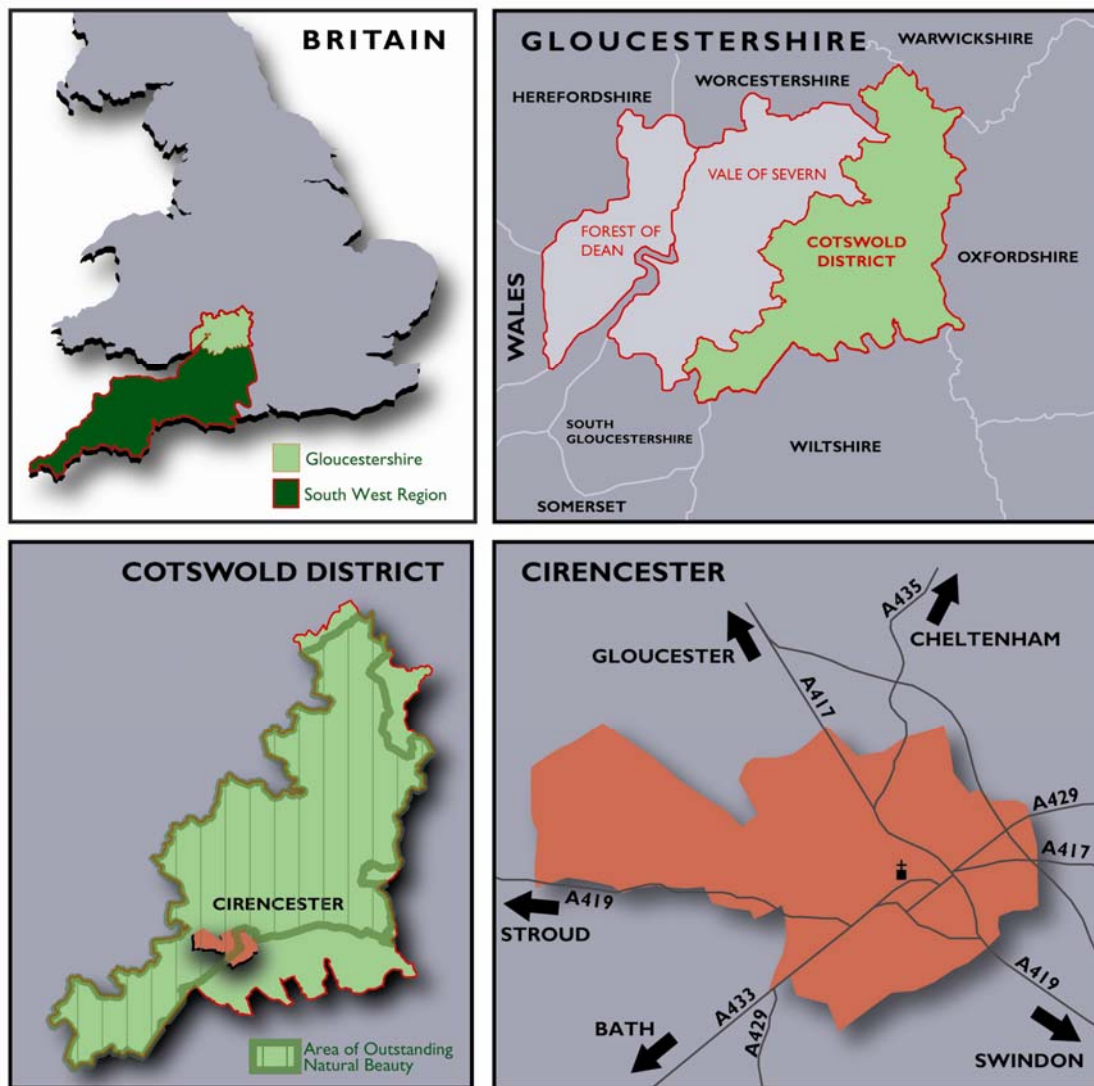


## 2.0 CONTEXT

### 2.1 Location and setting

In 2001, Cirencester had a population of just under 19,000 making it the largest town of the Gloucestershire Cotswolds; until the growth of Cheltenham in the nineteenth century, it had been the second town in the county.



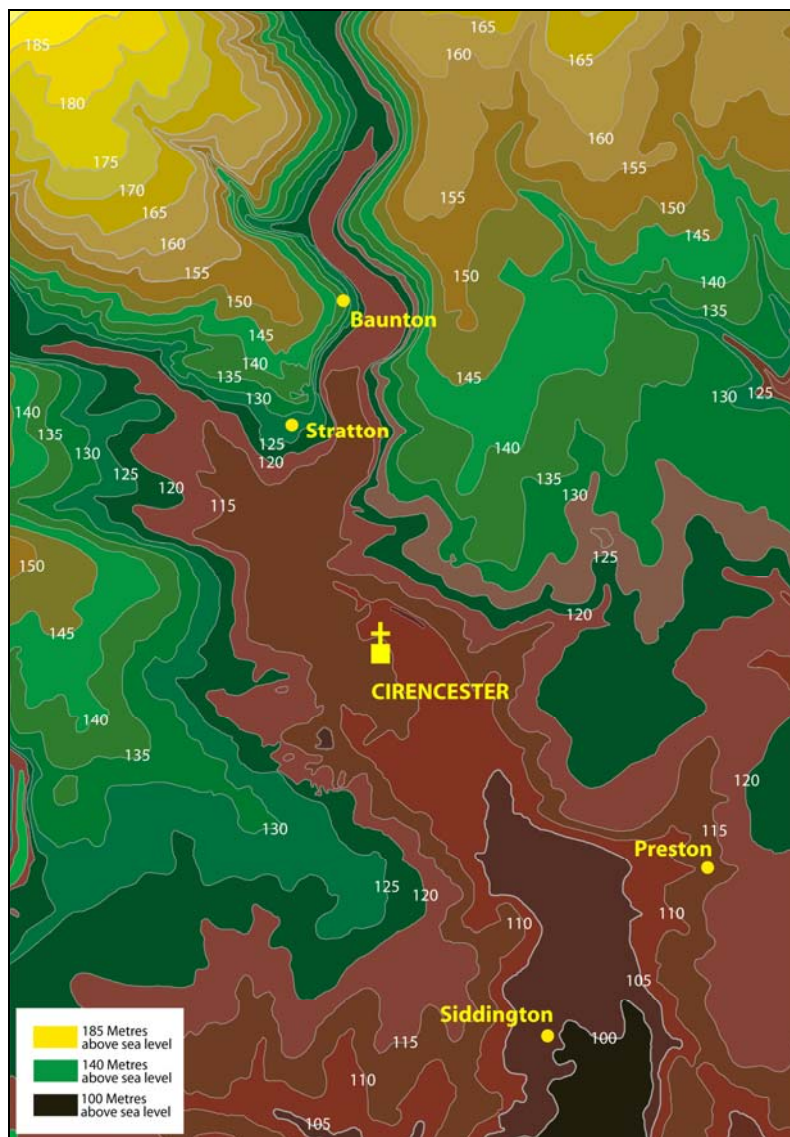
Map C

Gloucestershire lies at the northeast corner of the south west region of England and can be divided into three distinct regions. The easternmost, and the largest in area, is the Cotswolds, a low limestone plateau rising gradually northwest from the neighbouring counties of Oxfordshire and Wiltshire to the great natural boundary of its scarp known as The Edge. The scarp separates the Cotswolds from the low-lying land of the Vale of Severn. The third region and the smallest in the county is the Forest of Dean in the far west.

