

# BLOCKLEY CONSERVATION AREA STATEMENT

Planning guidance  
for owners,  
occupiers and developers



Cotswold District Council

April 1998

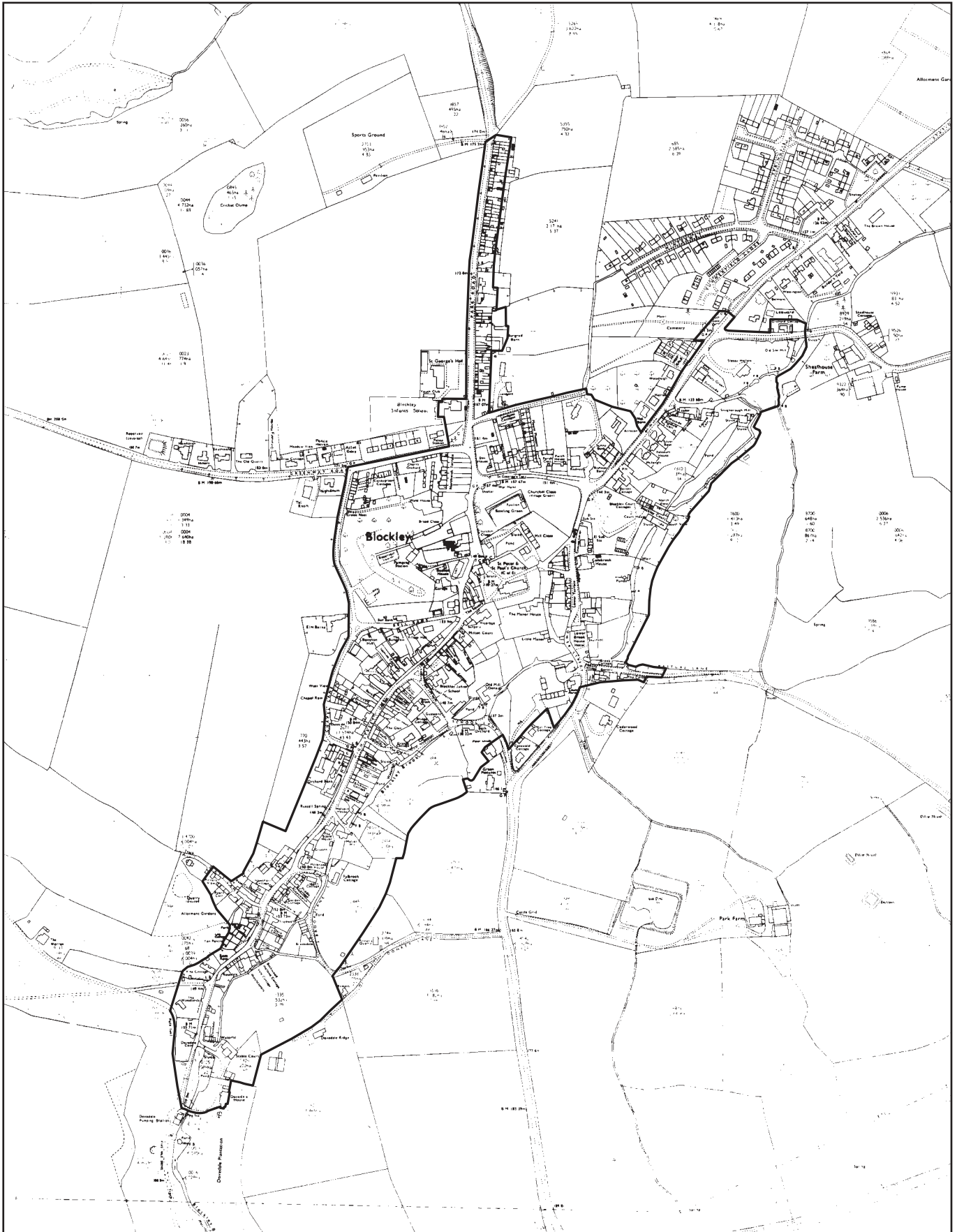
CARING FOR THE COTSWOLDS

*Blockley is one of the largest villages in the north Cotswolds, strung out for about a mile along the north-west side of the Blockley Brook and sheltering in a deep valley.*

*Blockley is noted for the series of silk mills which brought prosperity to the village during the late eighteenth and first half of the nineteenth centuries. These mills, together with several terraces, set one behind the other on the valley side, give much of Blockley a distinctive character.*

*The conservation area is intended to conserve the older parts of the village, as well as its industrial archaeology and associated workers' housing.*

# BLOCKLEY CONSERVATION AREA



*The High Street is still a very lively part of Blockley, with parked cars and tables from the Crown Inn encroaching on the traditional street scene.*



Blockley Conservation Area was first designated on 30 November 1976, and the boundary was altered on 25 September 1990 and 25 March 1997.

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 Blockley 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 has been made covering part of the Blockley 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 Blockley Parish Council and the President of the Blockley Antiquarian Society. A draft was circulated at a public meeting held on 21 November 1996 in Blockley, 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 25 March 1997.

# THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA



*The Manor House is built on an ancient site, and forms part of the churchyard boundary. There are several splendid monuments in the churchyard, some retaining their railed enclosures.*

## HISTORY

Blockley village first became established to the east of a Saxon church, which was replaced by the present Church of St Peter and St Paul in c.1170. The Bishop of Worcester, who built the new Norman church, was granted the right to hold a market in the Square, but this was never taken up. The area around the church, including the present Manor House and vicarage became church lands but, after the dissolution of the monasteries between 1538 and 1540, were held by the manor.

Although formal burgages were not granted, the Square and the north-eastern half of the High Street have the characteristics of narrow-fronted burgage plots. This part of the village was probably developed during the medieval period, growing along the left bank of the Blockley Brook and eventually linking up with a separate group of cottages at Dovedale End.

The village enjoyed considerable prosperity throughout the eighteenth and early- nineteenth centuries. The chain of mills along the brook, some of which were first recorded in the Domesday Book, developed into major industrial operations – an unusual example of the industrial revolution in the Cotswolds. The twelve mills were initially built for the fulling of cloth and the milling of corn and other agricultural produce.

By the end of the eighteenth century many of the mills were converted for the silk throwing trade, attracted to Blockley because of the fast-flowing stream. Mills were

increased in size to accommodate the ‘throwsters’, the workers who twisted the silk fibres into thread, who mostly came from the great silk centre of Coventry. The largest new buildings were those at Westmacott’s Mill (now known as Blockley Court). Many more terraces of cottages were built to house the incoming workers, and it is these that give Blockley much of its special character today.

The boom in the silk trade was short-lived. The restoration of trade with Europe after the end of the Napoleonic Wars in 1815, released alternative supplies and Blockley’s silk throwing business entered a long decline. Most of the mills had fallen out of use by the end of the nineteenth century, some returning to less lucrative agricultural milling.

Much of the north-east part of the village developed at around 1800 on part of the Northwick Estate. Cottages for workers and the Northwick Terrace almshouses mingled with elegant Georgian terraces, such as the very fine St George’s Terrace, forming a group around a large village green. A later extension to the village to the north was the sequence of terraces built along the east side of Park Road in the middle of the nineteenth century.

