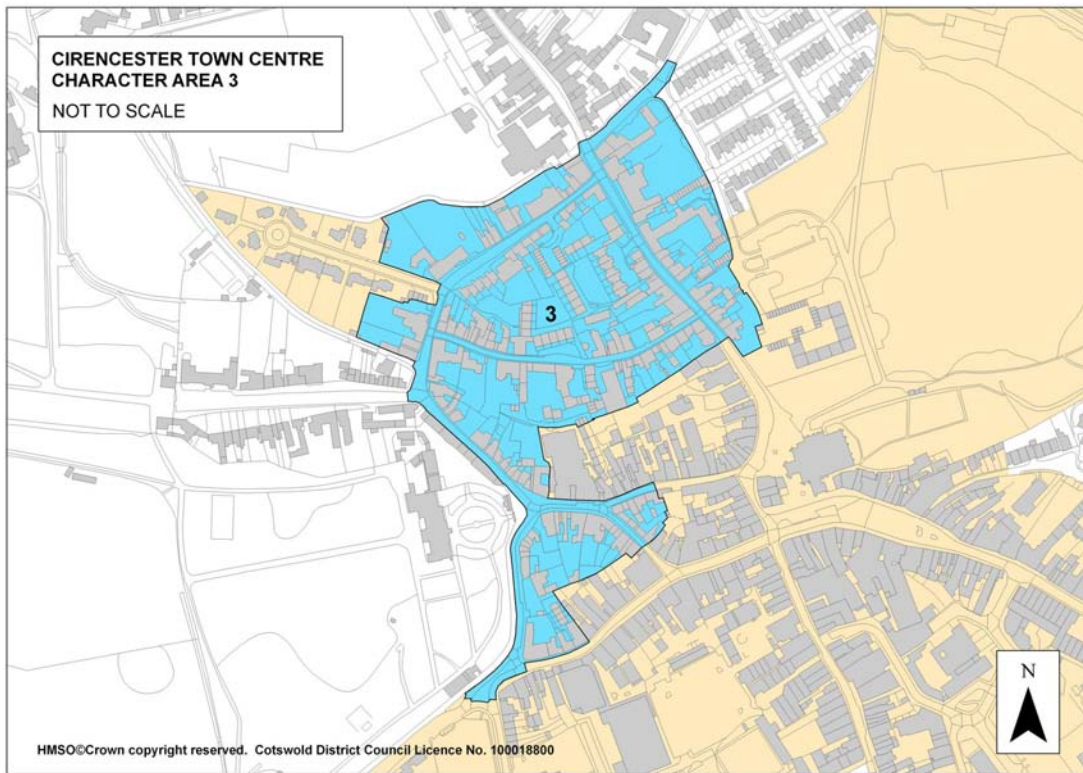


# Character Area 3: Western Fringes



Map U



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# Character Area 3: Western Fringes – Key Characteristics



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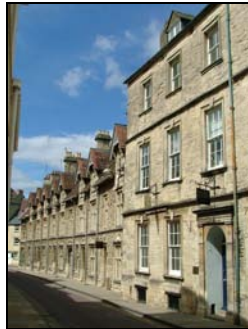
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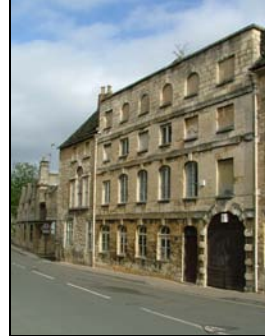
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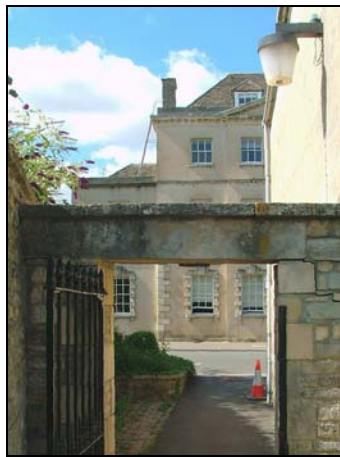
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### Character Area 3: Western Fringes – Key Characteristics

- Part of the medieval town consisting of mostly narrow, winding streets;
- For the most part a quiet area, residential area, it is nevertheless interspersed with some commercial premises, a handful of small shops, most notably towards the town centre at the south end of Dollar Street, Silver Street and west end of Castle Street, and several religious / community institutions including The Salvation Army Hall, Quaker Society of Friends in Thomas Street and the Baptist Church in Coxwell Street, ensuring a degree of daily activity;
- Streets are tightly defined by mostly two-storey to four-storey buildings, built off the back edge of the pavement, in long, narrow, medieval plots, set at right angles to the road [423], and mingling with buildings of later periods whose wider dimensions indicate plot amalgamation, normally in combination with road widening and occasional narrow front gardens bordered by low walls and/or iron railings [411];
- Almost continuous building frontages are broken only by occasional gaps in the street occupied by small private gardens, bordered by high limestone walls [441 & 444], often in combination with limestone pillars and occasional use of tufa [440], a rough, rock-like material used for purposes of rustication;
- Two memorable and important contained nodal spaces on the east of the character area, namely the space at the junction of Tetbury Road, Castle Street and Park Lane marking the western entrance into the town, and the second at the eastern entrance to Cirencester Park off Park Lane / Park Street;
- Good permeability allowing a range of pedestrian movement as a result of a network of corridors, most especially through St Clements Walkway [421-22];



