

An aerial photograph of a town, likely Blockley, showing a mix of residential buildings, a prominent church spire, and a large green field. The town is situated in a valley, with rolling hills in the background. The image is slightly blurred, giving it a soft, historical feel.

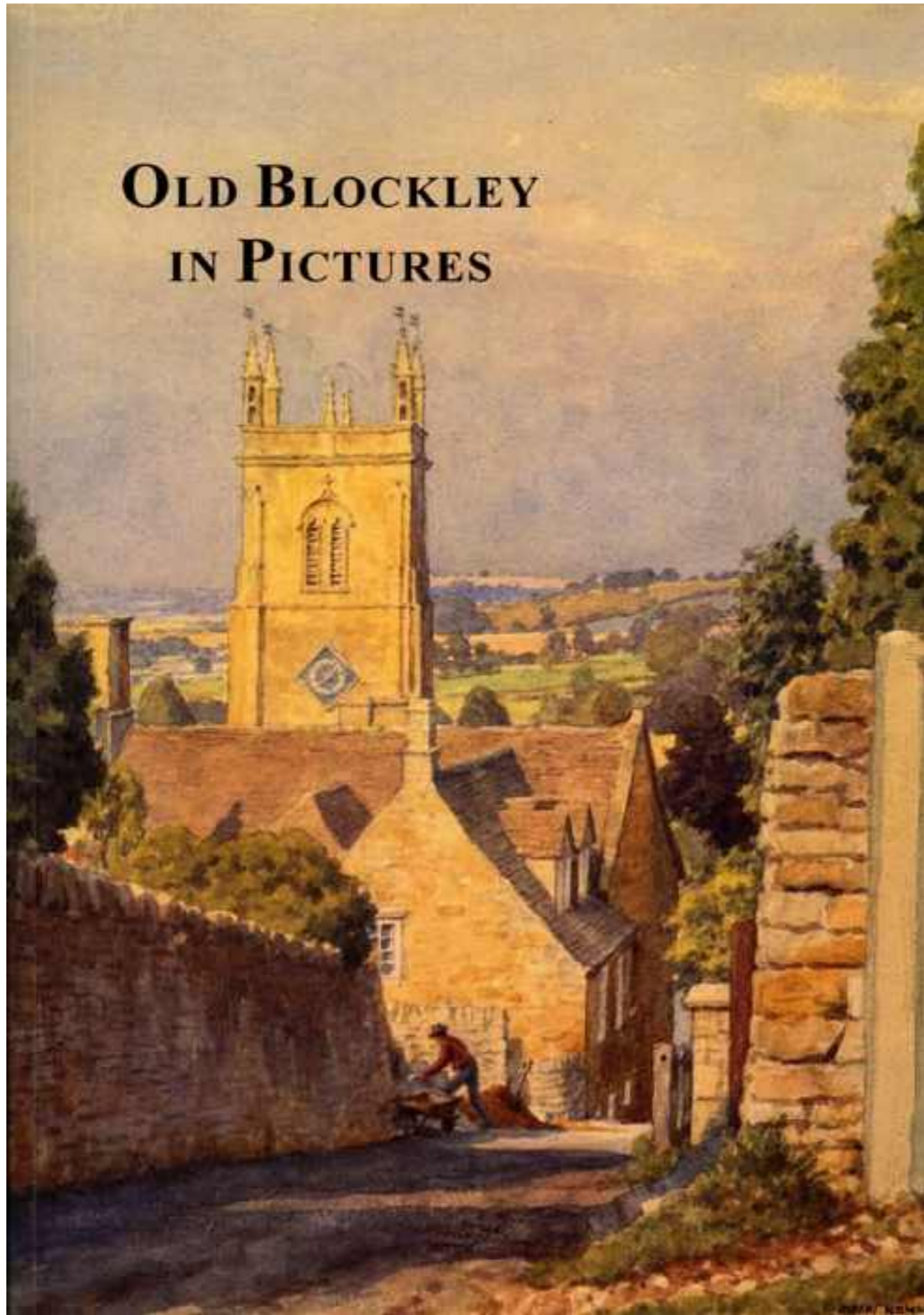
Heritage and Townscape Assessment Blockley Co-operative Association Ltd

March 2011

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**OLD BLOCKLEY
IN PICTURES**



1.0 Introduction

- 1.1 The Blockley Cooperative Association (BCA) is to seek planning permission for the development of a new single storey building containing shop/café/public toilets. It is proposed to locate the new building in the centre of Blockley, near the village green (Churchill Close) and church (St Peter and St Paul's). During pre-application discussions with Cotswold District Council, concerns have been raised by officers about the potential impact on the conservation area. To thoroughly assess the implication of the new building on the character and appearance of the area, BCA commissioned Nathaniel Lichfield and Partners (NLP) to prepare a heritage report. This document provides an understanding of the heritage issues related to the development of the application site. It addresses the requirements set out in the Government's Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and provides an understanding of:
 - 1 The significance of the Blockley Conservation Area, including an understanding of its historic development and townscape character in the vicinity of the site;
 - 2 The significance of other heritage assets (listed buildings and locally listed buildings) in the vicinity of the site;
 - 3 The role of the existing site within the Conservation Area and within the settings of the surrounding heritage assets; and
 - 4 An assessment of the impact of development on the heritage assets.
- 1.2 The report concludes that in all respects the impacts are acceptable and, in terms of the effect in the character of Blockley, to be welcomed.

