

DIDMARTON CONSERVATION AREA STATEMENT

Planning guidance
for owners,
occupiers and developers



Didmarton developed into the village we see today because of its position on the turnpike road from Cirencester to Bristol and Bath, and its relationship with the Badminton Estate. The conservation area is intended to preserve and enhance this settlement whose individual character has emerged from the combination of an earlier settlement of medieval origins, and the later coaching inns and cottages associated with the estate.

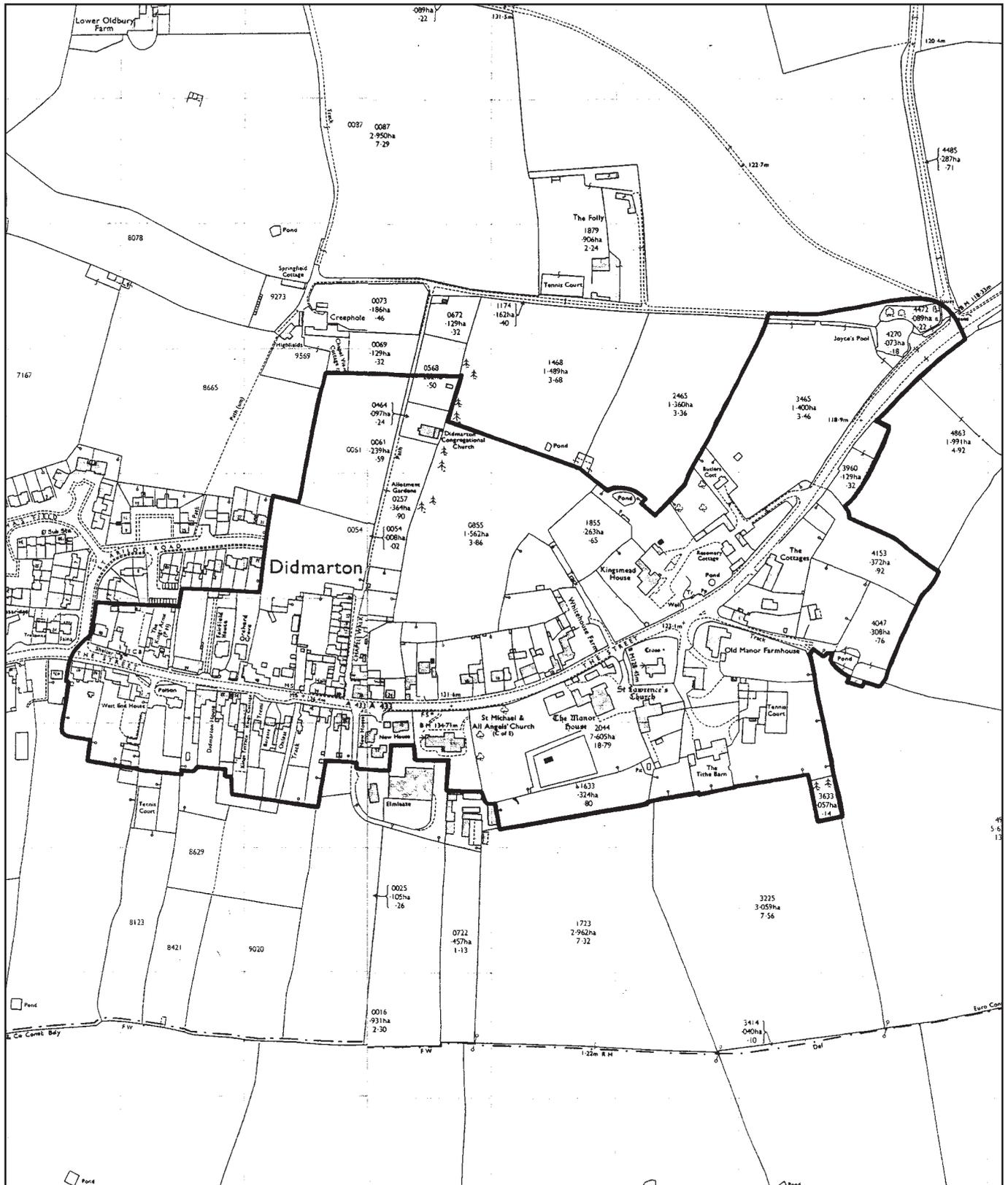
The road now provides Didmarton with a modern challenge to its historic character, with the increasing damaging effect of heavy through traffic.



