

# Evidence base

## Fairford Character and Design Assessment

March 2020, revised September 2022

**Milton End**



**Borough**



**East End North**



## East End South



## Horcott



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River Coln, Bull Island

## 1.1 Introduction

1.1.1 This Character and Design Assessment is intended to inform an understanding of the distinct features of Fairford and Horcott, and how they combine to create their unique character. The work has been carried out by a sub-group of the Fairford Neighbourhood Plan Steering Group with co-opted members from the local community. It was decided to divide the town of Fairford using the tithing divisions first referenced in 1779: Milton End, west of the river; Borough, the centre of the town; and East End, east of Borough, a large area which has been subdivided into two (north and south of the A417) for manageability. Horcott, a separate settlement with its own distinct history, became the fifth area for analysis.

1.1.2 Initially a proforma (Oxford City Council, Character Assessment Toolkit) was used to identify significant features of each of the areas, supported by large numbers of photographs, and the analysis has been done using the Higham Ferrers example. Inevitably in each area there are buildings which are atypical (eg. Newcroft Cottage, an early 1970s house in The Croft, surrounded by Victorian and Georgian buildings) and these have either been discounted or, if it was felt that their distinctiveness was intrinsic to the overall character of the area, this has been recorded. In the Conservation Area, on-site fieldwork has been supported by the historical record and evidence from the Historic England, Listed Buildings database. However, it was felt that the Listed Buildings themselves (over 100 in the parish) should not be specifically featured except insofar as they contribute to the character of each area as a whole.

1.1.3 All this work has been carried out by local residents who do not have specific architectural or planning backgrounds. It is hoped that this Character and Design Assessment will enable developers, planners, designers and local residents of the future to produce high quality designs of houses, landscape and other buildings all of which should enhance the local character of the parish.

## 1.2 Historical Development of Fairford and Horcott<sup>1</sup>

### 1.2.1 Fairford Town

Fairford is a unique rural settlement area dating from the late Mesolithic/Neolithic period<sup>2</sup>. There is physical evidence of continuous settlement from that time, about 4000 BCE, through to the present day including Iron Age, Roman, Anglo-Saxon and Norman structures and artefacts. The existing settlement dates largely from the Tudor period.

<sup>1</sup> Some of this material can also be found at Fairford Neighbourhood Plan, Chapter 2: 'The Neighbourhood Area'. It is repeated and expanded here as it is hoped that this will be a stand-alone reference document.

<sup>2</sup> Archaeological Evaluation at land off Horcott Road, Fairford; Worcestershire County Council p. 21



1.2.2 The ancient roots of the town can clearly be seen in the layout of the roads and buildings. Fairford is distinctively set within a web of important tracks which have developed over the centuries from Iron Age, Roman, Anglo-Saxon and medieval drove roads (see Section 9) and salt routes. These tracks, mostly now roads, are on the routes from Wales and the west, to Lechlade, the highest navigable point of the River Thames, and London.

1.2.3 'The Gloucestershire Historic Towns Survey: Cotswold District archaeological assessment: Fairford', by GCC Archaeology Dept., 1998 and updated in 2007 gives a very complete record of this history of the town with maps of the town's development. Since this 2007 report, excavations for the pre-quarrying survey at Horcott in 2007-9, and pre-building archaeological investigations along Cirencester Road in June and July 2015, have produced even more evidence of Neolithic, Roman and Anglo-Saxon settlement.

1.2.4 The earliest written record of Fairford is in 850 and the town also appears in the 1086 Domesday Book<sup>3</sup>. Fairford Mill is mentioned and reference is made to a priest living among the inhabitants of the settlement, which would suggest the existence of a pre-Conquest church. It was a Royal Borough for about 500 years (mostly in the female line) since William the Conqueror granted it to his wife.

1.2.5 By the 12th century the town was recorded as having ancient borough status and had a market charter<sup>4</sup>. The town bridge had been built by the late 12th century and by 1540, when seen by Leland<sup>5</sup>, it had four stone arches. An alternative route into the town was provided by Mill Lane, which crossed the river with a substantial bridge<sup>6</sup>. It was, however, in the early 14th century that the town, positioned in an area of sheep farming, began to prosper. The late 15th century saw a revival of its economic fortunes on the back of the wool trade, leading to a period of considerable growth.

1.2.6 Originally the main road from the west (now the A417) crossed the town bridge and continued north-eastwards in a straight line and straight on to The Croft with a large triangular market place to the south bounded by the street now known as London Street running ESE; the High Street, ran north from the Market Place to the church. In 1307 there were 68 burgages<sup>7</sup>. The infilling of the western edge of the Market Place may have occurred when Fairford became more prosperous and expanded due to the wool trade in the 15th century. Today's road layout through the centre of Fairford was the legacy of a wealthy wool merchant named John Tame who was rebuilding the older, possibly pre-conquest Church at this time (completed in 1497). A little later the main road was diverted and the present London Street became the main road. This is the origin of the road layout we see today, which remains the same as it was then.

1.2.7 John Tame's wealth was inherited by his son Edmund (1487-1534) who completed the work on the parish church. Most of the present fabric of the church is 15th century, but there is some 13th and 14th century work in the respond of the north arcade and the lower part of the tower. John Tame's splendid tomb still survives in the chancel of the church he had rebuilt and it was later endowed with a wonderful set of late medieval stained glass windows, the only complete set still existing in any parish church in England. King Henry VIII visited Fairford in 1520 and it is likely that he worshipped at the new church. Fairford Church and its windows attract an average of ten thousand visitors every year to the town, from all over the world<sup>8</sup>.

1.2.8 Fairford Manor and lands passed through the hands of several families until 1650 when Andrew Barker bought it after the sequestration of Robert Tracy at the end of the Civil Wars, Tracy having supported the Royalist cause. 1668 saw

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<sup>3</sup>Victoria History of the Counties of England: Gloucestershire (VCH), Vol.7 Oxford University Press, 1981, p. 78 Ref. 18

<sup>4</sup> Ibid, Vol 7 p.69

<sup>5</sup> Ibid, Vol 7 p.71, Ref 57

<sup>6</sup> Ibid, Vol 7 p. 71, Ref 62

<sup>7</sup> A burgage was a town (borough) rental property (to use modern terms), owned by a king or lord. The property (burgage tenement) usually, and distinctly, consisted of a house on a long and narrow plot of land with a narrow street frontage (a burgage plot).

<sup>8</sup> Figures from Parochial Church Council Annual Report 2015



the further granting of a charter for a weekly market, which is still in existence, as well as twice-yearly fairs, which were held in May and November, the last of these fairs being held in 1908.

1.2.9 The building of Fairford Park was begun by Andrew Barker in 1661, the house being some 410 metres to the north of the town centre. The Park was further landscaped in the 1780s and a few features still remain of that landscaping: the Votive Column (the Obelisk) which was a landscaping feature near the northern edge of Barker land, the Cascades, the picturesque bridge to the north of the Mill Pond.

1.2.10 Fairford farmworkers were deeply involved in the Swing Riots of 1830, after the introduction of new threshing machines and the loss of gleaning rights – thus bringing a greater threat of winter starvation.<sup>9</sup> Several men from Fairford were sentenced to transportation to Australia in punishment.

1.2.11 The estate remained in the hands of the Barker family until 1945. The family had left Fairford in 1897/98 and the house was leased to Colonel Albert Palmer until his death in 1940.

1.2.12 Fairford Park was requisitioned during World War 2 for use as an American military hospital and the house fell into a state of disrepair. It was demolished in the late 1950s to make way for Farmor's School which moved from the town centre building (now Fairford Community Centre) where it had been since 1738. The Park site now also contains Fairford Primary School, the Pre-School and the Leisure Centre. After WW2 the grounds of Fairford Park contained the largest Polish Hostel in Gloucestershire until 1957.

1.2.13 After the Second World War, Fairford Park Estate was purchased by Ernest Cook and in 1952 it was formed into part of the Ernest Cook Trust, an educational charity with extensive landholdings to the north of Fairford and elsewhere in the country. The Trust still manages the Estate and protects the landscapes to the north of the town. It also has an influence over changes to some buildings on which it has restrictive covenants.

1.2.14 The East Gloucestershire Railway came to Fairford in 1873 from Witney. This brought considerable benefit to the local agricultural community with easier marketing of products. A quiet line for the first 70 years it became busy during WW2, bringing construction materials, munitions and servicemen to the new RAF base as well as materials to Fairford Park House which was a USAF military hospital at this time. The railway closed in 1962, before the Beeching cuts.

1.2.15 RAF Fairford was established to the south of the town in 1943-44 and played a role in the airborne landings in Normandy. After the war the airfield saw the testing flights of Concorde before becoming an important American air base, still used by the United States Air Force. It is also the venue for the annual Royal International Air Tattoo. This event is very important to the town as a tourist attraction since many personnel are needed to run the event; visitors come for the whole duration and stay in local hotels, homes and camping sites.

1.2.16 In the mid/late C20th various new phases of building were undertaken largely to the north east of the town between Leafield Road, London Road, Hatherop Road and Hatherop Lane; the century ended with smaller developments in Groves Place (2000) Coln Gardens (1995/6) Fayre Gardens (2000).

1.2.17 The presence of the Special Landscape Area to the north and RAF Fairford to the south have had a significant effect on the development of the town limiting development in these directions, resulting in over-expansion to the east / west. Fairford Gate (north and south), Stoneleigh and Keble Fields, all undertaken since 2012, represent the largest and quickest growth the town has ever seen. This rapid increase in building has had a detrimental effect on the richly historic,

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<sup>9</sup> 'on Friday at a small town called Fairford, about seven miles from Cirencester, a large body of people had assembled, and had destroyed all the thrashing machines, and them that were put down, and many other Farming Implements and that the gentlemen and Farmers of the place, had not been able to persuade their servants to assist in defending them.' Letter from Duke of Beaufort to Lord Melbourne. Jill Chambers: Gloucestershire Machine Breakers, The story of the 1830 riots. Vol. 1: The Riots, Trials and Appendices, 2012, p. 32.

rural character of the town, exacerbated by the fact that infrastructure improvements to support the increase in population and traffic have not been undertaken.

### 1.2.18 Horcott

The hamlet of Horcott was in the parish of Kempsford, to the south, for centuries until the construction of RAF Fairford cut it off from the rest of the parish and closer links with Fairford developed. In 1987 it became part of the parish of Fairford, retaining its own distinct town councillors on Fairford Town Council until 2015. It is worth noting that the RAF base was not named RAF Whelford (as would have been usual since this was the nearby settlement) since there was a pre-existing RAF Welford in Berkshire.

1.2.19 The first record of Horcott, meaning 'dwelling in a muddy place', is from the 12th century. At this time there was a mill on the River Coln at what now is Horcott Farm – the old flume channel still exists. The mill probably marked a minor river crossing point and this (Cutler's Ford) remains the best place to wade across the river on foot. A small farming hamlet of about 7 houses grew up over the centuries and a 17th century cottage survives. Various buildings, now listed, from the 18th century settlement confirm that this remained a small agricultural community. A row of labourers' cottages, the Roman Catholic Church of St Thomas of Canterbury, a presbytery and school (long closed) were built in the 19th century. The main growth of the hamlet occurred during the middle of the 20th century when private and council housing was built to the southwest<sup>10</sup>. A footbridge (Dilly's Bridge) linking Horcott and Fairford was only installed, by charitable gift, in 1990.

1.2.20 In order to carry out this Character Assessment the town has been divided into 5 geographical areas as shown on the plan with Horcott considered individually as a separate settlement. The main geographical areas are as follows.

- 1 Milton End: from Town Bridge westwards to edge of Fairford town, west of the river (Section 2)
- 2 Borough: the centre of Fairford town, from Town Bridge eastwards (Section 3)
- 3 East End North: the town east of Borough, north of A417, to the edge of town, east and north of A417 (Section 4)
- 4 East End South: the town east and south of Borough, south of A417, to the edge of town, east and south of A417 (Section 5)
- 5 Horcott (Section 6)

## 1.3 General Features

There are some features which are common, particularly in the Conservation Area which extend into all areas. In order to save repetition these are listed here. Illustrative images can be found in Section 8, 'Gallery of Fairford and Horcott Building Features'.

- Cotswold stone defines the character of the pre-C20th buildings – either rubble stone or ashlar. Elsewhere, in more modern building, a variety of other materials include render, wood, brick, concrete and reconstituted stone; the latter two attempt to replicate the colour and texture of the natural stone, with varying degrees of success. The colour of Cotswold stone in this area is generally the white/cream stone, not the yellower stone of the north Cotswolds. (FNP12 Nos.3, 9<sup>11</sup>)
- Steep roof pitch (no less than 45°, no more than 55°) is typical of traditional buildings in the Cotswold District generally, although there are significant variations from this in the local area, most notably taller C18th buildings in the High Street/Market Place, Park Street and Milton Street, large farm houses (including Milton and Park Farm

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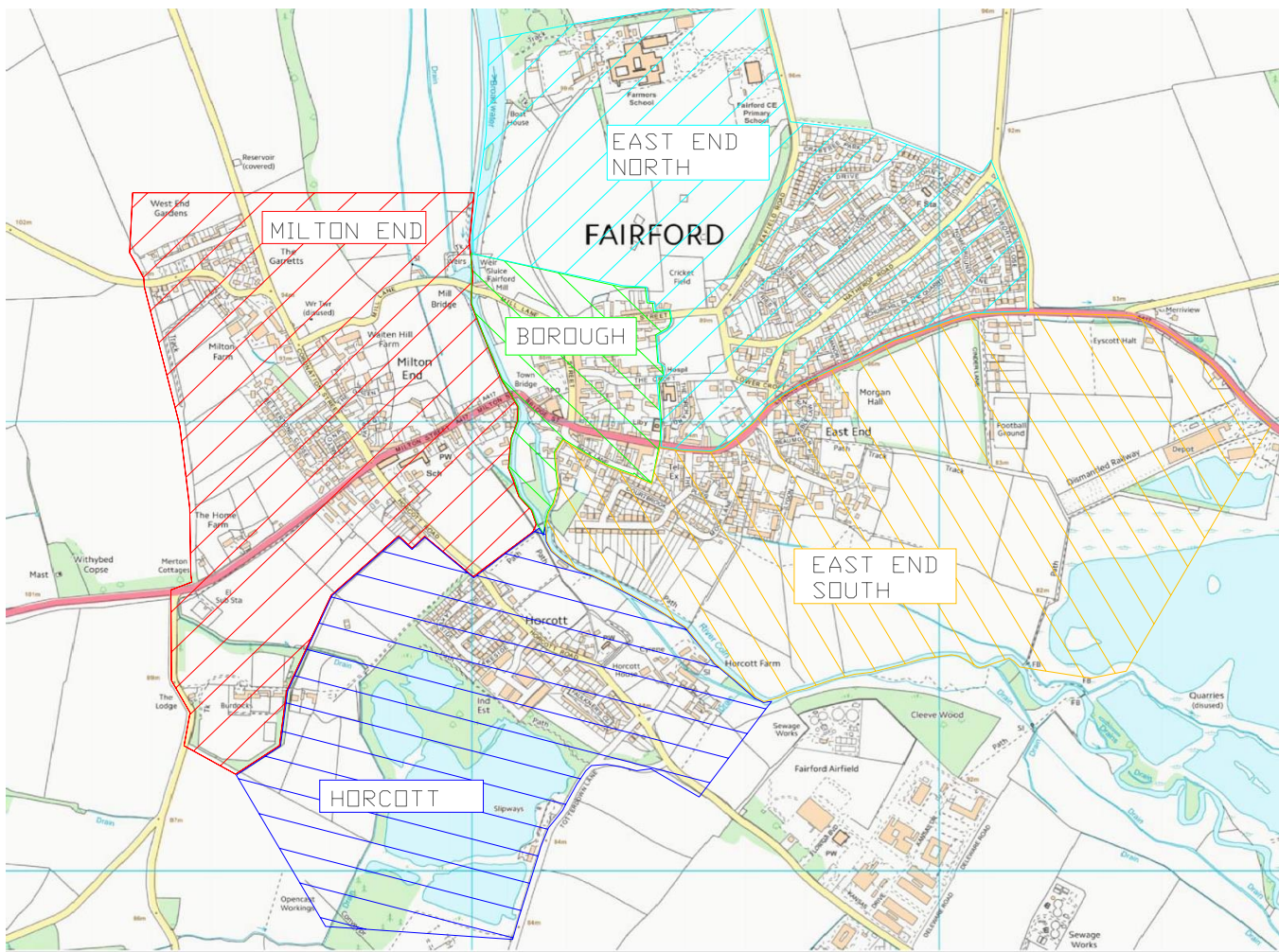
<sup>10</sup> VCH: Vol 7 p97

<sup>11</sup> FNP12 Refers to the Design Principles Policy of Fairford Neighbourhood Plan (FNP12: Achieving High Standards of Design). The numbers coming after this reference refer to specific items on the list of principles. Thus FNP12 No.3 refers to the colour of Cotswold stone which should be used in Fairford. See Section 9 of this document for the complete list and policy details.

houses) and older cottage type buildings on the edges of the old town. Stone tiles are a traditional and historic roof covering – and have guided the pitch of the roofs. Some houses in the Cotswolds were originally thatched and the steep pitch was required to allow water to be shed efficiently and to prevent wind blowing up beneath stone tiles. This pitch was carried through with slate and then clay tiles. It is this steep pitch (and thus the relatively narrow width of the building beneath) which can easily be overlooked and result in new unbalanced or disproportionate buildings.

- Dormer windows –pitched-roof and low-level catslide dormers. (FNP12 No.7)
- Chimneys – tall, stone or brick and functional. The use of fake (often fibre-glass) chimneys in developments of the past few years is to be regretted, especially since flues are often still needed. (FNP12 No.7)
- Simple pitched-roof porches generally with solid wooden doors in the older properties.
- Windows – stone and wood mullions, lintels and rebates. More recently, both iron and PVC have been used.
- Decorative features – stone carvings, rosettes, moulded and shaped render, dentils, balls, saddle stones.

## 1.4 Location of Character Areas, Conservation Area and Special Landscape Area



1.4.1 Map showing the location of each character area described. Explanations of the boundaries of each area are to be found at the beginning of each separate section.





1.4.2 Green line marks boundary of Fairford Conservation Area, mauve the Special Landscape Area

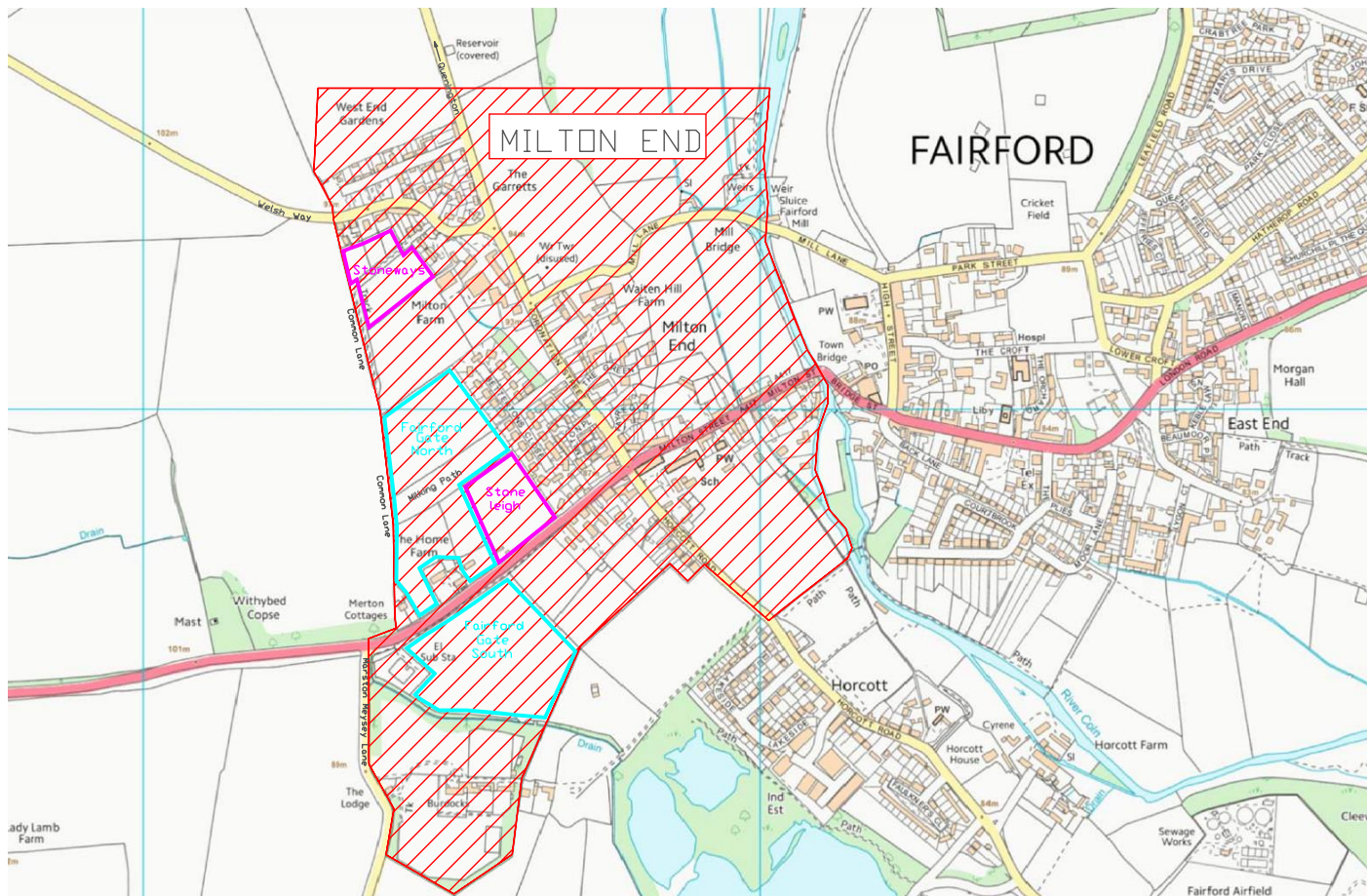


1.4.3<sup>12</sup> St Mary's Church, High Street

<sup>12</sup> Photograph/map numbers are integrated into the paragraph number system

## 2.1 Milton End: from Town Bridge westwards to the edge of town

See map below for Street Names. See Character Area Maps Section 1.4 to see area boundary and relationship to other character areas



## 2.2 Layout and History

2.2.1 This area is largely defined by intersecting roads, the A417 and Horcott Road / Coronation Street. Marston Maisey Lane and Common Lane<sup>13</sup> have been taken as the westward boundary. Buildings grew up around the river crossing, the 'fair ford' but the buildings seen today date from the C18th and follow the line of the Cirencester Road. To the north, buildings were built along the Welsh Way (near the Anglo-Saxon burial ground). To the south are fields separating Fairford and Horcott; these fields are vital in maintaining the separate identities of the two settlements. This gap (FNP9<sup>14</sup>)<sup>15</sup> is equally important for both settlements and this has been reflected here in allocating Coln House playing field to Milton End

<sup>13</sup> Common Lane is a PROW. A map of all PROWs can be found at Section 12 of this document

<sup>14</sup> The full justification for the Fairford-Horcott Local Gap FNP9 is to be found in the Fairford Neighbourhood Plan Evidence Base: Landscape and Local Green Space Study, Section 3

<sup>15</sup> FNP numbers = Fairford Neighbourhood Plan Policy Numbers. These are listed in Section 13, 'List of Land Use Policies'. Thus FNP9 refers to 'Protecting the Fairford – Horcott Local Gap'.