2.0 Policy Context

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above the protection provided through the Town and Country Planning Act 1990.
- 2.2 Section 66(1) of the Act states that in the consideration of proposals for planning permission or listed building consent which affects a listed building, or its setting, the local planning authority shall pay special regard to the desirability of preserving: i) that setting, or ii) any features of special architectural or historic interest it possesses.
- 2.3 Under Section 72 of the Act the local planning authority also has a duty to pay special attention to “the desirability of preserving or enhancing the character or appearance” of conservation areas.
- 2.4 It is widely accepted that the “character” of an area is influenced by the activities/functions of the particular location whereas appearance concerns the “look” of a place.

Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

- 2.5 PPS5 sets out the government’s advice on protecting heritage. Policies that will need to be considered for the development of the site in Blockley are:
 - 1 HE6.1 Significance of heritage assets and the contribution of the setting to that significance
 - 2 HE6.2 Assessment of the impact of the proposal (set out within the DAS) as part of an explanation of the design concept
 - 3 HE7.5 Desirability of design of new development to make a positive contribution to the locality - considerations being scale, height, massing, alignment, materials and use
 - 4 HE8 Effect of development on undesignated heritage assets are a material consideration in the decision making process
 - 5 HE10 Development should preserve those elements of the setting of heritage assets that contribute to their setting or better reveal the significance of the asset.

Cotswold District Local Plan 2001-2011 (Adopted April 2006)

- 2.6 The Core Strategy is still at a very early stage in its preparation and a second issues and options report is currently out for consultation until 31 March 2011. It is not anticipated that the Core Strategy will be adopted until 2012; however, a draft will be prepared and published in 2011. Until this occurs the statutory development plan for the site remains the Cotswold District Local Plan 2001-2011 which was adopted in April 2006. Following changes to the plan-making system a number of policies have been “saved” for development control purposes. The saved policies relevant to this application are summarised below.
- 2.7 The Local Plan seeks to preserve the historic landscape of the plan area, “...development will be permitted provided it avoids harming the character, appearance or setting of historic landscape features...” (Policy 11).
- 2.8 Construction of buildings within Conservation Areas must preserve or enhance the character or appearance of the area. It clarifies;

“Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of a Conservation Area will not

be permitted. However, a development may be permitted if it can be demonstrated that a proposal can help an Area to remain alive and prosperous without compromising its character or appearance.” (Policy 15).

- 2.9 Policy 15 clarifies that planning permission and/or Conservation Area Consent will be permitted if the siting, scale, form, proportions, design, colour and materials are in keeping with the Conservation Area.
- 2.10 Proposals which result in the loss of open space including garden areas and village greens, which “...by their openness make a valuable contribution to the character or appearance, or allow important views into or out of the Conservation Area” will not be permitted (Policy 15).
- 2.11 Policy 25 supports the development of commercial buildings within villages not defined as principal settlements where:
 - (a) *they are appropriate in terms of use, size, scale and function;*
 - (b) *they would enhance its viability and help to meet the needs of the local community; and*
 - (c) *they are easily and conveniently accessible to the local community, and would reduce the need and distance for local people to travel.”*

Blockley Conservation Area Statement

- 2.12 Blockley Conservation Area was first designated in 1976. The Statement prepared by Cotswold District Council was adopted as supplementary planning guidance in 1997. A summary of the key elements of the Statement, relevant to this application, is provided below.

History

- 2.13 The village first became established to the east of a Saxon church. This church was replaced in c. 1170 with the present Church of St Peter and St Paul.
- 2.14 The Square and north-eastern half of the High Street probably developed during the medieval period and has characteristics of narrow-fronted burgage plots.
- 2.15 Blockley was a prosperous village during the eighteenth and early nineteenth centuries. The chain of twelve mills built along the brook developed into major industrial operations. The fast-flowing

stream meant that by the end of the eighteenth century the mills attracted the silk throwing trade. Many of the mills were expanded at this time to accommodate the ‘throwsters’. The largest new buildings were at Westmacott’s Mill - now known as Blockley Court. The many terraced houses built to accommodate the workers, “...give Blockley much of its special character today.” (p. 4).

- 2.16 Around 1815 the silk business began a long decline and most of the mills had fallen out of use by the end of the nineteenth century.
- 2.17 Much of the north-east part of the village developed around 1800 on the Northwick Estate. This comprised a mix of cottages for workers, almshouses and Georgian terraces around a large village green.

Landscape

- 2.18 The Conservation Area Statement notes the following key features:
- i The village is set along a valley, with much of the development to the west and north of the Brook.
 - ii The location of the village, tucked into the valley, means that only about a quarter of it can be seen from outside its boundary. The church and Manor House sit on a terraced area and dominate views into Blockley from the meadows on the south-east side of the valley.
 - iii The Church is the first building to be seen from upland approach roads with mills and cottages, initially concealed becoming revealed, on descent into the valley. The High Street is rarely glimpsed from outside the village.
 - iv The village is well defined/contained to the north with the houses on Park Road providing an entrance to Blockley. As the valley narrows toward Dovedale the woods enclose the cottages until the trees of Dovedale Plantation and The Warren take over. To the north east, the edge of the village is less well defined with new development sprawling outwards.