Cotswold District Council

January 2002

DIDMARTON CONSERVATION AREA



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Cotswold District Council. LA 077658. 99/02



Many of the traditional buildings within Didmarton were constructed alongside the former turnpike road, including two coaching inns, of which the King's Arms is a surviving example.

Didmarton Conservation Area was first designated on 3 April 1984, and the boundary was altered on 25 September 1990 and 2 March 1999.

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 Didmarton 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 Didmarton 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 **Didmarton Parish Council**. A draft was circulated at a public meeting held on 5 January 1999 in Didmarton, 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 2 March 1999.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

HISTORY



The medieval church of St Lawrence, which was much altered in the 18th Century, forms part of the earliest group of buildings within Didmarton, which make-up the historic heart of the old village.

Although Didmarton has very early origins, its name being thought to have derived from the Saxon word ‘merton’, meaning a boundary town, it was only after the development of major turnpike roads that it grew into the village we recognise today. Built along both sides of the road from Cirencester to Bristol and Bath (now the A433), it featured as a significant settlement on Ogilby’s 1675 map book *Britannia*. If that map is accurate, all buildings at that date were grouped loosely around the Church of St Lawrence and the Manor House, the latter being the residence of the Codrington family who also owned Dodington Park further south.

By the early eighteenth century, the village had grown westwards, by which time (1712) there were eleven houses with 56 inhabitants. By 1779 this number had grown to 17 families with 72 inhabitants. In 1725 the manor was purchased by the Duke of Beaufort, forming part of his extensive and growing estate. The Manor House itself had been reduced in size by this date following a serious fire in the early seventeenth century. Further groups and individual cottages were built during that century for the estate, and the turnpike road encouraged the construction of at least two coaching inns, of which the King’s Arms is a surviving example, the George Inn was another. The good coach

service to Bath may also have prompted the erection of Kingsmead House, with its hexagonal gazebo also used as a look-out for approaching coaches.

The early nineteenth century saw the building of a row of cottages at right angles to the main street, Chapel Walk, taking its name from the former Union Chapel of 1843, erected about 150 yards to the north (later the Congregational Chapel). The village needed a larger church by 1872 when the Church of St Michael and All Angels was built (to the design of Thomas Henry Wyatt). However, this has recently been converted to a house and services have returned to the medieval Church of St Lawrence.

The years between 1900 and 1910 saw the permanent establishment of a post office, a school and a communal Reading Room. The majority of villagers were poor, struggling to survive on low wages although, by this time, some men found other work, such as road building and maintenance. To serve the growing population there sprang up a whole host of shops and businesses, including a laundry, bakery, butcher, shoemaker, carpenter, general store, even a doctor and dispensary and many others. During this period, the village was a bustling active community.

The first bus service from Didmarton to Tetbury began in 1921 and from Dunkirk there was a bus service to Bristol. Many local people moved to larger towns where work was plentiful and better paid, their dwellings bought from the big estates by newcomers, who commuted to work daily. This spelt the beginning of the end of Didmarton as a self sufficient community. One by one, shops and businesses closed through lack of support and today not a single one remains. The road through the village was resurfaced with tarmacadam in 1925.

Although some modern houses have been constructed in the village, mostly since 1960, the major recent developments have been at Arild's Road and Bertha's Field. These are tucked away from the main road at the western end of the village.

DIDMARTON IN THE LANDSCAPE

Didmarton lies within the gently undulating and somewhat bleak landscape of the south Cotswold Hills. This extensive, open landscape rises gently from the Wiltshire border towards the north-west. Fields are separated by a mixture of dry-stone walls, hedgerows and fencing, and there are occasional copses and woodland. The village is midway between the two great estates of Badminton and Westonbirt, the superb Worcester Lodge of Badminton Park lying just to the west of the village.

