

EBRINGTON CONSERVATION AREA APPRAISAL August 2020



COTSWOLD
DISTRICT COUNCIL

1. Introduction

- 1.1 Ebrington Conservation Area was designated on 17 February 1981, and reviewed on 25 September 1990 and 3 August 2020.
- 1.2 This appraisal sets out the special interest and character of Ebrington Conservation Area.

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, as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990.

A Conservation Area is a designated heritage asset, and should be given considerable weight and importance when assessing planning applications.

2. Setting and historic development

- 2.1 Ebrington is a village in the north Cotswolds, to the east of Chipping Campden. It is a hillside settlement on the south facing slope of the gently undulating outlying hills that characterise this part of the Area of Outstanding Natural Beauty.
- 2.2 It is a small rural village with agricultural origins. There is evidence of Neolithic, Iron Age and Roman activity, and the village is first recorded in a Saxon Charter of 685. Ebrington Hall (also known as Ebrington Manor) has been the seat of the Fortescue family since 1456.
- 2.3 The landscape setting gives the settlement distinctive changes in levels, and in places far-reaching views. The higher ground to the north of the village provides a backcloth to the village in views of the settlement from the south.
- 2.4 The village is generally linear in form, strung out along the hillside, with the main road through the village running in a roughly west to east alignment. The settlement is centred around a small triangular green, with two mature oak trees. Historically buildings were fairly dispersed, with subsequent piecemeal development infilling this looser grain.
- 2.5 The settlement layout is animated further by the changes in levels through the village. In places the buildings and pavements are set high above the roadways. This elevation gives added interest and a distinctive character.
- 2.6 Ebrington is a quintessential English village, with a classic composition of Church, Manor, Public House and School. It holds a strong Cotswold character but has relatively diverse architecture.
- 2.7 The Conservation Area takes in most of the village, with the exception of some outlying, mostly twentieth century development. The boundaries of the Conservation Area are shown on the map accompanying this appraisal.

3. Character areas

There are three distinct character areas within the Conservation Area. These are indicated on the map accompanying this appraisal.

3.1 Character Area One – Central

- 3.1.1 Heading north from the village green the roadway is set down between stone retaining walls with raised pavements either side. Above are listed thatched cottages dating from 18th Century which are a very prominent and distinctive feature of this part of the village.
- 3.1.2 Amongst the thatched cottages are a few other buildings, including the stone built Victorian village school, with its master's house addressing the street. Opposite the school a lane leads off to the west, lined by a series of regular historic outhouses serving the terrace of cottages opposite. The lane leads to Harrowby House, a Grade II* house dating from the 13th Century.
- 3.1.3 At the junction of Hidcote Road and Campden Road is a pair of listed cottages, with later replacement roof coverings. The cottages closely address the road and are elevated above it, giving them added prominence. To the rear is a later twentieth century development known as Keytes Acre. Although set above the main village street, Keytes Acre is generally screened by a steep verge and trees.
- 3.1.4 Continuing north and flanked by terraces of listed thatched cottages the road rises steeply affording views back to the south down Hidcote Road and over the village. There is a public conduit housed in a brick and stone enclosure on the east side of the road. The boundary of the Conservation Area is located just beyond Top Farm a modest stone built farmhouse with a range of traditional outbuildings.



Figure 1: Character Area One - Central: View north towards the green, with listed cottages set above the road.



Figure 2: Character Area One - Central: Street view south from the junction between the northern Hidcote Road and the Campden Road to the west showing raised pavements.



Figure 3: Character Area One - Central: House at junction of Hidcote Road and Campden Road.



Figure 4: Character Area One - Central: Public water conduit on the east side of Hidcote Road.

3.2 Character Area Two - East

- 3.2.1 The eastern character area starts at the triangular green with its mature oak trees. The green is overlooked by the Ebrington Arms public house, The Old Forge, and Victoria Terrace. The road falls to the east and then steadily rises out of the village. This part of the Conservation Area was historically characterised by dispersed 19th Century houses and cottages amongst older farmsteads interspersed with paddocks.
- 3.2.2 The paddocks and holdings have been largely infilled in the 20th Century with the occasional post war bungalow and a more recent development known as Coldicott Leys. The scale, design and layout of Coldicott Leys is generally sympathetic to the character of the area and leads via a public footpath out into open countryside with views of the rural landscape.
- 3.2.3 There are no thatched properties in this part of the Conservation Area. Garden boundaries are predominantly dry-stone retaining walls, often with hedging. Additional features include a substantial public water trough and a red telephone box, both of which are Grade II Listed.