By an accident of history, Blockley was a detached part of Worcestershire until the rationalisation of the county boundary in 1931, when it was transferred to Gloucestershire.



## BLOCKLEY IN THE LANDSCAPE

Although Blockley is strung out along the valley, it has a complex layout which is only linear in places, such as the High Street and Park Road.

Because of its length, and the way much of the village is tucked down in the valley, it is impossible to see more than about a quarter of the village from outside its boundary. From the meadows on the south-east side of the valley, the centre of the village can be seen, dominated by the church and manor house. Both of these key buildings are perched up prominently on a terraced area, probably created during the medieval period.

On many of the main upland approach roads, the church tower is the first building to be seen, the top coming into view as the traveller dips down into the valley. Mills and cottages, which initially remain concealed from general view, continue down into the valley bottom. The High Street leading, ultimately, to Dovedale, is rarely glimpsed from outside.

Park Road and Greenway Road are two linear extensions to Blockley at right-angles to one another in plan. Park Road climbs up from the village centre on to the flatter agricultural lands to the north. Running up to and across the ridge, the cottages in Park Road provide an unbroken, cottage-row silhouette when viewed from lower down.

The gable-end of the first house provides an abrupt entrance to Blockley when entering on the Broad Campden road.

The long edges to the village are surrounded by meadow and arable fields which climb onto the Wolds and form an attractive backdrop to most views around the northern part of the village. More distant tree-lined ridges frame many longer views out, especially the tree-line along the back of Batsford Park on the opposite side of the valley to Blockley.

As the valley narrows towards the romantically-named Dovedale, smaller, steeply inclined meadows form an immediate setting to the cottage clusters and mills, with hanging woods increasingly hemming in the last cottages. By the time the village peters out altogether at Dovedale End, the trees of Dovedale Plantation and The Warren have taken over entirely.

To the north, the well-timbered Northwick Park provides a further limit to the village. Less well defined is the drift outwards of modern development at the north-east end of the village. New housing has filled in much of the wedge of gently rising ground between the Broad Campden and Paxford roads, and has more recently appeared on Draycott Lane, just beyond the conservation area.



*There are several places in the conservation area where views of the ridge of Batsford Hill are to be found, such as this view from Churchill Close, with buildings in Lower Street visible in the foreground.*

## BLOCKLEY'S CHARACTER

Blockley is a popular residential village. Many people are drawn to it as a result of its historic charm and the number of second homes is high, but Blockley also has the character of a small working town with important community facilities, such as a post office, village shop, and a thriving school.

The country town-like character seems to stem from the scale and architectural status of the terraces, the raised pavements along the High Street and St George's Terrace, and the splendour of the large church, especially its tower. The high density of buildings, particularly in the centre of the village around The Square, may also contribute to this urban effect, making you feel that you are in a much larger Cotswold town. Churchill Close, the central open space between the church and St George's Terrace, has something of a town park atmosphere.

The quiet, almost secret, character of the High Street is contrasted by the north-east end of Blockley, where several roads are busy through routes serving the increasing numbers of new houses and the nearby hamlets of Draycott and Paxford. The brickworks at Paxford and some of the businesses on the Northwick Business Centre draw potentially damaging heavy lorries through these confined streets, spoiling what otherwise would be another tranquil part of the place.

The village has the occasional bed-and-breakfast and guest house, and several small businesses have set up in converted outhouses, especially in Bell Lane. However, a sense of gradually declining trade comes from the presence of many former shops along the High Street, especially the group of houses at the north-east end near The Square. The centrally-located junior school was amalgamated with the infant's school next to St George's Hall and is also now closed.

The two public houses, The Crown in the High Street, and the Great Western Arms in Station Road, seem to thrive, the former bringing a modest flow of traffic into the heart of the village. Otherwise, away from the thoroughfares of Lower Street, Station Road, and Park Road, the streets are quiet, although often well-filled with parked cars.

There is considerable local employment at the nearby Northwick Business Centre, where there are 53 registered small businesses.

The gradual loss of village shops and the number of second homes, have had two effects on the conservation area. Increasingly, money is being spent by home-owners on the upkeep of the many historic buildings, often resulting in the welcome replacement of previously less sympathetic modern alterations and additions. Former shops, by and large retaining their shop-window frontages, have become desirable dwellings for the self-employed, these being readily converted to studios or offices.



*The Post Office Stores in Bell Lane is an important facility for the village, as well as being a Grade II listed building.*

## A CLOSER LOOK AT THE VILLAGE

Blockley grew through a gradual accumulation of buildings around and just west of the church, followed by three short bursts of later building activity. Each of these has given a particular character to part of the conservation area. Four distinct areas are identifiable. These are:

- 1: The church, manor house and Churchill Close, including St George's Terrace and Park Road
- 2: The High Street, including Chapel Lane, Bell Bank and The Square
- 3: The upper High Street leading to Dovedale End
- 4: Blockley Brook including the mills, School Lane, Lower Street and Station Road

### **1: The church, manor house and Churchill Close, including St George's Terrace and Park Road.**

The open spaces and mature trees of the churchyard and Churchill Close, bounded by terraces to the north and west, and overlooking Mill Close and Lower Street, are the main features of this part of the conservation area. There are a range of views out into the meadows on the opposite side of the valley, unimpeded by the buildings at a lower level in Lower Street.

The south-east corner of this area forms the promontory upon which the church and manor house stand. Narrow alleyways lead away from this raised area down to Lower Street, diving into a hollow-way past the church chancel, while tucked back off another corner of the churchyard is Mill Close, originally one of the many village mills.

Despite its elevated position, there are few views out of the churchyard itself, part of the churchyard boundary being formed by the back walls of the manor house. Other buildings to the west of the church tower are set back at a respectful distance. Dry-stone retaining walls dominate much of this area, especially those either side of the hollow-ways and that supporting the terraced manor house garden.

Above the churchyard, alongside Bell Lane, a fine row of lime trees enclose one side of Churchill Close, extending from the bus shelter and war memorial down into the village. In the summer, this part of the village is dominated by these trees which help to frame the view down the slight hill closed by the classical former school building.

A pleasant setting is given to the triangular area in front of this former school by the walls to Churchill Close, the low stone-built outbuilding (which is in fact the public lavatories), and a very sympathetic garage block in the style of a dovecote which won a Civic Trust Award. The red K6-type telephone kiosk is very prominently sited just by the entrance to the churchyard, and is also a key feature here. Opposite these and angled back are the Georgian Paxton House, set back behind its garden wall and hedge, and the Post Office.

To reach The Square, the rooftops of which can be seen in silhouette upon descending Bell Lane, the road kinks very sharply to the right, past Buchan House, a Cotswold-style almshouse block which, although slightly over scaled for

its position and lacking chimneys, is a surprisingly good addition for 1970. Adjacent to this is a sharply discordant modern white house. These buildings frame the entry to a small side valley to the right, through which flows another stream which originally served Mill Close.

St George's Terrace and Northwick Terrace frame Churchill Close. Set back from the road, their front gardens are open to view. Railings and fine decorative masonry are used on the terraced gardens in front of St George's Terrace, and the pavement is raised above the steeper part of the road.