Cirencester lies at the nexus of a significant road network with important routes to Gloucester, Cheltenham, Warwick, Oxford, Swindon, Chippenham, Bristol and Bath, and Stroud [Map C]. Good transport links bring the town passing trade whilst the ringroad and by-pass take the worst of the traffic away from the town centre.

Approximately 70% of Cotswold District is designated as the Cotswold Area of Outstanding Natural Beauty [AONB] [Map C]; Cirencester Park on the west side of the town forms part of this national designation.

The town lies on the low lying but well-drained alluvial floodplain of the River Churn, a tributary of the River Thames. Sitting in a shallow bowl it is surrounded to the north and west by the Cotswold Hills. To the south lies the relatively flat expanse of the Upper Thames Valley.



Map D

Geologically, the local limestone has given rise to the distinctive landscapes and building types that are internationally renowned as of quintessentially English lowland character, rich in architecture of many periods and styles.

## 2.2 Cirencester's General Character

Cirencester is a compact market town whose attractive and distinctive character is strongly influenced by its historic development.

*"If I had a foreign friend visiting from abroad, I think the first place I would take him would be the Cotswolds. It is English architecture at its most English and Cirencester is the self-proclaimed capital".*

Alec Clifton-Taylor, architectural historian and author

A multi-phased town, Cirencester has been altered by each successive generation for its own needs resulting in a distinctive historic sense of place; it is characterised by buildings of a modest scale and, for the most part, by intimate and enclosed spaces.



2

The historic town is, in effect, the sum of two parts; a distinct change in architectural character is recognisable between the northern and southern parts of the town within the late twentieth-century ringroad. Taking a line marked by Lewis Lane and Querns Lane, the northern section is characterised by a curvilinear medieval street pattern. This owes nothing to the town's Roman origins whose former grid-like road pattern is barely evident. This northern portion is also defined by dense low-rise development consisting predominantly of two- and three-storey properties built up from the back edge of the pavement. This combination of the narrow curvilinear medieval street layout and tightly-packed, mostly historic built form gives these older parts of the town a very distinctive and intimate character [Map F].

South of Lewis Lane / Querns Lane – and including the small section bordered by Sheep Street and Ashcroft Road - the built form is derived predominantly from nineteenth century development in the form of tight terraces to straight streets and avenues giving a sense of space and regularity. This contrasts with larger higher status individual buildings set in spacious grounds, such as Watermoor House and Holy Trinity Church.

Market Place forms the principal urban open space within the old town and dates from the medieval period. Demolition of medieval retail premises in the 1830s served to open up the space further. It is nevertheless an enclosed space surrounded on all sides by mostly historic buildings built off the back edge of the pavement.

The iconic and spectacular Parish Church, the largest in Gloucestershire, with its elegant tall tower in Perpendicular style, dominates Market Place and forms a major landmark for the whole town [4].



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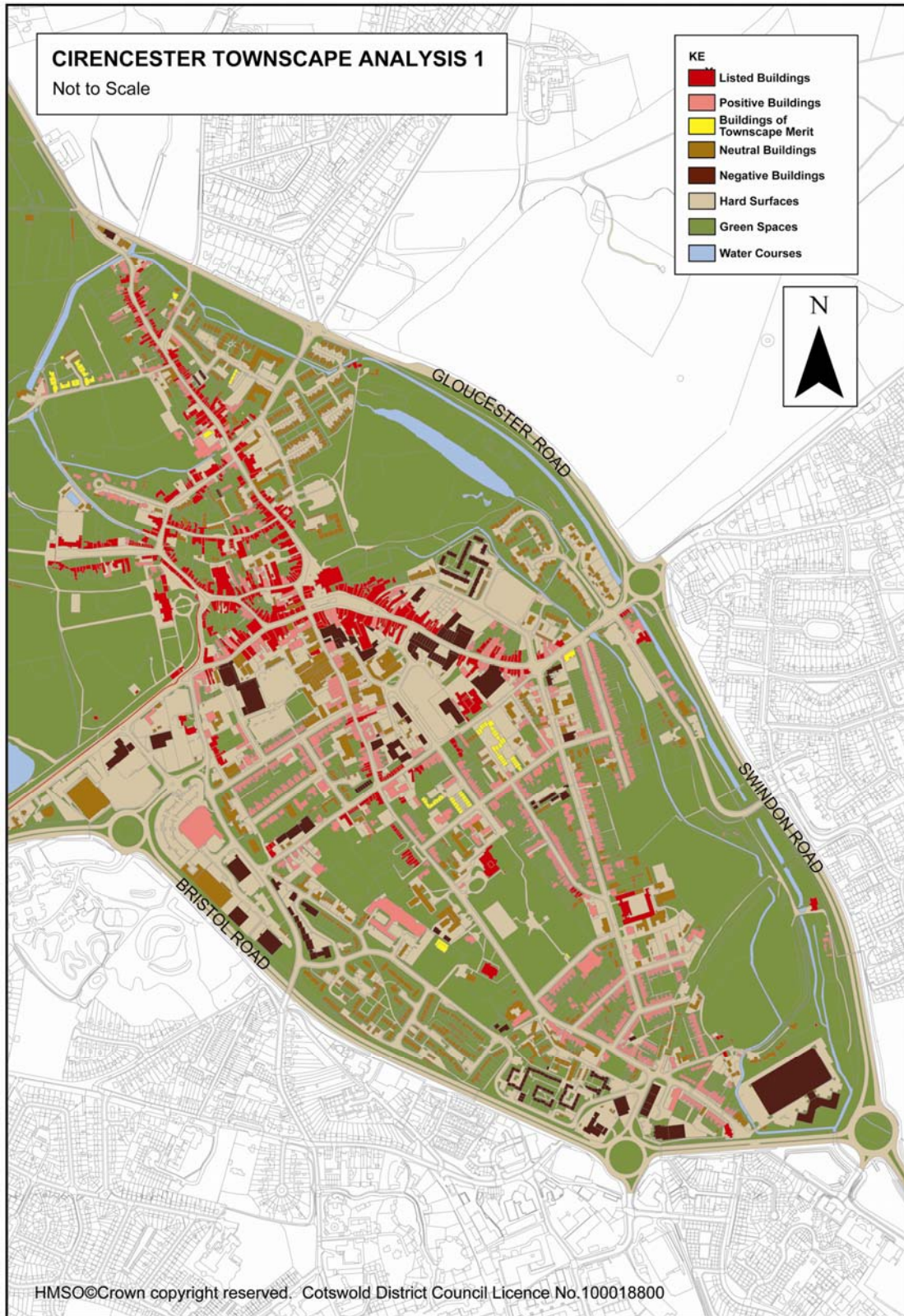