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- Principal views towards the tower of St John The Baptist, most notably from Dollar Street [404], with shorter linear views, most especially on the outer western route of the area marked by Park Lane, Park Street, Thomas Street, with corner buildings and those at T-junctions forming important focal points [407 & 426];

- A very varied and rich architecture mix, dating from the seventeenth to twentieth centuries, but predominantly seventeenth and eighteenth century buildings, as well as some of the most historically and architecturally important architecture in the town, including the Weaver's Hall [St Thomas Hospital], Thomas Street, The Woolgatherers House with its counting house and the attached warehouse on Thomas Street, and The Mead and other large eighteenth-century town houses;
- Survival of timber-framed buildings especially in Dollar Street, dating from the later seventeenth century, and evidenced by shallow window reveals but often concealed by rendered facades [424-25];



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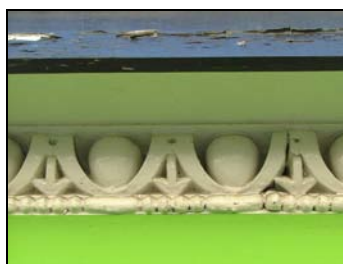


426

- Use of revivalist and Arts and Crafts derived detailing in the later nineteenth and early twentieth centuries, including hoodmoulds, mullioned windows, tall chimney stacks set at angles, oriel windows and ovolo-shaped openings;
- A roovescape enlivened by tall chimney stacks, large numbers of gabled frontages interspersed with pitched roofs behind parapets and occasional pediments, creating a decidedly vertical emphasis to the street scene;
- A rich array of decorative architectural detail providing visual stimulus and a varied urban scene including some good timber shopfronts [427-432];



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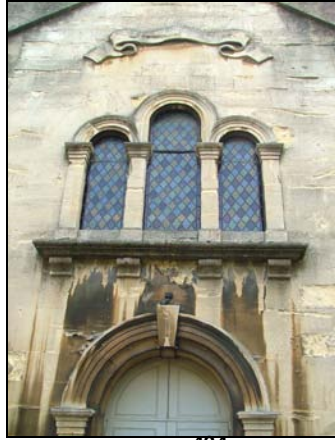


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- Materials unite the various architectural styles, with consistent use of rubble limestone for early building elevations, flank walls, chimney stacks, and boundary walls, and the use of limestone slates for roofs creating a very cohesive character, with most later buildings marked by smooth ashlar limestone, or smooth render more suited to the architectural detail of buildings of eighteenth century and later date, in combination with Welsh slate or clay tile, the whole providing a great variety in texture [433-440];



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- Use of other natural materials including timber for windows, doors and shopfronts, in combination with cast and wrought iron, and significant numbers of elevations limewashed [418], but with brick limited largely to chimney stacks;
- The 1970s development known as St Clements Walk wedged between the block marked by Thomas Street, Coxwell Street and Dollar Street has a distinct identity and is notable for its lower building heights, limited density, open areas of garden and linking pathways;
- Hidden private gardens glimpsed through gaps in the street scene and occasionally between gables and above rooflines [426 & 444];
- Trees mostly restricted to private gardens and/or overhanging limestone boundary walls [421, 423] but occasionally of strategic importance in the street scene, most notably a mature copper beech at the widest point of Thomas Street [345];



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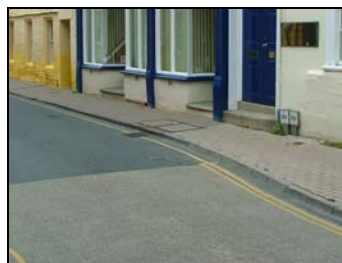
- Some small areas of good floorscape, most notably the recent paving scheme to Park Lane and Silver Street, the pavements to Coxwell Street and the small, newly-paved area adjacent the Baptist Church [263-64, & 277].

### Character Area 3: Western Fringes – Negative Features & Issues

- Through-traffic from Tetbury Road to Grove Lane via Park Lane, Park Street, Thomas Street, Dollar Street and Spitalgate Lane, and into the town along Dollar Street towards Market Place has a detrimental impact on the character of the area and threatens pedestrian safety ;
- Poor floorscape comprising non-contextual artificial materials to most pathways is at odds with the natural materials of most buildings, and in other areas, poor maintenance and/or workmanship [445-6];



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- Significant loss of rear gardens and boundary walls to provide car parking [447, 450-51];
- Some backland sites with visible unattractive rear service wings / extensions [448];
- Poorly proportioned later twentieth-century buildings with horizontal emphasis, asymmetric fenestration and inadequate modelling [448-9, 452-3];
- Loss of and/or replacement of architectural details with inappropriate designs and materials including use of artificial stone products that weather unsympathetically;
- Loss of lime render to a number of buildings, most notably to early limestone rubble elevations;



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- Lack of general maintenance of buildings, including a failure to remove vegetation from gutters [455];
- Lack of provision for rubbish storage [454];
- Extract vents from hot food outlets which are visually intrusive;
- Damaging and inappropriate installation of services to both domestic and commercial buildings [456-57];
- No Buildings of Townscape Merit.



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