Mount Pleasant and the cottage rows in Park Road extend into the open countryside, Park Road being built up along its east side only. Here the buildings are mostly two-storey with a variety of architectural details, and one of which has an unusual Japanese garden at the rear. Interspersed with them are taller, three-storey town houses. The vacant meadow on its west side has a tall hedgerow which complements and contrasts with the dense, built-up character of the terraces. Mount Pleasant is reached off the raised pavement of St George's Terrace and its modest two-storey cottages are discretely tucked away.

Further down the road, towards its junction with Station Road and Lower Street, two larger detached houses, one gabled and in a traditional Cotswold style, the other formal and of the Regency period, break up the terraced character of the place. Their frontage walls do, however, maintain the definition of the street.



*St George's Terrace is the grandest display of late-Georgian architecture in Blockley.*

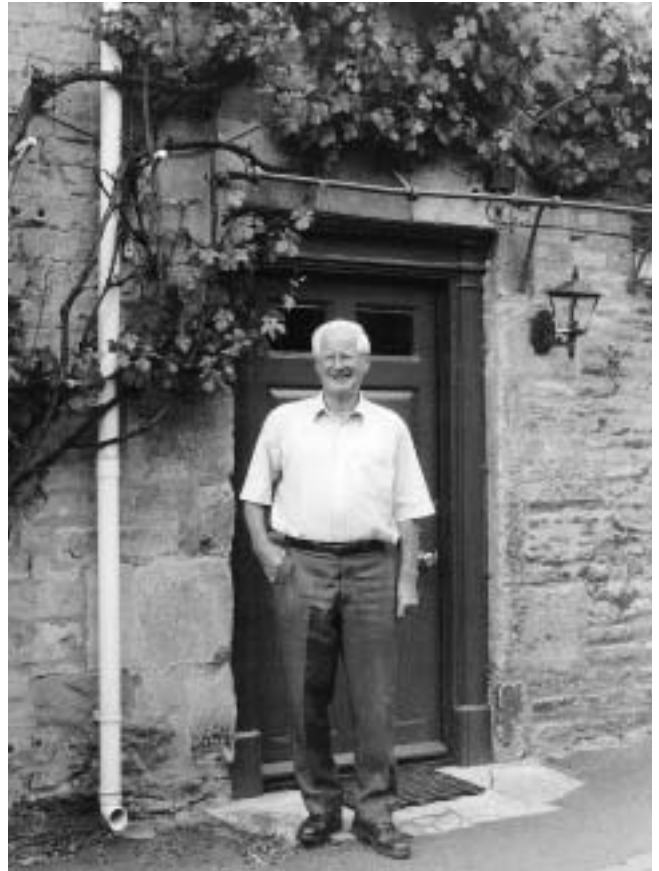


## 2: The High Street, including Chapel Lane, Bell Bank and The Square

Leading off the churchyard at its west end, and framing an excellent view of the church tower, are cottages along the north side of the wedge-shaped square, with the rear walls of the vicarage on the south side. Tightly grouped cottages of narrow frontages are complemented by two taller houses at the wider west end of The Square, flanking the narrow hollow-way of Bell Bank and giving the whole space a very closed-in character. As a foreground feature to the view of the church tower, simple wrought-iron gates and bollards close off the narrow end of the wedge.

To the rear of the row along the north side of The Square, and fronting onto Bell Lane, is an assortment of outbuildings that provide a contrast with more organised building frontages elsewhere. These define a somewhat tortuous and tight entry to The Square from the larger-scaled spaces near the churchyard and Churchill Close. Where buildings do not directly front onto the street, dry-stone boundary walls link between those that do.

Bell Bank rises steeply towards a small green at the junction with Chapel Lane. A dominant feature that towers over the High Street is the former chapel now



*Mr Balhatchet standing outside the former family-owned butcher's shop in the High Street.*



*The tower of St George's Church viewed from the narrow end of The Square.*

Blockley Little Village Hall, a simple building with a fine Diocletian window to its formal frontage. Chapel Lane itself has a mixture of rows of modest cottages one of which, Chapel Row, is built end-on to the lane. New buildings now fill the former gap between this row and the cottages near the corner with Bell Bank. Here, there is a continuous frontage which provides something of a sense of enclosure to the triangular green. Further along the lane, towards its junction with Greenway Road is a long row of tall cottages, many now sadly altered with flat-roofed dormers and changed window arrangements.

Passing through The Square the road, which becomes the High Street, twists sharply to the right to emerge into a wider and more open street scene, but still enclosed along the upper side of the street. Fine two-storey houses, mostly Georgian with occasional high-quality detailing, stand directly on the pavement, which is raised above the road, which dips down towards the junction with School Lane. A particular characteristic of these terraces is the visual importance that the dormer windows and chimneys give to its roofscape, and the small bay windows and railed front gardens that can be found on many of the houses.

Some breaks in the frontage occur further along the High Street, where lanes or tracks lead off to the stream and its mills. Opposite The Crown some of the houses have three storeys, although the scale immediately reduces with the





*Looking south west towards one of the gentle curves in the High Street, past the turning into School Lane.*

occasional modern bungalow and house set back and down from the road where they have less visual impact.

The stretch of the High Street, from near Balhatchet's old butcher's shop to just beyond The Crown, is a large space which can be perceived as a whole. Looking north-eastwards the street is roughly aligned on the church tower, which remains visible until the street curves near The Crown and takes it out of site.

Just beyond The Crown, the building-line steps forward introducing a neck into the street, which is also a point where it bends, and near here are handsome wrought-iron gates through which there is a fine view of the former Ebenezer Chapel, now converted to a house.

Beyond this narrowing is another near straight length of High Street, initially similar in character to the previous section, but with a few more gaps between buildings. On one of these, set back from the road next to the junction with Chapel Lane, is a new house. By being set back, it keeps the important side elevation of Arlington House visible, a handsome late Georgian house on the opposite corner of the junction.

Facing the new house, at the corner of Watery Lane, is another indication of a previous hive of activity, one of the former village motor garages. Glimpsed down the lane are the rooftops of The Old Mill.

### **3: The upper High Street leading to Dovedale End**

Almost separated from the main part of the village, this part of the conservation area is less built up, except at its centre near the road junction with Day's Lane.

As this more open part of the village is entered buildings are set well back on the lower side, such as Malvern House, which stands by the lane down to Malvern Mill. Opposite these, built into a high retaining wall behind which is another raised pavement, is the Russell Spring. This is a simple arched niche conveying, as it says 'water from the living rock'.

A meadow jutting towards the line of the High Street behind the spring causes an appreciable gap in the built-up frontage on the north-west side of the road and echoes the steep meadow on the other side of the valley, emphasising a clear break between the main part of the village and Dovedale End. Although this is not easily perceptible at present, buildings encroaching onto the meadow could spoil the setting of the Russell Spring and the quality of its water.

This part of the High Street, before an abrupt kink to the right, is aligned on a Georgian house called Greenhill. It retains much of its original character and is a crucial focal point as one travels towards Dovedale.



*A glimpse up Red Lion Steps between the two sets of cottages of that name. The Red Lion was one of many public houses in the village, and still has the remains of its painted sign.*

Beyond the end of Rose Row, after the junction with the lane to The Warren, cottages are much more scattered about, and the woodland of the Dovedale Plantation begins to hem in their setting. The conservation area ends with the groups of buildings associated with Dovedale House and Dovedale Mill, and the character of this final area is that of the landscaped grounds of a small country house.