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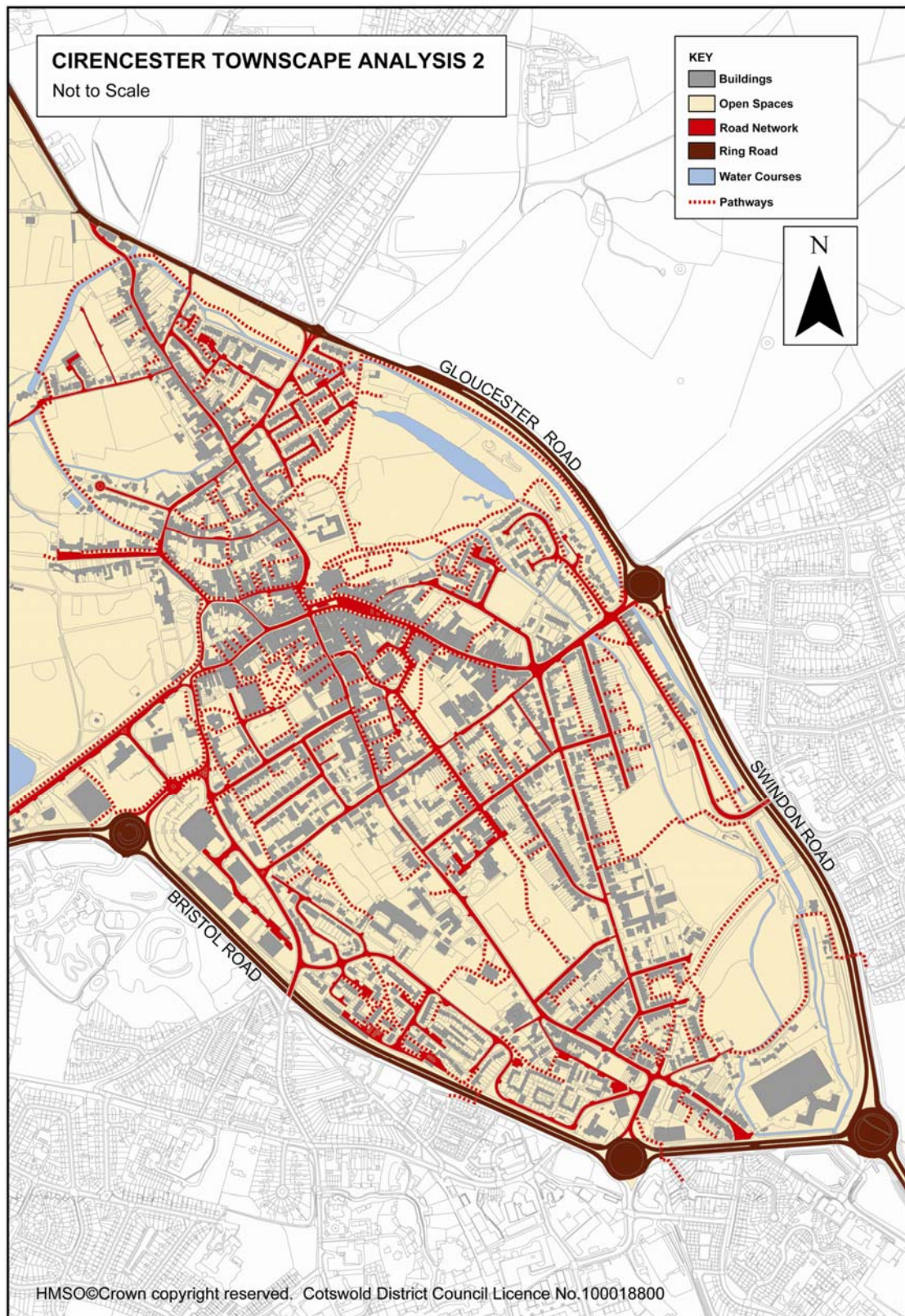
However, as a usable space, the Market Place suffers from high levels of traffic and car parking. The Council is currently considering how the space can be made more user-friendly.

Many of the approaches into Cirencester are characterised by green wedges of undeveloped land which are important to the town's appearance and character and link it with the surrounding countryside; this is especially true of Cirencester Park and the Abbey Grounds.

Although the town lies at the crossroads of two important Roman roads – the Fosse Way and Ermin Street - the precise location may have been influenced more by the natural topography and hydrology of the Churn Valley. The river once flowed through the Roman town and Roman engineers artificially diverted its course. Today, it is less visible than might be expected following further culverting in the nineteenth century. The River Walk off Thomas Street and the former fish pond in Abbey Grounds are both very pleasant amenities but other parts of the river's path are mostly forgotten and deserve to be enhanced for the benefit of residents and visitors.



Map E



Map F

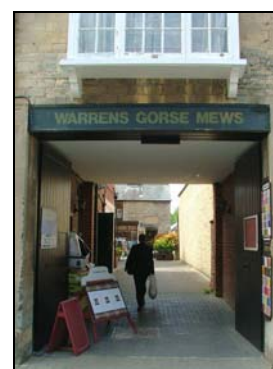
Cirencester is a very permeable town; for pedestrians especially, there are many routes allowing a very wide range of options to get from one place to another [Map F]. A locally-distinctive and most attractive feature of the town is the number of “places” or courtyard mews built off the main streets. These allow access to residential or commercial premises; several good examples of the former can be found in Gloucester Street whilst Black Jack Street can boast many commercial examples where they add an intimate and colourful element to the visitor and shopping experience [5-7].