The western approach to Didmarton is dominated on the

south side of the road by the woodland fringes of Badminton Park. In contrast, the eastern approach has a more open character, especially around Joyce's Pool, which sits at the bottom of a shallow valley. (Joyce's Pool is one of the two candidate sources of the Bristol Avon, the other being Cow or Crow Down Springs, near Sopworth.) From Joyce's Pool, the main road climbs gently to the west, initially in a small depression, but from Chapel Walk to the western edge of the village the road becomes level with the enclosing cottages.

The landscape of the eastern part of Didmarton is characterised by buildings set amongst spacious gardens and courtyards which have been improved by tree planting and natural stone walls. Landscape of this character continues to a valley to the north of the village, which provides the setting for the Congregational Chapel, separated from the main part of Didmarton. Here, the valley has a series of enclosed paddocks with open views towards the large modern housing estate at the western end of the village, to the north of Townsend Farm.

Further north lies Oldbury-on-the-Hill, a hamlet which stands on a gently rising slope. Once a much larger settlement, only a quarter of a mile north of Didmarton, it is separated from it by sporadic development and intervening fields and paddocks. In contrast to Didmarton, Oldbury's appearance is completely rural and dominated by the substantial Manor Farm and the medieval Church of St Arild.



The eastern approach to the village is characterised by open fields bounded by low, dry-stone walls.



Joyce's Pool is a source of the Bristol River Avon and was once the village watering place for livestock.

DIDMARTON'S CHARACTER

Throughout the village, stone walls of varying heights are essential to the continuity and sense of enclosure of the main road, especially at the more secluded eastern end. There are several examples of recent infill development, particularly in the area between the Church of St Michael and All Angels and the western end of the village. Most of this development has been well integrated into the layout of the village, although in most cases does not adopt the local architectural style. One of the reasons for this successful integration is that it has been built well back from the road, allowing the older buildings to continue to dominate the scene.

The village today is almost entirely residential, the only exceptions being the two churches (Anglican and Congregational) and the village inn. There is no village shop, the absence of which was lamented by many residents in the recent village appraisal. However, it is the heavy traffic often passing through the village that spoils its otherwise pleasant quiet character.

A CLOSER LOOK AT THE VILLAGE

Didmarton is more densely built-up to the western end, where the village adjoins the fringes of Badminton Park. Progressing east, towards Tetbury, the texture of the settlement opens up to become more rural in character, with substantial buildings in extensive, often landscaped, grounds. Chapel Walk leads northwards to an open paddock area dropping away to a small valley.

These three distinct character areas are:

- 1: The western part of the village, consisting mostly of buildings alongside The Street and the built-up part of Chapel Walk
- 2: The eastern end of the village, including the Manor House, the Church of St Lawrence and the landscaped grounds of Kingsmead House leading out as far as Joyce's Pool
- 3: Paddocks and the northern part of Chapel Walk, including the Congregational Church

1: The western part of the village, consisting mostly of buildings alongside The Street and the built-up part of Chapel Walk.

Approaching from the west, the village is entered after passing the lodge which stands at the crossroads of the lane from Oldbury-on-the-Hill and another leading into Badminton Park. Cottages are sporadic and interspersed with modern houses until the boundary of the conservation area is reached at the junction with St Arild's Road, a modern housing development set behind the historic pattern of buildings to the north of the main road. At this junction, an outbuilding has a prominent gable end. The K6-type telephone kiosk (a design dating from the 1930s) is also a key feature here.



A K6-type telephone kiosk is an eye-catching feature of this part of the conservation area.



This fine group of 18th Century buildings, which incorporates the former Reading Room, are constructed of natural stone and coated with a lime render and limewash, finishes which are characteristic of this part of the Cotswolds.