The ford at the bottom of Brook Lane is very special, particularly the way the footpath is raised and crosses one end of the ford on a small bridge. The ford is an important part of the picturesque setting of the nearby group of listed buildings.

Further along the High Street, rows of cottages cling to the hillside. Those on the east side of the twisting street are set down at a lower level than the road, so that someone walking along the pavement is at their first-floor level. Because of this, the detailing of roofs, including features such as dormer windows and chimneys, are much more important here than they would normally be. An exception to this is the house called Woolstaplers and the attached Rose Row which step forward of the others and have their blank, back elevations built directly against the road, but face away from it.

On the upper side of the High Street, there is a group of three-storey cottages near the junction with Day's Lane, while beyond this another raised pavement increases the apparent scale of further groups of cottages. Some cottages sit back from the street-line, higher up the hillside, especially notable being a small group opposite Rose Row. Where buildings are perched up in this way, the dry-stone retaining walls become critical features in the street scene.

#### **4: Blockley Brook including the mills, School Lane, Lower Street and Station Road**

A very distinct part of the conservation area runs along the valley bottom from Dovedale End to Draycott Road. Its main features are the mills, mill houses and workers' cottages, and the Blockley Brook.

In many cases the mill ponds survive, as do the complex systems of sluices and mill leats. The smallest scale mills, such as Malvern Mill, the Old Mill and Old Mill Dene, are generally to the southern end of the village, with the much larger Blockley Court group and Snugborough Mill to the north. The open space between each mill is a very important indication of the original extent of the mill ponds.

Each mill and mill house was reached by narrow paths and hollow-ways leading down from the main street. There are several of these branching off the High Street, some of which have been mentioned above. Typical of them are Watery Lane and School Lane, some names indicating descent to a part of the village dominated by waterways.

The major mill buildings have been converted to substantial houses in their own grounds, the gardens usually enlivened by the surviving mill wheel water systems, including leats and pools. Some new houses have transformed the character of this area from a formerly industrial scene to that of a picturesque residential area, with many mature garden trees adding to this effect.

The road from Bourton-on-the-Hill enters the conservation area near the junction with Pasture Lane and becomes Lower Street. This valley-bottom road runs between terraces of cottages, and larger houses, many with elaborate nineteenth-century detailing and original railings.

There is a glimpsed view of the church between two terraces on the west side, and at the foot of the retaining wall to the churchyard is an interesting former forge with a round-arched entrance.

Going north from its junction with St George's Terrace some modern houses have been built in Station Road but,



*Now known as Blockley Court, Westmacott's Mill was once the largest silk mill in Blockley. It has been entirely converted into flats.*



although undistinguished architecturally, these have a virtue of being set back from the road frontage, allowing historic buildings to set the overriding character. In this part of the village, roads again lead down off the main road to mill groups, that to Blockley Court passing through one of the largest new housing developments in the conservation area. Another lane goes down to Snugborough Mill past a row of workers' cottages.

The Old Silk Mill, the last of the mills in the conservation area, is reached by a private drive off Draycott Lane. Grouping with this mill on the opposite side of the road is

Orchard Cottage, the only building on the north side of Draycott Lane included in the conservation area.

Along Station Road, to ensure that the character of the road is protected, the conservation area takes in the garden walls of an otherwise less interesting group of buildings on the west side, but is set back further at the cemetery lych gate to include the attendant group of four Corsican Pine trees which are an important landmark. The final object in the area here is another red K6-type telephone kiosk.



*The imposing group of four Corsican Pines along Station Road, where the well-detailed cemetery wall, lych gate and 'K6'-type red telephone box complete the scene.*



## ARCHITECTURE AND BUILDING MATERIALS

Throughout Blockley, houses, cottages and mills are built from the local Cotswold limestone, mostly from quarries within a mile of the village. Some of this stone is finely-dressed ashlar, used on the most important houses, but the majority of walling uses a squared and dressed rubble.

Straight from the quarry, the local stone is honey-coloured but weathers to a warm brown russet. Some of the rougher rubble stone goes a greyer colour, although there is always an underlying warmth in the tones of these local stones. Unlike further south in the Cotswolds, there is little evidence of buildings being lime-washed or rendered.

While a brick has been and is still manufactured near Blockley, until recent years stone remained the main building material. Brick was restricted to smaller outbuildings and was very frequently used on chimneys, being a cheaper replacement material than stone. Local

bricks were very rough-textured and their soft red-brown colour can tone in well with the local stone.

Historically, most roofs in Blockley must have had natural stone slates, and a few of these survive, most obviously on the church and the manor house, and Porch House in St George's Terrace. These roofs need to be kept to maintain the mixture of materials which is a particular characteristic of Blockley.

From the mid-nineteenth century onwards, first Welsh slates brought in by railway, and later locally-produced clay plain tiles, were used both on new buildings and as replacements for old stone roofs. Over time, this mixture of materials has blended harmoniously.

Rougher un-coursed rubble stone is used in the many retaining walls in the village, although the walls to St George's Terrace are dressed and given a rusticated



*A scale drawing of the front elevation of Halfway House, a fine early-Georgian town house in the High Street dated 1732. The shop window was added in the Regency period.*

*Two sets of nineteenth-century terraces in Lower Street, the near group dating from around 1840, while the others in Lower Terrace date from 1851.*



treatment of some sophistication (rustication being a highly textured sculpting of the stone to give it a decorative and roughened appearance). Railings are found enclosing the front gardens to the more important houses such as St George's Terrace and Colebrook House and Cottage in Lower Street.

Buildings with full gables on the front elevation are rare in Blockley, the main example being Porch House. Most houses and cottages have simple front-to-back roofs with gabled sides. They are mostly grouped into rows of three or four, although by the beginning of the nineteenth century more formal terraces were being built, such as Northwick Terrace of 1809.

