# CONTENTS

## PART 1: CHARACTER APPRAISAL

<table>
<thead>
<tr>
<th>1.0 INTRODUCTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Conservation Areas</td>
<td>4</td>
</tr>
<tr>
<td>1.1 Purpose of Conservation Area Appraisals</td>
<td>4</td>
</tr>
<tr>
<td>1.2 Wider Planning Context</td>
<td>5</td>
</tr>
<tr>
<td>1.3 Local Generic Guidance</td>
<td>5</td>
</tr>
<tr>
<td>1.4 Current and Proposed Conservation Areas in Cirencester</td>
<td>6</td>
</tr>
<tr>
<td>1.5 Designation Definitions</td>
<td>8</td>
</tr>
<tr>
<td>1.6 Document Preparation &amp; Community Involvement</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.0 CONTEXT - CIRENCESTER</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Location and Setting</td>
<td>12</td>
</tr>
<tr>
<td>2.2 Cirencester’s General Character</td>
<td>14</td>
</tr>
<tr>
<td>2.3 Historical Development</td>
<td>20</td>
</tr>
<tr>
<td>▪ Roman Corinium</td>
<td>20</td>
</tr>
<tr>
<td>▪ Medieval &amp; Early Post-Medieval Period</td>
<td>24</td>
</tr>
<tr>
<td>▪ Seventeenth Century</td>
<td>27</td>
</tr>
<tr>
<td>▪ Eighteenth Century</td>
<td>29</td>
</tr>
<tr>
<td>▪ Nineteenth Century</td>
<td>31</td>
</tr>
<tr>
<td>▪ Twentieth &amp; Twenty-First Centuries</td>
<td>35</td>
</tr>
<tr>
<td>2.4 Archaeology</td>
<td>39</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3.0 THE CIRENCESTER SOUTH CONSERVATION AREA</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Location &amp; Setting</td>
<td>40</td>
</tr>
<tr>
<td>3.2 Boundaries of the Cirencester South Conservation Area</td>
<td>40</td>
</tr>
<tr>
<td>3.3 Historical Development of the Cirencester South Conservation Area</td>
<td>42</td>
</tr>
<tr>
<td>3.4 Spatial Analysis - Cirencester South Conservation Area</td>
<td>47</td>
</tr>
<tr>
<td>▪ Plan Form and Layout</td>
<td>47</td>
</tr>
<tr>
<td>▪ Character &amp; Interrelationship of Spaces</td>
<td>47</td>
</tr>
<tr>
<td>▪ Key Views, Landmarks &amp; Focal Points</td>
<td>48</td>
</tr>
<tr>
<td>▪ Important Open Spaces</td>
<td>54</td>
</tr>
<tr>
<td>3.5 Activity &amp; Prevailing Uses</td>
<td>55</td>
</tr>
<tr>
<td>3.6 Buildings of the Cirencester South Conservation Area</td>
<td>58</td>
</tr>
<tr>
<td>▪ Listed Buildings</td>
<td>58</td>
</tr>
<tr>
<td>▪ Positive Unlisted Buildings</td>
<td>59</td>
</tr>
<tr>
<td>▪ Buildings of Townscape Merit</td>
<td>60</td>
</tr>
<tr>
<td>▪ Neutral Buildings</td>
<td>61</td>
</tr>
<tr>
<td>▪ Negative Buildings</td>
<td>62</td>
</tr>
<tr>
<td>▪ Distinctive Local Features</td>
<td>64</td>
</tr>
<tr>
<td>3.7 Public Realm</td>
<td>70</td>
</tr>
<tr>
<td>3.8 Trees &amp; Biodiversity Value</td>
<td>75</td>
</tr>
</tbody>
</table>
CONTENTS continued

3.9 Character Areas within the Conservation Area  80
1. Ashcroft  81
2. St Michaels  88
3. The Avenue  94
4. Victoria Road  103
5. Purley Road  110
6. Beeches & City Bank  118
7. Watermoor South  125