After becoming narrower and turning sharply to the right, the road broadens again, although, for the remainder of its length, many buildings stand directly on the road frontage, while others are set back. Several houses, especially those on the south side of the road, are very fine with formal frontages. Others are more modest in character, such as Nos 43 to 47, the latter house having fine topiary around its doorway. Where modern houses have been built, mostly on large garden or yard areas originally associated with the larger houses, they have been set well back from the road. As a result, their non-traditional architectural design has little adverse effect on the overall quality of the village's appearance.

A particularly fine group of eighteenth-century houses on the north side of the road is the block that incorporates the former reading room and Nos 30 and 32, The Street. The fine frontage is almost of the same high quality after it has turned the corner into Chapel Walk. This narrow lane is defined by a row of modest two-storey houses on the west side, terminating at the imposing Cotswold House, a building that is also a significant feature when viewed from the paddocks to the north.

On the south side of the road, two substantial houses dominate the scene: Didmarton House and West End House. However, despite their evident higher status, they both directly front onto the street in the same way as adjoining, humbler, cottages, such as the row of Nos 43 to 47.

King's Terrace is similar, although shorter, than the row of cottages in Chapel Walk, which is also built at right-angles to

The Street. The terrace is modest in architectural character, and is now combined into two more substantial houses. This tightly-developed and generally eighteenth century part of Didmarton adjoins a part of the village situated to the east, which has a different character. The boundary between these two distinct areas is at No 24, The Street and the new houses opposite.



The row of cottages in Chapel Walk still retain their stone porch canopies.

2: The eastern end of the village, including the Manor House, the Church of St Lawrence and the landscaped grounds of Kingsmead House leading out as far as Joyce's Pool.

The character of the eastern end of the village is essentially that of a loose grouping of large houses, cottages and farms sporadically interwoven with farm tracks and footpaths, often bounded by high dry-stone walls, railings and overhanging trees. These are found either side of The Street as it sweeps in a long, shallow, curve downwards towards the north-east and out of the village. This part of the village has, historically, been dominated by the presence of The Manor House, the Churches of St Lawrence and St Michael and All Angels, and, since the end of the eighteenth century, Kingsmead House. The social significance of these buildings is reflected by their generous settings.

On progressing through the village from the west, the more open character is gradually perceived as the road curves to the north-east just before reaching the former Church of St Michael and All Angels. Houses generally become larger and set back from the roadside behind low stone walls in larger raised plots. Although some of these dwellings are relatively recent infill developments, there are also several eighteenth and nineteenth century houses on the northern side of the road, with the distinctive render finishes and natural Cotswold stone slate roofs characteristic of the village. The former Church of St Michael and All Angels on the southern side of The Street, now converted to a house, stands well back from the road in a raised churchyard, formerly part of the gardens of the Manor House.

The Manor House is of late sixteenth and seventeenth century origin. This, together with the nearby and associated Old Manor Farmhouse and converted Tithe Barn, and the Church of St Lawrence, form a high quality group of buildings which make up the historic heart of the old village. The Church of St Lawrence stands amongst mature yew trees in a raised churchyard, again surrounded by a low dry-stone retaining wall. The somewhat dark setting of this group of buildings is enhanced by the tree-lined entrance formed by the widening of the road between The Old Manor Farmhouse and the church, the visual focus of this part of the village.

Opposite this group of buildings lies Kingsmead House, set in its extensive grounds. A dry-stone wall of varying height surrounds the property along the roadside, topped with railings either side of its original gateway. Within the boundary wall, trees and large shrubs sporadically overhang the road, affording occasional and glimpsed views of the house. The roadside hexagonal gazebo, contemporary with the main house, forms an extremely attractive feature of the street scene at this point. Both the main house and gazebo are finished in roughcast render.

Another unusual and attractive feature on the northern side of the main road, forming part of the boundary to Kingsmead House, is the village well. It is said to date from circa 600 A.D. and is set into a small semi-circular recess, overhung by trees and shrubs, adjoining a nineteenth century trough and pump.



The Manor House, a grade II listed building, dates from the late 16th and 17th Centuries and was re-fenestrated in the 18th Century and enlarged in the 19th Century.



The 18th Century hexagonal gazebo at Kingsmead House is an attractive and distinctive feature within the streetscene.