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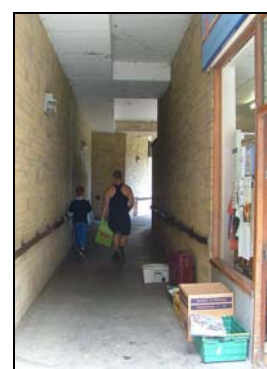
Less good is the town’s legibility; unless people are aware of particular routes, the townscape features which would indicate them are sometimes missing or poor. Some pathways fail to invite the visitor in, or give clear visual indication that a particular route is safe, clean and useful. As a result, a few, particularly those that form part of 1970s redevelopments within the town, are under-used or unpleasant to use [8-10].



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A further negative factor is the generally poor quality of the public realm contrasting strongly with the high quality built form it is intended to support. Whilst there are good and distinctive examples of street furniture to be found in the town, poor quality paving and a proliferation of traffic and directional signs in particular combine to produce a poor image in some parts [11-14].

Recent improvements at the west end of the town, specifically Park Lane and Silver Street, serve to demonstrate the considerable benefits of investment in the public realm.



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The main retail focus is in the northern, predominantly medieval, part of the market town and consists mainly of small independent retailers with some mainstream national chains. For the most part the town thrives but despite its popularity as a place in which to live and work, the retail element is starting to show signs of decline. In assessing the economic well-being of the town the *Town Centres and Retailing Study* nevertheless found that the low vacancy rates of suitable premises and high retailer interest in the town indicated a promising future as a key retail destination within the district. The report suggested that the challenge for the town centre would be to build on its strengths whilst avoiding the traps of “clone town Britain”.

As might be expected, the main concentrations of historic buildings are located in the historic core in the north of the town. Only a handful of individual listed buildings are located in the southern half beyond Querns Lane / Lewis Lane [Map E].

There are concentrations of buildings of townscape value, mostly historic, but some of more modern design that occur throughout the town. The main



groups of buildings of neutral or mediocre character and appearance are located on the outskirts of the area; they are predominantly mid-twentieth century housing estates and business premises [Map E].

There are also a small number of properties in poor condition revealing pockets of community deprivation, notably in the far south of the town in the Watermoor area. Most twentieth century residential development is found beyond the boundaries of the ringroad in the Chesterton and Beeches areas.

The prominent use of Cotswold stone, for buildings, walls, and as stone slates for roofs is the one of the most memorable, unifying and distinctive features of the town centre. Interest is provided by a variety of building styles and design detailing and in the modulation of historic street frontages. Reconstituted stone used for some late twentieth century buildings is a very poor substitute for the natural material. It is also noticeable that few buildings in the town are being limewashed or lime rendered; historically such surface treatment afforded added protection against weathering and gave individual buildings a more uniform appearance.

The Townscape Assessment Map E above shows very clearly that the most negative buildings are those that appear so as a result of their bulk and massing. These take little account of the historic grain of the town, its enclosed character, and domestic scale; such buildings are predominantly late twentieth century mass housing, industrial / business and retail premises. They are generally located on peripheral sites and often set within a swathe of car parking. It is these negative buildings and sites which offer the greatest opportunity for enhancement within the town.

The award-winning Corinium Museum in Silver Street displays a fine collection of material relating to this important Roman town and makes good use of information technology and reconstructions, as well as providing a wide range of activities for those interested in discovering more of Cirencester's history. Perhaps surprising for a town which prides itself on its long and distinguished history and which draws on its past to help create a contemporary identity, there is however little physical interpretation of the town's rich archaeological past available on site for the resident or visitor. Where it does exist, it is often poorly maintained. The Council's *Archaeology Strategy* makes this point and consideration is currently being given as to how this issue might be addressed.

## **2.3 Historical Development of Cirencester**

### **Introduction**

This section is not intended as a detailed historical guide of the town; instead it seeks to demonstrate how Cirencester's social history has impacted upon on the town and has helped shape its development over time and determined its present physical form.

## Roman Corinium

The town apparently had little importance until the Roman period, when Corinium Dobunorum became a Roman town so vast it was second only in size and status to London. It is located at the junction of the Cotswold Hills and the broad valley of the upper Thames, at the crossing point of the Fosse Way and Ermin Street, two of the most important arterial roads of Roman Britain. The town developed into a centre of local government and an agricultural market for the many local estates.

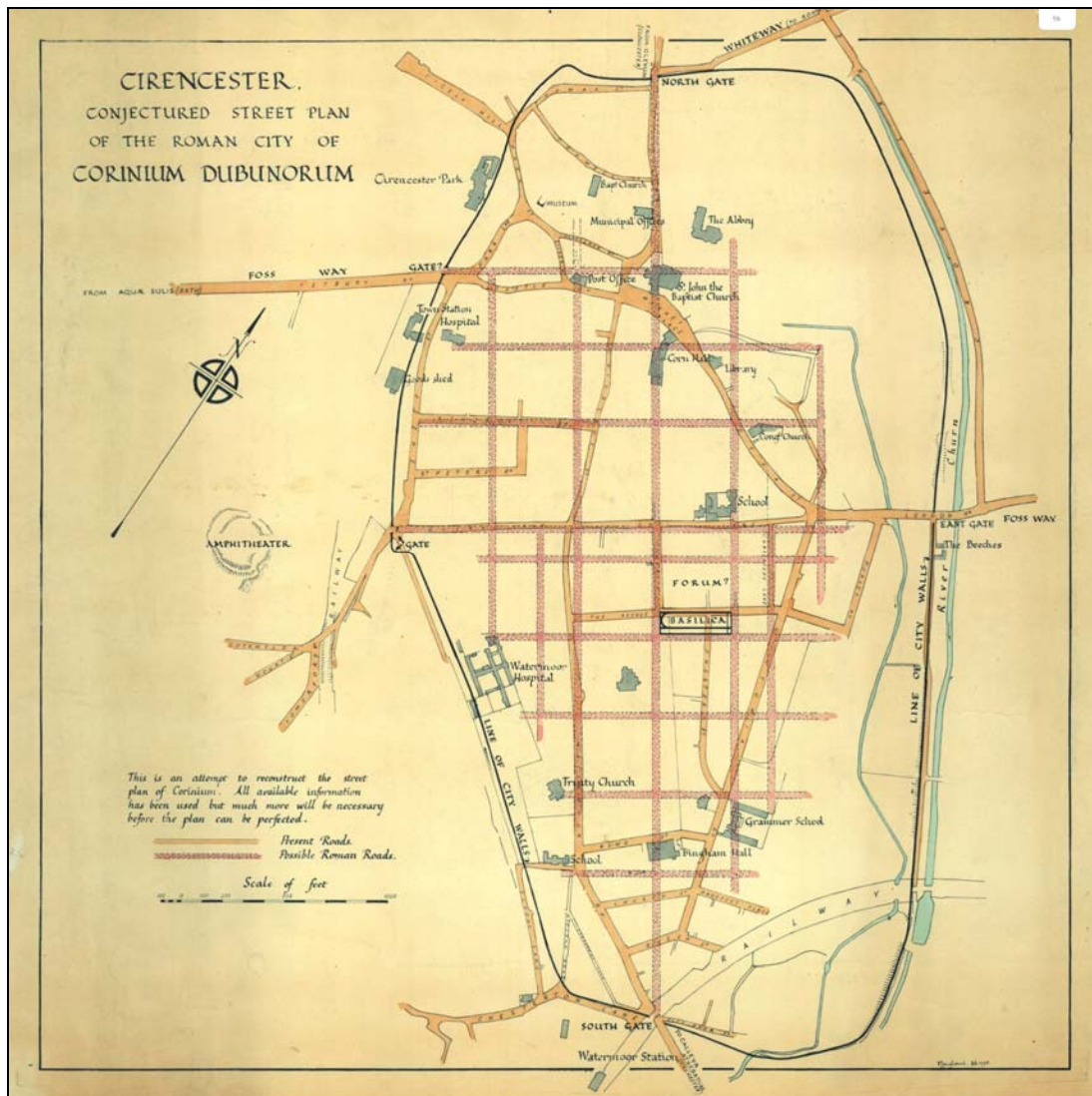
A large military fort was built here in c.AD50 [rebuilt AD.60] and by the end of the first century Corinium had a regular street grid and impressive public buildings, including the second largest basilica of any Roman town in Britain. Through successive centuries, the town became a prosperous regional centre and by the fourth century it was the provincial capital of Britannia Prima, one of the four provinces in Britain.