Character and Appearance

- 2.19 The statement identifies that Blockley the village has a 'small working town' character with important community facilities including a shop. The high density of buildings, particularly in the centre give the village an urban feel, "...making you feel that you are in a much larger Cotswold town." (p. 6)
- 2.20 The Statement makes a number of references to the changing nature of the village, especially the loss of village shops. A sense of the changing character of the village - that at one time would have been largely self-sufficient - can be obtained from a number of the historic books available on Blockley. For example, the "Old Blockley in Pictures" contains photographs of a wide range of shops and banks that used to dominate the High Street. The memory of these is now held in the photographs and the names of some buildings.

- 2.21 The development of Blockley, initially around and to the west of the church, and then in three short bursts of later building actively resulting in the following distinct character areas:
- 1 The church, manor house and Churchill Close including St. George's Terrace and Park Road;
 - 2 The High Street, including Chapel Lane, Bell Bank and The Square;
 - 3 The upper High Street leading to Dovedale End;
 - 4 Blockley Brook including the mills, School Lane, Lower Street and Station Road." (p. 6)
- 2.22 The application site relates to both character areas 1 and 2. The Statement contains the following description of the area that includes the site of the proposed shop;
- 2.23 "Despite its elevated position, there are few views out of the churchyard itself, part of the churchyard boundary being formed by the back walls of the manor house. Other buildings to the west of the church tower are set back at a respectful distance. Dry-stone retaining walls dominate much of this area, especially those either side of the hollow-ways and that supporting the terraced manor house garden.

- 2.24 Above the churchyard, alongside Bell Lane, a fine row of lime trees enclose one side of Churchill Close, extending from the bus shelter and war memorial down into the village. In the summer, this part of the village is dominated by these trees which help to frame the view down the slight hill closed by the classical former school building.
- 2.25 A pleasant setting is given to the triangular area in front of this former school by the walls to Churchill Close, the low stone-built outbuilding (which is in fact the public lavatories), and a very sympathetic garage block in the style of a dovecote which won a Civic Trust Award. The red K6-type telephone kiosk is very prominently sited just by the entrance to the churchyard, and is also a key feature here. Opposite these and angled back are the Georgian Paxton House, set back behind its garden wall and hedge, and the Former Post Office.
- 2.26 To reach The Square, the rooftops of which can be seen in silhouette upon descending Bell Lane, the road kinks very sharply to the right, past Buchan House, a Cotswold-style almshouse block which, although slightly over scaled for its position and lacking chimneys, is a surprisingly good addition for 1970. Adjacent to this is a sharply discordant

modern white house. These buildings frame the entry to a small side valley to the right, through which flows another stream which originally served Mill Close.

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

Architecture and Building Materials

2.28 Throughout Blockley the local warm-toned Cotswold limestone is used; the most important houses are finely-dressed ashlar but the majority are squared and dressed rubble. A local soft red-brown brick is manufactured near Blockley but brick tends to be restricted to smaller outbuildings and chimneys.

2.29 Lime-washed and rendered buildings are not characteristic.

2.30 Traditionally the roofs had a natural stone slate finish and some of these have survived; notably on the church, manor house, and Porch House. Over time different materials have been used such as Welsh slates and clay plain tiles. "Over time, this mixture of materials has blended harmoniously." (p. 12).

2.31 Buildings with full gables on the front elevations are rare. Most dwellings have simple front-to-back roofs with gabled sides and are mostly grouped in rows of two-four, with more formal terraces (e.g. Northwick Terrace) coming later (p.13).

2.32 Roofs and chimneys are an important part of Blockley's character with lower-lying roofs overlooked by higher areas. Most chimneys are simple in design and these define the cottage rows indicating the size of each building (p.14).

2.33 More recent buildings have been sympathetically added to the Conservation Area; the garage in the style of a dovecote, the almshouse block in Bell Lane and the pair of cottages known as Hamble and Salcombe Cottages in the High Street (p.14).

2.34 Most of the pavements have a tarmacadam surface. In parts where there is no existing pavement it is considered, "...their introduction...could be damaging visually, changing the rural character of the place." (p. 15)

Conservation Area Maps

2.35 The maps appended to the Statement identify listed buildings; buildings of special character; important hedges, walls and banks; and areas of landscape value, important green open space and significant verges.

2.36 The application site is identified on the map as being bound by an important wall; it has not been identified as having any other specific qualities (see Figure 2.1 overleaf).

Preservation and Enhancement of the Conservation Area

2.37 The Statement notes that the District and Parish Councils will aim to preserve or enhance "... the existing character and appearance of the Blockley Conservation Area ..." (p. 16).

2.38 Permission will be refused for the demolition of any buildings or structure if its loss would damage the character or appearance of the area.

2.39 "Some open spaces and trees have been identified as being crucial to the character of the place and should be preserved." (p. 16). Within the central part of Blockley there are two open areas which are of particular landscape value, the Churchyard and Churchill Close (the application site is on "undesigned" land between these two (see CA Statement, central area plan).