4.0 CIRENCESTER SOUTH CONSERVATION AREA APPRAISAL
SUMMARY
4.1 Introduction  133
4.2 Summary of the Special Interest of the Conservation Area  133
4.3 Summary of the Issues facing the Conservation Area  136

PART 2: MANAGEMENT PLAN
5.0 Purpose  138
5.1 Management Proposals  138
5.2 Monitoring and Review  143

APPENDICES
A Sources of Further Information  144
B Summary of Listed Buildings  145
C Bibliography  147
D List of Illustrations  148
E List of Maps  166

In accordance with Sections 69 to 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Cotswold District Council adopted *The Cirencester South Conservation Area Character Appraisal and Management Plan* on 25th November 2008. This document is now a material consideration in the determination of relevant planning applications.
PART 1: APPRAISAL

1.0 Conservation Areas

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.” Conservation Areas are designated under the provisions of Section 69 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

Section 71 of the same Act requires a local planning authority to formulate and publish proposals for the preservation and enhancement of their conservation areas. Section 72 states that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

Conservation area designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size. However, it does not control all forms of development. Some changes to residential properties do not normally require planning permission. For example, planning permission is not normally required for minor alterations such as the replacement of windows and doors, or the alteration of boundary walls. Where such changes would erode the special character and appearance of the conservation area, the Council can introduce special controls, known as Article 4[2] Directions. The result is that planning permission is required for such works.

1.1 Purpose of a Conservation Area Appraisal & Management Plan

In response to these statutory requirements, this Appraisal and Management Plan defines and records the special architectural and historic interest of the Cirencester South Conservation Area and identifies opportunities for enhancement.

English Heritage is the government’s advisor on heritage protection. The latest guidance from English Heritage is set out in Guidance on Conservation Area Appraisals [August 2005] and Guidance on the Management of Conservation Areas [August 2005]. This Conservation Area and Management Plan conforms to that guidance.

Additional government guidance regarding the management of historic buildings and conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment [PPG15]. Government advice on archaeology is set out in Planning Policy Guidance Note 16: Archaeology [PPG16].

This Conservation Area Appraisal and Management Plan therefore seeks to:
CA4: PART 1: Section 1 - Introduction

- Define the special architectural and historic interest of the conservation area and identify those issues which have the potential to threaten its special qualities [in the form of Part 1: The Character Appraisal]; and
- Provide guidelines to minimise those potential threats and to positively manage change [in the form of Part 2: The Management Plan]

1.2 Wider Planning Policy Context

This Appraisal and Management Plan provides a firm basis upon which applications for development within the Conservation Area can be assessed. It should be read in conjunction with Government guidance and the wider development plan policy framework which comprise a number of documents, including:

- **Cotswold District Local Plan 2001-2011 [CDC]** 2006
- Cotswold District’s emerging Local Development Framework Development Plan Documents:
  - Core Strategy
  - Cirencester Town Centre Supplementary Planning Document
- Planning Policy Guidance Note 15: Planning and the Historic Environment, 1994
- Planning Policy Guidance Note 16: Archaeology, 1990
- Draft South West Regional Spatial Strategy 2006 [SWRA]
- Gloucestershire Structure Plan Second Review 1999 [GCC]

1.3 Local Generic Guidance

In addition to this document, Cotswold District Council provides a wide range of design and conservation advice for owners, occupiers and their agents. Such guidance currently includes:

- Conservation Areas – A Guide for Owners and Occupiers [1999]
- The Cotswold Design Guide [2000]
- Porches - A Guide for Home Owners and Occupiers [2001]
- Traditional Casement Windows Design Guide [1999]
- Traditional Chimneys Design Guide [1999]
- Traditional Dormer Windows Design Guide [1999]

All of the above guides are available on the Council’s website at [www.cotswold.gov.uk](http://www.cotswold.gov.uk). It should be noted that additional guidance, both national and local, is likely to be issued during the lifespan of this Conservation Area Appraisal and Management Plan; for the avoidance of doubt, further reference should be made to Cotswold District Council.
1.4 Current and Proposed Conservation Areas in Cirencester

There are 144 conservation areas within Cotswold District, testament to the very distinctive and historic character for which it is internationally famed. As the “Capital of the Cotswolds” Cirencester’s Conservation Areas are under the greatest development pressure within the district.