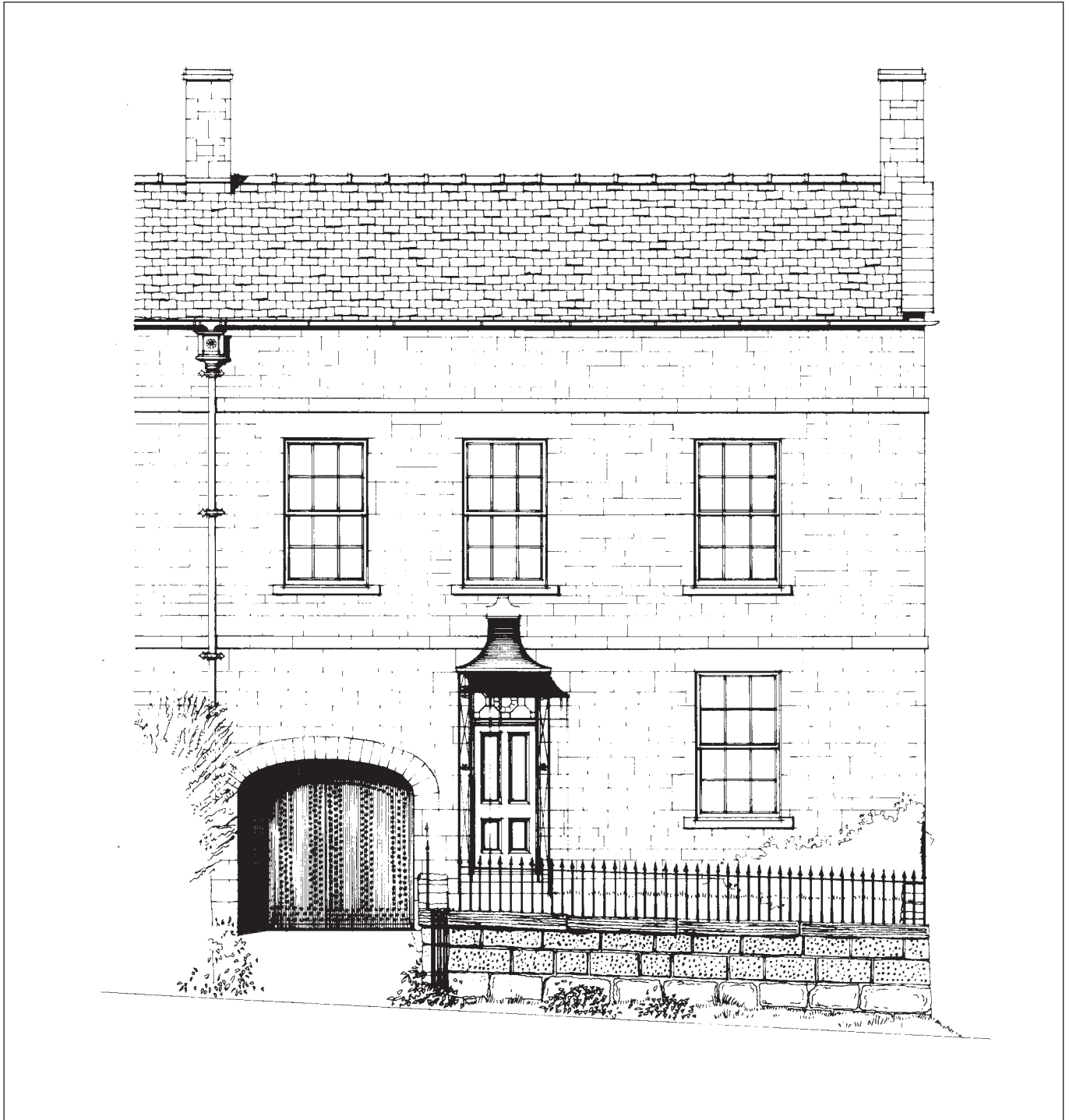
The earlier cottages, dating from between 1660 and 1730, have stone mullioned windows, as does the Manor House.

However, by the middle of the eighteenth century iron leaded casement windows in timber frames predominate, usually under stone segmental arches. Multiple ranks of such windows provide the principle characteristic of Blockley Court, the largest surviving mill group, now converted to flats. St George's Terrace, Elm House, Colebrook House and the remodelled parts of the Manor House are among the grander buildings having sash windows. During the nineteenth century many houses and cottages gained hipped roofed canted bay windows, and these became commonplace in Blockley, especially where there were small front gardens to accommodate them.

Slightly earlier architectural ostentation is found in the fine doorways of Tudor House and Halfway House (dated 1732) in the High Street, although these are exceptional

*Colebrook Cottage in Lower Street was built in the Gothic style in 1861 as a Police House.*





*A scale drawing of the front elevation of the end house of St George's Terrace. The rusticated retaining wall topped by iron railings is shown, as is the arched carriageway through to the rear yard.*

buildings in Blockley. Later door-cases, with reeded Regency pilasters and other classical details, give quality to the otherwise plain terraced houses in the High Street.

Roofs and chimneys in Blockley are an important aspect of its architectural character, many lower-lying roofs being overlooked from higher-level lanes. Cottage rows have ridge-mounted chimneys indicating the size of each cottage, even if they have been combined into larger dwellings more recently. Most chimneys are simple in design and rectangular in plan, although some have

classical mouldings. Many cottages have dormer windows and these are usually gabled and no wider than two lights.

In the middle of the nineteenth century more elaborate Tudor-style cottages were built in Lower Street, these being characterised by curvy-shaped bargeboards and finials.

The twentieth century has contributed three particularly sympathetic buildings to the conservation area. The



garage adjacent to the public conveniences, in the style of a dovecote, Buchan House, the almshouse block in Bell Lane, and the pair of cottages known as Hamble and Salcombe Cottages in the High Street, built in the 1930s.

While the pavements in Blockley mostly have tarmacadam surfaces, many of the paths leading down to the former mills have not been upgraded. In other parts

of the village, pavements are absent altogether. In some cases, their introduction where none exist could be damaging visually, changing the rural character of the place. As in most Cotswold villages, pavements were originally made of compressed stone hogging which could easily become pot-holed. This has been replaced with tarmacadam.

*The groups of terraced houses in Park Road were built between 1841 and 1861 along what was called Hedge Lane until its improvement in 1870 when it became the road to Campden.*



# THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

## PRESERVATION

It is the aim of the District and Parish Councils that the existing character and appearance of the Blockley 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 Blockley, 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 Blockley Conservation Area have been surveyed by the District Council, the work being done during December 1992. No buildings were found to be in such poor condition that they were considered at risk from neglect, although certain of the listed churchyard monuments were in poor condition.

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 Blockley for the protection of two open areas. The first, to the east of the conservation area boundary along Park Road, is intended to protect the setting of these terraces. The second is intended to protect the open character of Churchill Close and the setting of the adjacent historic buildings. These areas are also indicated on the map accompanying this Statement.



*Orchard Cottage in Draycott Lane has a Victorian architectural character resulting from the arched windows with brick surrounds and the decorative bargeboards.*

## 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 Blockley's continued economic vitality.

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. In particular:

- New buildings or extensions should reflect the general pattern of building in Blockley especially in scale and proportion, although there is scope for some architectural invention provided that this echoes Blockley architecture.
- Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix.
- Any new building or extension should be located on its site in a similar way to the general pattern of building in that part of the area, for example building directly onto the street in certain parts of the High Street.
- Boundary walls and railings should be incorporated in the development in a similar way to those already in existence in that part of the area, and these should use similar materials and detailing.



*These boundary railings in Lower Street, with their fine detailing, enclose a short length of stream in an unusual manner. These features contribute to the character of Blockley and need careful conservation.*



*Many of the buildings in this view of the High Street are listed. However, much of the character of the other buildings can only be protected through the use of an Article 4(2) Direction.*

## **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 over 100 buildings in the Blockley 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.

In the centre of Blockley there are a number of unlisted buildings retaining much of their historic character through the survival of original, or appropriate installation of replacement, window and door designs. Stone walling remains unspoilt by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties. Normally, on dwellings, many such changes could be made without the need for planning permission.



With the support of the local community, a Direction has been issued removing permitted development rights from these buildings, allowing control over changes to front elevations, boundaries, and any part of the building facing a public open space. A list of these properties is attached to this statement. On these properties, planning permission will be required for:

- Any extension or enlargement facing the highway.
- Formation of any new window or door openings.
- Removal or replacement of existing windows and doors.
- The replacement of painted finishes with stains on any woodwork or joinery.
- The addition of render or claddings.
- Painting previously unpainted stonework.
- Installation of satellite dish antennae
- Addition of porches, car ports and sheds.
- Changes of roofing materials (front roof slope only), or alterations to chimneys.
- Installation of rooflights (front roof slope only).
- Demolition of, or alteration to, front boundary walls or railings.