2.40 It is clearly stated that the Conservation Area is "...not intended to prevent change..." (p. 16). Development that will ensure Blockley's continued economic vitality and enhance the character and appearance of the area is considered acceptable. Such development should preserve the existing character by:

- 1 Reflecting existing building patterns, through scale, proportion and positioning in relation to the street and other buildings. There is scope for architectural intervention provided it echoes Blockley architecture.
- 2 Using materials traditionally used within the particular area where development is to be located.
- 3 Using similar materials and detailing for boundary walls and railings to those existing, and use them in a similar way.

English Heritage - The setting of heritage assets: English Heritage Guidance (Consultation Draft) (July 2010)

2.41 Consultation ended on this document on 26 November 2010. Once finalised, it will provide the basis for English Heritage advice on the setting of historic places.

2.42 The document sets out the English Heritage position on: the definition of setting; the contribution that setting makes to the heritage significance of places; and assessing the implications of changes to setting.

2.43 Paragraph 18 provides the following definition of setting:

“... it is clear that the extent of setting is not fixed and may change as an asset and its surroundings evolve or as understanding of the asset improves. It embraces all of the surroundings (land, sea, structures, features and skyline) from which the asset can be experienced or that can be experienced from the asset.”

2.44 The document outlines a range of issues, the consideration of which assist in understanding and establishing how setting contributes to significance and heritage values. These issues are listed (paragraph 40) and include consideration of location; landscape; topography; functional and aesthetic relationships between the asset and its setting; views; non-visual sensory influences; and the contribution of past change. These considerations form the basis of our assessment.

2.45 Section 3 focuses on assessing the implications of change affecting setting, based on an evaluation of what may be lost, gained or left unaffected as a result of change (paragraph 42). It recommends assessment based on three ‘questions’ which encompass the following features of development and the degree of harm likely to be caused: scale, massing, prominence, specific location and design (paragraph 49). Assessment of these issues is fundamental, and underpins our analysis.