There are currently four designated Conservation Areas in Cirencester.

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of Designation</th>
<th>Date of Review[s]</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Formerly Cirencester Conservation Area]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>St Peter’s Road</td>
<td>1991</td>
<td>-</td>
</tr>
<tr>
<td>Watermoor</td>
<td>1984</td>
<td>1991</td>
</tr>
<tr>
<td>Watermoor South</td>
<td>1991</td>
<td>-</td>
</tr>
</tbody>
</table>

Recognition of the rich historic and architectural character of Cirencester is also reflected in early designation of conservation areas. The first conservation area in the town was designated in January 1968, less than a year after the Civic Amenities Act introduced the mechanism.
Nationwide, our appreciation of areas of “architectural and historic merit” has expanded over the last four decades and conservation areas are now increasingly of diverse historic and architectural character. In common with other towns, Victorian development in particular was largely ignored by the earlier designations. It is now proposed to include these areas with surviving historic character and/or architectural interest within the revised conservation area boundaries.

In addition, it is now proposed to exclude the Roman amphitheatre from the designation. This should not be interpreted as any reduction in the level of heritage protection. The Amphitheatre is a scheduled monument and, by definition, of national importance. The setting and site of the amphitheatre is already afforded a higher level of statutory protection than that provided by the conservation area designation. Furthermore, this site is now divorced from the remainder of the designation by the ringroad. It is considered that the scheduled status of the site alone offers clarity and an appropriate level of protection for this area.

At the heart of the town are sites developed in the last century for car parking and allied uses. These sites are in need of enhancement and may contain an important archaeological resource. Where relevant and in recognition of their contextual importance it is proposed to include these areas in the designated area.
Summary of Proposed Conservation Areas:

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of Proposed Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Cirencester Park</td>
<td>2008</td>
</tr>
<tr>
<td>2 Gloucester Street &amp; River Walk</td>
<td>2008</td>
</tr>
<tr>
<td>3 Cirencester Town Centre</td>
<td>2008</td>
</tr>
<tr>
<td>4 Cirencester South</td>
<td>2008</td>
</tr>
</tbody>
</table>

1.5 Designation Definitions

Conservation Areas contain a variety of built heritage assets in the form of buildings and structures such as walls and monuments. Invariably these form an important element of any conservation area albeit that the primary interest is in the character and appearance of the area itself and the inter-relationship of spaces and buildings, rather than the individual buildings themselves.

However, in assessing the special character and appearance of a conservation area, it is important to understand the role that such buildings and structures play whether they are individual buildings or groups.

The buildings in Cirencester’s proposed Conservation Areas have been identified as belonging to one of the following categories:
Listed Buildings:
A listed building is a building or structure of special architectural or historic interest recognised by the Government as being worthy of legal protection. Consent is required from Cotswold District Council before any works of alteration, extension or demolition can be carried out.

There are three grades of listed building:
- Grade I buildings are of “exceptional interest”
- Grade II* buildings are “particularly important”
- Grade II buildings are of “special interest”

Nationally, Grade I buildings represent just 2% of the total number of listed buildings, Grade II* about 4%, and the vast majority are listed Grade II [94%].

Positive Unlisted Buildings:
Most conservation areas contain historic buildings and structures which are not listed but which nevertheless contribute in a positive way to the special architectural and historic importance of the conservation area. These buildings can be considered as Positive Unlisted Buildings, and some may be considered worthy of listing on further inspection by English Heritage in due course.