*This small building off Lower Street, with its distinctive archway, once housed a forge.*

## ENHANCEMENT PROPOSALS

Inevitably, there are a number of areas or features in the Blockley 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: Removal of overhead wires in Park Road, and in the High Street between Arlington Terrace and Malvern House.**

Overhead wires are often one of the most unsightly modern contributions to the street scene and look completely out of place in the otherwise historic character of Blockley. Increasingly, the various utilities are placing their cabling underground and this would be of great benefit to these two locations in the conservation area. It would continue the removal of much overhead wiring which took place after the designation of the conservation area in 1976.

### **2: Provision of off-street car parking in the central part of the High Street.**

Although the buildings are well preserved in the High Street, cars intrude into every view, and impede the safe use of the High Street. Some off-street parking would be a benefit, although its provision will always need to take into consideration other factors affecting the conservation area.

### **3: Improvement in appearance of the ‘traffic calming’ at the north end of Bell Lane, at the junction with St George’s Terrace.**

The aim of this traffic calming is to discourage drivers from entering the centre of the village, and this is clearly beneficial to the character of the conservation area. However the raised rib-block paving and clutter of street signs is an eyesore at a crucial viewpoint. This ought to be re-designed, perhaps by moving the dry-stone boundary wall to a new alignment. The signing should be rationalized and, ideally, reduced.

#### **4: Finding a new location for the District Council recycling bins.**

While essential, these bins are placed in one of the best open areas in the centre of the village. Ideally, a new location ought to be found, although this would have to meet the requirements of being convenient for people and be accessible to the lorry taking the bins away for emptying.

#### **5: Painting the white house in Bell Lane.**

This house is very well maintained but its colour makes it stand out rather incongruously in the conservation area. A relatively easy way of lessening the effect of this house would be to paint it a more stone-looking colour when re-painting next takes place. A warm buff shade would be a great improvement. The District Council's Conservation and Design Section would be happy to provide advice on the choice of colour.

#### **6: Remove the canopy which runs from the village shop in The Square and cuts through the elegant Georgian shopfront next door.**

The village shop is an essential local facility and needs to announce its presence, although in ways which harmonize with the conservation area. At some point a canopy has been added to the shop. The problem is the effect the canopy has on the adjacent building which happens to have an unusually fine surviving bay window built as a shopfront at around 1800. If it was only removed from the adjacent building, there would be a significant improvement. Again, the District Council's Conservation and Design Section would be happy to provide advice on this.

## **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 and Traditional Dormer Windows*, copies available FREE OF CHARGE from Cotswold District Council.

### **Village history**

*Blockley through Twelve Centuries* by H E M Icely, Blockley Antiquarian Society, (4th edition) 1996.

*Old Blockley in Pictures*, and *Blockley Village of Watermills* by Peter Usher, both published by the Blockley Antiquarian Society.

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



*The gradual curve of the High Street looking north east towards The Square and the church. The church tower dominates many views along the High Street.*



