doors and windows [174-75, 251-256];



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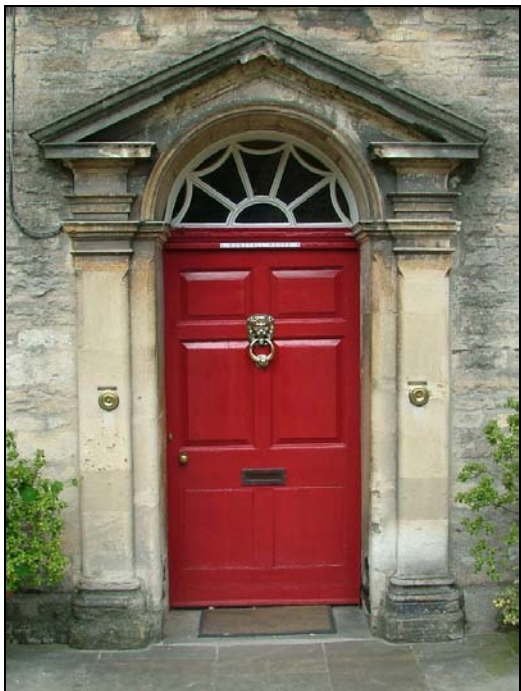
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- Stone and brick boundary walls surrounding, and especially important in defining public and private spaces, and providing, in many cases, a sense of privacy and enclosure [259-262]; where loss of such features has occurred, it is especially noticeable and detrimental, for example at the rear of premises on Dollar Street, Dyer Street and at the Forum car park.



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