Progressing further along this road towards Tetbury, the remaining buildings consist of a loose grouping of attractive stone-built cottages in keeping with the character of the eastern half of the village. The openness gradually increases as the road rises away from the village with the parkland to Kingsmead House on the left, and large domestic gardens on the right giving way to agricultural land. The handsome and mature parkland trees and Joyce's Pool at the eastern-most edge of the conservation area form a fine entrance to Didmarton when approaching from Tetbury. The parkland character provides a pleasing transition between the open countryside and the loosely-built pattern of the historic core of the village.

3: Paddocks and the northern part of Chapel Walk, including the Congregational Church.

This part of the Didmarton Conservation Area rises from south of the Congregational Chapel along the shallow valley side, adjacent to the northern boundary of the village. Its eastern extent is the pond behind Kingsmead House and the western limit is the eastern end of St Arild's Road. The predominantly open nature of this area creates a semi-rural setting to the village. In particular, the area provides the setting for the Congregational Chapel. The chapel is detached from the main part of Didmarton and reached by Chapel Walk, a footpath at this point.



The area behind Kingsmead House is semi-rural in character and provides a pleasing transition between the village and the open countryside beyond.

The chapel (former Union Chapel), dates from 1843, and is set in a well-maintained, compact yard. There is a row of beech trees to the south of the chapel, which frame the building when seen from Chapel Walk, to the south. The character of the area to the west of the chapel is very open with unobstructed views. The area to the east, however, has a slightly more enclosed parkland character, and forms part of the setting of Kingsmead House. Looking towards the village from the chapel, Cotswold House stands proudly on the skyline. This building is the end of the terrace on Chapel Walk.



The Congregational Chapel, a striking 19th Century building, is sited within open fields to the north of the village.

ARCHITECTURE AND BUILDING MATERIALS

Most historic buildings in Didmarton are constructed with walls of rough local rubble with a roughcast render coating. A few have had this removed, revealing the underlying rubble but, originally, this was not the intended effect. A finely-dressed ashlar was used to provide dressings to the more important buildings. By the middle of the nineteenth century, a coursed and squared stone was introduced, used on such buildings as Nos 25 and 27 (dated 1875).

Local stone has a white hue straight from the quarry, but this weathers to a dull grey colour. Due to the comparatively poor quality of much of the local stone, roughcast render and lime-wash was used to provide a protective and attractive finish. A variety of colours were probably used originally, but ownership of buildings by the Badminton Estate has resulted in an estate 'livery' of ochre (complemented by a dark cream paint finish to external joinery, guttering and down-pipes). There is little use of brick in the village except for the very occasional chimney and outbuilding.

The original historic Cotswold stone slate roofing largely survives in the conservation area, with few buildings having any form of replacement material. Many houses and cottages retain swept valleys, the technique whereby the slates are taken around a change of direction in the roof. Some clay plain tiles and pan-tiles have been introduced by the estate as replacement roofing, these being found on the row, Nos 43 to 47.



Roughcast render is the characteristic finish of many of the buildings in Didmarton, as seen on the grade II listed Old Rectory.



Many of the historic buildings in Didmarton retain their Cotswold stone slate roofs. These roofs are steeply pitched with the natural stone slates laid to diminishing courses. They display the Cotswold tradition of having swept valleys and sprocketed eaves.



These iron boundary railings to Kingsmead House, with their fine detailing, contribute to the character of the conservation area and need careful conservation.

Rubble stone walls provide the most common boundary treatment in the village, although more important houses have dwarf walls with iron railings. In many parts of the conservation area, random-rubble stone retaining walls are an essential characteristic feature.

The traditional architectural character of Didmarton is one of rectangular buildings built alongside, or just set back from, the roadside. They have gabled ends to the front-to-back pitched stone roofs, and many prominent chimney stacks set on the ridge. The latter are usually rubble-built, some being rendered. Many roofs are plain, without the addition of dormer windows, especially in the case of those built after c.1700 in the western part of the village. This traditional character is somewhat enlivened by a few cottages and lodges built in the mid-nineteenth century in a picturesque Gothic style, originally with decorative bargeboards.