## **PROPERTIES COVERED BY THE ARTICLE 4(2) DIRECTION, REMOVING CERTAIN PERMITTED DEVELOPMENT RIGHTS**

### **BELL BANK (south side)**

The Carriage House

### **HIGH STREET (south-east side)**

No 1, and Flats 2 & 3, Milton Court

Champers

Garron Cottage

The Old Wool Shop

The Old Bakery

The Knoll

Rosebank

Half Crown Cottage

Hamble Cottage

Salcombe Cottage

Riverbank

Prosper Cottage

Beggar's Roost

Millview

Dene Cottage

Alder Cottage

Archway Cottage

### **HIGH STREET (upper part - south-east side)**

Greenhill

Millbrook House

Pitt Cottage

Middle Cottage

Gawsworth

Dorn Cottage

Box Cottage

Dower House

Nos 1 and 4, Rose Row

Rosedale

### **HIGH STREET (upper part - north-west side)**

Gentian Cottage

One Red Lion Steps

Two Red Lion Steps

Birch Cottage

Vine Cottage

### **BROOK LANE (west side)**

Brookdale

### **LOWER STREET (west side)**

Pear Tree Cottage

Pear Tree House

Peyton House

Forge Cottage

### **SNUGBOROUGH LANE (south side)**

Jackdaw Cottage

Rosemary Cottage




















No 3

### **ST GEORGE'S TERRACE (north side)**

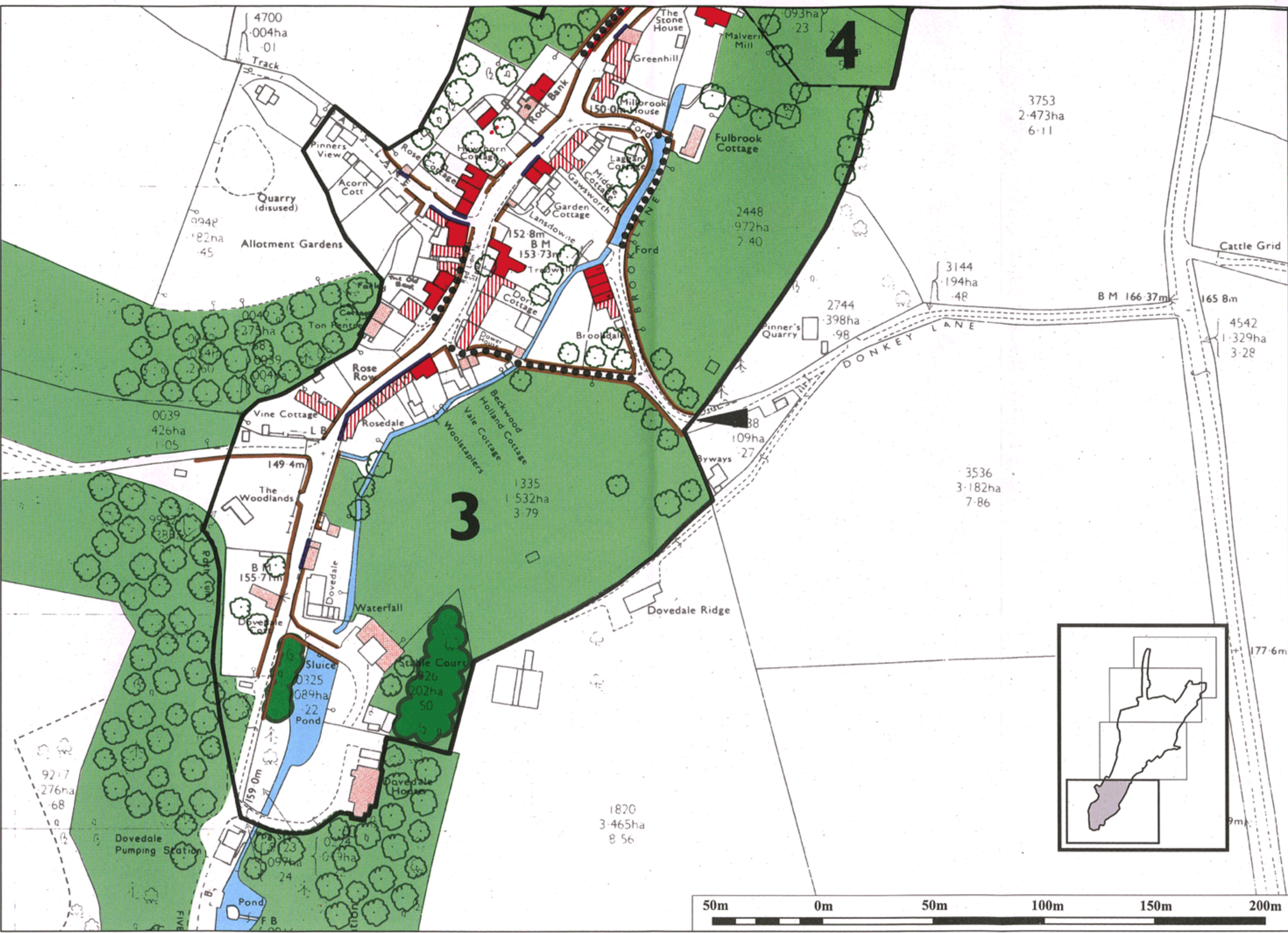
Puffers

**For full details of the Article 4(2) Direction affecting the above properties, please contact the Conservation and Design Section in the District Council's Directorate of Development and Heritage. Copies of the formal Direction may be sent on application.**

## KEYS TO MAPS

	Conservation area boundary
	Character boundary
	Important approaches
	Important views
	Terminal features
	Focal features
	Listed buildings
	Article 4(2) Direction
	Buildings of special character
	Important building lines
	Important hedges, walls and banks
	Significant footpaths
	Tree Preservation Orders
	Important trees and tree groups
	Areas of landscape value, important green open space and significant verges
	Significant areas of water
	Local Plan Policy Area
	Article 4(1) Direction
	Buildings or areas in need of improvement





4700  
004ha  
01

Track

0948  
82ha  
45

Quarry (disused)