(Fairford) and Carters Ground/The Short Piece to Horcott (although the original parish boundary allocated these fields to Fairford).

2.2.2 However, historically, the centre of settlement here is the area around Milton Place, Milton End on the 1828 map (at 2.3.3). 'Milton' here is a contraction of 'Milltown'. The first enclosures in the area occurred here, in 1754 and the buildings were largely for agricultural workers. Bye's Farm (now Milton Farm) is marked on the 1754 enclosure map. Whilst Milton Place is a cul-de-sac - the only one in Fairford from this period, mid C18th (FNP12 No.10) - the buildings back onto what was once common land which the inhabitants would access from the gardens at the backs of their houses. Once one of the poorest areas of Fairford (see Swing Riots 1830), this was a self-sufficient community and in recent memory there was a wide variety of shops: grocer, greengrocer, butcher, blacksmith, confectioner, fish and chips, to the extent that some residents need not cross the river from one year to the next.

2.2.3 Recent years have seen the growth of edge-of-town developments expanding into surrounding countryside from the main intersecting roads, organised off cul-de-sacs. The most recent of these, by far the largest, is Pip's Field and Fairford Gate North and South but also includes Stoneways, off Welsh Way; all developed after 2012.



2.2.4 Milton End Conservation Area (bounded by green line) and Special Landscape Area (mauve)

2.2.5 Two significant archaeological finds have been made in this area. The first, made in the mid C19th, was of an Anglo-Saxon burial ground near West End Gardens. Various artefacts were discovered during quarrying and are now in the Ashmolean Museum. Finds include belt buckles, broaches, bowls etc. and the intact skeleton of 6 foot 6 inch tall man. A Teutonic glass vase (2.2.7) provides evidence of wide trading patterns in the period. Unfortunately, excavations were neither organised nor well-recorded.<sup>16</sup>

2.2.6 In more recent years, prior to gravel extraction, a hengiform barrow was discovered 250m south of The Burdocks. It is significant in that it is the only one found so far to the west. No other barrows are known to survive as earthworks on the Upper Thames gravels in Gloucestershire and Wiltshire and, as such, the barrow is very rare. Its significance is enhanced by its association with the nearby and perhaps contemporary Bronze Age ring ditch.

<sup>16</sup> A full account of the finds can be found in William Michael Wylie's 'Fairford Graves: A Record of Researches in and Anglo-Saxon Burial Place in Gloucestershire' (Oxford, 1852, John Henry Parker)





2.2.7



2.2.8

Teutonic glass vase and other artefacts found in Fairford Saxon Cemetery near West End Gardens

## 2.3 Topography

2.3.1 From Town Bridge to the Coronation Street junction the road has a slight uphill gradient. The land to the north of Milton Street and west of the river above Town Bridge rises from the river. The map below (2.3.3) gives a clear image of the lie of the land and some sense of the separation of the historic community from the main Fairford settlement on the other side of the river. An old map (2.3.4) also shows the drainage of springs in fields to the west, down to the A417, towards the electricity sub-station for Fairford.

2.3.2 This area to the West of Fairford is the Dudgrove Brook catchment, which does not drain directly into the river but runs southwards into Horcott Lakes. Overflow from the lakes runs beneath the runway of the air base, where it is managed with culverts and storage tanks, exiting near Gate 7. From here it runs down to join the River Coln downstream at Dudgrove.



2.3.3

OS 163 1828 Fairford detail © Cassini Publishing Ltd.



2.3.4

1834 Map (annotated 2020) showing spring flowing down to pond at base of [www.cassinimaps.com](http://www.cassinimaps.com) Waiten Hill on corner of Marston Maisey Lane (once a watering spot for livestock)

## 2.4 Spaces

2.4.1 Leaving aside for the moment the most recent (post 2012) developments (see para. 2.4.8), the overall impression of this area is one of open space. There is rarely a building which does not have open space either in front of or behind it. Infilling over the years has seen housing extending further back into the landscape (Groves Place where once was Busby's Garage and workshops, Coln Gardens on the old market garden, Fayre Gardens on Fayre Court garden) but the rural landscape remains very much an integral feature of this area (FNP12 No.2). This has been reflected in the new development, Fairford Gate North with Milking Path Park, although less well elsewhere in the new developments. Even Milton Street, lined with housing as it is, provides a glimpse into the riverside landscape of Upper Green and boasts a small green at the Coronation Street junction.

2.4.2 On the river side of the area, to the north, are (FNP8) Upper<sup>17</sup> and Lower Green, the ancient 'greens' of the town where once drovers could have rested their animals in summer (this area was marshland and watermeadow) rising up to Gassons Field and open countryside. Mere Fields and Coln House Playing Fields provide an important gap, separating Milton End from Horcott (FNP9<sup>18</sup>). See section 6: Horcott



2.4.3 Lower and Upper Green in winter. Viewed from Mill Lane, near Mill Bridge



2.4.4 Photograph from 'Britain Above' 1928. All the fields, but one, to the west of Coronation Street have been developed within the last 90 years; those to the east are largely unchanged. Note the line of houses in the bottom left of the photograph on the bend in a track. This is West End Gardens; the track in front of the houses can clearly be seen, as can the allotments which belonged to the houses.

<sup>17</sup> Upper Green and Coln House Playing Field are proposed as a Local Green Spaces (together with Walnut Tree Field in 'Borough' section). For full details and arguments re. FNP8 Protecting Local Green Spaces, see Evidence Base: Landscape and Local Green Space Study, Section 2

2.4.5 To the south, on the river side, are Bull Island and a footpath to Horcott, passing between Coln House playing fields and the river bank, part of which the children of Coln House School (now closed) landscaped and maintained as a seating and picnicking area for locals and visitors.

2.4.6 Facing west and south of Milton Street the houses overlook fields separating Fairford from Horcott (see 6.6.5, 6.12.4) and open farmland lies to the north of the area.

2.4.7 Cul-de-sacs of all periods offer open, generally tarmacked spaces; these spaces have historically tended to be quite substantial but without pavements, a sense of openness being emphasised by generous front gardens, almost always bounded by Cotswold stone walls. However, cars parked on the roadside can be problematic (FNP12 No.11), particularly in Coronation Street, Milton Street and the entrance to Fairford Gate North, although in the case of Milton Street, they do serve to slow traffic before the Town Bridge. (The solution for new developments is reflected in FNP12 No.11)

2.4.8 The main change has been to the west of the area which has seen the construction of about 300 houses which has meant that those older buildings to the east now face modern developments, with the occasional remaining long view over towards Waiten Hill. The cul-de-sacs here, a significant feature of the layout, also create a feeling of enclosure whilst retaining a sense of space, emphasised by some front gardens, allotments and off-road parking spaces. Allotments were once a feature of the wide, drove road verges of the A417, Cirencester Road, all the way up to the top of Waiten Hill.



2.4.9 Milking Path Park  
in Fairford Gate North  
looking towards Waiten  
Hill (FNP12 Nos. 2,10)

## 2.5 Roads/Streets/Routes

2.5.1 The roads here are extremely varied, from the wider A417 (Milton Street), with most houses opening directly onto the pavement, no green verges or trees, to the narrow, single track lanes of Waterloo Lane and West End Gardens, both of which end in PROWs, one linking with Horcott, the other with the Welsh Way (FNP12 No. 10). These were, and still are, through routes for pedestrians. More recently cul-de-sacs are exactly that, dead ends, and serve simply to provide access for infill, small scale housing via shared surfaces.

2.5.2 Coronation Street is an important road as it is the main exit north and northwest from Fairford but the carriageway is narrower which causes particular, significant, parking/passing problems; cars parked on both sides of the road mean that there is, effectively, single lane traffic only. Along Milton Street parking on the north side of the road also affects the movement of traffic as the reduced width means that there is barely room for two cars to pass and only room for one lorry at a time. If there is no break in the line of parked cars, this often results in vehicles having to mount the pavement on the south side of the road in order to pass. Closer to the Town Bridge on-road parking is prohibited, but traffic can back up since the narrowing of the road at the bridge allows single file traffic only – and the approx. 90° bend in the road means that larger lorries always need the full width of the road and the full length of the bridge in order to make the turn.





2.5.3 Intersection of Milton Street and Horcott Road at Coln House School (1822, listed)



2.5.4 Waterloo Lane (late C18th, listed) looking south from Milton Street towards the footpath to Horcott



2.5.5 Groves Place cul-de-sac looking from Milton Street



2.5.6 Mill Lane looking west (FNP12 No.10)

2.5.7 The routes in this area are important both locally and in the district. The A417 was once a main route to London, further north the ancient Welsh Way was a traditional route for drovers moving animals from the West. There were routes along the Ridgeway to East Ilsley<sup>19</sup>; to Stow-on-the-Wold sheep market; some all the way to Smithfield, London. Fairford itself had large sheep sales at one time. Horcott Road / Coronation Street<sup>20</sup> links north and south: to the south is Horcott and the A419 beyond, to the north Quenington, Bibury and the Fosse Way.

2.5.8 Housing continues a short way along Horcott Road, to the south-east. The Virgills are noteworthy inasmuch as they were built with their backs to the road, probably for workers at The Retreat lunatic asylum, or for agricultural workers. In the mid C20th they were remodelled by Yells, a local builder, to face Horcott Road. The footpaths at this end of Horcott Road are sub-standard width and exist on one side only in places, which makes navigation difficult for wheelchair users.

2.5.9 Mill Lane provides access to Fairford over the Mill Bridge; this is very much a local route with limited visibility due to sharp corners, high banks and no pavement. In recent years a permissive foot/cycle path has been provided along the high edge of Gassons Field, to provide a safer route, particularly important with the increase in schoolchildren from the new developments.

<sup>19</sup> Animals would have been sold at sheep fairs in East Ilsley, Berkshire for fattening before they were sent to market in London.

<sup>20</sup> The name, 'Coronation Street', originally Milton End, commemorates the coronation of Edward VII in 1902.

2.5.10 Running off Coronation Street and Welsh Way are a range of narrow tracks and access roads, the character of which reflect the history and purpose of each: farm entrances, access to housing, old farm tracks (West End Gardens, Common Lane), grass verges rather than pavements. Many of these paths provided routes to farms and cottages as well as links between drove roads (FNP12 No. 10).



2.5.11 Access road to Milton Farm



2.5.12 Wide entrance to The Green cul-de-sac

2.5.13 Recently there has been a great deal of new building: Stoneleigh, Fairford Gate and Stoneways. The layout of Fairford Gate North differs from the rest of the area in that the roads are all similar widths and unvarying materials arranged as one long snaking cul-de-sac with short side-arms, also cul-de-sacs. The development has maintained a central green space with a path which connects to a PROW at the base of Waiten Hill, and another into Betterton's Close, and then on into town. Fairford Gate South does include crescents (as well as cul-de-sacs) which alleviates some of the problems of navigation.

2.5.14 However, the layout here is not easy for visitors by car (especially strangers) to navigate as there is but a single entrance and exit point and several cul-de-sacs, which means that all cars must turn in the road at some point (there are turning places). It is also difficult for a stranger to distinguish one road from another. Cars parking on the narrow roads are becoming a significant problem (FNP12 No.11), particularly near the entrance to Fairford Gate North. Additionally, there is no link between Stoneleigh and Fairford Gate which it is understood some residents of Stoneleigh prefer for reasons of safety (children are more easily contained) and tranquillity but which is not typical of Fairford which has numerous old alleyways criss-crossing the town.

2.5.15 Betterton's Close (1960/70s, built on the site of an orchard) is another cul-de-sac which was designed to have no links to the surrounding houses but this development was smaller and its access road from Coronation Street is in the heart of Milton End. In contrast, the access roads to Stoneleigh and Fairford Gate are directly off the A417, a busy main road, so interaction between the various developments is more limited.



2.5.16 Layout of new developments



2.5.17 Access to Stoneleigh from A417 (Cirencester Road)

## 2.6 Green and Natural Features/Ecology

2.6.1 Milton End is, historically, an agricultural, rural community and this past is reflected in the nature of the green spaces in and around it. Milton Street has few green features but the Coronation Street / Cirencester Road crossroads are marked by a few trees and an attractive (if cluttered) small green. The old town boundary on the A417 towards Cirencester originally marked the beginning of the countryside and the road out of town was lined with hedges, trees, grass verges and mass plantings of daffodils in the spring. Many of these features remain but the town boundary has now moved westward as a result of new developments. In places Cotswold stone walls have replaced hedgerow though efforts have been made to retain hedgerows with existing mature trees, and there has been new tree planting although not in public spaces (FNP11).

2.6.2 However, fields, long gardens, allotments (on the corner of Mill Lane/Coronation Street) and paddocks surround and penetrate Milton End (FNP12 No.2). The Garretts overlook a wide-open field which slopes down towards the river, with wonderful wide views of the sky and the River Coln valley, the Mill, St Mary's Church, Fairford Park, and Horcott Hill beyond. West End Gardens face onto an old farm track with newer buildings opposite (built on old West End Garden allotments –see 1928 aerial photograph 2.4.4), whilst to the back the views are of open countryside; a stroll down an unmade road off Welsh Way will lead you to an ancient track (Common Lane) with views to Waiten Hill on one side and new housing on the other; walk down Coronation Street and the path passes a small paddock for horses – and on the opposite side of the road long gardens lead to a row of Cotswold stone cottages (FNP12 No.1).

2.6.3 Whilst there are a few hedgerows on public land in Milton End, they are used to demarcate garden spaces; the roadside, however, is generally bounded by stone walls (FNP12 Nos.4, 5). Verges which run alongside the road have few trees, except along Cirencester Road on the entry to Fairford. The treeline tends to be at a distance, across fields, along a pathway, in private gardens (FNP11).

2.6.4 The verges on either side of the road to Honeycombe Leaze are designated in the 'Conservation Road Verges' list, Ref. No. CRV101. Species to be found include: yellow-rattle (*rhinanthus minor*), wild liquorice (*astragalus glycyphyllos*) - abundant along the eastern verge amongst planted oaks - common broomrape (*orobanche minor*), pyramidal orchid (*anacamptis pyramidalis*), meadow crane's-bill (*geranium pratense*), greater knapweed (*centaurea scabiosa*), field scabious (*knautia arvensis*) and cowslip (*primula veris*).<sup>21</sup>

2.6.5 Common Lane is a lovely old drove road connecting Welsh Way (aka Blackford Road at this point) with the A417. The views across to Waiten Hill and the mature hedgerows are particularly valuable. Dog waste bins at either end of the path would be useful.



2.6.6 Common Lane looking south in the early springtime.

<sup>21</sup> 'Gloucestershire Conservation Road Verges Site Register' v1\_3 2016. <http://www.gloucestershire.gov.uk/extra/search?q=Grass+verge+cutting>



2.6.7 Livestock grazing is a feature of the landscape, coming right into the centre of the town where cattle frequently graze in the Greens (Upper and Lower). This valley is a much visited and photographed part of Fairford. The area and fields along the Coln river valley leading to Quenington are in the Special Landscape Area.

2.6.8 The small riverside park created by Coln House School is well used and it is hoped the facility will continue to be maintained. Similarly, Coln House playing field<sup>22</sup> (see Horcott 6.6.4, 6.12.4 for information on Fairford-Horcott Local Gap FNP9) and the school gardens on the other side of the PROW are highly valued and should be retained in any future plans.

2.6.9 The mature trees along the A417 on the entrance into town from Cirencester are a crucial feature of this area.



2.6.10 Boundary of the last house in Fairford on Welsh Way. Further out of town stone walls are beginning to be replaced by wide grass verges (drove road) with hedgerow, wide grass verges typical of old drove roads, and significant drainage ditches (FNP11).

2.6.11 Original field hedgerow retained for new development on site leading out of town on A417.



2.6.12 Paddock running alongside Coronation Street looking north towards Milton Farm (FNP12 No. 2)

2.6.13 Stile into Gassons Field, running down towards the River Coln

<sup>22</sup> Coln House Playing Field is proposed as a Local Green Space. For full details and arguments re. FNP8 Protecting Local Green Spaces, see Evidence Base: Landscape and Local Green Space Study, Section 2



2.6.14 The Mill Pond from Mill Bridge



2.6.15 Waterford, 2 Groves Place overlooking River Coln before it divides at Bull Island (first in a 1990s terrace of 3 'buildings in a group' FNP12 No.1)

## 2.7 Landmarks

2.7.1 Gassons Field Water Tower on north-western edge of Fairford (see 'Spaces' photograph) defines the sense of openness and green space which is so much a feature of this area. It is a landmark building overlooking the town and a marker for the new path which has been built across the field. Within the Special Landscape Area.

2.7.2 Coln House (FNP8, FNP9) on the corner of the Milton Street and Horcott Road is a splendid early C19th listed building which stands on an awkward junction. Listed. Once a 'lunatic asylum', 'The Retreat' (as it once was) has lived up to its original name. 'Wings School' opened here in September 1944 to provide respite holidays for children from Europe in the immediate aftermath of WW2. In 1947 the buildings went up for sale and the site was sold to Gloucestershire County Council in 1948. Coln House School opened in 1950, closed in 2017. Within Conservation Area.

2.7.3 The Old Piggery Barn is a distinctive feature of the entrance to Fairford, clearly announcing the town's rural past and present. The large barn marks the agricultural, rural character of the town. It is thought that Yell's Yard and The Old Piggery may have had links with The Retreat (Coln House). Within Conservation Area.

2.7.4 Tudor House – late C16th early C17th, one of the oldest homes in Fairford and a prominent building in Milton Street. Listed. Within Conservation Area.

2.7.5 Mill Lane and the extensive network of Cotswold stone walls is part of the drove road system from the Welsh Way to Lechlade. It is thought that the height of the banks could have been due to the need to corral the cattle before crossing Mill Bridge. Within the Special Landscape Area.

2.7.6 The Oxpens. - although the actual buildings may not be old, as a site for keeping animals it dates back several centuries and was mentioned as Wormstalls in 17th century deeds. Within the Special Landscape Area.

2.7.7 The Marlborough Arms is prominent on the corner.

2.7.8 Milton Farm is an imposing house standing opposite the end of Mill Lane. The associated farm buildings, some of old Cotswold stone, are also prominent on the corner of Welsh Way.



2.7.9 The barns of Waiten Hill Farm on Mill Lane are clearly working buildings but their size alone makes them a landmark.

2.7.10 Fayre Court, a quite distinctive Arts and Crafts style house with links to the Titanic, overlooks Upper Green.

2.7.11 Waiten Hill, highly visible from the western edge of town and from the Special Landscape Area.

2.7.12 Mature trees along A417 on entrance into Fairford from Cirencester.



2.7.13 The Old Piggery Barn by the entrance to Yell's Yard



2.7.14 Tudor House detail (late C16th / early C17th - listed)

## 2.8 Buildings and Details

2.8.1 There are many listed buildings in this area which testify to its rich historic traditions. The history of dissenting voices and the commercial past of Milton End can be traced in various buildings: Fairford United Church on Milton Street with various significant monuments and tombs (former Baptist Chapel, listed and still very much in use), Hilary Cottage (Ebenezer Chapel – Particular Baptist), Old Chapel, Milton Place (Primitive Methodist Chapel) and flats neighbouring The Marlborough Pub (Salvation Army Hall, once Milton Hall). All the old shops (see Layout and History), pubs and other amenities (eg. 1887 school at Northville, Milton Street) have now been converted into private houses. Yell's Yard remained a functioning business space until recently (planning – Ref. 21/01041/FUL - is being sought for residential development), as do The Marlborough Pub and the Veterinary Surgery, all on Milton Street.

2.8.2 In the C19th the area expanded with a series of small-scale terraces for agricultural workers: Vines Row (1845), Dynevor Terrace (1860) and Dynevor Place (1865, built with red brick from the local brickworks). Larger houses are located in The Green and further into town; the listed Rose Cottage dates from C17th.



2.8.3 Fairford United Church, Milton Street (early C18th, listed)



2.8.4 Vines Row, 1.5 storey terrace (FNP12 No.1)



2.8.5 In the cul-de-sacs, the houses are set back from the road and look inwards, with well-planted front gardens, grass verges, few pavements and Cotswold stone boundary walls (FNP12 Nos. 4/5). This is in contrast to the older cottages of the 'main' roads where the buildings, in general, look onto the street. However, away from the crossroads (Waiten Farm Cottages, cottages north of the entrance to The Green), the houses tend to stand far back beyond long front gardens, once used to provide fresh food for the agricultural workers for whom they were built. Many of the long allotments of the West End Gardens cottages have been lost to modern housing of varying quality. More recent houses along Horcott Road follow this pattern with significant front gardens/parking areas.

2.8.6 One feature of a few large houses in this area (and in other parts of Fairford) is the way in which they turn sideways, gable end to the road eg. Ivy Villa, Hollyhock Cottage, Draycott, Cowley Cottage, all listed buildings. Waterloo Lane terrace of houses has a similar aspect. It is possible that these houses were built on double burgage plots; a building at 90° could be larger and extend more deeply into one of the plots and would leave the other plot to provide access and a garden.



2.8.7 Ivy Villa, Milton Street (late C18th, listed)



2.8.8 Draycott (early C19th, listed)

2.8.9 Throughout the C20th most of the housing expansion has come from infilling - one or two modern houses or short terraces. The C21st has seen a rapid expansion of housing provision in the larger developments to the west and north of the area.

2.8.10 The range of buildings in this area is wide including large 3-storey houses, agricultural barns large and small, stone and metal, bungalows and terraces. A key feature is the terrace. The earliest buildings along Milton Street are largely terraced but each home is individual. Heights and styles vary, with Cotswold stone the unifying feature; these are really 'buildings in groups'. However, moving out of the centre, the terracing is more organised and uniform, usually only 1.5 or 2 storeys high, and usually of 4 or so separate homes only. This pattern continued throughout the C20th with short terraces, single detached 2-storey houses and bungalows (FNP12 No.1).