Most historic windows in Didmarton are leaded iron casements set in timber frames. Many such windows survive and are a particular feature of the village. As the eighteenth century progressed, sash windows were introduced in the village, the block of houses Nos 30 to 34 (including the former Reading Room) are examples. By the mid nineteenth century most windows were timber casements with one or two horizontal glazing bars and plate glass. Stone-mullioned windows are uncommon, a characteristic of the south Cotswolds.

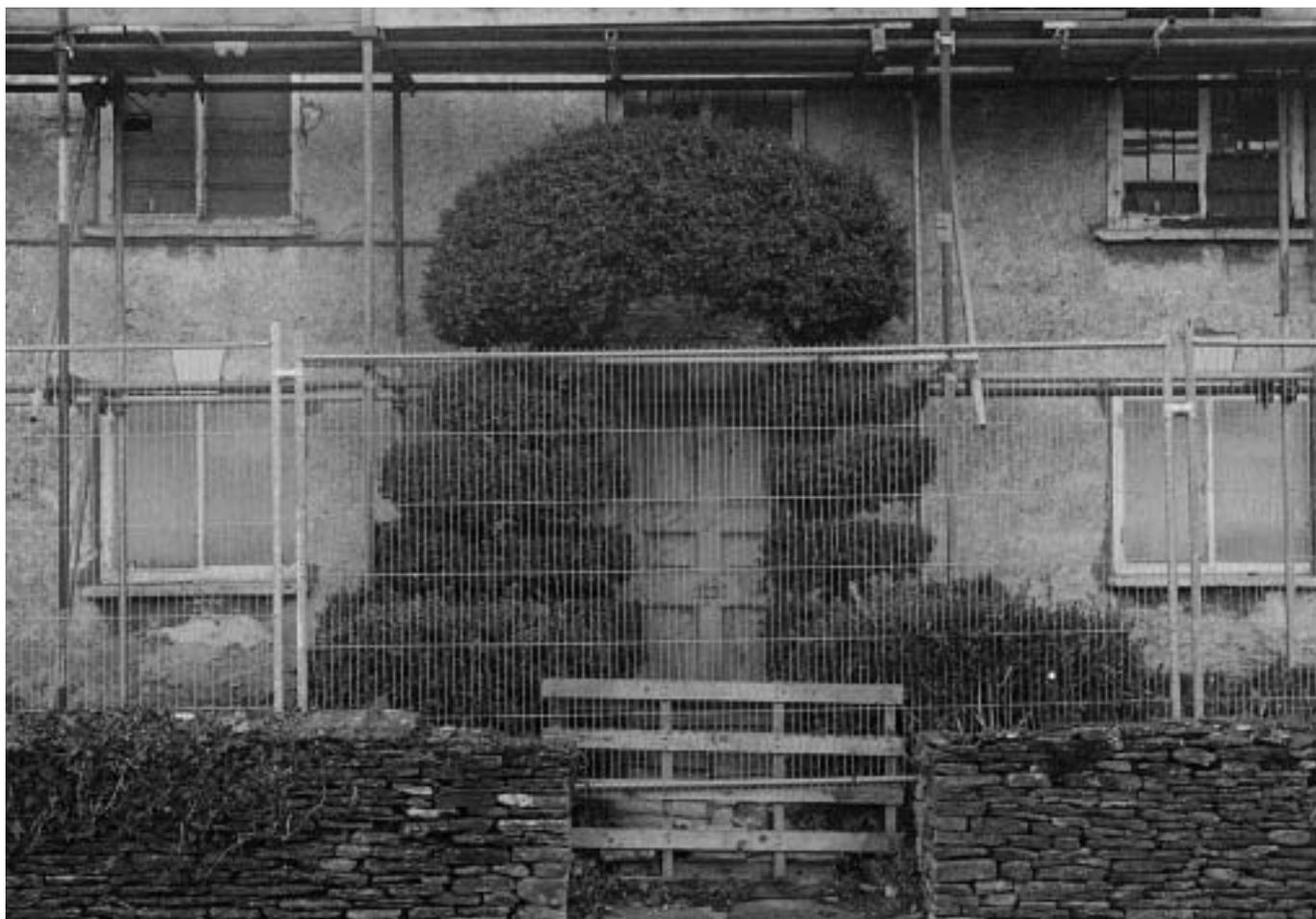
While the pavements in Didmarton mostly have tarmacadam surfaces today, these were probably originally compressed stone hogging. It is unlikely that opportunities for the use of this traditional, but difficult to maintain, material will arise except in private drives and rear yards. A modern material that may be appropriate is known as 'Ultramac'.