Corinium was enclosed by a town wall initially constructed as an earth rampart but later faced with stone; today the late twentieth century ringroad follows an almost parallel line around the outside of the Roman rampart. There was almost certainly a Corinian School of Mosaicists established by the fourth century and the town continued to function in the first part of the fifth century; yet archaeological evidence suggests that by the sixth century much of it had been abandoned.



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The Roman grid street pattern has little perceptible impact today but principal roads of Roman origin radiating from the town are still very evident, and the crossroads at the junction of South Way, Tower Street and Lewis Lane marks almost the exact site of the central crossroads of the Roman town. Today, the relevance of the Roman period is most keenly felt by the constraints it introduces to development with many archaeological deposits lying very close to the surface.



Map G

### Visible Remains of Roman Corinium:

- The Amphitheatre to the west of the town; this large evocative structure, now with a covering of grass, was originally sited outside the Roman town wall and now lies beyond its modern day equivalent, the dual carriageway ringroad; [15]
- A small section of stone rampart in Abbey Grounds on the east side of the town, off London Road, where the Roman Verulamium Gate once marked the eastern entrance of the town; [16]
- A curving section of earth rampart off City Bank Road at the southern end of the current town and just inside the ringroad; [17]
- The outline of the apse of the large second-century basilica [excavated 1897-8] can be seen marked out at the northern entrance to St Michael's Park at the junction of Tower Street and The Avenue; [20]
- A very small section of the wall can be seen on the east side of the Waitrose supermarket car park at the west side of the town; [19]
- Interpretation of the Roman town including mosaics unearthed from the mid-nineteenth century on display in the Corinium Museum. [18]

CA3: PART 1: Section 2 - Cirencester



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## **The Medieval and Early Post-Medieval Period**

A long gap in our knowledge of the town exists throughout the Saxon Period to c1086 when references to the “new market” are followed by the founding of St Mary’s Abbey by Henry 1 [1100-1135] and the growth of the Cotswold wool trade. The Abbey is known to have been built on the site of a major Anglo-Saxon church and had a major stranglehold over the townspeople; by the twelfth century the construction of the present Parish Church of St John the Baptist had begun. The Abbot was Lord of the Manor and the Abbey’s great wealth stemmed from its vast land holdings in the town and the surrounding countryside.

The townsfolk enjoyed considerable prosperity from the fourteenth century onwards, by which time Cirencester had surpassed Winchcombe as the principal outlet for Cotswold wool and the central market town for the south Cotswolds. Most of the domestic buildings resulting from such wealth have long since gone but in Thomas Street is the Weaver’s Hall<sup>1</sup> [c1483, Listed Grade II\*] now the town’s oldest secular building still in use.

Cirencester continued to develop throughout the medieval period although its commercial affairs were heavily controlled and influenced by the Abbey. The market place and the parish church were at the heart of the town with the principal streets radiating from it towards the sites of the former Roman gateways which still served as entrances to the town.

In 1539 Henry VIII ordered the demolition of the Abbey as part of the dissolution of the monasteries and the Abbey’s properties were redistributed; by 1563, the Oakley Estate on the west side of the town had been sold to Sir Benjamin Bathurst, and in turn, the Abbey Grounds on the east side came to be sold to Dr Richard Master, the Queen’s personal physician, in 1564. The two families were to have a profound influence on the development of the town from then on.

### **Visible Remains of the Medieval & Early Post-Medieval Period:**

- The magnificent parish Church of St John the Baptist which dominates Market Place and is Cirencester’s iconic landmark; [21]
- The “Norman Arch” situated at the NE corner of Abbey Grounds and parts of its precinct wall towards Gosditch and Dollar Streets; [23]
- The surviving arcade of the hall of the Hospital of St John, founded in 1133, in Spitalgate Lane; [25]
- The shape of the Abbey outlined in paving stones in Abbey Grounds;
- The Abbey Lake, which once functioned as the fish pond for the Abbey and a mound on the far side of the lake covering a former Abbey ice house; [22]
- Weaver’s Hall [or St Thomas’s Hospital], founded in 1483, in Thomas Street; [26]
- The late fifteenth /early sixteenth century Monmouth House in Thomas Street; [24]

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<sup>1</sup> Also known as St John’s Hospital

- The Old Grammar School in Park Lane, a medieval building converted to a school in the sixteenth century; it may have been the Grammar School known to have been founded in the town in 1461;
- The narrow and curvilinear medieval street pattern most noticeable to the NE of the church incorporating Coxwell Street, Thomas Street, Park Street, Gosditch Street and Dollar Street.