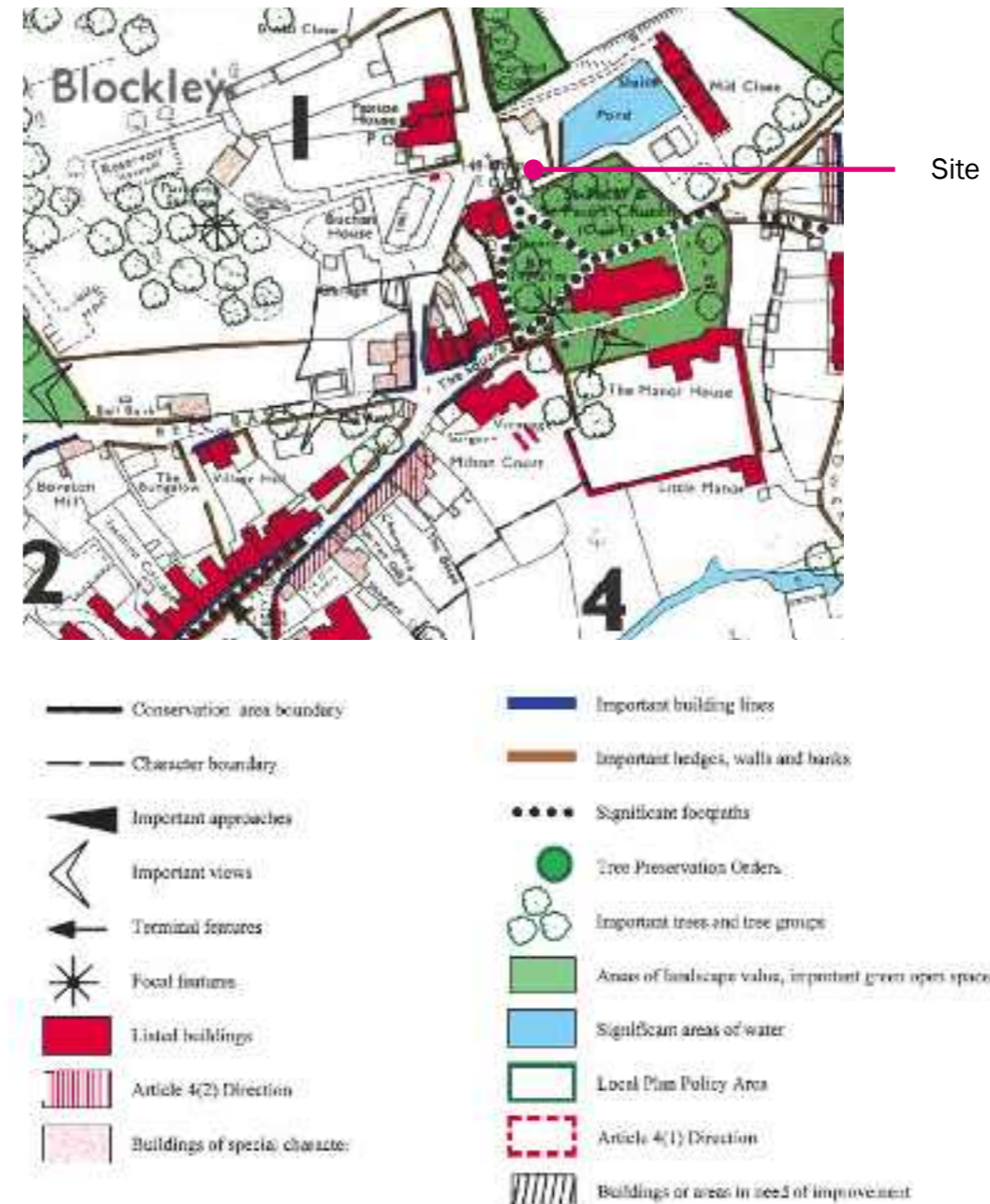


Figure 2.1: Blockley Conservation Area Statement Map

3.0 Significance of Site and Surroundings

Site

- 3.1 The application site is a small site (0.2ha) located to the east of Bell Lane. It comprises the southern part of land which is enclosed by a 1.2m high rough limestone, coursed, dry-stone wall. A single-storey, late 20th Century (date ascertained from historic mapping, see below) Cotswold stone toilet block with a pitched slate roof is located in the southern corner of the site, fronting Bell Lane. A late 20th Century dovecote is located within the enclosed land but outside the application site, to its north. This is constructed of Cotswold limestone with a steeply pitched slate roof. The remainder of the application site (to the rear of the toilet block) comprises a small garden overgrown with trees and vegetation (see Figures 3.1 and 3.2).

Historical Development

- 3.2 The historic development of Blockley is set out in the Blockley Conservation Area Statement and is summarised in Section 2.0 of this report. Additional information is also provided in the Archaeological Desk Based Assessment (January 2010) submitted with this application.
- 3.3 The High Street, Bell Lane and The Square have historically contained a wide variety of uses including public houses, butchers, a bakery, a school, banks and a post office. Whilst this mix of uses remains evident in the building types located on these streets many of the uses have ceased and the buildings have been converted to dwellings. The decline in shops/trade is noted in the Conservation Area Statement.



Figure 3.1: The Site



Figure 3.2: The Site (southern section of enclosure)

3.4 Historic mapping and historic photographs have been sourced from the internet and the Archaeological Assessment. A review of this historic data assists in establishing the evolution of the application site. It indicates the following:

- 1 As summarised by Cotswold Archaeology, the 1841 Tithe Map (Figure 3.3) shows the site at this time was located within the silk meadows and is intersected by a leat (artificial watercourse) to the mill pond. The village school appears to the west (the listing description (Appendix 1) for the village shop (listed as the British Legion Club) notes that the shop was originally built as the village school).
- 2 The 1884-1885 map (Figure 3.4) indicates the village school fronting Bell Lane. The footpath leading to the church with a field (the cemetery) is located to the east of what was the school. The leat leading to the mill pond is still evident bisecting the site. The site forms part of a larger rectangular enclosure. The cemetery is shown to the south of the site.



Figure 3.3: 1841 Map



Figure 3.4: 1884 Map

- 3 By 1902 the leat appears to have been in-filled (as noted by Cotswold Archaeology). The rectangular enclosure to the north remains with a narrow strip of land between it and the cemetery leading to the mill pond. Small rectangular structures appear to be located within this narrow strip of land. The map still indicates a school in this location.
- 4 Little has altered by 1922-23 although the structures on the narrow strip of land to the north of the cemetery are no longer evident. Cotswold Archaeology notes that a line of trees are recorded along the vicinity of the south of the site bordering the churchyard, forming a visual barrier between the church and the site which still exists today.