Figure 5. Character Area Two - East: View west back towards the Green showing a predominance of dry stone boundary walls and hedging beyond.



Figure 6. Character Area Two - East: Public water trough (Grade II Listed)

3.3 Character Area Three – West

- 3.3.1 The character area encompasses Ebrington Hall (Manor), its associated outbuildings and gardens, as well as the parish church of St Eadburgha's. The predominant character is of garden and church yard with mature trees around the perimeters of the open spaces. The area has a distinctive ancient and settled character punctuated by glimpses of the substantial historic buildings. Pedestrian paths between buildings and gardens connect these spaces back to the village.



Figure 7. Character Area Three - West: Entrance to Ebrington Hall



Figure 8. Character Area Three - West: The path to the churchyard looking south

4. Heritage Assets

- 4.1 There are a number of listed buildings within the Conservation Area and these are indicated on the map accompanying this appraisal. Also indicated are some historic, unlisted buildings (non-designated heritage assets) that are considered to make a positive contribution to the character and appearance of the area.

A non-designated heritage asset is a building, monument, site, place, area or landscape identified as having heritage significance, be it archaeological, architectural, artistic or historic

- 4.2 It should be noted that not all of the heritage assets in the Conservation Area are illustrated on the map or mentioned in the text of this appraisal.



Figure 9: The Old Forge on the Green (unlisted)



Figure 10: Terrace of 19th century cottages known as Longwell Bank (unlisted)



Figure 11: 13th Century Harrowby House west elevation (Grade II* Listed).



Figure 12: Ebrington School (dating to 1840s, and still in use as the village school) (unlisted).

5. Building types, styles, features and materials

5.1 Most of the historic buildings in the village are built in the Cotswold vernacular style as are many of the more recent developments. Despite a strong Cotswold character the architecture is relatively diverse. Typical characteristics of these buildings are:

- One-and-a-half to two-and-a-half storeys in height
- Simple in form, with narrow steep gables, and end of ridge chimneys
- Eaves and verges are plainly detailed in the local style
- Painted timber multi-pane casement or sash windows, stone mullioned windows with metal casements, and dormers

- 5.2 There are two unusual and distinctive characteristics of the built historic environment within the village. These are thatched cottages and raised pavements on stone retaining walls.
- 5.2 There are some good examples of traditional stone outbuildings throughout the village. Typical characteristics of these are:
- Single storey in height
 - Very simple in form, with narrow steep gables
 - Eaves and verges are plainly detailed in the local style
 - Functional door openings and limited window openings
- 5.3 The majority of frontages are enclosed with traditional stone boundary walls. Typical characteristics of these are:
- Substantial stone retaining walls
 - Dry stone boundary and retaining walls (often with hedging above)
 - Grass verges in front of stone boundary walls and no footway
 - In most cases a 'cock and hen' type capping
 - Gateways are generally just narrow breaks in the walls
 - There are some notable examples of topiary
 - There are a few examples of ashlar stone gate piers
- 5.4 The buildings are predominantly constructed of local natural stone, generally in coursed rubble, but with some use of cut ashlar blocks on higher status buildings. In addition -
- Roof coverings are a mix of natural and artificial Cotswold stone slates, natural blue slates, clay tiles, and in some areas a predominance of thatch, which is now unusual in the Cotswolds.
 - Chimneys are constructed in stone, with some in red brick.

Condition assessment

✓	A good number of buildings, both listed and unlisted, retain their thatch and natural stone tile roof coverings. Others maintain traditional natural blue slate and clay tiles.
✓	There is good survival of chimney stacks, which contribute to the architectural character of the buildings and add to the interest of the village roofscape.
✓	There is good survival of historic painted timber windows of varying styles providing an added depth of historic character to the village.
✓	There is good survival of dry stone boundary and retaining walls to frontages throughout the Conservation Area, providing valuable enclosure to the street.
✓	Throughout the Conservation Area trees and hedges remain abundant, making a vital contribution to its character and appearance.
✗	There have been some cases of replacement windows installed in unlisted historic buildings which have detracted from the character and appearance of the Conservation Area, because of their non-traditional framing, glazing divisions and proportions, and some use of uPVC rather than timber.
✗	There have been some extensions to unlisted historic buildings which have detracted from the character and appearance of the Conservation Area because of their location, style, form, detail and materials.