More recent houses, while being built in less prominent locations, have generally failed to respect the particular quality of architecture in Didmarton. This is one of a number of neighbouring villages (others being Great and Little Badminton, and Sopworth) where the architecture relies mostly on the proportion and placing of windows, simple roof forms and, most importantly, the use of a traditional roughcast render coated in pigmented lime-wash. Although some of these finishes in Didmarton look a little shabby today, the attractive effect of re-painting in lime-wash can be observed, particularly in Great Badminton.



Leaded, wrought-iron casements set in timber frames are a particular feature of the village.

THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA



At one time considered to be 'buildings at risk', these listed cottages (numbers 43-47) are now in the process of being carefully repaired and restored, and will soon be removed from the Council's Buildings at Risk Register.

PRESERVATION

It is the aim of the District and Parish Councils that the existing character and appearance of the Didmarton 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 Didmarton, will be investigated. In critical cases action will be taken to ensure that repairs are carried out. As part of a survey of all listed buildings in the District, those in the Didmarton Conservation Area have been surveyed by the District Council, the work having been done during July 1997. Six buildings in the Didmarton Conservation Area were found to be in such poor condition that they were considered at risk from neglect, although, since

the survey, three, (Nos 30 and 32, The Street and No 1, Chapel Walk), have been purchased by a developer with a view to repairing the buildings and bringing them back into use. The others (Nos 43 to 47, The Street) have been placed on the open market by the Badminton Estate, and are now in the process of being restored.

Didmarton Conservation Area also falls within the Cotswolds Area of Outstanding Natural Beauty. The Local Plan includes a policy intended to protect and enhance the landscape, and prevent any developments that could damage its character or appearance.

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 Didmarton's continued desirability as a place to reside. However, the scope for new development within the conservation area is limited.

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 or enhanced. In particular:

- New buildings or extensions should reflect the general pattern of building in Didmarton especially in scale and proportion, although there is scope for some architectural innovation provided that this compliments Didmarton's architecture.
- Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix. Extensions to buildings should be in materials that are sympathetic to the existing building.
- 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.
- 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.

LISTED BUILDINGS

Some historic buildings are 'listed' by the Secretary of State for Culture, Media and Sport because of their special architectural or historic interest. Listed building consent is required from the District Council for any work that would affect the special character of a listed building, whether inside or outside. More information about listed buildings is available from the District Council.

There are over 40 buildings in the Didmarton Conservation Area that are listed and merit the tightest control over any changes to them. While the aim of 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.



One of the many listed buildings within Didmarton. Changes to listed buildings need to be handled sensitively to protect their special character, or setting.

THE PROTECTION OF OTHER BUILDINGS

There are several 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 much of the village there are unlisted buildings retaining much of their historic character through the survival of original, or installation of appropriate replacement, window and door designs. Roughcast render treated with coloured lime-wash (an important local tradition) is retained on many dwellings, although on others it has been removed or has fallen off, and generally few other changes that could have taken place and damaged the conservation area have occurred. 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.



Although most of the important buildings in the village are listed, many other buildings of character can be protected through the use of an Article 4(2) Direction.

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 or removal 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).
- Installation of rooflights (front roof slope only).
- Demolition of, or alteration to, front boundary walls or railings.

ENHANCEMENT PROPOSALS

Inevitably, there are a number of areas or features in the Didmarton 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.

Grants may be available from the District Council to assist with enhancement projects of the kind listed below. Please check with the Council's Grant Co-ordinator for availability.