Figure 3.5: 1902 Map

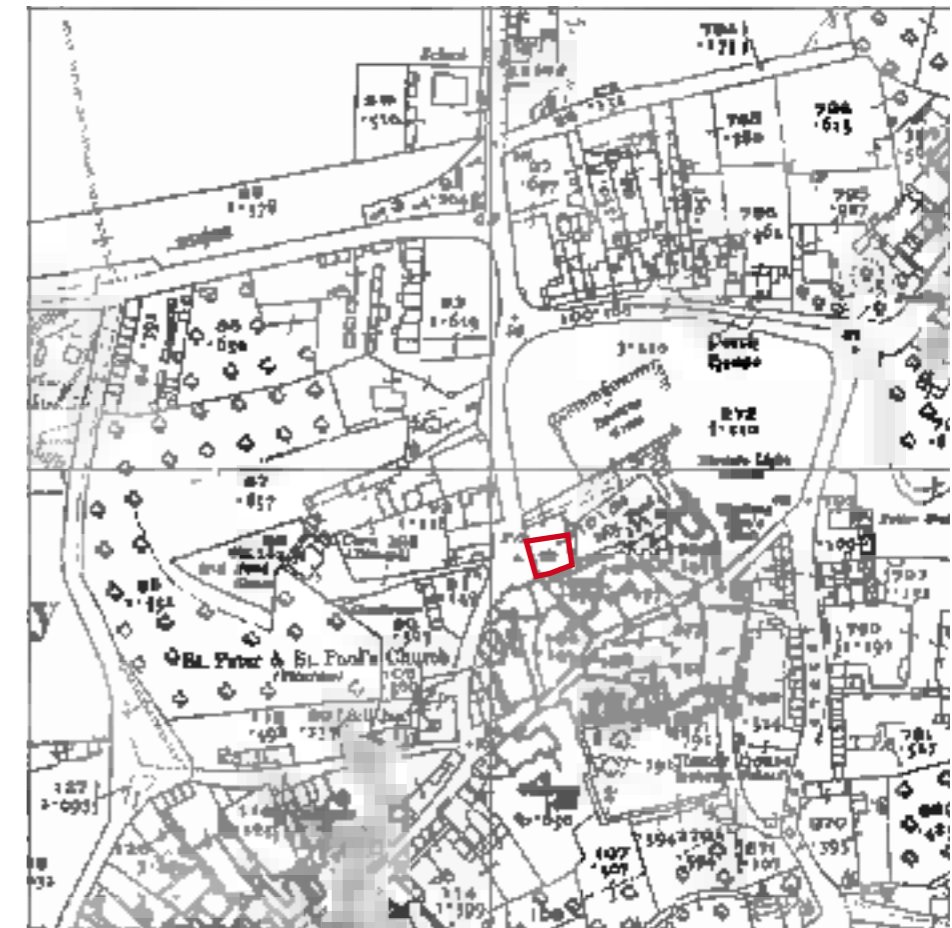


Figure 3.6: 1922 Map

- 5 A photograph of the church, which we understand from a local historian dates from 1923 (Figure 3.7), indicates an open-sided barn within an enclosed field in the vicinity of the application site (see right-hand side of the photograph). The eastern elevation of the current village shop is seen to the right of this. It is noteworthy how the view to the church has significantly changed due to tree planting (for example, compare the 1923 picture to photo 20 (page 34).
- 6 The 1955 (not illustrated) map lacks detail. No significant alteration in the arrangement of the land in the vicinity of the application site is evident.
- 7 By 1975-1976 the toilet block is shown fronting Bell Lane, aligned north-south across the narrow strip of land leading to the mill pond. The single storey garage is shown to the north of the field (Figure 3.8).
- 8 The current mapping does not indicate any further alteration in this area.



Figure 3.7: Photograph of the church, 1923



Figure 3.8: 1975 Map

Townscape and Views

- 3.5 The topography of the village and the number of listed buildings/structures results in the application site being related to or part of the setting of several listed buildings as well as forming part of the townscape of the centre of the village. Before dealing with the series of views, the report comments on the overall townscape, obtained from an elevated view, to the south. The photographs of the village are contained in Section 4.
- 3.6 The village sits in a valley with long distances views across Blockley available particularly from the south. When looking across the valley from the higher ground the village roofscape and vegetation is evident (see photo 1).
- 3.7 The village has a complex topography - the brook forms the low point of the area with substantial changes of level as land rises to the north/north-west. The topography, together with the tight-knit pattern of development fronting narrow lanes, results in a limited number of views of the application site in the immediate surrounding streets and spaces (see detailed analysis in Section 4).

Surrounding Heritage Assets

- 3.8 Heritage assets include listed buildings and conservation areas. The site is located within the Blockley Conservation Area. Whilst there are around 100 listed buildings in Blockley, the confined visual influence of the application site means that it only has a visual relationship with a small number of listed buildings within its vicinity. These are:
- 1 St. Peter and St. Paul's Church (grade II*, including important green space surrounding it).
 - 2 Gate and gatepost to the east of British Legion Club (grade II)
 - 3 British Legion Club Blockley (now village shop and café) (grade II)
 - 4 Drinking Fountain in grounds of Buchan House (grade II)
 - 5 Former Post Office (grade II)
 - 6 Paxton House (grade II)
 - 7 Mill Close (grade II)
 - 8 Elm House/Pear Trees/1-3 St. George's Terrace (grade II)
 - 9 Northwick Terrace (grade II)
- 3.9 The significance of the heritage assets and the contribution that the existing site makes to their significance is set out below.



Figure 3.9: Aerial photo locating Heritage Assets (Image © Google)

Conservation Area

- 3.10 The significance of the conservation area lies in its historic and architectural association with the silk mill trade. Blockley is noted for the silk mills which caused the village to prosper during the late eighteenth and first half of the nineteenth centuries. These mills together with the workers houses and more important terraces, generally built of the warm-toned Cotswold limestone, give Blockley its distinctive appearance.
- 3.11 Whilst the late 20th Century toilet block is an unassuming building and is constructed of materials that are characteristic of the conservation area it is not of any architectural or historic importance. It does not contribute to the specific significance of the conservation area - its association with the silk mill trade.
- 3.12 The wall that bounds three sides of the site is identified as an important wall. Whilst it is a dry-stone wall of appropriate character for this part

of the conservation area, its construction date is not clear. The construction of the toilet block and dovecote in the late 20th Century appears to have caused elements of the wall to be removed. It may have largely been rebuilt at this time.

- 3.13 Whilst the toilet block is of no particular architectural or historic interest, it forms a neutral element of the conservation area, the dry stone wall within the site is considered to contribute positively to the character and appearance of the conservation area. The vegetation is of limited importance, especially in comparison with the line of trees on the western side of Churchill Close and the trees along the northern edge of the cemetery.