### The Medieval and Early Post-Medieval Period



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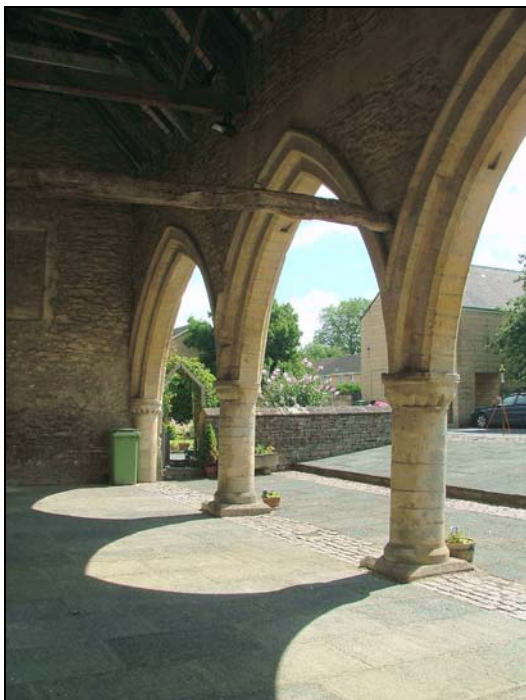
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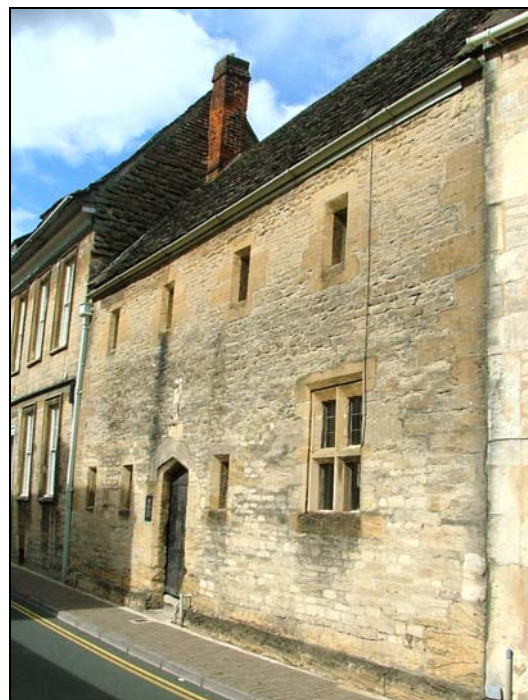
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## **Seventeenth Century**

Seventeenth-century Cirencester witnessed continued and increased prosperity based on the wool trade. This resulted in some fine stone buildings replacing many of the previously timber-framed domestic buildings of the medieval period.

The new type of local vernacular style developed around the needs of the inhabitants and the capability of the stone; typically gabled two-storey houses with stone mullioned windows with drip moulds over and stone slate roofs with stone chimneys were built off the pavement edge in densely packed terraces; a surprisingly large number of such buildings survive today.

The town's pro-parliamentarian population was attacked in 1643 by Prince Rupert [son of Charles I] resulting in much physical damage to its fabric and a need for rebuilding. No.10 Coxwell Street is one house known to have been pillaged by Royalist soldiers who arrested the owner John Plot, a local parliamentarian lawyer.

The restoration of the monarchy in 1660 resulted in the further development of the two private estates in the town held by the Bathurst and Chester-Master families, namely Cirencester Mansion and Park, and the Abbey House in Abbey grounds.

### **Some Visible Remains of the Seventeenth Century:**

- "Coxwell Street contains perhaps more genuinely seventeenth century buildings than in any Cotswold town"<sup>2</sup> [27, 29, 30 & 31]
- The Old Dolphin, 34 & 36 Cecily Hill; [32]
- The Bear Inn, Dyer Street; [33]
- 2 Watermoor Road, built on the site of the former Chesterton Manor House; [34]
- Former Unitarian Chapel, off Gosditch Street; [35]
- 10 Coxwell Street – John Plot's house
- Woolgatherers, Coxwell Street - an important wool merchants house and warehouse [189-192];
- Many of the rendered commercial buildings in Market Place and elsewhere in the north of the town have seventeenth timber-framed origins but have been altered in later centuries, most notably through re-fronting in the eighteenth and nineteenth centuries.

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<sup>2</sup> Verey & Brooks, p.266



## Seventeenth Century



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## **Eighteenth Century**

The eighteenth century witnessed a distinct change in architectural fashions in contrast to the vernacular buildings of the previous century; the newly-elegant classically-inspired houses served to demonstrate the growing wealth and social standing of their inhabitants.

The development of Cirencester Park by Allen, first Earl Bathurst, was a very important physical change in eighteenth century Cirencester. The Earl rebuilt the Mansion House in subdued classical style but his real achievement, and a lasting one, was the laying out and planting of the 1000 acre park with its attendant follies, geometric pattern of rides and naturalistic planting. He was assisted by his friend and fellow-Tory the poet Sir Alexander Pope. As part of these plans, Bathurst also planted the famous three-quarter circle yew hedge in c1710 which to this day so effectively screens the Mansion from the town. He died in 1775 and his successors continued his designs and extended the park to the north resulting in the present Broad Ride extending from Cecily Hill. The Park is now a Grade I Registered Park and known as one of the best designed landscapes in the country.

Abbey House developed on the site of the former Abbey having passed into the hands of Queen Elizabeth I's physician in 1564. A Jacobean house shown in an engraving of c.1710 by John Kip was replaced by 1776 by a new house built for the Master family who occupied it throughout the seventeenth and eighteenth centuries. Extended in Greek Revival style by 1825, it was substantially extended again c.1868 to provide a large service wing. By the end of the nineteenth century the house was let and remained so until shortly after the Second World War. Lying empty and deteriorating for over a decade, it was demolished in 1964. The present flats for the elderly were then built on the site and the grounds presented to the town as a public park by Mr R G Chester-Master in 1965.

A new transport link to markets further afield including via the Thames to London was provided in 1789 when a branch of the Thames and Severn Canal was created; it terminated in a wharf now filled in but marked by the north end of Trinity Road. By the end of the century, Cirencester was at the centre of a network of turnpike roads with easy access to markets for its produce of grain and wool.

### **Remaining Examples of the Eighteenth Century:**

- Powell's School in Gloucester Street [36], 7 Black Jack Street, 66 Cricklade Street and 51 Coxwell Street are early eighteenth century examples with heavily moulded cornices and plain cross windows;
- 14-16 Castle Street, [Lloyds TSB] [41] and the Old Vicarage, Thomas Street [39] typify the new architectural fashions of the eighteenth century with classical pedimented facades and Georgian sash windows;
- Other good examples of the period include 32 and 42 Cecily Hill [40 & 43], Abberley House, Park Street [42]; and 4 and 12 Park Street [44 & 37].

## Eighteenth Century



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## **Nineteenth Century**

The export of wool and grain continued in the early part of the century but by c1850 cloth making had declined and trade in corn and cheese took its place as evidenced by the building of a new covered Corn Hall in Market Place [45] in 1863. Former warehouses in Querns Lane [48] are reputedly cheese warehouses associated with the former nearby canal terminus.