2.8.11 To the west, along Marston Maisey Lane, are the large listed house and gardens: The Burdocks. A recent planning appeal stated that 'part of the significance of the listed building is its nature as a country house, which carries the implication of a location in the countryside.'<sup>23</sup> Once well separated from the town, the new Fairford Gate South development has resulted in these buildings losing their original sense of isolation from the town so, if the rural character of these buildings is to be retained, it is even more important that the remaining surrounding fields be preserved. The boundary of Fairford has now been pushed to the west along Cirencester Road (the A417).

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<sup>23</sup> Appeal Decision APP/F1610/A/14/2213318, Land South of Cirencester Road, GL7 4BS, Para. 42

2.8.12 The new houses on the recent developments generally follow the Cotswold Design Code, incorporating dormer windows in nearly all the houses, using reconstituted Cotswold stone (natural stone on the main road frontage only). Unfortunately chimneys are fibreglass and non-functioning (FNP12 No.7). The houses tend to be sited more or less on the estate roads with small, enclosed gardens to the rear.

2.8.13 Materials used in Milton End are various, including Cotswold stone (ashlar and rubble), local red brick, yellow/brown bricks, reconstituted stone, stone, terracotta and cement roof tiles, slate.



2.8.14 Longlands: modern terrace of four houses off Welsh Way (FNP12 No.1)



2.8.15 Modern detached houses on A417, Cirencester Road, opposite Yell's Yard

2.8.16 A curiosity of the area is the covered alley leading from Coronation Street to Milton Place (below). The function of this construction, which boasts a window space and enclosed recess, is unknown (FNP12 No. 10).



2.8.17 Covered alley, Milton Place



2.8.18 Window in covered alley, Milton Place



## 2.9 Land Uses

2.9.1 This is largely a residential area but increasing numbers are working from home or are self-employed with home offices. Several enterprises used to work out of Yell's Yard (van hire, small businesses) but the future of this site is uncertain, see para.2.8.1. A veterinarians' surgery opens part time in Milton Street. There is now only a single pub, the Marlborough Arms, west of the river. Above all, Milton End sits at the heart of agricultural activity with working farmyards at both Waiten Hill and Milton Farm. Here housing meshes intricately with the farmland: fields separate houses, farm buildings are adjacent to residential developments, long views from homes over open countryside are common, farm machinery shares roads with cars, PROWs (BFAs 7,8,9,10,11,12) and tracks provide residents with direct connections into the natural world.



2.9.2 Western edge of town, showing Milton Farm 'gap'



2.9.3 Western edge of town, showing line of development.

2.9.4 Coln House School has closed after many years and its future use is uncertain but the small riverside park remains. The playing field provides a facility for town sports (FNP8).



## 2.10 Views

2.10.1 The view from Betterton's Close footpath across Milking Path Park to Waiten Hill.

2.10.2 The view from Special Landscape Area through to Waiten Hill.

2.10.3 The views across Gassons Field to the Mill and St Mary's Church tower (below) over to Horcott Hill and into the Special Landscape Area.

2.10.4 Views over Coln House playing fields from Horcott Road towards St Mary's Church, the river and town centre beyond.

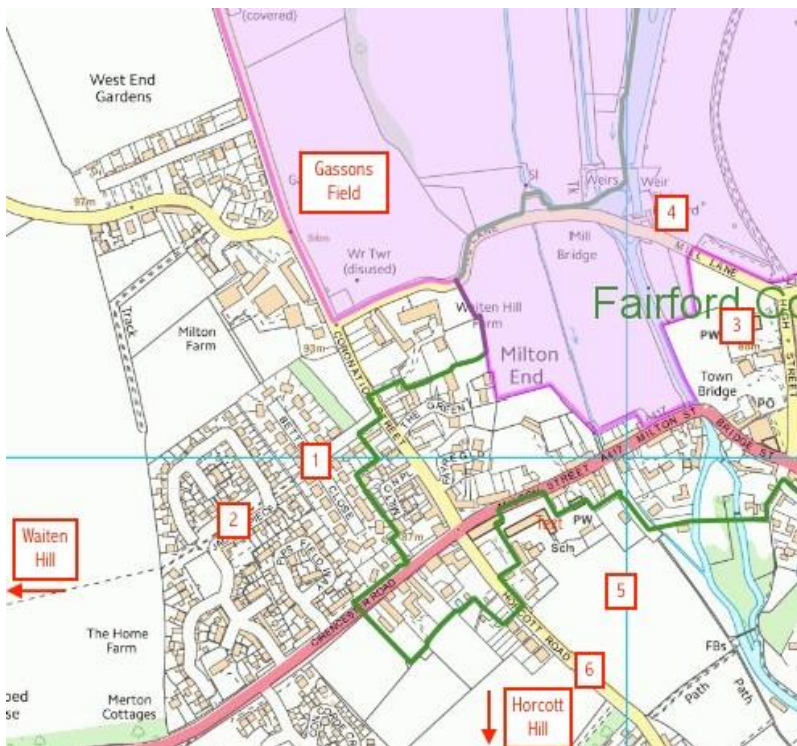


### 2.10.5

View west across to Waiten Hill from Coronation Street at intersection with Welsh Way, at edge of Special Landscape Area



2.10.6 View from Gassons Field to the Mill and St Mary's Church



## 2.10.7

'Views' references

NB NOT viewpoints but the general locations mentioned in 2.10

1. Bettertons Close
2. Milking Path Park
3. St Mary's Church
4. Fairford Mill
5. Coln House School Playing Field
6. Horcott Road

Special Landscape Area: mauve

Fairford Conservation Area boundary: green line



## 2.10.8

Milton End boasts the widest, most open views in Fairford, extending west over to Waiten Hills, south/south east to Horcott Hill and east across to the Special Landscape Area, St Mary's Church and the river bank.

## 2.11 Summary Table for Area 4. Milton End: from Town Bridge westwards to the edge of town

Characteristic	Character Area Detail
Layout and Roads	The settlement here is largely gathered around 3 roads, the A417, Coronation Street and Welsh Way, with the A417 and Welsh Way forming the northern boundary. Much development is infill which has taken place over many years, off all roads in all directions, with the space between Welsh Way and A417 being most densely filled. Car parking is a significant problem along Milton and Coronation Streets. FNP 6 Roads/lanes/tracks are all features of the area. FNP12 No. 10, 11, 12
Land uses	Residential, agricultural, equestrian, self-employed working from homes, hospitality, veterinary services, small businesses, education, leisure, electricity sub-station.
Building scale, appearance	Some large 3-storey listed buildings closer in towards the river as well as

	large agricultural barns and a high water tower. Along Milton and Coronation streets the houses are terraced although some are detached and semi-detached. Towards the edges of the settlement though the pattern has been one of lower level short terraces and 'buildings in groups', bungalows, detached houses of 1.5 or 2-storeys. FNP12 No. 1
Green features	Grass verges, gardens with trees, fields and pastureland, town greens (Upper and Lower Green + Coronation Street Green), River Coln, mill pond. Hedges as well as stone walls (FNP12 No.5)
Open space	River walks (Pitham Brook Path), PROWs and historic tracks through fields and greens, gardens, playing field, riverside park. Coln House School playing field plays a crucial role in preventing the coalescence of Fairford and Horcott and forms part of the Fairford-Horcott Local Gap (FNP9). The Mere fields also have a crucial role in maintaining this gap – see Horcott 6.6.5, 6.12.4 <sup>24</sup> .
Landmarks	Gassons Field Water Tower, Coln House School, The Old Piggery Barn, Tudor House

## 2.12 Summary Comments

2.12.1 This area of Fairford has a character all of its own, with eclectic architecture, various sub-areas and a fascinating mix of styles. Much of this quality must arise from its history as a semi-autonomous part of the town, on the 'other' side of the river with a rebellious, dissenting spirit. Although most of the commercial activity of Milton End is no more, it is possible to see shadows of the earlier uses of many of the buildings. The cul-de-sac small developments are also all very different, ranging from the solid, larger houses of local businessmen and landowners, to the charming intimacy of smaller cottages.

2.12.2 In the same way, the PROWs themselves have an independent spirit: the track from West End Gardens continues to Welsh Way through gardens and old allotments; Milking Path and Common Lane split the new developments of Fairford Gate and Stoneways respectively, ensuring that the old routes remain open.

2.12.3 A distinctive characteristic of the area is the central position of two working farms with yards and grounds for storing machinery: agricultural activities come right into the heart of Milton End. The large number of houses which have recently been built has shifted the centre of gravity of the settlement to the west and also emphasised the residential nature of the area. Nonetheless, the atmosphere of a working, rural community is maintained.

2.12.4 However, the openness and the sense of a rural community has been weakened by the rate of development over recent years, and infilling has also had an effect. It is hoped that the open spaces which remain both within and at the edge of this area can be protected, most particularly around The Burdocks and in the proposed Fairford-Horcott Local Gap.

2.12.5 Overhead service cables and communication boxes are unattractive and detract from the street scene – a particular concern within a Conservation Area eg. the cluttered Green at the Coronation Street/Milton Street junction (FNP12 P12.2)

2.12.6 One major concern is the uncertainty over the future of Coln House and Yells Yard. Their prominent positions and the extent of their perimeters mean that any future plans should be carefully scrutinised and be sensitive to their history. The physical dominance of Coln House at the important crossroads must be a key factor in any decision-making. It should be noted that the site of the old school extends to both sides of Horcott Road and includes gardens, swimming pool and other related buildings. It should also be noted that the playing field forms an important component of the Fairford-Horcott

<sup>24</sup> The full justification for the Fairford-Horcott Local Gap FNP9 is to be found in the Fairford Neighbourhood Plan Evidence Base: Landscape and Local Green Space Study, Section 3



Local Gap (FNP9 - see Horcott 6.6.4, 6.12.4). The field appears in this section (rather than Horcott) due to the link with Coln House.

2.12.7 Additionally, it is hoped that the positioning of a red dog waste bin, in the centre of the footpath between Betterton's Close and Fairford Gate could be altered to allow the attractive view across to Waiten Hill to be enjoyed without interruption.



2.12.8 Fake chimney – Stoneleigh, Cirencester Road flue has had to be added to serve the same function as a chimney (FNP12 No. 7).



2.12.9 Overhead services, poles and 3 communication boxes degrade the prospect of listed buildings in a Conservation Area at the entrance to an historic town. These overhead service wires and poles continue along the length of Milton Street and elsewhere in the town (FNP12 P12.2).

## 2.13 Milton End Listed Buildings, Scheduled Monuments and other selected<sup>25</sup> HER records<sup>26</sup>

Address	Date	HER reference number/s
Flemington House, Milton Street	Early C18th	18107
Holmdene, Milton Street (Veterinary Surgery)	Late C18th	18109
Tinker's Cottage, Milton Street (formerly 2 cottages)	1785	18110
2 & 3 Waterloo Lane (formerly 4 cottages)	Late C18th	18119
1,2 & 3 Milton Street	Late C17th / early and mid C18th	18097
Hampton Cottage, Milton Street	Late C18th / early C19th	18099
Tudor House, Milton Street	Late C16th / early C17th	18101
Tudor Cottage, Milton Street	Late C18th	18102
Anerley, Milton Street	Late C18th	18104
Milton House, Milton Street	Early C18th	18098
Draycott, Milton Street	Early C19th	18100
Northville, Milton Street	Early C19th	18108
Fairford United Church, Milton Street	1853	18106

<sup>25</sup> For this and the other areas, the list of HER records is substantial, far too many to list all here. What is listed here and elsewhere in this document is, therefore, a selection only.

<sup>26</sup> This list has been created using the Historic England list of listed buildings: <https://historicengland.org.uk/listing/the-list/> and the Gloucestershire County Council Historic Environment Record [http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=108](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=108). For definitive details on individual buildings, please refer to the Historic England and the Gloucestershire Heritage Environment Record information.

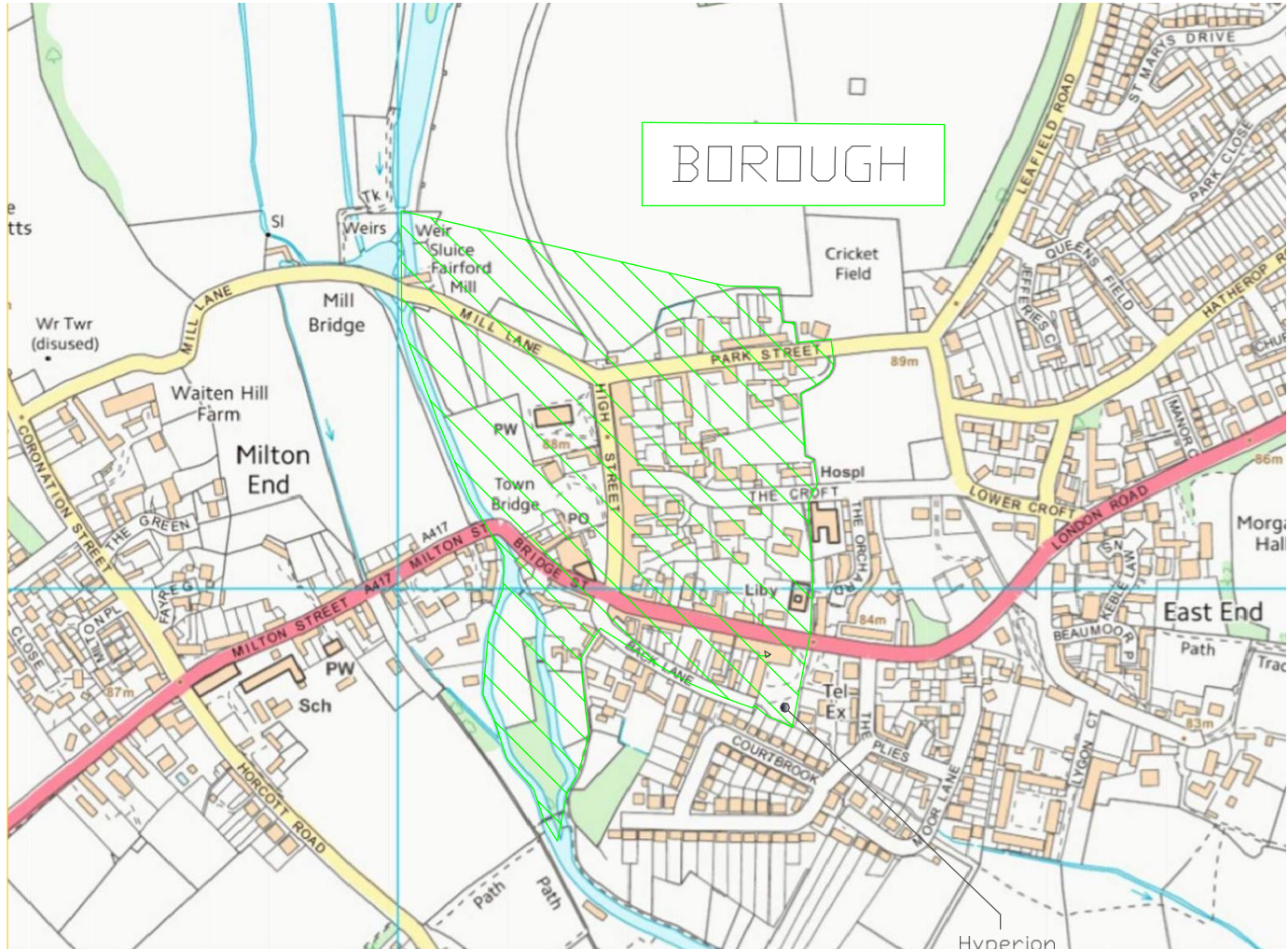
Various tombs and monuments	Mid C18th to early C19th	43929 -> 43935
Coln House School, Milton Street	1822	18103, 20521
The Manse, Milton Street	Late C18th / early C19th	18105
Ivy Villa, Cirencester Road	Late C18th	18124
Cowley Cottage, Coronation Street	Late C17th / early C18th	18126
Hollyhock Cottage, Coronation Street	Early C18th	18129
1, Coronation Street	Late C18th	18125
2,3 & 4 Coronation Street	C18th	18128
The Old Tracey, Coronation Street	1607 / later C17th	18127
1 Milton Place	Early / mid C18th	18096
Rose Cottage, The Green	Late C17th	18139
Burdocks, Marston Maisey Lane	1911	18095
The Lodge, Burdocks, Marston Maisey Lane	c. 1911	
Pavilion to SE of Burdocks, Marston Maisey Lane	c. 1911	43926
Gate piers and quadrant entrance wall to Burdocks, Marston Maisey Lane		
Hengiiform barrow and associated ring ditch – Scheduled monument.	Bronze Age (c.2000-700 BCE)	3203
Fairford Saxon Cemetery – Scheduled monument		6998, 280 and 281
Land at Waiten Hill Farm – not listed		47327
Pips Field (now Stoneleigh) – not listed		44843
Fairford Gate South – not listed		45955, 45956
Primitive Methodist Chapel, Milton Place – not listed		20581
Site of The Marlborough Arms – not listed		20585
South of Milton End		3056
Fairford Gate North		42783, 42786 (now 40957)



2.13.1 Mill Pond, The Mill and the River Coln (panoramic view, some distortion)

### 3.1 Borough: from Town Bridge eastwards, town centre

See map below for Street Names. See Character Area Maps Section 4.1 to see area boundary and relationship to other character areas.<sup>27</sup>



### 3.2 Layout and History

3.2.1 'Borough'<sup>28</sup> refers to the centre of Fairford, the core of which has developed over centuries but is in large part the product of the C18th. This is a Georgian town centre with a famous C15th church, and Fairford Park which, uniquely, creates green views at the northern end of the High Street (FNP12 No.2).

3.2.2 There has been a Town Bridge (listed) since the C12th, but the present bridge dates from the C18th and it is this bridge and the ford, which is the *raison d'être* of the town as it carried a main Cirencester–London road, and was a stage stop for Cirencester/London and Bristol/Oxford coaches. It is this road which forms the southern base of the Market Place. The second bridge across the river, Mill Bridge, carries a narrow lane (Mill Lane) which leads into Park Street, and these two roads (Bridge Street/London Street and Mill Lane/Park Street) and the houses which line them, largely enclose the residential Borough area with Fairford Park off to the north. To the west is the river and to the east is Walnut Tree field<sup>29</sup>. A demarcating footpath passes Fairford Cottage Hospital and the library. Across London Street (A417) a further alleyway

<sup>27</sup> See map at 1.4.2 for Conservation Area Boundary

<sup>28</sup> Name taken from C19th titling map

<sup>29</sup> Walnut Tree Field is proposed as a Local Green Space. The full justification for Protecting Local Green Spaces FNP8 is to be found in the Fairford Neighbourhood Plan Evidence Base: Landscape and Local Green Space Study, Section 2



leads through to Back Lane. The area includes Hyperion House (once the vicarage, now a care home). Back Lane marks the southern boundary of the Conservation Area here; thus the whole of Borough is within the Conservation Area.

### 3.3 Topography

3.3.1 The land rises gently away from the River Coln and away from the A417, levelling out at Park Street and the Walnut Tree Field before continuing to rise to the north.

### 3.4 Spaces

3.4.1 The heart of Fairford is the Market Place. It is an attractive, unassuming open space, enclosed by buildings dating from the C16th to the west and C18th to the east and south. The curved line of the eastern boundary is particularly pleasing although the bend is visually interrupted by car parking and traffic. The High Street, which runs off the Market Place, continues the line of buildings to the east, but the space opposite opens out with St Mary's Church and Fairford Park. This area is quite distinctive in the fine quality of the open space which intrudes into the heart of the town. (FNP12 No. 2) The churchyard and western burial ground run right down to the watermeadows, and parkland runs off to the north. The area between The Croft and London Street is a quiet 'oasis' of gardens surrounded by a number of listed buildings.



3.4.2 Market Place outside The Bull Hotel and Coffee Post



3.4.3 High Street and St Mary's Church looking back from Fairford Park (FNP12 No. 2)

3.4.4 This sense of openness continues along Park Street, a wide, quiet road, and thence to the edge of another open space, Walnut Tree Field. Further south, The Croft is yet another wide, this time, unusually, tree-lined road which opens out generously at the back of High Street properties. It is thought that this road once formed part of the main route through the town (see Roads/Streets/Routes below) and this could be an explanation for its width. The importance of the road is emphasised by the many beautiful, well-established lime trees.

3.4.5 However, along the A417, the space is far more constrained as the road narrows, buildings dominate and entrances open straight out onto the pavement; the narrow frontages and long gardens give evidence of the burgage plots of the medieval town. Back Lane too is constricted by high walls but the few long gardens help to mitigate the sense of enclosure.

3.4.6 With the exception of The Croft, there are few trees or green features in the centre of town in the public spaces. Nearly all the green features derive from private gardens/churchyard/parkland. (FNP11 Valuing Hedgerows and Trees)

### 3.5 Roads/Streets/Routes

3.5.1 By far the busiest and most problematic road in this area is the A417 (Bridge Street/London Street). Town Bridge is narrow and ends in an approx. 90° bend to the right so that longer vehicles (any lorry) take the whole width of the carriageway to make the turn and oncoming vehicles have to stop some way back in order to allow the manoeuvre. It is believed that the road once carried on in a straight line from the bridge, joining up with The Croft and thence out to the London Road at what is now The Railway Inn (see 3.5.2). However, the construction of a 'new house' by the then Lord of the Manor, John Tame, seems to have forced the turn in the road.



3.5.2 1928 aerial map of Fairford<sup>30</sup>. The pink arrow indicates the possible original line of the road beyond Town Bridge (believed to have been altered in the early C15th).

3.5.4 Towards the Market Place, Bridge Street narrows to such an extent that at one point there is no room for any pavement at all. On either side of this road are listed buildings, one of which has an overhanging first storey. The crossing, with no dropped kerbs, is also dangerous for pedestrians, especially those with impaired hearing or sight.<sup>31</sup>

3.5.5 The river crossing at Mill Bridge is also narrow (single lane only); the bridge here is less substantial than Town Bridge with locally forged iron railings dated 1868. The pure curve of these was altered when the road level was raised to avoid flooding. Mill Lane is narrow, high sided and without pavements in places. Leading off the lane are steps up into the churchyard. This is an old country road and unsuitable for heavy vehicles.

3.5.6 Beyond Mill Lane is Park Street, pleasant and wide, which forms part of a safe route to school, as does The Croft. The one-way entrance to The Croft from the High Street adds to the quietness and safety of this road. Further south, running parallel to the A417, Back Lane and Gas Lane are, effectively, shared surfaces which works well with vehicles, pedestrians and cyclists all using the same space. A section of Back Lane is extremely narrow with parked cars often making passing difficult (FNP12 No.11).

3.5.7 Although cul-de-sacs for cars, Back Lane and Gas Lane are useful back routes for cyclists and pedestrians, through to London Street, Courtbrook and Horcott via alleyways, PROWs and wider access points protected by bollards.

3.5.8 The car park at the top of the High Street in Fairford Park is well located and beautifully screened so that it does not interrupt or affect any views of the park or the church.