St. Peter and St. Paul's Church (Grade II*)

- 3.14 This church has late 12th Century elements with later remodelling throughout the ages. The west tower is of 1725-7 by Edward or Thomas Woodward of Chipping Campden. It is constructed of coursed and uncoursed limestone rubble with ashlar clerestory, south elevation and west tower; slate and lead roofs. It is of heritage significance and is grade II listed.
- 3.15 The church is located to the east of The Square/ Bell Lane beyond buildings fronting these routes. It is accessed via gates from both The Square and to the east of the current village shop. It is set within landscaped grounds, with the cemetery to its north. The church grounds are identified within the Conservation Area Statement as an area of landscape value.
- 3.16 Views of the spire are available from higher ground to the north and the south. The church also forms a focal point in the townscape from surrounding

streets. Glimpsed views of the church - through openings in the built form and beyond the built form - are a characteristic feature of its setting.

- 3.17 From Bell Lane looking south-east the church is seen together with the application site. The toilet block and wall are located to the east of the church gates. Vegetation within the site complements vegetation within the cemetery. The current shop is seen to the west of the church gates.
- 3.18 From within the churchyard the site has a limited role; in some locations it cannot be seen, due to intervening trees, elsewhere it forms part of the vegetated edge to the cemetery.
- 3.19 The toilet block forms a neutral part of the setting of the church. The stone wall and vegetation within the site contribute positively to its setting.

Churchyard gate and gatepost to the east of British Legion Club (Grade II)

- 3.20 The gate and gateposts are 19th Century cast-iron examples. They comprise a wide carriage gate with turned heads to rails and dog-rails and octagonal cast-iron posts with low pyramidal capping. There is a short link to the current village shop (about 3 ft) which is ashlar with spiked capping. The listing description notes this is signed "Hill and Smith, (?) Shielby Mill". It is of heritage significance and is grade II listed.
- 3.21 The gate is not attached to the wall to be demolished.
- 3.22 The wall enclosing the south-western edge of the site is located immediately adjacent to the gate, the wall, vegetation within the site and the toilet block forms part of the setting of the gate. The toilet block is considered to be a neutral part of its setting whilst the walling/vegetation are positive elements.

British Legion Club (now Blockley Village Shop and Café) (Grade II)

- 3.23 The listing description notes that this was founded in 1713 by Rev Erasmus Saunders and was enlarged (and virtually rebuilt) by Lord Northwick in 1826 (see inscription). It is two storeys with a hipped roof, constructed of coursed rubble with ashlar quoins and dressings. The listing notes that it was built as a village school. It is of heritage significance and is grade II listed.
- 3.24 The setting of the village shop is characterised by Bell Lane itself and properties fronting it. The application site forms part of the setting of the shop.
- 3.25 The toilet block is a neutral part of the setting of the shop whilst the walling/vegetation positively contributes to its setting.

Drinking Fountain (Grade II)

- 3.26 The inscription reads "Coronation Memorial to Queen Victoria and King George V. Erected 1838, restored 1911". It is a low stone obelisk with side features to a plinth and projecting shaped stone trough fed by lion's head in cast-iron. It has a metal framework possibly to prevent paddling. It was moved from the roadside to its present position. It is of heritage significance and is grade II listed.
- 3.27 The fountain is located in the front garden of Buchan House to the west of the site. Due to the relocation, the fountain is significantly obscured from view and its setting is much reduced; the application site does not contribute to the setting.

Former Post Office (Grade II)

- 3.28 The former post office was originally the service wing to Paxton House dating from around the 1830s. It is two storeys of rubble construction, set back from the villa and with its ridge touching the villa's eaves. It has a slate roof hipped to the left. It is of heritage significance and is grade II listed.
- 3.29 The former post office fronts the western side of Bell Lane to the north-west of the site. Bell Lane and its surrounding buildings comprise the setting of the post office. The application site forms part of its setting. The toilet block is a neutral part of its setting and the walling/vegetation is positive, although of marginal importance.

Paxton House (Grade II)

- 3.30 Paxton House is a villa dating from 1830-40. It is a two storey building constructed of Cotswold stone ashlar with low pitch hipped Welsh slate roof on wide eaves. It is of heritage significance and is grade II listed.
- 3.31 Paxton House is physically joined to the former post office, fronting the western side of Bell Lane, to the north-west of the site. Bell Lane and its surrounding buildings comprise the setting of Paxton House. The application site forms part of its setting. The toilet block is a neutral part of its setting and the walling/vegetation is positive, although of very marginal importance.

Mill Close

- 3.32 Mill Close (originally a purpose built mill, but now residential) is located to the east of the mill pond, which lies to the east of the site. Its immediate setting comprises the mill pond and, to a lesser degree due to the surrounding vegetation the village green, bowling green, church and churchyard. The vegetation within the proposed site forms a neutral part of the setting of Mill Close.

Northwick Terrace (Grade II listed)

- 3.33 This is a terrace dating from 1809. It is two and a half storeys in height with a balanced composition. It is constructed of coursed rubble with a slate roof, coped end verges and stone ridge chimneys. It is of heritage significance and is grade II listed.
- 3.34 The terrace is set back from the road, in an elevated position, behind substantial front gardens. Hedges and walling define the garden boundaries.
- 3.35 Northwick Terrace has a wide setting, given its elevated position. Views across to the south-eastern side of the valley are obtained from the terrace. The village, including the church, numerous houses and the substantial village green (with bowling green) form part of the setting of the terrace.
- 3.36 The application site forms a negligible part of the setting of the elevated terrace given its distance from the site, intervening vegetation, topography and numerous other components within the setting.