Government Guidance in PPG15 encourages the identification of Positive Unlisted Buildings. It is important to note that there is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area.

Buildings of Townscape Merit:
Some buildings located within conservation areas have a positive impact on the townscape but cannot be identified as Positive Unlisted Buildings since they are of insufficient age to justify being considered of “historic” interest; they are therefore identified as Buildings of Townscape Merit.

Neutral Buildings:
Some buildings are considered Neutral Buildings in that they neither unduly detract nor make a positive contribution to the character and appearance of a conservation area; they are essentially neutral and their loss or replacement could offer opportunity for enhancement of the conservation area. This is especially the case when two or more Neutral Buildings are located together.

Negative Buildings:
As the name implies, Negative Buildings are those considered to have a negative impact on the special character and appearance of the conservation area. Such buildings can appear negative as a result of their bulk and
massing, design, materials, condition, use, or plot position but invariably they combine several of these characteristics. Negative buildings are those which offer the greatest potential for enhancement through refurbishment, demolition and/or replacement. Again, this is especially the case where several Negative Buildings are located together.

**Important Open Spaces:**
Conservation areas are not simply concerned with preserving built heritage, but rather about preserving or enhancing places. Any place is the complex product of the unique interplay of people and their physical environment over time.

In many cases, the spaces between buildings, and/or undeveloped land surrounding the area can make a very significant contribution towards the special character of the area. Such areas of undeveloped land, whether in public or private ownership, can therefore be categorised as Important Open Spaces. Whilst there is some overlap between the two, there are essentially two types of Important Open Space - urban and green - both types of which are found in Cirencester.

In both cases, designation as an Important Open Space, whether urban or green, recognises that space as an area where building development would fundamentally harm the special character that the conservation area designation seeks to preserve. In essence, Important Open Spaces are areas that should be safeguarded from development.

- **Important Open Spaces [Urban]:**
  These undeveloped areas are often a civic or private space which is significant in terms of urban morphology, or as a historically significant undeveloped space. The most notable example of an Important Urban Open Space in Cirencester is Market Place.

- **Important Open Spaces [Green]:**
  These undeveloped areas provide green oases in the otherwise built urban form. They may also be important landscape spaces on the edge of a settlement that are critical to the setting of that settlement, or alternatively, an area of designed or natural landscape that is intrinsic to the special character of the place. Examples found in Cirencester include Abbey Grounds, Cirencester Park, St Michael’s Park and City Bank.

### 1.6 Document Preparation & Community Involvement

The process of consultation is designed to bring public understanding of the character of the Conservation Area and encourage public debate in a discussion about the issues facing it and how these issues might be addressed. This process is compliant with the Council’s *Statement of Community Involvement, 2006*.

The process of producing the Appraisal and Management Plan therefore involved the following consultation element:
Evidence Gathering

Preparation of evidence base including documentary and on-site analysis

Preparation of Draft

Preparation of the draft documents and illustrations

Public Consultation

6-week public consultation including:
- Presentation of draft documents
- Public exhibition
- Council website publication
- Media publicity

Representations

Preparation of a Report summarising the main issues that have been raised through public consultation and how these have been addressed

Adoption

Adoption of the Appraisal and Management Plan as Council policy

In order to provide all key stakeholders and relevant audiences with the opportunity to be consulted on issues that affect them in an appropriate manner, the following bodies were consulted directly on the Cirencester South Conservation Area Appraisal and Management Plan.

- Adjoining Planning Authorities
- Adjoining Town and Parish Councils
- Bathurst Estate
- Cirencester Archaeological and Historical Society
- Cirencester Civic Society
- Commission for Architecture & the Built Environment
- Cotswold District Town Council
- English Heritage
- English Historic Towns Forum
- English Nature
- Environment Agency
- Gloucestershire County Council
- Gloucestershire Gardens and Landscape Trust