<sup>30</sup> Reference EPW022422 Britain from Above 1928

<sup>31</sup> See FNP6 Managing Traffic in the Town for full details concerning problems with the A417 (Bridge Street and London Street) at this point.

3.5.9 A feature of this area are the alleyways and PROWs which form a network between the roads: from High Street to The Croft, from The Croft to London Street, from London Street to Back Lane. In addition alleys create access to houses which have been built behind the main line of construction eg. Dorset Cottage, Market Place Mews<sup>32</sup>; alleys lead to back gardens and provide safe routes such as the one from the congested Bridge Street to the Market Place. Walnut Tree Field also provides a link from Park Street to The Croft. Another notable feature is the way in which buildings extend over alleyways. (FNP12 No.10)



3.5.10 Alleyway from Bridge Street to Market Place



3.5.11 Alley from Park Street terrace to the private gardens behind



3.5.12 Route from High Street to The Croft

### 3.6 Green and Natural Features/Ecology

3.6.1 The churchyard and watermeadows running down to the river are rich in wildlife. A favourite view of the town is from the far side of the river, looking back towards the Mill and Church; from here the extent of the watermeadows, the graveyard and the gardens of Fairford House can clearly be seen. The River Coln is noted for its trout fishing and the Mill Pond and cascades are valuable habitats.



3.6.2 Fairford Park, taken from the entrance at the top of the High Street



3.6.3 The Mill allotments looking across the river to The Greens

<sup>32</sup> These houses have probably been built on former burgage plots.



3.6.4 Fairford Park, at the top of the High Street, once formed a part of the park and gardens of a large house built in the C17th, demolished in 1955 to make way for what is now Farmor's School. The Park driveway also serves the Ernest Cook Trust Estate (ECT) offices and various other ECT buildings, most of which were once part of the estate of the original Fairford Park (now owned by ECT). The trees and open parkland here are largely inaccessible to residents but they are visible from the town and the ECT permissive footpath, Pitham Brook, which runs along the opposite banks and fields of the river.

3.6.5 It should be noted that all these green spaces are on private land; the public space of Market Place and High Street are notable for the absence of any green features beyond tub planters (FNP11 Valuing Hedgerows and Trees).

3.6.6 Bull Island is occasionally used for large events run by The Bull Hotel but much of the area is untended and is home to kingfishers, muntjac and roe deer, heron, swans, coots, ducks of many species. Otters and water voles have also been seen downstream of this area. The island gardens, together with the gardens of (now) Challis Mead Cottage were once productive areas supplying fresh produce to the hotel.



3.6.7  
The Mill, Mill Bridge, the  
millpond and St Mary's  
Church

### 3.7 Landmarks

3.7.1 St Mary's Church, (late C15th Grade 1 listed) with exceptional stained glass windows, the only complete set still in existence in a parish church in England. 5 stars in Simon Jenkins' highly regarded 'England's Thousand Best Churches'. The church sits prominently at the corner of Mill Lane and the High Street, surrounded by its ancient graveyard.

3.7.2 The Mill Bridge and millpond

3.7.3 The Mill – the subject of the iconic view of Fairford which includes the River Coln and St Mary's Church.

3.7.4 The Dovecote – a listed building, reputed to be medieval, possibly C16th.

3.7.5 Market Place and High Street, including White Hart Court (from C15th, thought to have been built as a hostel for the stonemasons building the new church).

3.7.6 Town Bridge (listed)

### 3.8 Buildings and Details

3.8.1 This is the historic core of Fairford, all within the Conservation Area, and many of the buildings are listed. Most prominent are those in the High Street and Market Place. Much rebuilding occurred during the C18th with the result that the majority of houses which run along the eastern side of the High Street and Market Place are Georgian; the Bank (1901, Lloyds, recently closed, now a charity shop) and the old Magistrate's Court (1860) are notable exceptions. Many buildings are 3 or even 3.5 storeys and have been used for retail in the past but have been converted into residential homes today. The building in the High Street, opposite The Lodge on Park Street, once housed an old Dame School.

3.8.2 The fabric of most of the buildings to the west is much older. The Bull Hotel (now including the old George Inn) dates from the late C16th. White Hart Court (C15th, fabric dates mostly from C17th and C18th, listed) is thought to have been built as a hostel for the stonemasons building the new St Mary's Church. The Church is a Grade 1 listed building, which sits prominently at the corner of Mill Lane and the High Street, surrounded by its ancient graveyard and many listed tombstones<sup>33</sup>. Fairford House (mid C18th, listed) is notable by its absence; the grounds, iron gates, driveway, trees and stone boundary wall are all visible and are significant features of the street scene, but the house itself can only partially be seen from the far side of the river. Even more unusually for a house in such a key position, is the way in which the building itself turns its back on the town, facing the river instead.

3.8.3 Further to the east along London Street many of the buildings in a long terrace, are also C18th. One of them has what is possibly a C14th doorway. To the south, again, are many listed buildings ranging from C17th to C19th some of which have gardens leading out onto Back Lane and the boundary of the Conservation Area. Many of the units in the terrace are still used for retail but several commercial premises have been lost to residential conversions. Many gardens and yards are therefore functional spaces housing storage sheds, offices, workshops as well as car parking space; where this latter is not available cars are often parked on the lane itself which can result in difficulties for passing vehicles (FNP12 No.11).



3.8.4 White Hart Court, The Bull Hotel (this end previously The George Inn) and Coffee Post (all listed)



3.8.5 Tudor Cottage, London Street, doorway probably C14th (listed)

3.8.6 Running off the High Street is The Croft, once an area used to pasture animals, enclosed in 1770. Here are several C18th and C19th listed buildings and evidence of another earlier religious community: a Congregational Chapel and day school (1856-63). Also in The Croft was a school at Linden House. The terraced building arrangement of the High

<sup>33</sup> Sir John Betjeman (Poet Laureate) chose the lower half of the west window of St Mary's Church, Fairford as his luxury on Desert Island Discs in 1954.

Street continues for a short stretch (though at a lower height) into Croft Lane, and then recurs just before the Walnut Tree field in Croft Terrace (FNP12 No.1).

3.8.7 Evidence of the old network of gas lighting is still visible.



3.8.8 Croft Lane, lower level terrace leading to The Croft from High Street



3.8.9 Remaining doorway of the Congregational Chapel in the Croft, demolished 1965/1966

3.8.10 Larger, detached houses are also a feature of The Croft including Linden House and Croft House (late C18th, listed).



3.8.11 Terraced group of buildings, Park Street. The old cottage hospital is at the far end of the run seen here. The entrance near the blue car is an 'alleyway'. Note the absence of doors giving onto Park Street.



3.8.12 Entrance to Croft House (late C18th, listed)

3.8.13 Further north, Park Street (Calcot Street until end C19th), runs, as its name suggests, along the boundary of Fairford Park. The Lodge to the park (listed, early C19th) still stands at its entrance. Further east, once again, the pattern of buildings groups into 1, 1.5 and 2 storey terraces recurs, many of them listed, dating from C18th. (FNP12 No. 1). The highest terrace section was the old cottage hospital for Fairford, replaced with a new building in The Croft in 1887. All



along this terrace are in-built 'alleyways', leading to the rears of the buildings and their main entrances<sup>34</sup> (see photograph 3.5.11).

3.8.14 The rural traditions of this area are reflected in Park Farm House and, nearby, the most notable feature of this area: the dovecote (possibly C16th, listed, see cover photograph). In this area all the structures which had agricultural uses or were once stables (excluding the dovecote), coach houses etc. have been converted, mostly to residential uses.

3.8.15 The materials used here are all Cotswold stone and slate. The stone is the light, cream-coloured stone of the south Cotswolds (FNP12 No. 3). Windows and doors are, of course, generally Georgian but other styles are present eg. Gothic. Decorative features are also made of Cotswold stone and many have religious or stylistic links to St Mary's Church. Names/titles are sometimes carved out of the stone and a Dutch gable end (see 8.3.4) is a feature which can be seen from The Croft.



3.8.16 Park Lodge, Park Street (listed, early C19th)



3.8.17 Magistrates' Court, High Street (mid C19th, listed)

3.8.18 Borough is also the centre of many community activities with Fairford Community Centre (listed, early C18th), Palmer Hall and the library. The recently renovated Fairford Community Centre houses Fairford Town Council, the Parish Office of St Mary's Church, other offices and meeting rooms. Palmer Hall (1936) is a larger space with a fine Australian jarrah floor which was a gift of one-time resident at Fairford Park, Colonel Palmer of Huntley and Palmers biscuits, on land given by Arkells.

### 3.9 Land Uses

3.9.1 Religious, retail, hospitality, car parking, leisure, gardens, fishing, community events/organisation, financial, small business, catering, educational, allotments.

### 3.10 Views

3.10.1 The Mill and the view over towards St Mary's Church – the most frequently used image for Fairford – and vice versa, the views from St Mary's Churchyard back across the River Coln.

3.10.2 Views up and downstream of the River Coln from Town Bridge and Mill Bridge. In the past, town river races have been held between these 2 bridges eg. Jubilee celebrations.

3.10.3 Views into Fairford Park from High Street and Pitham Brook walk and Walnut Tree Field.

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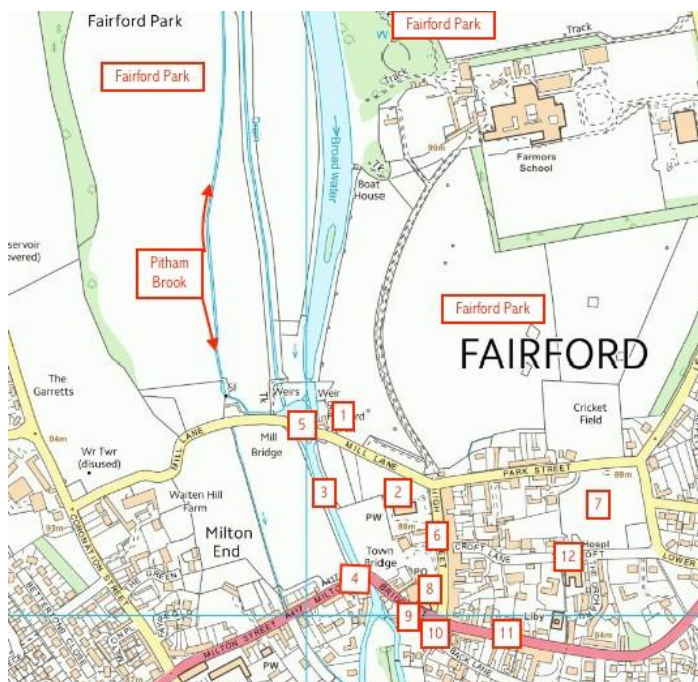
<sup>34</sup> It is thought that these buildings were once homes for Fairford Park staff and thus the main entrances would have provided quick access to Fairford Park House and gardens.

3.10.4 Market Place and High Street including White Hart Court.

3.10.5 Views from The Croft back towards the High Street as well as along the length of The Croft.

3.10.6 Along London Street from Back Lane junction.

3.10.7 Views of St. Mary's Church from the High Street.



3.10.8

'Views' references

NB NOT viewpoints but the general locations mentioned in 3.10

1. Fairford Mill
2. St Mary's Church
3. River Coln
4. Town Bridge
5. Mill Bridge
6. High Street
7. Walnut Tree Field
8. Market Place
9. White Hart Court
10. Back Lane
11. London Street
12. The Croft

3.11 Summary Table for Area 3: Borough

Characteristic	Character Area Detail
Layout and Roads	The main A417 runs from Town Bridge to the south of the Market Place which is the centre of this area. The wide High Street links the Market Place to Park Street. Parallel roads run from Mill Bridge along Park Street, through The Croft and along Back Lane. A network of alleyways connects all sections of this area. (FNP12 No. 10)
Land uses	Residential, self-employed working from homes, hospitality, catering, administrative, small businesses, education, retail, religious, community sport/play, fishing, public lavatories.
Building scale, appearance	The historic heart of Fairford, largely Georgian. In the centre buildings as high as 3.5 storeys (Colston House) but more usually 3 or 2.5 often with characteristic dormers. Beyond this central area buildings are lower, generally 2 storeys with dormers and arranged into terraces (FNP12 No. 1). Materials: Cotswold stone and slate. Other styles include Gothic, various roof styles including Dutch gable. Historic church.
Green features	Grass verges, gardens with trees, parkland, churchyards. Hedges as well as stone walls (FNP12 No.5). Small park in front of library.
Open space	Wide public space of Market Place and High Street, much used for car parking. Notably lacking in trees in the public spaces; few hedges (FNP11).

	Green features create feeling of openness at the northern end of the Market Place. At the southern end of the Market Place, however, the road narrows, the traffic worsens.
Landmarks	St Mary's Church. The Mill. The Dovecote. Market Place and High Street including White Hart Court. River Coln. Town Bridge and Mill Bridge.

### 3.12 Summary Comments

3.12.1 This is, on every level, a valuable and historic area. St Mary's Church is outstanding and is a source of much tourism. The Market Place is the venue for a weekly market and many community events. The groups of houses in a terrace are a common feature throughout Fairford, but here the range is seen at its most evident, with imposing 3 storeyed buildings in the centre moving out to 2 storeyed cottages (FNP12 No.1). One or two houses are of more recent (C20th) design.

3.12.2 The main issue for this area is heavy traffic: the A417 is unsuitable for HGVs at this point and it would be desirable to find some way of improving the situation for pedestrians crossing the A417 here whilst maintaining a rural, market town character. In addition, lack of parking space is problematic. A car park at the top of the High Street has helped the situation but not solved it.



3.12.3 Out-of-character flat roof on concrete extension at rear of London Street, viewed from Back Lane (FNP12 No. 9)



3.12.4 Fairford Community Centre, High Street (1738, listed) originally a boys' school, viewed from St Mary's Churchyard. The rear extension was added in 1815) to allow for the admission of girls. The 2 schools were run quite separately until 1922

### 3.13 Borough Listed Buildings and other selected HER records<sup>35</sup>

Address	Date	HER Reference number/s
Mill House, Mill Lane	Early/mid C17th, extended 1827, altered mid C19th	3205
Mill Bridge ( <u>north</u> of Mill House), Fairford Park	Late C18th	18138
Church of St Mary, High Street – Grade 1 Listed	Early/late C15th	3113
Fairford War Memorial	1919	42483

<sup>35</sup> This list has been created using the Historic England list of listed buildings: <https://historicengland.org.uk/listing/the-list/> and the Gloucestershire County Council Historic Environment Record [http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=108](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=108). For definitive details on individual buildings, please refer to the Historic England and the Gloucestershire Heritage Environment Record information.



Various tombs and monuments in St Mary's churchyard	Various	43897, 43901 -> 43908, 43910, 43912, 43914 -> 43921
Fairford Community Centre	1738, enlarged to rear C19th	22103, 42590 -> 42594, 18140
10 High Street (Kim Sutton Gallery)	Early C18th	18145
11 High Street	Mid C18th	18146
4 High Street	Mid C18th	18142
Montague House, High Street	Mid/late C18th	18143
1 High Street	Early/mid C18th	18141
Manchester House, High Street	Early C17th, raised C18th, shop front C20th	18147
Former coach house to Manchester House, High Street	Late C18th	18136
Lloyds Bank and Bank House, High Street	1901	18148
Police Station and former Magistrates' Court, High Street	1860	18144
1 Market Place (Mr Ernest)	Mid/late C18th	18084
2 Market Place	Mid C18th	18085
4 Market Place	Early C18th	18088
Colston House, Market Place	Mid/late C18th	18090
Fairford House and balustrade to the front, Market Place	Mid C18th	20580, 36242, 18092
Bull Hotel, Market Place	Core late C16th, enlarged early C18th, then late C18th	18093
Co-operative Food, Market Place	Early/mid C18th	18087
Acacia House, Gloucester House, Market Place	Early C18th	18091
The Chanting House, Market Place	Late C15th / early C16th	18094
Laverton House, Market Place	Late C17th, raised and extended C18th	18089
3 and 3B Market Place	Early 19th	18086 (typo in record, 36 not 3B)
Dovecote in former Park Farm Yard, Park Street	C16th possibly, reputedly medieval	2476 Monument No. 329764
1 Park Street (former lodge to Fairford Park)	Early C19th	18114
4 - 7 Park Street	Mid C18th	18115
16 Park Street	1905	18116
12-15 Park Street	Mid/late C18th	18117
London House, including 3 London Street	Late C18th	18150
The White House, London Street	Late C18th	18152
Warren House, London Street	C18th core, refaced north gable end C19th	18079
25 London Street	Mid C18th	18082
26 London Street	Early/mid C18th	18081
34 London Street	Early/mid C18th	18078
The White Cottage, High Street	Late C18th / early C19th	18153
1 London Street (Colisseo)	Late C18th early C19th	18076
Terrance House and Hughendon House, London Street	Late C19th probably refronting older fabric	18077 (typo in the record 'Terrace')

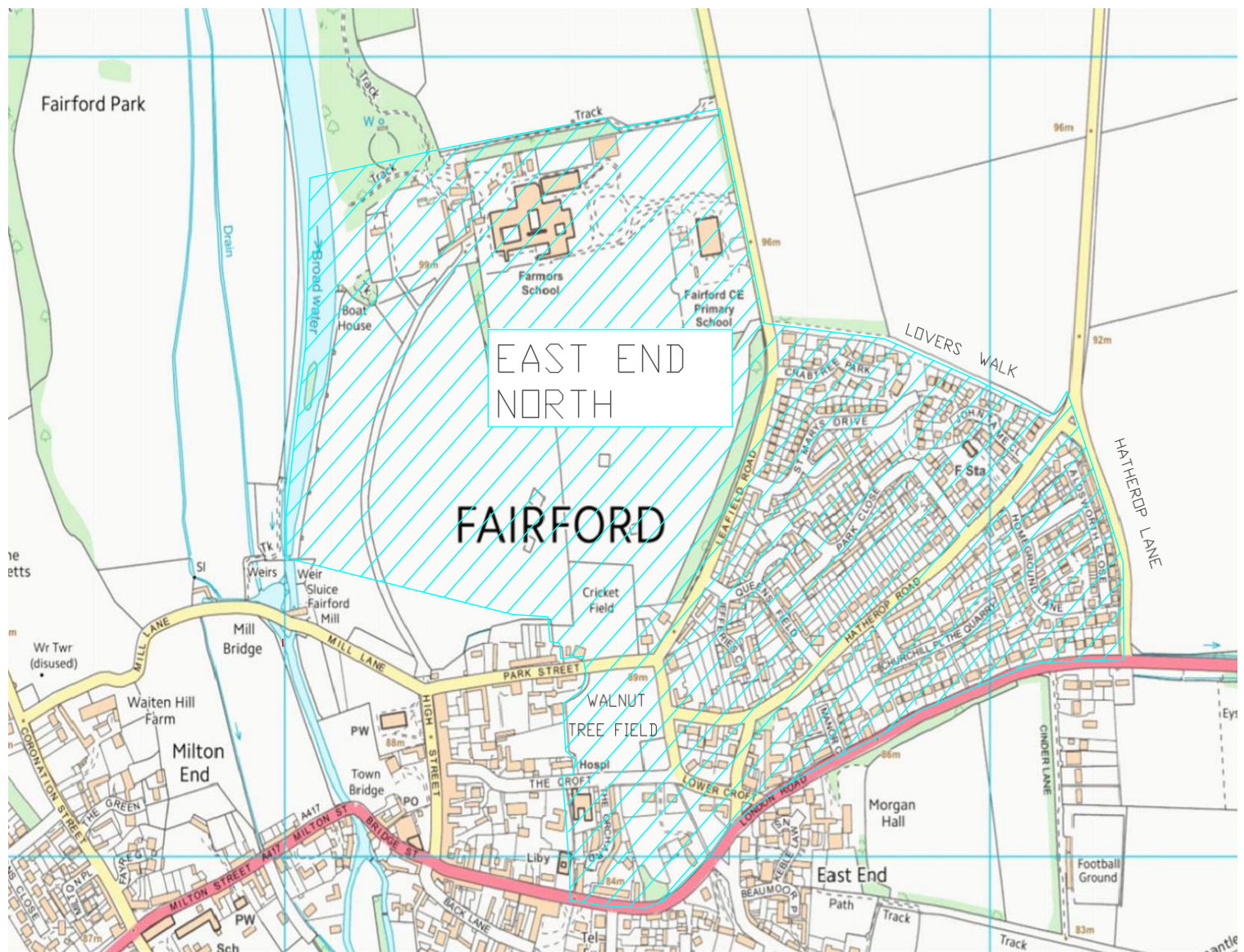
		rather than 'Terrance'). 18122 (Post Office south of London Road)
27 London Street	Early/mid C18th	18080
Tudor Cottage, London Street	Late C14th / early C15th core, enlarged late C18th and C20th	18151
Southcote House, London Street	Early C19th	18075
The White Hart, Bridge Street	From 1475, now mostly C17th	15987
Town Bridge	Late C12 site of bridge, this structure probably C18th	3302
Croft House, The Croft	Late C18th	43895, 18133
Gazebo at Croft House, The Croft	Late C18th / early C19th	43896
Waynes Cottage, The Croft (formerly 2 cottages)	Mid C18th and late C18th/early C19th	18132
Former stable and coach house at Croft House, The Croft	Early C19th	43895
Croft End, The Croft	C18th, enlarged early C19th	18134
1,2 & 3 Croft Terrace, The Croft	Early C19th	18130
Brindle Cottage, The Croft	Late C18th	18131
Linden End, The Croft	Early C18th core, extended C18th, C19th and early C20th	18135 Linden House (Linden End listed building entry probably an error, should be Linden House)
The Green – not listed		18120
Market Place – not listed		18121
Bridge over River Coln to north of Mill House		18138
Hyperion House (old vicarage) – not listed	C18th	20583
The Bull Tap Inn – not listed	1876 record	20584
Site of The Plough – not listed		20586
Independent Chapel, The Croft – not listed		20582



3.13.1 Entrance to Fairford House (listed, mid C18th) from the Market Square

## 4.1 East End North

See map below for Street Names. See Character Area Plan Maps (Section 4.1) for area boundary and relationship to other character areas<sup>36</sup>.



4.1.1 East End North showing Conservation Area (bounded by green line) and Special Landscape Area (mauve)

<sup>36</sup> See map at 1.4.2 for Conservation Area Boundary



## 4.2 Layout

4.2.1 East End has been divided into 2 halves; both are east of Borough. One is to the north of the A417 (London Street/London Road), and the other to the south. This area, to the north, is largely bounded by Park Street, Leafield Road, Lovers' Walk and Hatherop Lane; much of the housing is bisected by Hatherop Road. This was the area which saw most of the expansion in housing during the C20th, starting with Victory Villas (London Street/Hatherop Road) and continuing with a series of infills and green site development, ending with Crabtree Park and St Mary's Drive.