The town at the start of the century was still largely confined to the north of Lewis Lane and Querns Lane, and still less than half the size of the former Roman town. As elsewhere, overcrowding and poor sanitation in the town were commonplace. Members of both the leading Bathurst and Masters families combined with others to set up a Commission in 1825 to improve conditions in the town for the expanding population. The Bathursts in particular built a number of almshouses, shops and other buildings in a consciously Cotswold vernacular style.

New improvements included the demolition in 1830 of a tightly packed group of medieval properties to the south of the Church including Shoe Lane, Butter Row and the Shambles which opened up the Market Place further. Public realm improvements included the construction of mains drainage, the culverting of watercourses, the laying of paving and the installation of new gas lights in the streets from 1833.

The Watermoor suburb south of Lewis Lane developed slowly throughout the century and by 1850 it had its own church [59] designed by the famous Victorian architect Sir Gilbert Scott [1811-1878] who had been responsible for St Pancras Station and the Albert Memorial in Hyde Park, London. Holy Trinity Church was paralleled by the construction of other non-conformist chapels and provision for Baptists, Methodists and Congregationalists throughout the now extended town; in 1896 a Roman Catholic Church was built in Ashcroft Road [58].

The Great Western Railway arrived in 1841 linking Cirencester with Kemble and onward to the growing railway network at Swindon. The station at the east end of the Tetbury Road [57] was designed by the engineer Isambard Kingdom Brunel [1806-1859] and by 1883 a further branch line station was opened at Watermoor by the rival Midland and South Western Junction Railway. Until the 1960s the town was served by two stations providing both passenger and freight services.

New institutions and facilities also enabled the cultural life of the town to develop. The Wilts and Gloucestershire Standard moved to Cirencester in 1840 and soon developed a wide circulation. In 1870 a public outdoor swimming pool, one of the first in the country, opened off the River Walk. In 1880 education was made compulsory making the building of new schools increasingly more important. New facilities brought with them new architectural styles and the increased use of brick, and Welsh slate and clay tile for roofs made a significant addition to the traditional Cotswold palette of local materials.

### Key Dates in the Development of nineteenth-century Cirencester

1802	Tontine Buildings, Cecily Hill
1818	Turnpike Road from Cirencester to Stroud diverted from Cecily Hill to the Tetbury Road
1825	Town Commission founded to improve public amenities and infrastructure
1825	Watermoor House, Watermoor Road built for Solicitor J R Mullings, now a retirement home
1829	Chesterton Terrace, 16-26 Watermoor Road, facing The Avenue
1830	Robert Smirke employed by Bathursts to add north wing and remodel the front [east] of the Mansion
1836-7	Union Workhouses, Trinity Road - now CDC Offices
1839	Cirencester Police Force formed
1841	GWR railway station by I K Brunel
1842	Cirencester Cricket Club founded
1845	Founding of the Royal Agricultural College on a site off the Tetbury Road
1846	Temperance Hall erected by T Bowly & H Alexander, Thomas Street
1849	Discovery of mosaics in Dyer Street
1851	Holy Trinity Church, Watermoor Road
1853	Tower Street laid out by William Bravender
1854	Gunstool Bridge constructed over Gunstool Brook at bottom of Cecily Hill
1854	Baptist Chapel, Park Street
1856	18 <sup>th</sup> -century gates removed from Carshalton in Surrey and erected at the top of Cecily Hill to mark the new entrance to Cirencester Park
1854-6	The Barracks [former Armoury, now the Castle] HQ of the Royal North Gloucestershire Militia
1855-6	Museum of Roman Antiquities, Tetbury Road, to display Bathurst collection of antiquities [4 <sup>th</sup> Earl Bathurst]
1856-7	Baptist Chapel, Coxwell Street
1863	Corn Hall, Market Place
1863-4	King's Head Hotel, Market Place
1870	Open Air Swimming Pool, River Walk, one of the first in the country
1871	A cemetery opened on the western outskirts of the town at Chesterton
1875	Cottage Hospital opened on Sheep Street
1876	Blue and Yellow Schools amalgamated as Powell's School
1876	Local Government Board replaced the Town Commissioners
1878	Victoria Road cut through to the London Road
1879-80	Former Grammar School, Victoria Road
1880	Cirencester Improvement Dwelling Company was founded
1882	Cirencester introduced a water supply
1883	Arrival of the Midland and South Western Junction Railway & opening of the Watermoor Station
1887	Beecham published his "History of Cirencester"
1897-8	Cripps excavated the site of the Roman basilica
c.1898	Cirencester UDC Water Works, Lewis Lane
Late 19C	Watermoor developed as a suburb to create a town of similar size to its Roman predecessor
1893	Cirencester Brewery Maltings, Cricklade Street
1894	Cirencester's Urban District Council [CUDC] formed to replace the Local Government Board
1896	Roman Catholic Church, Ashcroft Road

## Nineteenth Century



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## Nineteenth Century



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## **Twentieth and Twenty-First Centuries**

The early part of the new century brought additional facilities. By 1905 a new public library was provided in Dyer Street by the private benefactor Daniel George Bingham; Bingham Hall followed in 1908. And new styles of architecture, in many cases influenced by the Arts and Crafts Movement, made their mark on the town [60-63].

Cirencester, in the later part of the twentieth century needed to provide housing to meet the needs of a rapidly expanding population. This resulted in a consequent rise in residential development on the peripheral areas of the town, now encompassed by the ringroad, such as the Beeches Estate.

In the town centre, demolition of medieval and later developments was undertaken to provide for bold new buildings better suited to the needs of a modern society, or so it was thought. Many schemes, including supermarkets and retail centres, are those that are generally least admired today; No 21-27, Dyer Street [currently partly occupied by Argos] [69] are examples of buildings of large scale, bulk and massing that lack ornamentation and feature unsympathetic materials; there is a clear and sharp contrast with the genteel and/or lively and distinctive features of their more ancient neighbours.

The introduction of the car and its increasing importance has also had a major impact with the provision of ever-larger car parks and garages. The construction of the dual carriageway ringroad, whilst taking away the worst excesses of congestion from the town, has severed different communities and facilities. The amphitheatre and hospital, and housing development in the Chesterton and Beeches Estates are now, in visual terms if not completely in physical terms, divorced from the town centre.

On the whole, many twentieth-century developments, whilst often providing practical solutions to everyday needs and desires, can be considered to have diluted the historic character of the town. As a result, towards the end of the century and continuing into the twenty-first century, a greater understanding of the impact of change is being pursued resulting in developments which continue to meet the needs of their users whilst also paying due regard to their context.