1 - Traffic calming measures to reduce the impact of vehicles on the character of the conservation area.

A main reason for the development of Didmarton was the presence of a major road. However today, with fast and heavy traffic, the main road through Didmarton is not a pleasant place to walk, and the road can be dangerous to cross. Ways should be found to slow traffic down before entering the village, provided that any constructions or road surfaces are sympathetic to the character and appearance of the conservation area.

2 - Improvements to street lighting fittings and other street furniture.

Throughout the village, the light fittings are of a utilitarian design, not in keeping with the character of the village. Also, street furniture, such as safety barriers, are of a basic modern design. If these were replaced with something more appropriate, the character and appearance of the conservation area would be enhanced.

3 - Reduction in the amount of overhead wiring.

Overhead wires are often one of the most unsightly modern contributions to the street scene and look completely out of place in the otherwise largely historic village of Didmarton. Increasingly, the various utilities are placing their cabling underground, and further operations of this sort would be of great benefit to locations in the conservation area.

4 - Buildings at risk in Didmarton.

The few decaying listed buildings in Didmarton let down the otherwise generally well-maintained character of the place. If no early progress is made, the Council will investigate ways to ensure the proper repair and re-use of these buildings and, if necessary, consider using its powers under the Planning Acts to require work to be carried out.

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

CHAPEL WALK

Beech House
Nos 3 to 17 (odd)

THE STREET (NORTH SIDE)

No 10
No 26
No 40

THE STREET (SOUTH SIDE)

Summer House
The Old Laundry (No 13)
Nos 25 and 27
No 35

INDEX

architecture and building Materials, 10
Article 4 (2) Direction, 14
Buildings At Risk, 12
Chapel Walk, 6, 7, 9
Church of St Lawrence, 4, 8
Congregational Chapel, 4, 5, 9
Didmarton Parish Council, 3
enhancement proposals, 14
history, 4
Joyce's Pool, 5, 6, 9
King's Arms, 3, 4
Kingsmead House, 4, 8, 9, 11

King's Terrace, 7
landscape, 5
lime render, 7
limewash, 7, 11
listed buildings, 8, 10, 13
Manor House, 4, 8
railings, 11
roughcast render, 10, 11
stone, 10
stone slate roof, 10
The Street, 6, 7
windows: iron casements, 11

FURTHER READING

Planning policy

Gloucestershire County Structure Plan, copies available from Environment Department, Gloucestershire County Council, Shire Hall, Westgate Street, Gloucester.

Cotswold District Local Plan, copies available from Cotswold District Council, Trinity Road, Cirencester, Glos.

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

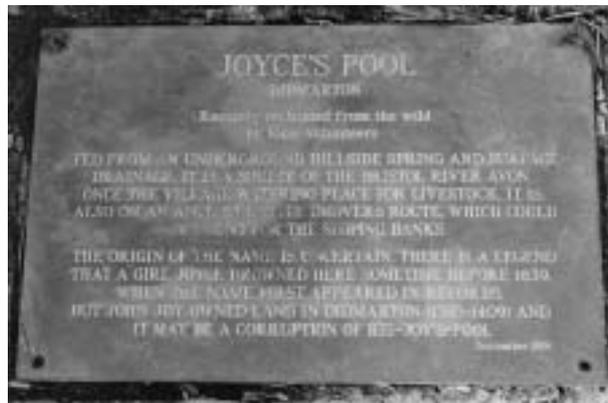
Traditional Casement Windows, Traditional Dormer Windows, Traditional Cotswold Chimneys, Porches, Stone Slate Roofing, Cotswold Design Code, and the Conversion of Historic Agricultural Buildings - copies available FREE OF CHARGE from Cotswold District Council.

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

CREDITS

Text: Michael Hill, Mike Napper, Jamie Lewis, Helen Ramsell

Photography: Margaret Lister



**For further advice and information
please contact:**

**The Heritage Service
Directorate of Development and Heritage
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX**

**Tel: 01285 623000 Fax: 01285 623920
email: conservation@cotswold.gov.uk
Website: www.cotswold.gov.uk**