4.2.2 The older area (within the Conservation Area) including the eastern end of Park Street and The Croft together with Mount Pleasant, was once on the fringes of the town. It retained its character and the sense of open space here derives from Walnut Tree Field, the Cricket Club and Fairford Park. The two schools (primary and secondary), a playgroup and Farmor's Secondary School Sports Centre are located in Fairford Park, off Leafield Road. A small industrial site, East Gloucestershire Engineering, operating from Mount Pleasant, off Lower Croft, recently closed to be replaced with residential properties (FNP17).

## 4.3 Topography

4.3.1 A steady gradient sees the land rising to the north, away from the river and its floodplain, once pasture and farmland, leased from the Fairford Park Estate. A small, stoney area was set aside for local use as a quarry, perhaps only suitable for stone walls or road bedding and it is possible to see the position of the quarry. Victory Villas were built in 2 rows, one facing onto London Road and the other, behind these, facing onto Hatherop Road<sup>37</sup>. Those overlooking London Road are about a metre higher than the road level; those behind, overlooking Hatherop Road are significantly lower than road level, the more westerly ones being the lowest, requiring steps down from the pavement. In effect, a segment seems to have been cut out of the slope to the north<sup>38</sup>.



4.3.2 Victory Villas set back from London Road, probably about a metre higher than the road.



4.3.3 Victory Villas, steps down from Hatherop Road, significantly lower than road level.

## 4.4 Spaces

4.4.1 Fairford East North includes the largest concentrated area of housing in Fairford at present. To the west Walnut Tree Field and the Cricket Ground, both belonging to the Ernest Cook Trust Estate, provide an open green fringe and

<sup>37</sup> Hatherop Road begins at Mount Pleasant and continues all the way to Hathrop. Hatherop Lane refers only to that section of road between the A417 north to the triangle of trees where it meets Hatherop Road.

<sup>38</sup> Land near Waiten Hill Farm (Milton End) also shows signs of quarrying (HER 47327)

recreational area, with Lovers' Walk and Hatherop Lane bordering agricultural land beyond (to the north and to the east). Within this outer band are a range of different estates with various densities (from 2-storey blocks of flats to executive-style large homes). However, smaller open spaces have been created within these developments for the use of residents. Paths link streets; in places alleyways bring a real sense of intimacy and community to an area (FNP12 No.10).

4.4.2 Elsewhere gardens can allow a greater sense of space as at the end of Lower Croft, where large gardens extend the general open outlook.



4.4.3 The Quarry – open space



4.4.4 Alleyway between Aldsworth Close and Homeground Lane (FNP12 No.10)



4.4.5 Wide, open entrance, Crabtree Park, Leaffield Road

## 4.5 Roads/Streets/Routes

4.5.1 An earlier pattern of roads can be seen in The Croft, Lower Croft and Mount Pleasant area with grass verges, roads of varying widths (FNP12 No.10), Cotswold stone boundary walls (FNP12 No. 5) and houses opening straight onto the pavement. Road names can be confusing with 'Mount Pleasant' covering what would usually be considered several separate roads.

4.5.2 A triangle of garden space at the end of Lower Croft is surrounded by roads with no pavement space on the north and west sides which makes pedestrian navigation hazardous.



4.5.3 Mount Pleasant street layout



4.5.4 Mount Pleasant lane, no pavement (FNP12 Nos. 10,11)

4.5.5 Beyond these old street patterns which are more typical of edge of settlement, C20th patterns prevail. Between the long, relatively straight Hatherop Road and London Road (A417) the local council built Victory Villas in the 1920s, set well back from the road with long, substantial, productive gardens to the rear (now built on as The Quarry). In 1953 Queensfield was built, following the line of Leafield Road, with a short close but allowing access through from Hatherop Road to Leafield Road. Since this time, all new developments in the area have consisted of cul-de-sacs: Churchill Place (1950s) and The Quarry (1950s), Homeground Lane (1960s), Jefferies Close (1980s access provided by demolishing 19 Queensfield), Park Close, Aldsworth Close and Manor Close. In the 1980/90s St Mary's Drive, Crabtree Park, Beauchamp Close, Warwick Close and John Tame Close were all built, all cul-de-sacs, all with similar road widths. There is a pedestrian/cycle route between Crabtree Park, St Mary's Drive, Prince Charles Road; and a route through from Park Close to Leafield Road. Older alleys run between Churchill Place / London Road, Aldsworth Close / Homeground Lane, and Lower Croft / London Road (FNP12 No.10).

4.5.6 Road names here can also often be confusing as far as addresses go eg. Park Street on one side of the road, Queens Field on the other; Churchill Place on one side, Hatherop Road on the other. The cul-de-sacs tend to be narrower and quieter with good pavement arrangements. . Whilst Hatherop Road is somewhat wider, on-street car parking slows traffic down. However, this can also cause problems for pedestrians and cyclists due to poor lines of sight and restricted traffic flow on what is a relatively narrow, busy road (FNP12 No.11).

## 4.6 Green and Natural Features/Ecology

4.6.1 East End North is surrounded by rural and green landscapes. The Walnut Tree Field<sup>39</sup> is a well-used recreational area (children's playground, skate ramp, tennis courts), largely grass with some trees, several newly planted by local volunteers in an effort to increase the number of trees in the town (FNP11). To the north the Cricket Ground (1889) provides lovely views over Fairford Park but are largely hidden from view by a fine high Cotswold stone wall.

4.6.2 Along Leafield Road views of the parkland open up and continue on the west all the way to Fairford Primary School and beyond. The two schools, set within Fairford Park, have the benefit of extensive views across the Park, much of which, in this area, has been given over to sports grounds both for Farmor's School (the secondary school) and for local sports clubs: cricket and rugby.

4.6.3 Lovers' Walk follows an old pathway all the way along the lines of houses from Crabtree Park and John Tame Close, separating Fairford from the countryside with farmland beyond. Stone pillars for gates stand at either end of Lovers' Walk as this path was once a main entrance to Fairford Park when arriving from the railway station (although the path itself is much older than the railway). In a small way, green space has been allowed by design to intrude into the residential area at St Mary's Drive park (FNP12 No. 2).

4.6.4. Lovers' Walk comes out onto Hatherop Road and Hatherop Lane. Here houses with garden fences harshly separate housing from the road and the rural countryside (see 4.12 and FNP 12 Nos. 4/6). Other green spaces are grassed areas, with a few trees, created as a part of development (The Quarry, Park Close), and grassed verges along Hatherop Road but little provision has been made for biodiversity. Hedgerows are a more prominent feature in this area; in Fairford high Cotswold stone walls tend to have been the boundary of choice in the town, giving way to lower stone walls and/or hedges further away from the centre of town. Attractive railings (Park Villas) are also a feature (FNP12 No.5).

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<sup>39</sup> Walnut Tree Field is proposed as a local Green Space. For full details and arguments re. FNP8 Protecting Local Green Spaces, see Evidence Base: Landscape and Local Green Space Study, Section 2





4.6.5 St Mary's Drive park looking towards St Mary's Drive (FNP12 No. 2)



4.6.6 Park Villas, Mount Pleasant (1835/40) with ironwork fencing and hedging (FNP12 No. 5) - a short terrace once on the outskirts of the town (FNP12 No.1)

## 4.7 Landmarks

### 4.7.1 Walnut Tree Field

### 4.7.2 Keble House and its cedar tree

### 4.7.3 The Railway Inn

### 4.7.4 The Obelisk (The Votive Column Monument) which once stood at the end of the view north from Fairford Park house (now demolished).

### 4.7.5 The large beech trees on the east side of Keble House dominate the view along London Road from the east.

### 4.7.6 Fairford Park is a significant presence along Leafield Road

### 4.7.7 Schools complex – Farmor's School (secondary), Primary School and the sports centre.

## 4.8 Buildings and Details

4.8.1 The buildings in this area fall into two sub-areas: those within the boundary of C19th/early C20th Fairford (within the Conservation Area) and those which were built, largely, after the Second World War, in a series of developments with their own styles.

4.8.2 Probably the most important building in the older area is Keble House (early C18th, listed), birthplace of John Keble of the C19th Oxford Movement and built by his grandfather. It is difficult to see more than the upper storeys due to high walls, hedges, trees, especially in summer. However, the property on London Road is quite distinctive due to the cedar tree which extends out over the road. John Keble's descendant, Edward Keble lived at Keble House while he was vicar in Fairford 1946-74. The present-day vicarage in Lower Croft was built on Keble House land in 1957.

4.8.3 Fairford Park was demolished after WW2 but a few remaining buildings (a fine stable block and yard) and parts of the parkland, including walled garden, remain. These are now the central offices for the Ernest Cook Trust.

4.8.4 Other large Cotswold stone buildings include Mount Pleasant House (C18th listed), also once a school (boarding from 1839) and Manor Farm House. This latter was the farmhouse for East End Farm, one of the many farms which dotted Fairford, and, like all those east of the river, has not been attached to a working farm for some time. Many of the buildings which surround it are old converted barns of varying sizes (Pinks Barn, Old Barn House), including one accessed by a staircase on the outside (Manor Farm Mews, now The Barn). It is likely that the barns and workshops of what was East Gloucestershire Engineering were once attached to the farm. These latter were very much working buildings, until very recently serving the agricultural community (FNP17). They were made of a wide variety of materials including corrugated iron, blockwork (probably reconstituted stone), natural stone etc.



4.8.5 East Gloucestershire Engineering barn



4.8.6 The Barn, cul-de-sac off Manor Close with external stone staircase to main entrance

4.8.7 Mount Pleasant is home to a few listed buildings with Park Villas (1835/40), a short terrace of 2-storey cottages and a row of 3 houses forming a terrace in Lower Croft (FNP12 No.1) just before the Railway Inn, the public house which would have been closest to Fairford railway station in the C19th.



4.8.8 Lower Croft Terrace (late C17th/C18th, listed) (FNP12 No.1) NB hedgerows, more typical of the street scene on the outskirts of town (FNP11). Allotment/garden in foreground.



4.8.9 The Railway Inn, London Road

4.8.10 Park Villas and the listed buildings in Lower Croft are more examples of a short terrace of buildings which were once on the edge of the town. Here also, are examples of buildings which have been built at a 90° angle to the highway (see para. 2.8.6): The Gearings (once a bakery), Morgan Hall Cottage and Pleasant Row (1837).





4.8.11 The Gearings



4.8.12 Mount Pleasant. Range of building materials – possibly once buildings belonging to Manor Farm

4.8.13 Fairford Cottage Hospital (1887) is an important feature of this area, both socially and architecturally. It no longer has any wards but is an important piece of infrastructure for the medical needs of the town and is still well supported by its League of Friends and by donations from the town. This is the only public building in the town built of brick. Fairford has several retirement developments and The Orchard, adjacent to the hospital, is one of them. The Orchard was built on the site of the old primary school which moved up to Fairford Park to be with Farmor's School and the Sports Centre. The oldest school building, which had contained the reception class, was extended and converted into Fairford Library.



#### 4.8.14

The Orchard looking down the alleyway which runs from The Croft to London Street. The end of the terrace is a building which was once the police station, relocated from the High Street. Some of the design details are taken from that original C19th police station and magistrates' court. In recent years, this building has been converted to residential use.



## 4.9 Land Uses

4.9.1 Residential. Education. Sports and recreation. Medical. Parks. Self employed working from home. Fire station. Agricultural. Hospitality.

## 4.10 Views

4.10.1 Views along the line of Lovers' Walk (from both directions); there are stone pillars which originally formed gateways at either end of Lovers' Walk and opposite on Leafield Road (4 in total).

4.10.2 Views north and east from the south-eastern end of Lovers' Walk, along and across Hatherop Lane

4.10.3 Any views from/into Fairford Park, especially those across the River Coln and towards the Obelisk.

4.10.4 Views westwards from Leafield Road.

4.10.5 Views along Park Street and over to the Walnut Tree Field.

4.10.6 Views of The Croft and northward from The Croft.



### 4.10.7

'Views' references  
NB NOT viewpoints but  
the general locations  
mentioned in 4.10

1. Either end of Lovers Walk
2. Walnut Tree Field

## 4.11 Summary Table for Area 3: East End North

Characteristic	Character Area Detail
Layout	Buildings, some relatively low density, bounded by Leafield Road, Lovers' Walk, Hatherop Lane and London Road (A417), bisected by Hatherop Road. Very largely organised into cul-de-sacs leading from Leafield Road and Hatherop Road. The area around Keble House, the Croft and Park Street is low density with large gardens, wide roads, wide verges and off-street parking.
Land uses	Residential, recreation/sport, light industrial/retail,

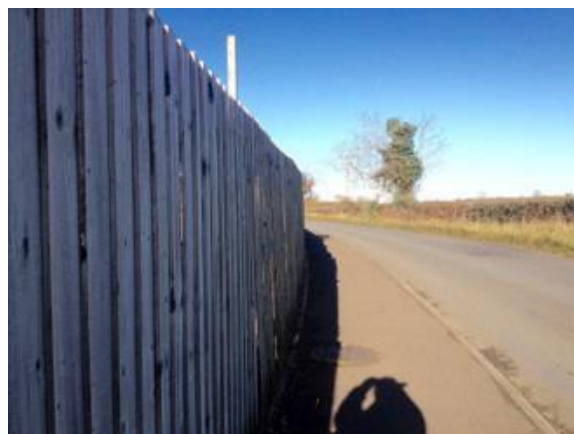
	hospitality, self employed working from homes, educational, allotments
Building scale, appearance	Max. 2 storeys (Manor Farm House and Keble House being exceptions, the former hidden from passing view altogether and the latter with only the higher storeys visible). Agricultural barns and converted barns. Newer houses are a good mix of bungalows, semi-detached and detached. Materials are largely Cotswold stone, yellow brick, render but other materials include concrete, corrugated iron, red brick, timber
Green features	Hedges, trees and grass verges (FNP12 No. 5). To the west the area overlooks playing field and parkland, farmland to the north and east. Green area, grass and trees in the middle of developments. Large beech trees by Keble House.
Open space	Open space surrounds this area (see Green Features) but the hard edge of buildings on the eastern edge of town has been criticised (see 4.12).
Landmarks	Walnut Tree Field. Keble House and cedar tree. Railway Inn. Obelisk and Fairford Park. Schools and Sports Centre off Leafield Road

## 4.12 Summary Comments

4.12.1 This area features a C18th/C19 edge of town environment: traditional Cotswold stone cottages, stone walls transitioning to hedgerows, lower level stone walls and some infilling of more modern houses. However, the C20th saw large developments, firstly between the wars (Victory Villas and Hatherop Road) with others following from the 1950s to the 1980s. The primary school moved from what is, today, the Orchard and the library, up to Fairford Park alongside Farnor's School and the Sports Centre.

4.12.2 The range of housing is particularly wide in this area (large, listed Georgian buildings, modern bungalows, semi-detached and detached) with a huge range of materials (natural stone, render, pebbledash, tile, slate, corrugated iron, timber). Essentially this area has a number of sub-areas each with their own distinct characteristics. With the exception of a very few large, older houses eg. Keble House, most buildings are 2 storeys only. There are a few trees in public spaces but, on the whole, the area is notable for the lack of trees in public spaces (FNP11) and the lack of provision for biodiversity in those public green areas eg. St Mary's Drive Green and The Quarry Green. This is probably the largest residential area in Fairford and it has easy access to PROWs and the surrounding countryside.

4.12.3 East Gloucestershire Engineering was, until recently, a sliver of light industrial enterprise, a reminder of the area's busy, rural past (FNP17). This is also an area of schools, sports, playgrounds, medical care, food production (allotments) and housing for retirement: a crucial area for the well-being of the town. Interestingly, this area also provides a timeline for council housing design starting with Victory Villas and including a small purpose-built retirement development in The Quarry (no longer exclusive to retired residents).



4.12.4 Hatherop Road – overhead services (FNP12 P12.2) 4.12.5 Fairford's 'harsh edge', Hatherop Lane (FNP12 No. 6)<sup>40</sup>

4.12.6 Overhead services are visually intrusive and detract significantly from the attractiveness of the street scene; they also mean that tree planting can be difficult (FNP12 P12.2). Solid timber fencing on boundary lines is also an issue (FNP12 No. 6).



4.12.7 1 and 2 The Halt, Lower Croft (late C17th/early C18th, listed. (FNP12 No.1). Cotswold stone boundary wall, timber fencing of the 'harsh edge' of Fairford. timber fencing between gardens (FNP12 No.5/6)

#### 4.13 East End North Listed Buildings and other selected HER records<sup>41</sup>

Address	Date	HER reference number/s
Mount Pleasant House, Mount Pleasant	Late C18th	18113
1, 2(The Halt), 3 (Taree), Lower Croft	Late C17th / early C18th; No. 3 slightly	18083

<sup>40</sup> 'Study of Land Surrounding Key Settlements in the Cotswold District', White Consultants, 2000, p. 30 'The abrupt and visually harsh edge between the modern housing development means that such areas are not integrated with the landscape setting.'

<sup>41</sup> This list has been created using the Historic England list of listed buildings: <https://historicengland.org.uk/listing/the-list/> and the Gloucestershire County Council Historic Environment Record [http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=108](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=108). For definitive details on individual buildings, please refer to the Historic England and the Gloucestershire Heritage Environment Record information.



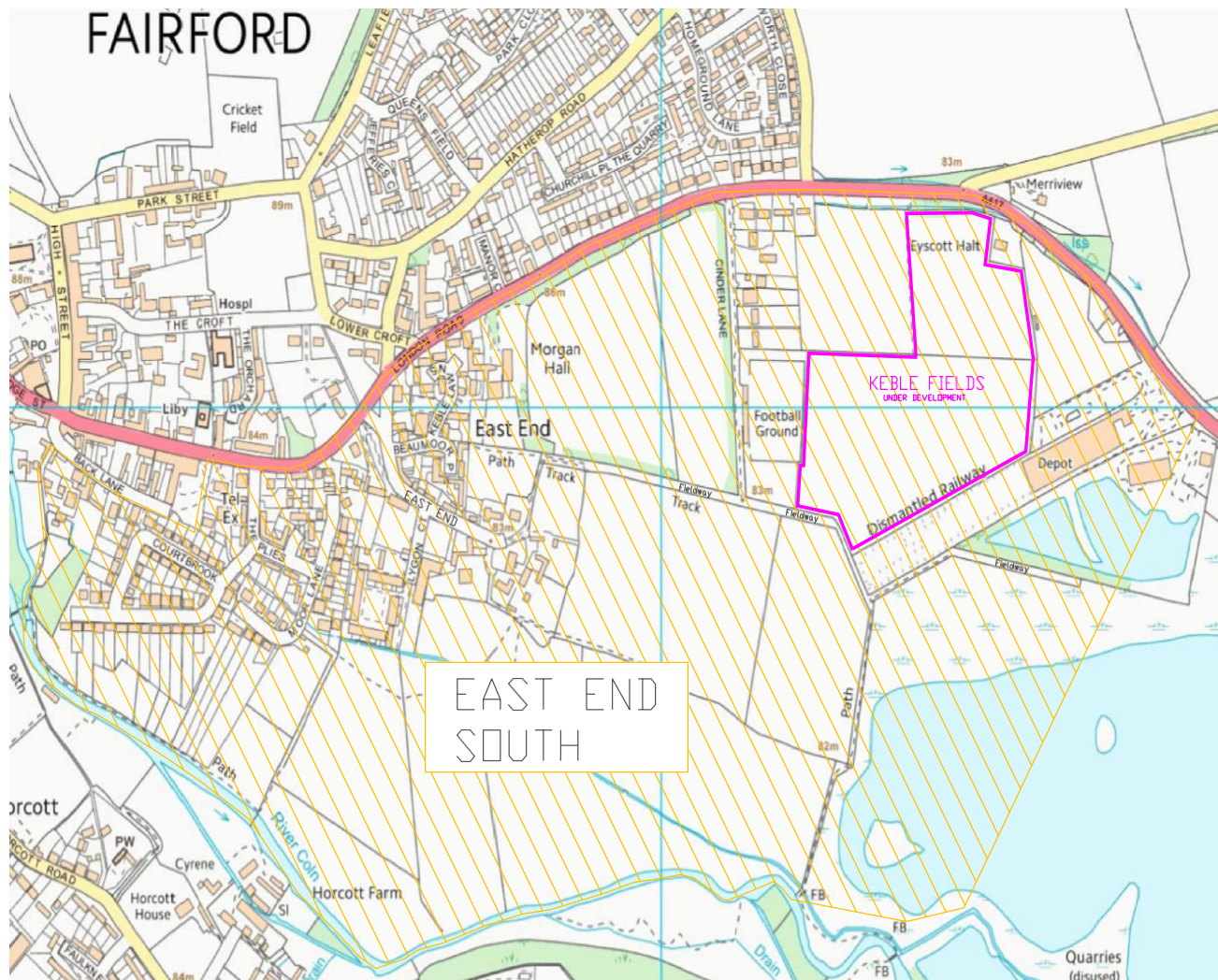
	later	
Mount Pleasant Cottage, Mount Pleasant	Early C19th	18112
Holmdene, Mount Pleasant	Late C17th / early C18th, enlarged late C18th, altered early/mid C19th	18111
Keble House, London Road	Early C18th, new front in 1780s	2471
Votive Column Monument (the Obelisk)	1763	3180
Fairford Cottage Hospital – not listed	C19th	20273
Site of The Railway Inn – not listed		20588



4.13.1 Keble House, London Road, with cedar tree.  
NB Overhead services with pole (FNP12 P12.2)

## 5.1 East End South

See map below for Street Names. See Character Area Maps (Section 4.1) to see area boundary and relationship to other character areas



5.1.1 East End Lakes - Cotswold Water Park numbering and PROWs (red dotted lines)





5.1.2 East End South section of the Conservation Area

## 5.2 Layout and History

5.2.1 East End South refers to all of Fairford east of the River Coln and south of the A417, excluding buildings north of Back Lane and west of Gas Lane, all of which are in Borough and the Conservation Area. As with East End North there is a mixture of houses which once formed the boundary of C19th/early C20th Fairford and post WW2 development. The agricultural settlements from the old edge of town are still identifiable although most of the buildings have been converted to residential use (FNP17). The A417 here is known as London Road, changing to London Street as it nears the centre of town, at The Plies<sup>42</sup>. The fields and lakes to the south and east of this area have been included in this section as they form the proposed River Coln Valued Landscape for the town.

5.2.2 This is the area with fewest listed buildings as it is close to the river and watermeadows (no longer using traditional farming methods) and in the past buildings were located on higher ground, or on ground less likely to flood which was nearer to London Road. The track entering Fairford from the fields to the east (Fieldway) is very ancient, possibly a route of prehistoric man coming up the Thames valley to settle on the fertile river terraces.