Recent examples of successful large buildings include the Waitrose Supermarket [71] and St James Place [72], both adjacent the Amphitheatre roundabout; of substantial size, they nevertheless respond well to their context and provide secondary landmarks at this edge of town location.

Further domestic examples include Mill Place off Barton Lane [74 & 75] and Admiralty Close off Trafalgar Road [73]; both are clearly modern whilst enhancing their setting by virtue of their scale, design, materials and detailing. A number of sites are currently being developed in the town; they include a site at the rear of the Post Office in Castle Street and refurbishment and redevelopment of the Corn Hall and King's Head Hotel in Market Place.



## Key Dates in the development of twentieth and twenty-first Century Cirencester

1904	Wilts & Gloucestershire Standard Office, Dyer Street
1908	Bingham Hall, King Street
1910	Petty Sessional Court, Police Station and superintendents house terminating the west end of Castle Street
1911-12	24 council houses in Siddington road [p278]
1912	Almshouses on NW corner of Gloucester Street & Barton Lane by Stanley J Wearing for Lord Bathurst
1924	Baddeley publishes his "History of Cirencester"
1924	Bowly's Cottages in Watermoor Road by Norman Jewson
c1930	Bowls Club off Ashcroft Road
c1930	Playing fields opened at City Bank
1933	Development of The Mead and Bowling Green areas
1935	105-119 Cricklade Street [shops]
1938	Development of Chesterton Estate began
1938	Bathurst collection of Roman Antiquities merged with Cripps Collection and transferred to form the newly built-Corinium Museum in Park Street; opened by Professor George M Trevelyan
1947	100 houses built by this date in the Chesterton and new Beeches estates
1952	Bungalows in Barton Lane by Norman Jewson
1960s	Rail stations closed - Cirencester no longer has a direct rail link to Gloucester and Cheltenham and Swindon - nearest access now is from Kemble Station, 4 miles to the south
1964	Police Station and Magistrates Court built
1965	CDC purchases Abbey grounds [23.2 acres] for £50,000
1966	Barton Court - replacement for derelict dwellings in Gloucester Street [slum clearance]
1970s	Redevelopment of land at Watermoor and the former Abbey Estate
1970s	Redevelopment in Dyer Street including premises now occupied by Argos
1973	The Bingham Library, Waterloo
1974	Redeveloped Corinium Museum opened
1974	Cirencester District Council & Cirencester Town Council replaces CUDC
1970s	Ringroad - reduced traffic within the town but also severed outer from inner
1973	Flats [Eric Cole & Partners] and Statue of "The Prophet" [Willi Soukop], the Avenue
1978	Mitsubishi Motors by Eric Cole & Partners
1979	Brewery Arts Centre opened
1980s	The Barracks is taken over for educational use and starts to be referred to as "The Castle"
1985	Minerva Court, Tower Street
1990	Bishop's Walk, off Cricklade Street
c.1998	Waitrose building opened
2004	Mill Place, off Barton Lane
2006	New Leisure Centre replaced the Cattle Market which relocated to Driffield
2006	Admiralty Close off Trafalgar Road
2007	New HQ for St James investment bankers opposite Waitrose supermarket

## Twentieth and Twenty-First Centuries



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## Twentieth and Twenty-First Centuries



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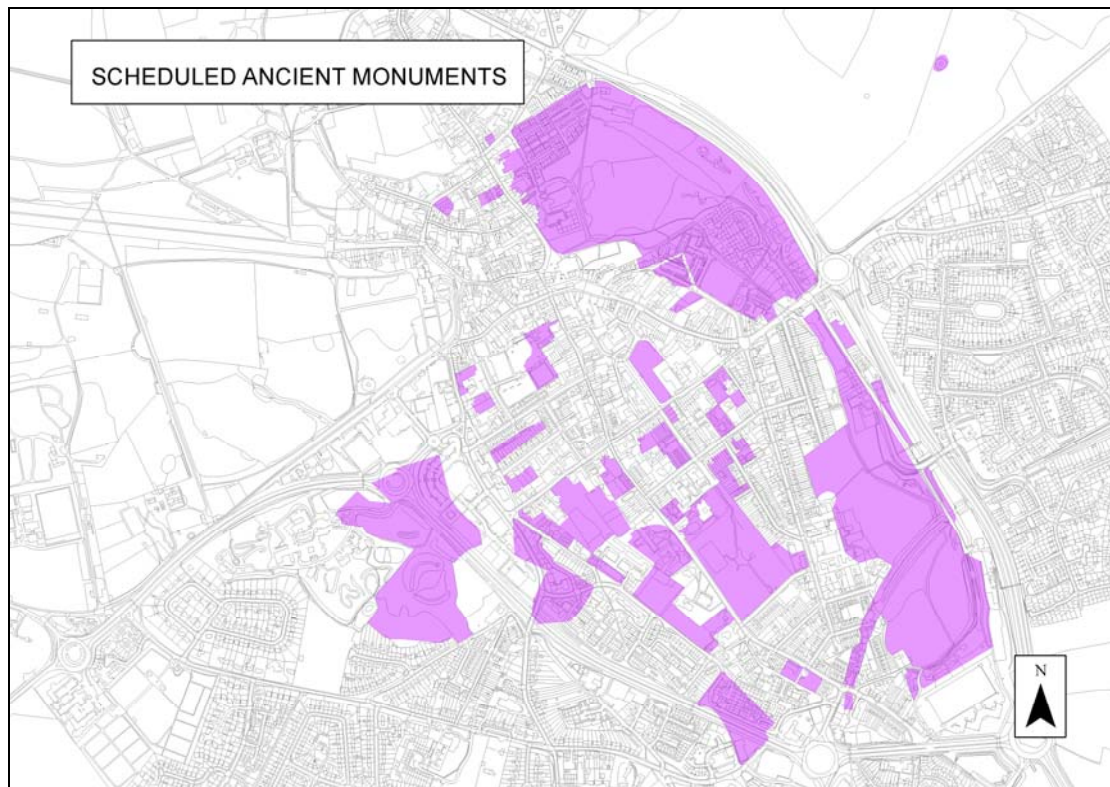


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## 2.4 Archaeology of Cirencester

Cirencester's rich archaeological landscape is a product of the activity of the town's inhabitants over many centuries. Much of what remains is buried but is highly vulnerable to damage being very close to the ground surface. In recognition of the national importance of the town, large areas are designated as scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979. The designation seeks to ensure that the case for preservation is fully considered when any proposals for development are submitted, or when other work which might undermine its importance, is considered.

Further details of archaeology in Cirencester can be obtained from the County Archaeologist at Gloucestershire County Council [See Appendix A for details]. *The Archaeology Strategy for Cirencester* can be found on the District Council's website.



**Map H**