Allotment Gardens

0040  
27ha

0039  
426ha  
105

1494m

The Woodlands

B M 155.7m

0325  
089ha  
22

Sluice

097ha

097ha

097ha

097ha

097ha

097ha

097ha

097ha

097ha

097ha

097ha

097ha

097ha

3

1335  
1532ha  
379

1820  
3465ha  
856

4

093ha  
23

2448  
972ha  
240

3144  
194ha  
48

2744  
398ha  
98

109ha  
27

3536  
3182ha  
786

3753  
2473ha  
611

165 Bm

4542  
1329ha  
328

B M 166.37m

177.6m

177.6m

177.6m

177.6m

177.6m

177.6m

177.6m

177.6m

177.6m

177.6m

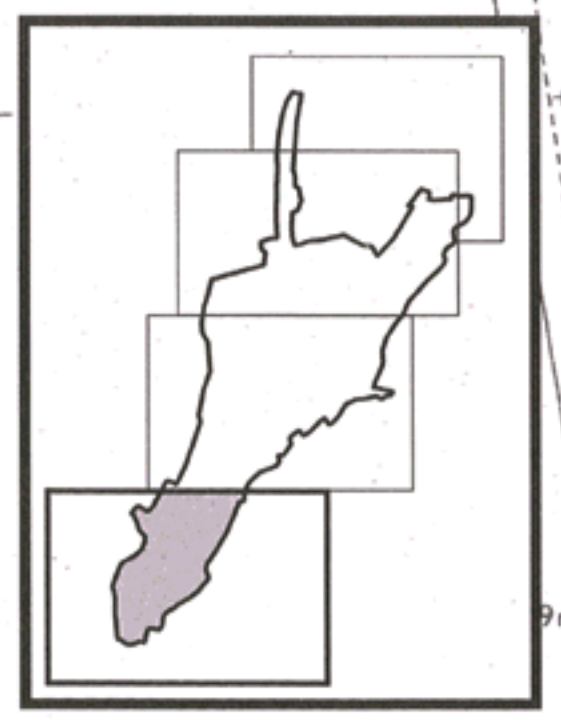
177.6m

177.6m

177.6m

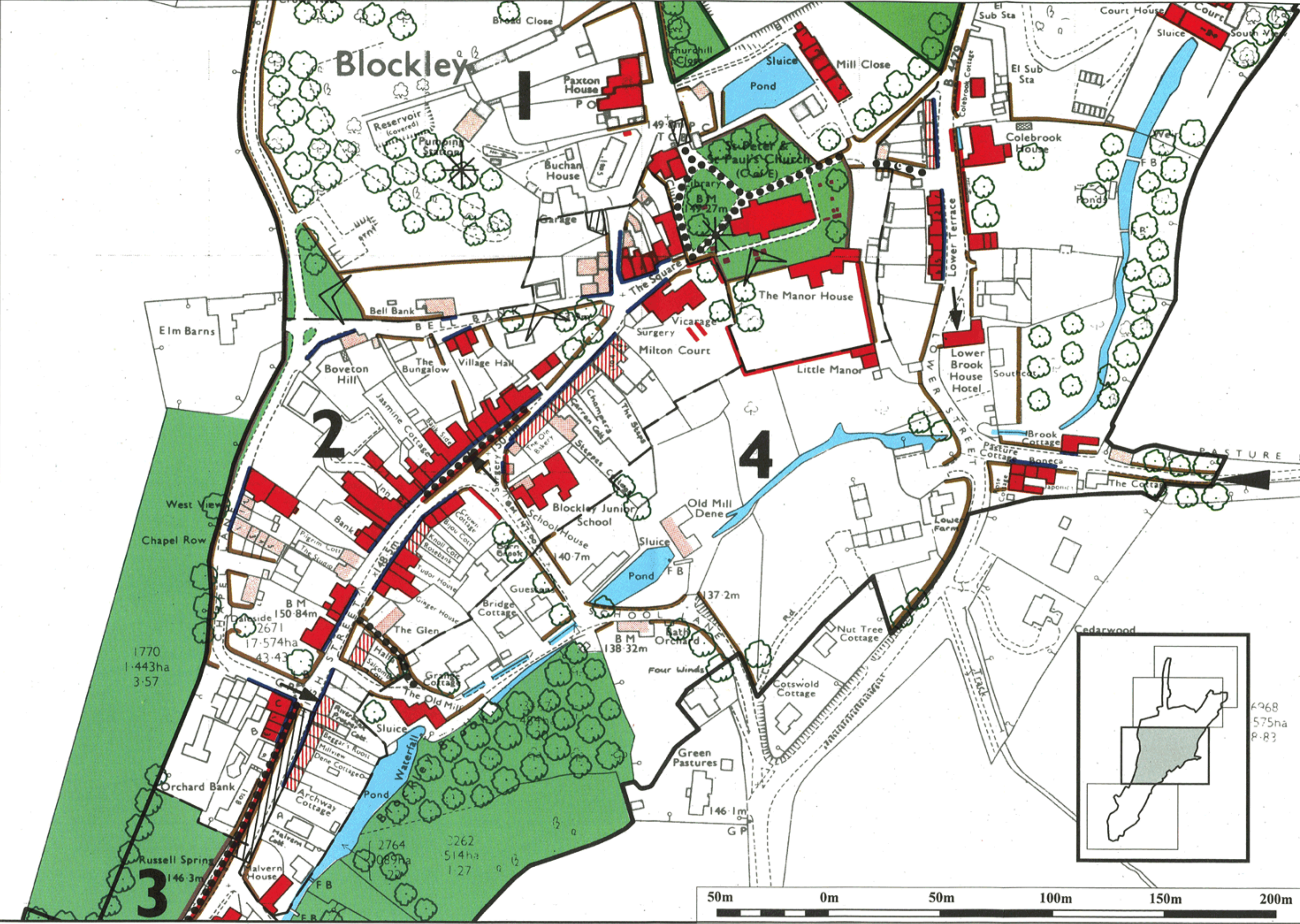
177.6m

177.6m





# Blockley



Elm Barns

West View  
Chapel Row

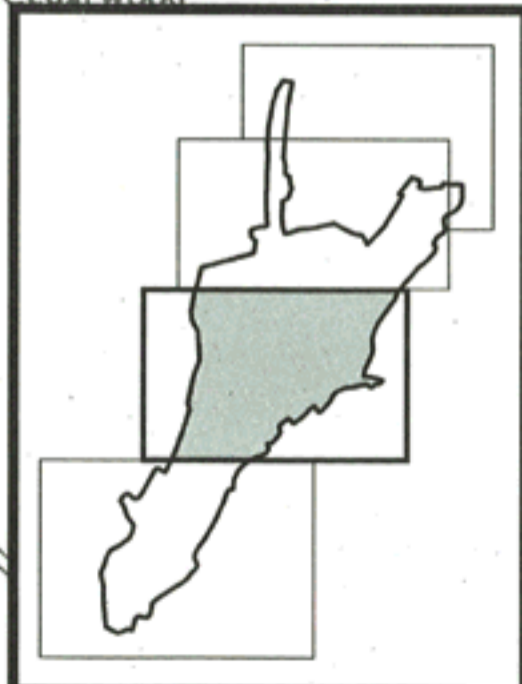
1770  
1.443ha  
3.57

Russell Spring  
146.3m

2

4

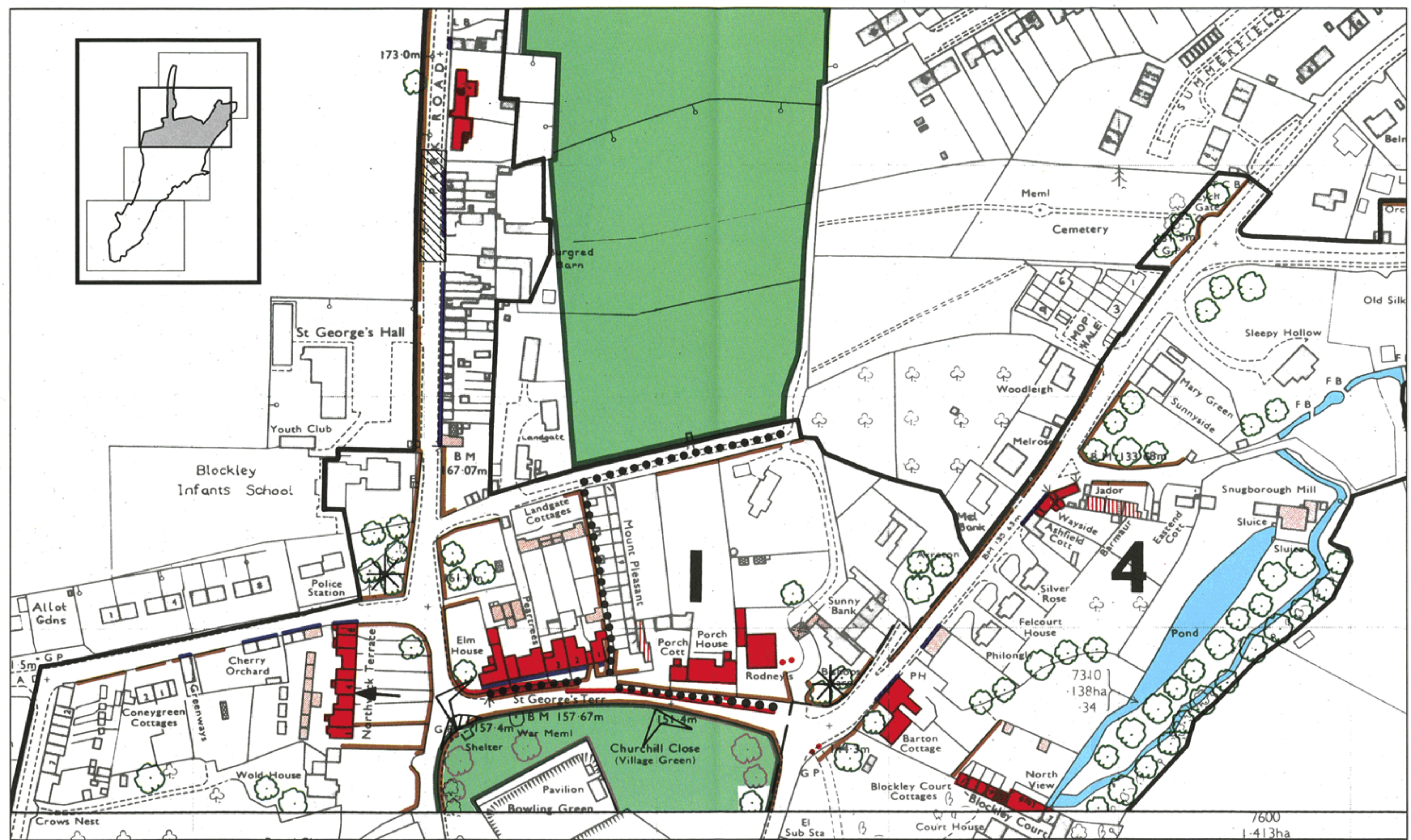
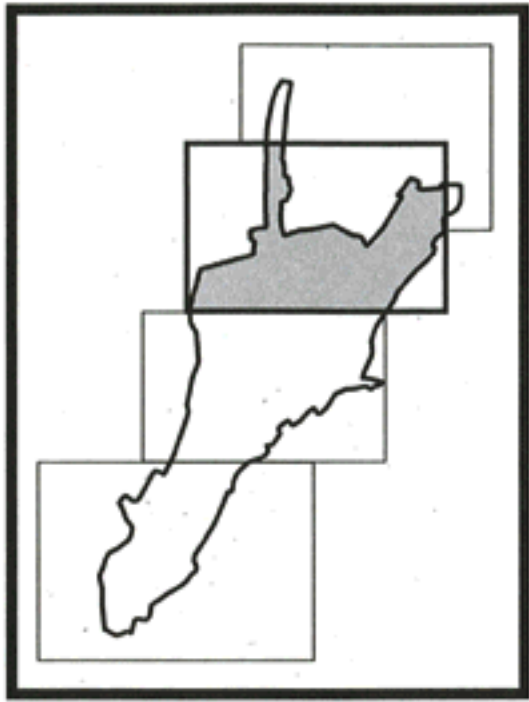
3



6268  
575ha  
8.83













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**For further advice and information  
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