5.2.3 At the end of East End and the start of open country is Moor Farm (originally Beaumoor Farm - early/mid C18th, listed), a large farmstead with associated agricultural buildings, now all converted to residential use. Here also are two larger houses, Morgan Hall (C16th, listed) and East End House (c.1750, listed) forming, originally, an outlying hamlet (included in the Conservation Area). Over the years terraces were built, near/on the London Road to house agricultural workers (Eastbourne Terrace, Gable Cottages).

5.2.4 Back Lane, running between the main road and meadows by the river, housed businesses with agricultural connections such as fellmonger, dairy and slaughterhouses. The land to the south of these buildings remained productive fields, smallholdings and was largely without buildings until the second half of the C20th.

<sup>42</sup> The A417 has several names through the town; travelling west to east it is Cirencester Road, Milton Street, Bridge Street, London Street, London Road.





5.2.5 Moor Farmhouse (early C16th, listed)

5.2.6 Newer developments started close to the A417 (eg. The Plies) but increasingly crept into the watermeadows flood plain area. The line of building was contained by land reserved for a bypass; when this scheme was abandoned the land was sold to the neighbouring homeowners (witness the long gardens down to the river).

5.2.7 Further out of town there are a few isolated houses (Terminus Cottage, Railway Cottage, Eyscott Halt) which were built for employees of the railway, long closed, which came to Fairford in the late C19th. It is likely that the railway terminated so far out of town to comply with the wishes of John Raymond Barker at Fairford Park. Just north of the old railway station a new housing development has recently been completed: Keble Fields. Those isolated railway workers' houses are isolated no more.

### 5.3 Topography

5.3.1 A large part of this area consists of watermeadows. The land rises marginally towards the north but essentially, the terrain is flat, with the River Coln, the Court Brook (the original town sewer, draining from Fairford into reed beds by the river) and the lakes (worked out gravel extraction areas) being key features of the landscape. The name, 'Moor Lane', appears in C17th documents and is a reference to the geography of the land; the low-lying area between the town and the River Coln, was very fertile and productive land known as 'Beau moor'<sup>43</sup>. The area between the town and the river contains many footpaths which are heavily walked, as is the PROW around Lake 104 to the east. The view to the south, across the river, is to the wooded slopes of Horcott Hill.

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<sup>43</sup> This may reflect Norman ownership from C11th, as the manor of Fairford was granted by William the Conqueror to his wife, and remained a royal borough for many generations.



5.3.2 Moor Lane Court, Moor Lane – overhead services to recent development (FNP12 P12.2)



5.3.3 Looking north across the fields ('the moor') towards Beau Moor House

## 5.4 Spaces

5.4.1 There are few houses in this area which are not within 100 metres of open space. The river and its fields, Lake 104 and open grassland, are never far away and the large number of paths allows easy access. Closer to the town there are smaller public open areas in The Plies and Lygon Court. Fairford Town Football Club and Fairford Bowls Club both have their grounds within this area. NB The fields and meadows are proposed as the 'River Coln Valued Landscape' in FNP10<sup>44</sup>



5.4.2 Path/access road to Moor Farm pumping station, leading out of East End

## 5.5 Roads/Streets/Routes

5.5.1 The main A417 forms the northern boundary of this area, but several roads lead off it to the south, most, if not all, cul-de-sacs (depending on the definition). The environment here (to the south of the main road) is particularly friendly to pedestrians and cyclists with many safe routes through to all parts of Fairford which avoid the busy main road – although crossing the A417 to the north at East End (in both directions) can be hazardous near the Eight Bells and Keble House due to restricted visibility near the bends. These pedestrian/cycle routes are Fieldway<sup>45</sup>, Cinder Lane, East End (mostly shared surface), Eight Bells path, Beaumoor Place path through to a small field (Beaumoor Field<sup>46</sup>), Snake Lane, Brookvale, Back and Gas Lanes (both shared surfaces), and a pedestrian route out to London Road from Moor Lane. Courtbrook, not strictly a cul-de-sac, is nevertheless quiet and safe for all users, as is The Plies (Nos. 15-20 are a cul-de-sac) (FNP12 No. 10, 12).

<sup>44</sup> The full justification for this FNP10 River Coln Valued Landscape can be found in 'Fairford Neighbourhood Plan Evidence Base: Landscape and Local Green Space Study, Section 4'

<sup>45</sup> 'Fieldway' is named as such on early enclosure maps. Improved signage is proposed. Gloucestershire Landscape Character Assessments for the Severn Vale; Upper Thames Valley; Vale of Moreton; Vale of Evesham Fringe (LDA 2006) states, 'Prehistoric settlement of the gravel terraces is likely to have been widespread [in the Upper Thames Valley]' at 3.7.2, p. 21

<sup>46</sup> The name of this field is uncertain but it is adjacent to Beaumoor Place.

5.5.2 Like Fairford Gate, the layout of the recent development at Keble Fields differs from the rest of the area in that the roads are all similar widths and unvarying materials however, here they are arranged generally following a circular route. A PROW connection with the town is maintained via Fieldway.

5.5.3 The wealth of paths in this part of Fairford continues into the fields themselves with field paths through from Moor Lane to the back of Lygon Court and over to East End. In addition there are numerous routes for walkers using the fields, including a PROW route to Horcott via a series of footbridges at the Broad Boards; for serious walkers this is also the start of a PROW to Lechlade (unsuitable for bicycles) (FNP7).

5.5.4 The drove road network is also evident here. The small green at East End was a pound for animals. Cinder Lane was a collecting area for animals and a large water trough was positioned in London Road, opposite Victory Villas in an area now generally used for parking. The lane appears clearly on the 1769 enclosure map and links with Fieldway. The name by which it is known today (Cinder Lane) is due to the fact that it was maintained with clinker from the railway, which opened in 1873. The railway station, now home to a small industrial site, cut through the ancient Fieldway track which was the route to the many small fields owned by local people but the PROW re-joins the Fieldway track at Lake 104.



5.5.5 Gable Cottages, East End just before shared surface; speed bump just visible on corner (FNP12 No.1, 10)



5.5.6 Entrance to Lygon Court with plenty of parking space (FNP12 No.11)

## 5.6 Green and Natural Features/Ecology

5.6.1 East End South, in large part, looks towards the river and its fields for green and natural features although there are also attractive open green spaces in The Plies and in front of the Eight Bells Pub, both of which, unusually, have trees. In addition the fallow field behind East End (a favourite spot for blackberrying) offers a rural view for residents of the retirement homes on Beaumoor Place. It is, however, the farmland and its footpaths that dominate. The land is cultivated by Horcott Farm for silage and arable crops. Access to the land from the farm is provided by Cutler's Ford, a favourite spot for residents in the summer for picnics, paddling etc.

5.6.2 Hedgerows and large trees along the roads, especially on the Morgan Hall/Jones' Field boundary, are a feature but, again, they are virtually all on private land (FNP11).

5.6.3 Also crossing the landscape is the Court Brook, a 'carriage' ditch (and, for a time, the town's main sewer) when the watermeadows were being managed; this allowed for the deliberate flooding (drowning) and drainage of the fields, which increased the fertility and brought earlier crops.<sup>47</sup> Otters, water voles and roe deer have been seen along the river

<sup>47</sup> See FNP Evidence Base: Landscape and Local Green Space Study, Section 4, FNP 10 'River Coln Valued Landscape' for proposal to reinstate the watermeadows



here. Also 30 different bird species (including herons, egrets, kingfishers, skylarks, thrushes, finches and bunting), several types of orchid and grass snakes (FNP10). Lake 104, a worked-out gravel pit, is a valuable area for birds and wildlife (the Lakes here are a Key Wildlife Site); and the old embankment 'humpty dumps' (a memory of the railway station) is a popular track for local children.



5.6.4 One of the long gardens running down to the river from houses in Moor Lane



5.6.5 Dilly's Bridge, Bull Island, north



5.6.6 Cable Cottages

## 5.7 Landmarks

5.7.1 One of the most important buildings in this area, Morgan Hall itself is largely invisible but the parkland in which it sits is very much a feature of Fieldway and, more importantly, it lines the entrance into Fairford from the east along London Road. The long Cotswold stone wall and depth of trees and hedgerow (FNP12 No. 5) should be considered a landmark of this space.

5.7.2 The Eight Bells Public House and the Green in front of it.

5.7.3 Hilary Cottage Surgery, whilst not in a prominent position, is nonetheless a landmark due to its modern design, unusual in the town.

5.7.4 Cable cottages – the preservation of this terrace was fought for in the 1960s.

5.7.5 Lygon Court built in the 1990's as retirement homes, is well designed. It consists of four terraces of cottages, of traditional design and materials, set around a green square. The wide entrance with landscaped gardens and trees is quite distinctive.

5.7.6 Gingerbread Cottage – tiny, charming and unique.

5.7.7 Dilly's Bridge – a replacement for the original wooden structure. Aesthetics appear not to have been a consideration in choice of design, so not lovely but heavily used and clearly a landmark.



5.7.8 Hilary Cottage Surgery, Keble Lawns



5.7.9 Gingerbread Cottage

## 5.8 Buildings and Details

5.8.1 The structure of an old agricultural settlement is still in evidence here. Behind a high wall and within its own grounds is Morgan Hall, dating from early C16th (listed), the earliest of the existing buildings. Although this is reputed to have been a Cromwellian stronghold during the English Civil War<sup>48</sup>, as far as can be ascertained there is no documentary evidence to substantiate this claim. A ha-ha from the original parkland is still present and extends into Jones' Field, once an integral part of the park. Fully documented is the fact that American artist Edwin Austin Abbey lived here from the late C19th until his death. At this time, Morgan Hall became a centre for artists, in particular the Broadway Group, with cricket weekends and visits from such luminaries as AG Swinburne and John Singer Sergeant. At this time a studio was built onto the side of the building. Novelist Henry James was much taken with Fairford eggs and had them sent to London in a specially constructed container<sup>49</sup>. In later years the Hall was let to the Walter Jones family whose daughter, Daphne, was one of the inspirations behind BBC TV's 'Call the Midwife'.

5.8.2 Moor Farmhouse (early/mid C18th, listed) is no longer connected to a farm and all the surrounding barns and infrastructure of a working farm have been converted to residential use. Land is still used for storage (machinery, logs, wood chips etc.) and one of the sheds from the Polish Camp (a resettlement camp for displaced Polish persons in Fairford Park, 1947-1958) is to be found on the road to Moor Farm pumping station. The area behind Back Lane was also a working area, supporting the retail shops on London Street: a garage, workshops, electrical assembly, smallholding and the Gas Works: two gasometers which once provided gas to the town. Retort House is a reminder of those times.



### 5.8.3

Retort House, Gas Lane

This house is on Fairford Heritage Trail. The plaque reads,

'The site of the original Fairford Gas and Coal Company which was formed in 1852 and supplied gas to Fairford until 1972'

<sup>48</sup> Historic England entry for Morgan Hall listing states: 'Reputed to have been a Cromwellian stronghold during the war.'

<https://historicengland.org.uk/listing/the-list/list-entry/1089970>

<sup>49</sup> Henry James writing to the artist's wife, Gertrude Abbey on the subject of the return of the specially constructed egg box: 'So it was kept longer than I knew. But, as I say, it is flapping straight to Morgan Hall now; and it shall always boldly go, henceforth, the very right day. Not a solitary egg was broken on the mother's breast.' 'Edwin Austin Abbey Royal Academician: The Record of His Life and Work', Vol 11 1894-1911, EV Lucas, (Methuen and Company Limited: London, 1921), p.276.

5.8.4 East End House is another of the large listed buildings in this area but some of the gardens have been taken for development, including an area called 'The Potato Garden' in 1836 (now a corner of Lygon Court). Terraces for agricultural workers of 1.5 and 2 storeys (FNP12 No. 1) were built in the C19th: Eastbourne Terrace, Cable Cottages. The coming of the railway also resulted in house building but closer to the station and a little way out of town: Eyscott Halt, Terminus and Station Cottages.

5.8.5 The next significant developments were in the second half of the C20th with The Plies (1950s), Courtbrook, Beaumoor Place and Keble Lawns (1970s). There are retirement homes at Beaumoor Place (high density, imitation Cotswold stone, blocks of flats) and Lygon Court (private community arranged around large courtyards, natural Cotswold stone) together with various small infill buildings (Moor Lane Court). Keble Fields, a large development of 120 homes was started 2016 and has recently been completed (2020); it is worrying that the colour of materials/finishes used on the Keble Fields development appears yellower than typical locally (FNP12 No.3). This is made more prominent by the raising of ground levels on the site (FNP12 No. 13). Most of these buildings follow the Cotswold Design Code and use either Cotswold stone or similar reconstituted material, including reconstituted stone (FNP12 no.9).

5.8.6 Reconstituted stone was popular in the 1970s as a substitute for Cotswold stone and can be seen in Courtbrook, where the local builder incorporated Cotswold stone features in some buildings, stone from an old barn that was demolished to make way for the new development. Other materials in the area include render, tiles, slate. There are three post-war bungalows at the end of East End, of materials and design which detract from the quality of the Conservation Area, but they are mostly set back in large gardens well screened by trees and shrubs. Boundaries in the area are mostly stone walls.

5.8.7 An exception to all other housing are the timber, Swedish houses in The Plies. These were built immediately after World War Two, bought from Sweden to help deal with the post-war housing shortage.

5.8.8 In addition to residential buildings are The Eight Bells public house (1869) and, behind it, Hilary Cottage Surgery. This surgery was built in the 1980s and is named for the building in Milton End that the GPs had previously used as a surgery: Hilary Cottage, Coronation Street. The building is notable for its neo-vernacular style with its huge roof and half-hipped gables. The public house is tied to the local brewery, Arkells (founded in 1843).



5.8.9 Courtbrook, with Cotswold stone 'buttresses' from old barn (FNP12 No.9)



5.8.10 Eight Bells Pub, East End

## 5.9 Land Uses

5.9.1 The land uses are housing, agriculture, leisure (playing fields and riverside walks), light industrial (railway station site), builders' yard, health care (the surgery) and retirement homes (Lygon Court, Beaumoor Place), telephone exchange (London Road), entertainment (the Eight Bells).





5.9.2 Builders' Yard, end of East End



5.9.3 Gate leading out of Beaumoor Field into Fieldway

## 5.10 Views

5.10.1 Views across the fields and along the River Coln

5.10.2 Views along Fieldway and across the meadows

5.10.3 Views north/north-east from the PROWs, from Moor Lane and along the river

5.10.4 Views around and across Lake 104

5.10.5 View across to Horcott Hill and Cleeve Wood



5.10.6 View across to Horcott Hill from Moor Lane



## 5.10.7

### 'Views' references

NB NOT viewpoints but the general locations mentioned in 5.10

1. River Coln
  2. Fieldway, extends W to East End and E beyond disused railway along Lake 104 boundary
  3. Moor Lane access to fields and paths
  4. Lake 104
- Harcott Hill is off the map, to the south

## 5.11 Summary Table for Area 5: East End South

Characteristic	Character Area Detail
Layout	Between A417 and the River Coln, including fields and watermeadows. The many fields and paths mean that although there are several cul-de-sacs (inevitably given the geography of the area, between main road and river), pedestrians and cyclists have an easy east/west passage through the area, without using London Road (FNP12 Nos.10/11). Houses generally front to the access roads but some courtyard / garden arrangements in retirement homes.
Land uses	Residential, agricultural, light industrial, self employed, builders' yard, leisure/sport, telephone exchange
Building scale, appearance	This area has number of sub-areas each with their own distinct characteristics. Apart from the listed buildings most buildings in this area are quite small and include bungalows (in The Plies), 1.5 or 2 storey buildings with top storeys often within the roof space (FNP12 No.1). Timber Swedish houses. Decorative render. Cotswold stone or concrete/ reconstituted stone. Slate and tile roofing materials.
Green features	Hedges, trees and grass verges (FNP12 No.5), fields and farmland, lakes, river, ditch (Court Brook). Long gardens (Courtbrook/Moor Lane) and parkland (Morgan Hall), paths and lanes (FNP12 Nos.10/11)
Open space	Watermeadows and fields. River Coln. Beaumont Field. The green opposite Eight Bells Pub. The Plies green. Lake 104, the site of the old railway station, football ground. Jones' Field. Morgan Hall parkland.
Landmarks	Morgan Hall boundary with London Road, Eight Bells Pub, Hilary Cottage Surgery, Cable Cottages, Lygon Court, Gingerbread Cottage, Dilly's Bridge



## 5.12 Summary Comments

5.12.1 Most of the construction is C20th but an originally outlying hamlet of Fairford around Morgan Hall, East End House and Moor Farm (which could be described as a sub-area) is testament to the longer historic roots of the area and is largely within the Conservation Area. Typical short terraces are a feature here (Eastbourne Terrace, Moor Lane Court) but most of the late C20th housing consists of detached and semi-detached buildings.

5.12.2 Over to the east are a few isolated houses (Eyscott Halt, Station Cottage, Terminus Cottage) on the A417 which were built in support of the late C19th railway station, long closed. Current development at Keble Fields mean that these outlying buildings have become a more integral part of the town.

5.12.3 Many of the 'working' buildings in the area have been converted to residential use but there remain several functional areas ie. telephone exchange, surgery, industrial estate on the old railway site. The C20th buildings are in a range of styles, sizes and materials within the parameters of the Cotswold Design Code although not necessarily reflecting local style variations. A network of alleyways, paths, fields link all parts of the area.

5.12.4 As was the case in the past, this area also provides employment (Railway Industrial Park, Hilary Cottage Surgery, Eight Bells Public House) and leisure facilities (bowls, football, walks, fishing).

5.12.5 Whilst more ecologically diverse than other areas, there are still opportunities to improve biodiversity in the town eg. The Plies Green, Eight Bells Green.

5.12.6 In places unsightly overhead services interrupt the street scene. Wherever possible all efforts should be made to relocate these underground (FNP12 P12.2).

5.12.7 Wherever possible, natural stone of appropriate colour should be used as the material of choice for boundary walls, especially within or near the Conservation Area (FNP12 No.5).



Far left, 5.12.8  
Eastbourne Terrace (FNP12 No.1). Overhead service cables are visually intrusive on the main road in the Conservation Area (FNP12 P12.2).



Near left, 5.12.9  
Boundary, concrete block wall with trellis effect in Back Lane, replaced a dry Cotswold stone wall. The lane marks the boundary of the Conservation Area. (FNP12 No.5, 6)





5.12.10 Cotswold Design Code not enforced leading to external features (eg. roof) which are incongruous and out of keeping. Hedge removed and replaced with timber shed wall directly behind fencing (FNP12 No.5/6)



5.12.11 Daubney House, East End within Conservation Area, well-spaced buildings in relatively large plots

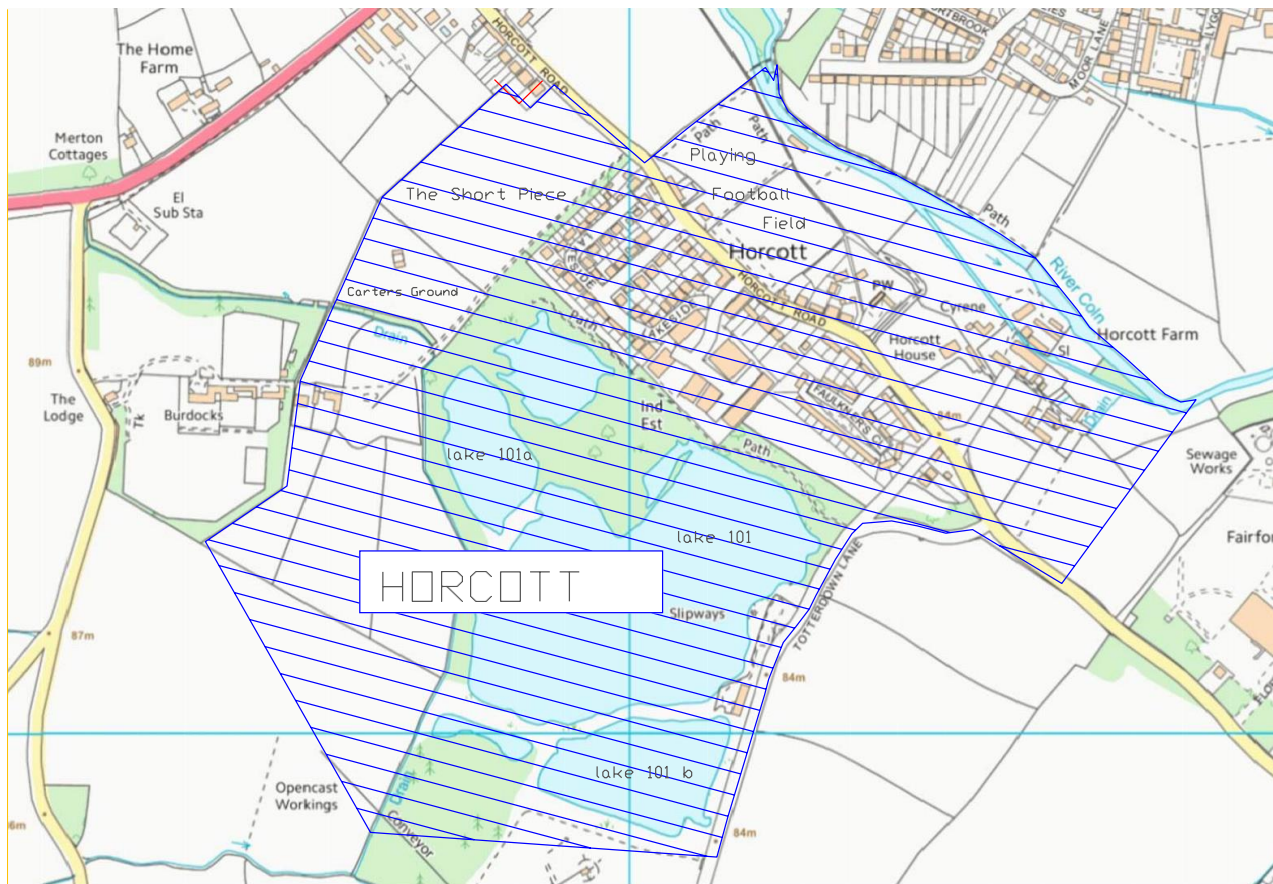
### 5.13 East End South Listed Buildings and other selected HER records<sup>50</sup>

Address	Date	HER Reference number/s
Morgan Hall, London Road	Late C16th, refaced and enlarged C18th	18149
Moor Farmhouse	Early/mid C18th, enlarged late C18th/early C19th	15988
East End House	c.1750 added to remains of early C17th house, with new entrance wing 1901	18137
Site of The Eight Bells – not listed		20587
Disused East Glos and Witney Railway	3239, 15986	
Gas Works, Gas Lane	18123	

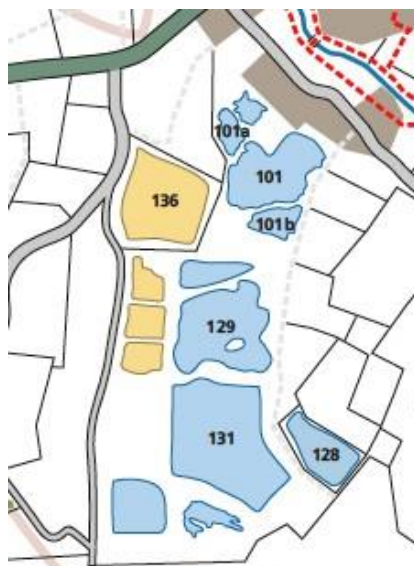
<sup>50</sup> This list has been created using the Historic England list of listed buildings: <https://historicengland.org.uk/listing/the-list/> and the Gloucestershire County Council Historic Environment Record [http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=108](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=108). For definitive details on individual buildings, please refer to the Historic England and the Gloucestershire Heritage Environment Record information.