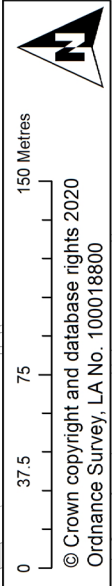
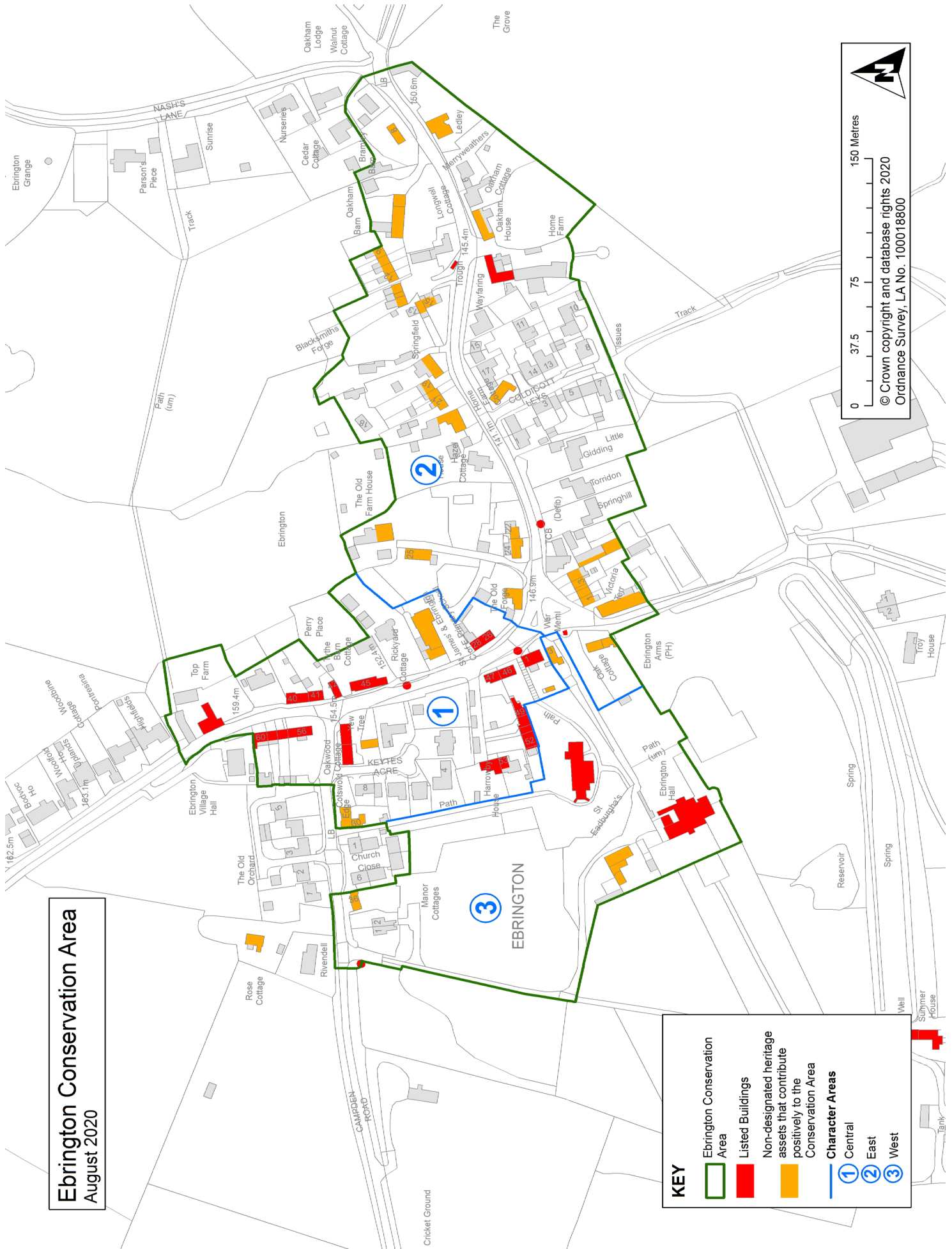
General information on Conservation Areas can be found at –

- <https://historicengland.org.uk/advice/planning/conservation-areas/>
- <https://www.cotswold.gov.uk/planning-and-building/historic-buildings-and-conservation-areas/conservation-area-maps/>

The draft Ebrington Conservation Area Appraisal was prepared by Heritage and Design Service, Cotswold District Council. For further information please contact planning@cotswold.gov.uk

Ebrington Conservation Area

August 2020



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KEY

- Ebrington Conservation Area
- Listed Buildings
- Non-designated heritage assets that contribute positively to the Conservation Area
- Character Areas**
 - 1 Central
 - 2 East
 - 3 West