## 6.1 Horcott

See map below for Street Names. See Character Area Maps (Section 1.4) to see area boundary and relationship to other character areas



Date Created: 25-12-2016 | Map Centre (Easting/Northing): 415367 / 201088 | Scale: 1:10000 | © Crown copyright and c



### 6.1.1

Horcott Lakes with Cotswold Water Park numbering. Those coloured yellow have been reinstated as farmland; area 136 contains a landscaped lake and is the area where the hengiform barrow was found.

## 6.2 Layout

6.2.1 This area is divided into two by Horcott Road. To the east are generally the oldest buildings many of which are listed. To the west post WW2 construction. To the south are a series of lakes, created over many years by gravel extraction (now exhausted).

## 6.3 Topography

6.3.1 The area is generally flat with two catchments divided by Horcott Road; the first lies between the River Coln and Horcott Road, the second sloping gently down from Horcott Road to Horcott Lakes. At the edge of the settlement the fields rise to the south up Horcott Hill.



6.3.2 To the east of Horcott Road - Horcott House (late C18th/early C19th, listed)



6.3.3 Horcott Farm access road to the east of Horcott Road

## 6.4 Spaces

6.4.1 There are three distinct sub-areas in Horcott with different spatial types: agricultural, residential and industrial. The fields of Horcott Farm and Horcott House form the southern boundary of the area, the fields of The Mere, the northern boundary. The verges are generally wide and grassed between the footpath and the housing. The spaces are generally edged with hedges (FNP12 No.5) and/or low walls (Cotswold stone and brick).

6.4.2 The light industrial estate feels spacious and open with small green spaces at road junctions, wide footpaths and access roads, dominated by vehicles during working days. Faulkner's Close is built around a public central green space with small trees.

6.4.3 Travelling along the road, the most open areas are the Roman Catholic Church of St Thomas of Canterbury and presbytery grounds with their wide sweeping parking area to the front and a bench on the green verge beside the footpath. Further towards Fairford the road is lined on one side with open playing fields and a car park. Mere fields, Carters Ground and The Short Piece, (amongst others) provide a vital gap which separates Horcott from Fairford (FNP9).

6.4.4 Horcott Lakes<sup>51</sup> themselves are well used for fishing and local walks (Fairford Town Council has a yearly lease on a circular route around some of the lakes). The future of these lakes is uncertain as it is believed they are, at time of

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<sup>51</sup> Horcott Lakes as used here refers only to Lakes 101, 101a, 101b, the lakes between Horcott itself and the Scout Hut. The lakes beyond, also Horcott Lakes, are currently inaccessible, visible only from Totterdown Lane.



writing, up for sale. Totterdown Lane, an old drove road, runs alongside all the lakes, offering spectacular views across the water, especially in the evening.



6.4.5 St Thomas' Catholic Church and Presbytery, Horcott Road

## 6.5 Roads/Streets/Routes

6.5.1 The whole area is accessed from Horcott Road which has a weight restriction of 18 tonnes between Totterdown Lane and the A417. The road has reasonably wide footpaths and verges, down either side in a few places but mostly on one side only, which may make navigation awkward for those with wheelchairs, pushchairs. Some of the more recent housing on Horcott Road has small front gardens but most houses lie within the cul-de-sacs. The industrial estate, also within a cul-de-sac, has wider roads and pavements in order to take the lorries which service the businesses.

6.5.2 There are several PROW footpaths: St Thomas' Roman Catholic Church to Waterloo Lane (in Fairford) BFA20, BFA41, Horcott Road to Dilly's Bridge BFA40, footpath through Horcott Farm, part of a route around the River Coln BKD32, BFA39. There are permissive paths around Horcott Lakes accessed from Totterdown Lane (a restricted byway BKD3) and a footpath leading down from Horcott Road. Some of these are accessible to cyclists; those from Horcott Road to the riverside and through to the town centre are not."



6.5.3  
Horcott Road, travelling towards  
Fairford.  
NB Overhead services (FNP12  
P12.2)

## 6.6 Green and Natural Features/Ecology

6.6.1 Horcott is surrounded by green spaces: Horcott Hill, Horcott Lakes, River Coln, Fairford-Horcott Local Gap (FNP9). To the east the view is primarily agricultural with fields, paddocks, playing fields, farmyards. The large gardens here are walled or fenced and clearly private (Horcott House, Old Schoolhouse) with long driveways (Horcott House, Roman Catholic Church, The Old Schoolhouse).

6.6.2 Most houses have both front and back gardens, often with hedges, fences or walls. Those nearest the lakes have views over fields and the water although the lake edges generally are heavily wooded.

6.6.3 A feature of Fairford is the lack of public trees and Horcott is no different. Whilst there are significant trees along the roadside (in the important Fairford-Horcott Local Gap in particular) they are largely on private land (FNP11).

6.6.4 Fairford-Horcott Local Gap (FNP9<sup>52</sup>) is the proposed designation attached to the green spaces between Fairford and Horcott. It is considered vital to maintain this gap in order to preserve the material integrity of Horcott as a separate settlement with its own history and character. The gap is particularly fragile at the Mere fields (Carters Ground and The Short Piece) where new buildings (eg. Fairford Gate South) are, literally, one field away from Horcott. Coln House playing field and Fairford Youth Football Club are also crucial sections of the gap (FNP9 - see Milton End, Section 2.2.1).

## 6.7 Landmarks

6.7.1 The distinctive features of Horcott are the farm, the larger buildings (including the industrial units), the Roman Catholic Church, presbytery and burial ground, and the high Cotswold stone walls to the east ie. the oldest part of the settlement. Colnside stands alone on the riverside, beyond the Fairford Youth Football Club playing fields.

6.7.2 Horcott Lakes are a well-known feature. Just beyond the Parish boundary, Horcott Hill itself is prominent on the skyline as is the 1944 water tower for the RAF Fairford (installed when the airbase was built in 1944).

6.7.3 The White House is quite distinctive - marks the beginning of Totterdown Lane and the end of the settlement. It is one of the older buildings in Horcott.

## 6.8 Buildings and Details

6.8.1 The hamlet of Horcott with a mill was originally centred on the River Coln at a ford (Cutler's Ford); thus although today a cul-de-sac, originally this would have been a continuing route (FNP12 No.10) through the ford to the fields beyond ((Moor Farmhouse opposite is only 450m away). A farmhouse and other agricultural buildings, dating from early C18th, and new, traditionally built farm cottages are all still integral parts of a working farm.

6.8.2 To the north east is a listed manor-style house, a C19th Roman Catholic church, presbytery and old schoolhouse (now a private home). These latter are directly accessed from the Horcott Road. The farm and its associated buildings, including a more recently built private bungalow (Cyrene) are accessed via cul-de-sacs off the main farm access track.

6.8.3 Further north, towards Fairford, is a terrace of C18th agricultural labourers' cottages, Horcott Cottages (FNP12 No.1), which follow the line of the road. Between these older buildings is a late 1990s small estate of large 'executive-style' houses which include some Georgian style features, presumably referencing other buildings in Fairford; these are

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<sup>52</sup> For full details and arguments re. FNP9 Protecting the Fairford – Horcott Local Gap, see Evidence Base: Landscape and Local Green Space Study, Section 3

accessed from a cul-de-sac, and are on the site of the C19th Carriers Arms Public House. Elsewhere decorative fascia boards are a feature (Belton, Horcott Road).

6.8.4 The main growth of the hamlet occurred during WW2. Workers came to build the runway for the new airfield and were housed in huts at the foot of Horcott Hill. At the end of the war the huts were demolished and council housing was provided for those who remained. Over the next decade or so more public housing was built. Faulkner's Close and Lakeside are housing developments arranged as cul-de-sacs with a combination of bungalows (a few of which have since been converted to 1.5 storey buildings) and 2-storey buildings.

6.8.5 Between Faulkner's Close and Lakeside (both 1960s) is the Horcott Industrial Estate which consists of low-level factory Class B1 industrial units (creating 27 business spaces) which now house a range of businesses from a paperback book distribution centre to an MOT garage. This is another cul-de-sac arrangement. Apart from the barns and the modern executive homes, all housing in Horcott has a maximum of 2 storeys only.

6.8.6 Still in the parish but over a kilometre down Totterdown Lane is a small group of renovated, enlarged old farm buildings converted to residential use. The White House, one of the older houses in Horcott, marks the entrance to Totterdown Lane from Horcott Road.

## 6.9 Land Uses

6.9.1 The land uses are housing, agriculture and equestrian, recreation (playing fields and Horcott Lakes) and light industrial. Many residents work from home in this part of Fairford (electrician, general builder, roofing etc.)

## 6.10 Views

6.10.1 Winter (and summer, but particularly lovely in the winter) views of St Mary's Church from across the playing fields.

6.10.2 From Horcott Road looking towards Horcott House paddocks, Horcott Farm and Horcott Hill.

6.10.3 Views across the Horcott Lakes at all points including views from the permissive paths, Totterdown Lane and Lakeside.

6.10.4 Views back from Horcott Lakes to Horcott Hill.

6.10.5 Views from Horcott Farm and the river PROW north and east across the river.

6.10.6 View across The Short Piece towards the Conservation Area (below).



6.10.7 Looking across The Short Piece from near PROW to Horcott Lakes





## 6.10.8

'Views' references

NB NOT viewpoints but the general locations mentioned in 6.10

1. St Mary's Church
2. Coln House School Playing Field
3. Horcott House paddocks
4. Horcott Farm
5. Horcott Lakes
6. Totterdown Lane
7. Lakeside
8. The Short Piece

Conservation Area: green line

Horcott Hill: see 2.10.6

## 6.11 Summary Table for Area 5: Horcott

Characteristic	Character Area Detail
Layout	Essentially linear. Horcott Road is the spine which links all buildings in a series of cul-de-sacs, some recent, others dating back into the centuries, linking the road with the river. To the east, large building plots, open ground, long drives, stone walls, hedges, fenced paddocks. To the west, medium sized building plots, light industrial sheds, hedges, grass verges.
Land uses	Residential, agricultural, equestrian, light industrial, self-employed working from homes.
Building scale, appearance	Max. 2 storeys even in the listed buildings. Highest are agricultural barns and the church. Newer houses are a good mix of bungalows, semi-detached and detached. Materials are largely Cotswold stone, yellow brick, render.
Green features	Hedges, trees and grass verges (FNP12 No.5). Much of Horcott overlooks playing fields and the river to the east; lakes to the west. Green area, grass and trees in the middle of Faulkner's Close. Fields and playing fields forming a gap between Horcott and Fairford (FNP9)
Open space	Horcott Lakes, playing fields, river walks, PROW through fields and garden. Mere fields (Carters Ground and The Short Piece) and Coln House Playing Field <sup>53</sup> form a key part of the proposed Fairford-Horcott Local Gap (FNP9 <sup>54</sup> ) as do the Fairford Youth Football Club grounds.
Landmarks	Horcott House, St Thomas' Roman Catholic Church and Presbytery, The White House

<sup>53</sup> Coln House Playing Field is proposed as a Local Green Space. For full details and arguments re. FNP8 Protecting Local Green Spaces, see Evidence Base: Landscape and Local Green Space Study, Section 2

<sup>54</sup> The full justification for the Fairford-Horcott Local Gap FNP9 is to be found in the Fairford Neighbourhood Plan Evidence base: Landscape and Local Green Space Study, Section 3.

## 6.12 Summary Comments

6.12.1 Horcott is a distinct settlement with many of the features of an attractive small village (although the public house, The Carriers Arms, was lost in the 1990s): a wide range of housing styles, sizes, ages, values; playing fields, church, access to the river and lakes; employment opportunities in the light industrial estate. There is a good mix of age ranges in the buildings and the area is generally a safe place for children.

6.12.2 One of the problems is the distance from Horcott to the facilities in Fairford; elderly residents in particular can find it a long way to walk with a heavy shopping load. It might be worth considering supporting a small 'village' shop/sandwich bar in the industrial estate.

6.12.3 A second issue is the presence of large lorries on the road accessing the industrial estate. Signposting from the industrial estate is inadequate.

6.12.4 The importance of the fields and playing fields which separate Horcott from its neighbouring, larger settlement is recognised in the Fairford Neighbourhood Plan policy FNP9, Protecting the Fairford – Horcott Local Gap. The significance of the gap and its importance to local Horcott residents cannot be sufficiently strongly emphasised.

6.12.5 Unsightly overhead services interrupt the street scene. Wherever possible all efforts should be made to relocate these underground should the opportunity arise (FNP12 P12.2).



6.12.6 Horcott House looking from Horcott Road across the horse paddock to the southeast façade of the house

## 6.13 Horcott Listed Buildings and other selected HER records<sup>55</sup>

Address	Date	HER reference number/s
Horcott Farmhouse, Horcott Lane	Early C18th, altered early C19th	43937
Horcott House, Horcott Lane	Late C18th / early C19th	43938
Bailiff's Cottage, Horcott Farm	Late C17th	43939
Presbytery of Roman Catholic Church of St Thomas of Canterbury	c. 1865	43922
Roman Catholic Church of St Thomas of Canterbury	1845	8272
Site of Carriers Arms, Horcott Road – not listed		17217
Field barn and storage shed – not listed		12840

<sup>55</sup> This list has been created using the Historic England list of listed buildings: <https://historicengland.org.uk/listing/the-list/> and the Gloucestershire County Council Historic Environment Record [http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=108](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=108). For definitive details on individual buildings, please refer to the Historic England and the Gloucestershire Heritage Environment Record information.

Horcott Farm Mill and assoc. earthworks (at Cyrene) – not listed		15676
Horcott Mill – not listed		3211
Land off Horcott Road – not listed		48671
Water Tower, Horcott Hill – not listed		19908

## 7.1 Conclusion

7.1.1 The valley that descends to the bend of the River Coln at Fairford/Horcott has been inhabited by homo sapiens for, literally, thousands of years. The two fords, the proximity to the River Thames, the fertility of the land as the high ground of the ‘wolds’ descend and give way to the gravel of the Thames basin - all have played their parts in the development of the settlement, and, crucially, continue to be features which affect the town today. The river crossing is a pinch-point on a trunk road; rain falling in Withington, the high point in the water catchment area, drains down through fields and the river to this spot<sup>56</sup>; the geological features give rise to variations in water-table levels here; routes criss-crossing the landscape as paths, tracks, drove roads and lanes, find their meeting points in or near the town.

7.1.2 This is an ancient landscape, with a long and rich history about which discoveries are still being made. It was only 2013 when the skull, followed by the skeleton, of an 18-24 year old Sub-Saharan African woman was found by children playing in the River Coln near Cutler’s Ford<sup>57</sup>. The bones were dated between 896CE – 1025CE ie. some time between Alfred the Great and King Canute.

7.1.3 The C15th Church of St Mary’s is one of the most important parish churches in England; visitor numbers are increasing, with up to 20,000 recently. The town centre is, with only a couple of exceptions, Georgian (to the east). To the west it is largely a century or so older, and to the north is open parkland, a rare feature in any town centre. The road through the town is lined, on both sides of the river, with listed buildings, one of which still has a doorway dating back to the time of the Peasants’ Revolt and the Black Death. The town contains several examples of agricultural workers’ cottages dating back a hundred and fifty to two hundred years, and these together with the range of C20th council housing, demonstrate a changing pattern of housing for workers over the centuries. Some of the tenant farms for Fairford Park have gone but the patterns of their footprint remain both in the conversion of many agricultural buildings and in the productive fields and meadows within and around the town. Above all, this is a rural community which is deeply connected with the landscape within which it sits.

7.1.4 Since the Second World War there has been a tremendous growth in building. In addition a huge volume of gravel has been extracted and there has been a massive loss of facilities of all kinds in the town which has led to the impoverishment of culture and community. During this time there has also been a decline in understanding of the geography and other important aspects of the town on the part of the authorities. Flooding incidents have occurred with unprecedented frequency but the recent EA Flood Alleviation Scheme should significantly mitigate this risk. The impact of so much gravel extraction and increased urbanisation has never been investigated and the town’s infrastructure is showing ever-increasing strain. The recent losses of the police station and the bank (although the town is now served by a mobile bank 3 times a week) are cases in point.

## 7.2 Dangers

<sup>56</sup> A flood alleviation scheme was installed in 2014. See FNP4 for outstanding issues.

<sup>57</sup> Anyone following ‘The Last Kingdom’ series by Bernard Cornwell (also a BBC TV series) might be interested to know that Fairford is the manor gifted to Uhtred by King Alfred on his deathbed, and the presence of such a woman in Fairford is imagined. All in the sixth book of the series, ‘The Death of Kings’ 2011 (before the discovery of the skeleton). The attribution of this skeleton is unverified and has yet to be formally confirmed and included in County Records.



7.2.1 The ruination and potential loss of ancient Drove Roads and linking tracks. Fairford is particularly rich in these wide roads and pathways but insensitive tarmacking, cutting into the verge heedlessly, traffic riding up onto verges etc. is damaging them. Drove roads are ideal routes for sustainable travel and so vital for a sustainable C21st future.

7.2.2 Unfortunately, the major loss to archaeology in the parish was to gravel extraction before 1990. Since then, full in-depth archaeological excavations with full recording of finds has been standard practice before gravel extraction. In the case of recent housing sites pre-determination surveys and evaluations have resulted in short reports. Archaeological post-excavation is a very protracted process and full reports can take many years to prepare – well after the site in question has been built upon. Ideally, the Council for British Archaeology Best Practice advice should be followed and where there is evidence of potentially valuable findings, the site should be left untouched and any evidence left in the ground for future generations.

7.2.3 Loss or damage to listed and other historic buildings. The effect of increasingly heavy traffic through the centre of town (lined with listed buildings which sit right on the pavement) has a detrimental effect on the structures of these old buildings. The pollution caused by exhausts eats into the soft Cotswold stone of the fabric of the buildings.

7.2.4 Loss of characteristic local stone colour. The stone of the southern Cotswolds is the light white/cream coloured stone – the butter yellow belongs to the north Cotswolds. Yet, the main approach into Fairford from the west is now lined with a butter yellow Cotswold stone wall (FNP12 No.3), and the colour of stone in the Keble Fields development to the east is inappropriately yellow.

7.2.5 Loss of listed tombstones. Those in St Mary's Churchyard, and in Fairford United Churchyard are urgently in need of conservation.

7.2.6 Insensitive development which fails to knit in with the rest of the town. This is not simply a question of style (covered in the Cotswold Design Code) but is, literally, a question of knitting in with paths and networks of routes around the town as well as compatibility with the particular location in the town, in terms of style and layout. As has been shown, Fairford was originally, and remains (just), a web of interlinking routes (paths, roads, shared surfaces etc.) which hold the town together. The current predilection for single point entry/exit cul-de-sacs can lead to inward-looking communities, cut off from the rest of the town. Larger developments should not only link in with existing pathways but should create more of their own.

7.2.7 One of the characteristics of Fairford/Horcott, like many other Cotswold towns and villages, are the open spaces (fields, parks, large gardens, greens) which are found throughout the town. These should not be regarded as opportunities for development but preserved wherever possible, their biodiversity enhanced. A permeable edge of town which allows the rural landscape to break up the line of development, should be protected and enhanced.

7.2.8 The boundary of the Conservation Area was last reviewed 29 years ago and there is urgent need for review because of the pressure of new developments. In the past few years the town has expanded significantly to the west and to the east. Fairford is designated a Principle Settlement in CDLP Policy DS1; it has been identified as one of 'the most sustainable locations to deliver future growth' (CDLP para. 6.1.9).

7.2.9 The area at the north west of the existing Conservation Area should be brought within the boundary to make sure that the special agricultural character and appearance of this area are not further eroded. Barns, outbuildings and new building works are transforming the farming environment of the Waiten Hill Farm area. The last remaining functional agricultural buildings are at Milton Farm and this corner of the town should be conserved.



#### 7.2.10 Conservation Area proposed boundary change

Blue line = Proposed area for inclusion in Conservation Area

Green line = Current boundary of Conservation Area

7.2.11 Street clutter – poles, overhead cables, broadband boxes, signs and notices – detract significantly in several places. The clearest example of this is in Milton Street and particularly, the Green on Coronation Street. Wherever possible, such clutter should be minimized or even relocated underground. Attention should also be paid to the quality of street furniture, particularly in the Conservation Area (FNP12 P12.2).



7.2.12 Pedestrian guard barrier at the end of Keble Alley, alongside an important listed building (Keble House). Basic, functional street furniture but lacking in sensitivity to the needs of a Cotswold Conservation Area.

7.2.14 Residents and planners need to be vigilant as developers have occasionally tried to flout planning and design rules, the most recent example of this being an unauthorized and completely inappropriate extension to Fayre Court, affecting what is probably the most sensitive view in the town. Earlier examples of inappropriate design are eg. in Back Lane. These were not challenged and continue to detract from the Conservation Area in this area.

7.2.15 Opportunities to improve the ecological biodiversity in the town's many green spaces should be taken whenever and wherever possible.

### 7.3 Hopes

7.3.1 The archaeology and history of the valley will be secured, preferably left undisturbed in the ground, or, where totally unavoidable, excavated fully and thoroughly.

7.3.2 Residents and visitors to Fairford/Horcott will have a greater sense of the long and deep history of the place, and value it accordingly.

7.3.3 Residents and visitors to Fairford/Horcott will have a more detailed appreciation of the beauty and distinctiveness of the town and its enhanced biodiversity.

7.3.4 Characteristic and valuable features of the townscape will be preserved and enhanced.

7.3.5 The network of pedestrian routes (PROWs, paths, alleyways) and cycleways will be enhanced and more closely linked, both within the town and in the wider landscape.

7.3.6 Problematic issues which have been identified will be remedied over time.

7.3.7 Community cohesion will be encouraged.

7.3.8 Opportunities for appropriate tourism, an important source of prosperity for the town, will be enhanced.



7.3.9 Fieldway looking west from Cinder Lane



7.3.10 River Coln from Town Bridge, looking towards Mill Bridge

## 7.4 Afterword

7.4.1 In mid-February 2021, in the middle of the third Coronavirus-19 lockdown, reports started coming in of work being carried out at the western end of Lake 104. Over the next few days, increasingly alarmed, more and more posts appeared in social media, photographs were shared as well as feelings of anger and grief. It had been known that Lakes 103, 103a and 104 had outline planning permission for holiday homes but there had been no warning of the devastation which was underway.





7.4.2 Lake 104 February 2021. The small figure on the left is standing on a PROW



7.4.3 Lake 104 PROW Winter flooding 2019. The 'small figure' from the previous photograph (7.3.2) was on this path.

7.4.4 The area around the lake is increasingly prone to flooding since water drains down from the Fairford catchment area into the lake and the Court Brook. It is a Zone 3 flood plain and thus not suitable for development.

7.4.5 Within a week the beauty of a well used and much loved PROW had been destroyed, the wildlife and biodiversity eradicated.

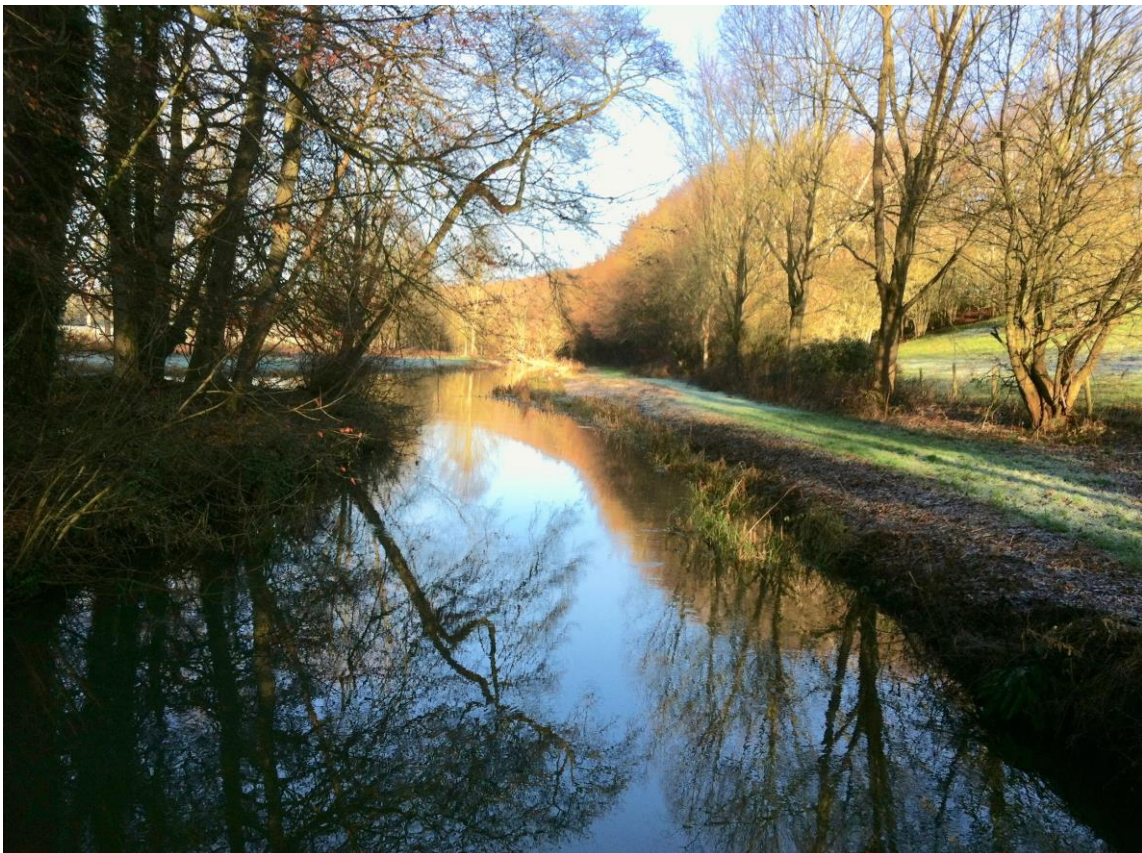




7.4.6 Lake 103 viewed from the north – brush and branches pushed together to form a barrier. February 2021

7.4.7 Over the years the residents of Fairford have been involved in appeals against various (but not all) developments on land they particularly value and the struggle for this area was particularly hard fought and bitter. At one planning appeal the question was asked, 'If you value this so highly, then why have you not said so, or done anything, earlier?' To which the obvious answer was, 'No-one dreamt that this area could possibly be developed.'

7.4.8 It is hoped that this document will provide the evidence to prove that the residents do care, very much, for their town and its environs.



7.4.9 River Coln upstream of The Cascades



## 8.0 Gallery of Fairford and Horcott Building Features – Conservation Area Details

### 8.1 Doorways and Porches



8.1.1



8.1.2



8.1.3



8.1.4





8.1.5



8.1.6



8.1.7



8.1.8



8.1.9

## 8.2 Street / house lighting



8.2.1



8.2.2

## 8.3 Dormer windows, roofs and chimneys



8.3.1



8.3.2





8.3.3



8.3.4



8.3.5





8.3.6



8.3.7



8.3.8



8.3.9



8.3.10



8.3.11



## 8.4 Windows and surrounds (stone and wood)



8.4.1



8.4.2



8.4.3



8.4.4



8.4.5



8.4.6





8.4.7



8.4.8



8.4.9





8.4.10



8.4.11



8.4.12

## 8.5 Decorative features



8.5.1



8.5.2



8.5.3



8.5.4



8.5.5



8.5.6



8.5.7



8.5.8



8.6 Writing



8.6.1



8.6.2



8.6.3



8.6.4



8.6.5 Fire insurance mark - 34 London Street



8.6.6



## 9.0 Design Principles (FNP12)

### 9.1 The 'harsh edge' of east Fairford



### 9.2

#### FNP12 Achieving High Standards of Design

Proposals for new development, including extensions to existing buildings, should be of the highest design standards, in accordance with the Cotswold Design Code and should have regard to the guidance of the Fairford Character and Design Assessment and to the following key design principles.

- a) There are key views listed and illustrated in Appendix 3 which should not be obstructed or their contribution to defining the character of the town and its relationship with the surrounding landscape harmed.
- b) More generally, development layouts and building orientation should not obstruct the occasional glimpse views of the surrounding landscape from within the town. See paragraphs 2.4.1, 2.4.9, 2.6.2, 2.6.12, 3.2.1, 3.4.1, 3.4.3, 4.6.3, 4.6.5<sup>58</sup>.
- c) Short runs of low-level buildings in groups (1, 1.5 or 2 storey) should be placed at the edges of any development with higher (max. 2.5 storey) buildings kept to the centre for developments outside the town centre boundary. See paragraphs 2.6.2, 2.6.15, 2.8.4, 2.8.10, 2.8.14, 2.11, 3.8.6, 3.8.13, 3.11, 3.12.1, 4.6.6, 4.8.7, 4.8.8, 4.12.7, 5.5.5, 5.8.4, 5.11, 5.12.6, 6.8.3.
- d) The Cotswold stone of Fairford is the light, white/cream-coloured stone (not the yellow stone of the northern Cotswolds) with a light-coloured pointing and these are dominant and defining characteristics of the town and should therefore be the default material unless the nature and location of the proposal allow for the use of non-vernacular materials. See paragraphs 1.3, 3.8.15, 5.8.5, 7.2.4.
- e) All solid fencing/walling should contain a 13cm<sup>2</sup> hole to enable the passage of hedgehogs and small mammals. If the barrier is particularly long eg. in a boundary wall, then several holes should be included at regular intervals, ideally about every 5m. It is recommended that attention be paid to the needs of small mammals as recommended in eg. <https://www.hedgehogstreet.org/development>. See paragraphs 2.6.3, 2.8.5.
- f) Frontages and boundaries, where they are to be defined, should be demarcated with Cotswold stone walls, iron railings or hedging. Practical maintenance arrangements should be in place if a hedge is to be planted. See paragraphs 2.6.3, 2.8.5, 2.11, 3.11, 4.5.1, 4.6.4, 4.6.6, 4.11, 4.12.7, 4.12.8, 5.7.1, 5.11, 5.12.5, 5.12.7, 5.12.8, 6.4.1, 6.11.
- g) Close-board timber fences should not be used to define boundaries to the frontage/roadside of new buildings. See paragraphs 4.12.5, 4.12.6, 5.12.8.
- h) Bin storage should be incorporated into new housing and commercial proposals in a manner which is sympathetic and does not detract from their character and appearance.

<sup>58</sup> All paragraph references in this Section 9 and in Section 11 refer to paragraphs in this document: Fairford Character and Design Assessment

- i) Where 1960s imitation or reconstituted stone is to be replaced/covered, use natural and/or heritage materials, including roughcast render, rather than reproduction. See paragraphs 1.3, 3.12.3, 5.8.5, 5.8.9.
- j) Provision should be made for thoroughfares for pedestrians and cyclists providing quick and safe access to main arterial routes (alleyways and through routes are a typical feature of the town). Where linking alleyways are incorporated into new design they should be at least 2m wide. See paragraphs 2.2.2, 2.4.9, 2.5.1, 2.5.6, 2.5.10, 2.8.16, 2.11, 3.5.9, 3.11, 4.4.1, 4.4.4, 4.5.1, 4.5.4, 4.5.5, 5.5.1, 5.5.5, 5.11, 6.8.1.
- k) Development layouts formed of cul-de-sacs and crescents are not typical of old Fairford.
- l) Overhead services generally detract from the special character and appearance of the street scene and landscape and the opportunity should be taken as part of suitable development proposals to re-site them underground as part of that scheme. See paragraphs 2.12.5, 2.12.9, 4.12.4, 4.12.6, 4.13.1, 5.3.2, 5.12.5, 5.12.6, 6.5.3, 6.12.5, 7.2.10.

This policy complements the design policies of the CDLP (Policy EN2) and the application of the Cotswold Design Code (Appendix D of the CDLP) by requiring proposals to have regard to the Fairford Character and Design Assessment, prepared to evidence the FNP, and by identifying a number of specific characteristics and features of Fairford and Horcott. It has been formulated to have regard to the NPPF's approach to design whilst providing a distinctiveness to the Plan area. FTC commits to developing a Fairford Design Code in due course to integrate with the District Code, following the principles of the National Model Design Code.

### 9.3 Additional considerations (desirable but not covered by Policy FNP12)

- In new residential and industrial development provision should be made for onsite car parking to development plan standards. The use of raised tables and shared surfaces should be encouraged. This could entail providing separate small car parks and garaging. See paragraphs 2.4.7, 2.5.14, 2.11, 3.5.6, 3.8.3, 4.5.4, 4.5.4, 4.5.6, 5.5.6, 5.11.
- Other than in exceptional circumstances, existing land contours should be maintained and the final scheme should reflect those original contours. The visual impact of raised land levels must be positive and not detract from the quality of the adjacent landscape / townscape. See paragraph 5.8.5
- If the site (or parts of the site) are to be raised to mitigate flooding then its impact on surrounding properties should be assessed in order to ensure that there is no increase in flood risk elsewhere.



9.4 Once 'The White Hart Inn' and 'The George', now White Hart Court residential housing and Coffee Post with Bull Hotel rooms above.



9.5 View across Horcott Lakes, winter 2022

#### 9.6 List of Key Views

1. From Betterton's Close footpath across Milking Path Park to Waiten Hill
2. From Common Lane across to Waiten Hill
3. Across Gassons Field to the Mill and St Mary's Church tower, over to Horcott Hill and Cleeve Wood (south)<sup>59</sup> and into the Special Landscape Area (north).
4. The Mill, Upper and Lower Green, and the view over towards St Mary's Church and vice versa (the views from St Mary's Churchyard back across the River Coln)
5. Views from Pitham Brook Path
6. Westward from Leafied Road
7. Into Fairford Park from High Street + Walnut Tree Field
8. Up and downstream of the River Coln from Town Bridge and Mill Bridge
9. Any views within/into Fairford Park, especially those across the River Coln, towards the Obelisk and from the gateway at the top end of Lovers Lane
10. Along the line of Lovers Lane (from both directions)
11. Along Park Street and over to Walnut Tree Field including views to St Mary's Church
12. St Mary's Church from the High Street
13. Market Place and High Street including White Hart Court
14. From The Croft back towards the High Street as well as along the length of the Croft
15. Over Coln House playing fields from Horcott Road towards St Mary's Church
16. South west from Horcott Road across The Short Piece towards the Conservation Area
17. Along London Street from Back Lane junction; also along London Road towards the junction with the Market Place
18. Across the fields and along the River Coln
19. South from the end of the track off Moor Lane to the meadows and Snake Lane, across to Horcott Hill and Cleeve Wood
20. South from the track to the south from Moor Lane
21. Along Fieldway and across the meadows
22. Around and across Lake 104
23. From Horcott Road looking towards Horcott House paddocks, Horcott Farm and Horcott Hill
24. Across the Horcott Lakes at all points including views from the permissive paths

<sup>59</sup> This long view from Gassons Field across to Cleeve Wood and Horcott Hill could not be shown on the map



25. Back from Horcott Lakes (causeway seating area) to Horcott Hill
26. From Horcott Farm and the river PROW north and east across the river
27. Along London Road (both directions) particularly towards Keble House from Railway Inn
28. From green by Eight Bells towards East End House
29. North and south along river from River Walk passing gardens at the rear of Courtbrook and Moor Lane
30. South east from Cirencester Road west of The Old Piggery and along Cirencester Road in both directions
31. South from footpath south of The Burdocks
32. Westward from gateway half way down Totterdown Lane across Horcott Lakes
33. Along Milton Street, both directions
34. From Gassons Field to Milton Farm agricultural buildings and on towards Waiten Hill

## 10.1 FNP13 Conserving Non-Designated Heritage Assets

The FNP identifies the buildings and structures, as listed in Appendix 2 and shown on the Policies Map, as Local Heritage Assets by way of their local architectural or historic interest. Proposals that will result in harm to, or unnecessary loss of, a Local Heritage Asset will be resisted, unless it can be demonstrated that there is a public benefit that outweighs harm or loss.

Non-householder development on previously undeveloped land must allow for the evaluation of archaeological remains and the protection or investigation of other non-designated heritage assets of archaeological importance that may not be listed in Appendix 2.

This policy identifies several buildings, structures and other features that have local, social, historical and/or architectural interest in order that their significance is understood and taken into account in development proposals. They are therefore specifically regarded as 'non-designated heritage assets' in respect of para. 203 of the NPPF.

CDLP Policy EN12 provides the basis on which proposals will be judged in seeking to avoid unnecessary loss of, or damage to, its local heritage value. Each asset has been assessed against the criteria provided in that policy for buildings, structures and historic parks and gardens as set out in the Evidence Base (FNP13 Conserving Non-Designated Heritage Assets). This document includes photographs and maps showing the location of each of the assets.

In addition, as mentioned in the 'Brief History of Fairford' Section 2.16-2.23, there is abundant evidence of prehistoric, Roman, Saxon and medieval settlement within and around the town. The policy therefore draws specific attention to the likelihood of below ground archaeological remains so that development proposals make the necessary provision for investigations.

The Fairford Neighbourhood Plan identifies the following as Non-Designated Heritage Assets.

1. Palmer Hall
2. Fayre Court
3. Fairford Cottage Hospital
4. Library / Old School
5. Hyperion House
6. The Old Piggery
7. Yells Yard
8. Park Farm House
9. Waiten Hill Farm House
10. Milton Farm House
11. Milton Farm Stone Barns
12. The Swedish Houses in The Plies
13. Bridge over disused railway
14. Cable Cottages

15. Dynevor Terrace
16. Eastbourne Terrace
17. Vines Row
18. Terrace of Houses between Mr Ernest in the Market Place and The Plough, London Street: 7A, Tynedale, The Plough Inn
19. Terrace of Cottages on Milton Street backing onto Lower and Upper Green
20. 2, 3, 3a High Street
21. 9 High Street
22. 29, 30, 33 London Street
23. 35 London Street
24. 5-9 Coronation Street
25. Park Villas
26. Linden Cottage
27. Glebe Court canopy
28. The Oxpens
29. Mill Lane
30. Cotswold Stone Field Shelter
- 31a. Cattle Trough in Carters Ground
- 31b. Cattle Trough by Track in Field East of Polish Camp Site
- 32a. Fairford Gate South Stile
- 32b. The Short Piece Stile
- 32c. Virgills Stile
- 32d. Milton Street Stile
- 32e. Upper Green Stile
- 32f. Oxpens Stile
- 32g. Gassons Field Stile
- 32h. Garretts Stile
- 32i. Waiten Hill Stile
33. Gassons Field Water Tower
34. Milestone
35. Red Pillar Box, Market Place
- 36b. Telephone Box: Queensfield
- 36c. Telephone Box: The Green, Coronation Street
- 37a. Iron Railings on Mill Bridge
- 37b. Iron Gates to Waterloo Cottage
- 38a. Stone Gate Pillar – Hatherop Lane
- 38b. Stone Gate Pillar – Lovers Walk
- 38c. Stone Gate Pillar – Leafield Road
39. Entrance arch and Ernest Cook Estate Yard
40. The Boathouse
41. Pump House by The Cascades
42. The Cascades
43. Fairford Park
- 44a. Reservoir – East
- 44b. Reservoir - West
45. Paddock on Coronation Street
46. Morgan Hall Park including Jones' Field
47. Fieldway
48. Applestone Court

## 11.1 Specific References to other FNP Policies

11.2 FNP6 Managing Traffic in the Town – paragraph 2.11<sup>60</sup>

11.3 FNP7 Improving Access to Visitor Attractions – paragraph 5.5.2

11.4 FNP8 Protecting Local Green Spaces – paragraphs 2.4.2, 2.6.8, 2.7.2, 3.2.2

11.5 FNP9 Protecting the Fairford-Horcott Local Gap – paragraphs 2.2.1, 2.4.2, 2.6.8, 2.7.2, 2.11, 2.12.6, 6.4.3, 6.6.1, 6.6.4, 6.12.4

11.6 FNP10 River Coln Valued Landscape – paragraphs 5.4.1, 5.6.3

11.7 FNP11 Valuing Hedgerows and Trees – paragraphs 2.6.1, 2.6.3, 2.6.10, 3.4.6, 3.6.5, 3.11, 4.6.1, 4.8.7, 4.12.2, 5.6.2, 6.6.3, 6.11, 6.12.4

11.8 FNP17 Sustaining a Successful Town Centre – paragraph 4.2.2

11.9 Fuller details and arguments for FNP8, FNP9 and FNP10 can be found in the Evidence Base of Fairford Neighbourhood Plan: Landscape and Local Green Space Study.

## 12.1 Drove Roads/Tracks



12.1 Map showing Drove Roads and Linking Tracks (in green)

12.2 The drove road and track system in this area has been mapped by local historians using local records and measurements of road widths. Inevitably, some of the conclusions are speculative.

<sup>60</sup> All paragraphs in this Section 11 refer to paragraphs in this document: Fairford Character and Design Assessment



12.3 The drove road south of the A417 going down Rhymes Lane was cut by the airfield but would have linked with Totterdown Lane. Welsh Way and Salt Way (in parts aka Akeman Street) meet at Ready Token crossroads.

12.4 It should be noted that tracks such as Fieldway were not drove roads (which were, essentially, long-distance routes) but were local trackways providing access to nearby drove roads, local fields etc.



12.5  
Welsh Way looking back  
towards Fairford. Roof of  
Sunhill Close house  
visible in the distance.

12.6 Map of PROWs in and around Fairford<sup>61</sup> (PROWs = green lines)



<sup>61</sup> Detail from Gloucestershire County Council PROW online map at <https://www.gloucestershire.gov.uk/highways/public-rights-of-way/rights-of-way-online-map/>

## 13.1 Full List of Land Use Policies

FNP1	The Fairford and Horcott Development Boundaries
FNP2	Providing a New Burial Ground
FNP3	Maintaining Viable Community Facilities
FNP4	Managing Flood Risk
FNP5	Investing in Utilities Infrastructure Improvements
FNP6	Managing Traffic in the Town
FNP7	Improving Access to Visitor Attractions
FNP8	Protecting Local Green Spaces
FNP9	Protecting the Fairford – Horcott Local Gap
FNP10	River Coln Valued Landscape
FNP11	Valuing Hedgerows and Trees
FNP12	Achieving High Standards of Design
FNP13	Conserving Non-Designated Heritage Assets
FNP14	A New Low Carbon Community in Fairford
FNP15	Housing Type and Mix
FNP16	Zero Carbon Mix
FNP17	Growing Our Local Economy
FNP18	Sustaining a Successful Town Centre
FNP19	New Visitor Accommodation

## 14.1 Fairford and Horcott Character and Design Assessment: Consultation Feedback

This document has been sent to the following organisations for comment and feedback:

Fairford Community Voice Committee  
Fairford Planning Watch email list (100 addresses)  
Interested residents  
Cotswold District Council Heritage and Design  
Fairford History Society

Responses include:

We've read with great interest your letter and the attachment. So much hard work by your team.

One thing we query, date of building of Bettertons Close. We're sure most of the bungalows were built in the sixties. Good luck with all you're doing.

The tremendously detailed Character and Landscape Design Assessment for Fairford is of great interest too, a valuable and I think unrivalled record of the town past and present.

Just read all that and once again what a huge work, really interesting. Rather embarrassed by my front garden, though. It is of no consequence but my railings were made by Chew Maker same as Mill Bridge but a year or so earlier, I am not sure you need any more stuff. I am not sure either that Park Villas is on Mount Pleasant but is in fact Park St. Doesn't matter either way. I just hope that they read it properly, live in hope.

Thanks for all your hard work again.

Fairford History Society approved this document.

This is a very useful document and provides a good description of the town. As with the NDHAs, we have not had time to review the document in great depth or to visit the area to check the detail or to research sources to check for accuracy, so these comments are very much on the basis of a "quick look" at the document. The document only seems to cover the settlements of Fairford and Horcott and not the wider parish. Given the possibilities of further gravel extraction or other developments that might be useful in the longer term (Extract from CDC Heritage and Design response. Full details available).

Response to draft Milton End section only: I find the history element fascinating - of place in general and of Milton End in particular: for example, the reconstruction of Fayre Court (between the wars, I think); the use of Coln House as a convalescent home for war- wounded in the First World War; the history of occupants of some of the older houses; and the oral recollections of some longer term residents. But I am not sure how germane this is to your project.



## 11.1 Bibliography

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- Gloucestershire County Council Archaeology
- English Heritage: Britain from Above
- Fairford History Society
- Ordnance Survey

The Fairford Neighbourhood Plan Steering Group

The Fairford Neighbourhood Plan Environment and Infrastructure Sub-Group

Fairford Community Voice Committee

Fairford Town Councillors, Town Clerks and all the residents of Fairford who have helped in the creation of this document.