Elm House/Pear Trees/1-3 St. George's Terrace (all Grade II listed)

- 3.37 Elm House is a villa dating from c.1800. It is two and a half storeys, ashlar with Cotswold stone roof. The garden gate and railings are also listed.
- 3.38 Pear Trees is a mid 19th Century terrace with earlier fabric, formerly three cottages. It is two storeys constructed of coursed rubble and a slate roof. It is lower than Elm House and St George's Terrace which it links.
- 3.39 Nos. 1-3 St. George's Terrace are three town houses, constructed in the earlier part of the C19, with later rear extensions. They are listed together with the front boundary railings and a boundary wall to numbers 1 and 2.
- 3.40 Elm House, Pear Trees and 1-3 St George's Terrace are all of heritage significance and are grade II listed.

- 3.41 These buildings are located on elevated grounds which afford views across the village and valley to the south. The setting of the buildings is, therefore, wide - comprising many components including the church, village green, the roofscape of the village and the fields/vegetation of the valley opposite.
- 3.42 The application site forms a very minor/negligible component of the setting of these buildings given its distance from the properties, its location on lower ground with intervening vegetation and buildings providing some screening. It forms a neutral/negligible part of the setting of the terraces.
- 3.43 Due to topography, distance from site and intervening development and vegetation the application site does not form part of the setting of the remaining listed buildings on St. George's Terrace (Porch Cottage and House and Rodney's House).

4.0 Impact of Proposed Development

Introduction

- 4.1 This section provides a summary of the application proposals and assesses the effects of the proposals on the heritage assets.

Description of Proposals

- 4.2 A full description of the proposal is provided in the Design and Access Statement. A brief summary is provided below:

- 1 A small-scale, one and a half storey building is proposed, constructed of Cotswold limestone, timber and glass.
- 2 The footprint of the building extends across the whole site. The main body of the building has a pitched roof with projecting gables on the western elevation. There is a set back central bay providing an open-air terrace. This is enclosed by a small Cotswold stone wall.

- 3 A gabled element, containing a rear entrance and lift is proposed at the north-eastern corner.
- 4 A shop and toilets are proposed on the ground floor. A double height café is proposed on the northern side of the building with a first floor office and store room to its rear. At ground level the café opens out onto the terrace providing an open-air seating area.
- 5 A basement for storage is proposed, with a service path and planting bed running along the northern elevation. A bin store is located to the rear (eastern end) of the service path.

Impact on Heritage Assets

Conservation Area

- 4.3 The proposals would result in the removal of the toilet block and the part of the dry-stone wall that surrounds the site. The dry-stone wall to the north of the site - enclosing the dovecote and its gardens - would remain.
- 4.4 The Character Statement noted that this part of the conservation area (to the rear of The Square) is characterised by informal outbuildings with dry-stone boundary walls that link between buildings that do not directly front onto the street.
- 4.5 The part of the dry stone wall (identified in the Statement as a positive feature) that would to be removed already appears to have been altered to accommodate the toilet block and part of the wall possibly removed in part to build the southern elevation of the block. The northern part would be retained. The proposal introduces a small-scale building that addresses the back edge of the street with both elevations and a low stone wall. It is considered the building/wall to be introduced in place of the toilet block and altered stone wall would be in keeping with the appearance of this area. It is an informal building, contributing in quality and built form of the area.

- 4.6 The scale, proportion and positioning of the building in relation to the street and other buildings respects the character of the area. The proposed materials reflect those characteristic of the conservation area, although some 21st century materials have also been introduced to reflect the contemporary nature of the building. It is considered the good quality, low-key contemporary architectural response is appropriate to locate the building within the 21st Century whilst reflecting key elements of Blockley architecture.
- 4.7 The replacement of the neutral toilet block with a high quality, appropriate new building enhances the appearance of the conservation area.

Listed Buildings and Conservation Area Impact

- 4.8 The following is an analysis of the role of the proposed development and its site within Blockley. The role is considered in terms of;
- 1 Overview of the village viewed from elevated ground to the south;
 - 2 The sequential views obtained when approaching the site;
 - 3 The effect on the setting of various listed buildings.

Overview

- 4.9 Photo 1 from the south shows the core of the village; the church can be clearly seen along with Churchill Close and St George's Terrace. The site performs no significant role in this view and development will not change the overall appearance of the village set in the valley.



1. View from Batsford Hill/ridge, northwards to Blockley.

**Approaching from South-West
(photos 2-7)**

4.10 A sequence of views from the High Street to The Square and northwards towards Buchan House and the existing shop. This demonstrates the intimate scale of enclosed streets and buildings set at varying angles forming varied small scale spaces. The triangular shape of “The Square” focuses the view on the Church. On the route northwards, (photos 4-5) the view opens up from the narrow gap between The Bell and back of buildings in The Square to the open land of Churchill Close and buildings in St George’s Terrace, that are dominant on the skyline (albeit when trees are in leaf their impact reduces). The proposed shop will only be seen as the viewer passes the existing shop (photo 7). From the approach from the south/south-west it has a very limited role in the appearance of the conservation area and will form a small-scale element in the tight-knit fabric of this part of the village.



2. View of High Street to The Square.



3. View from The Square to church.



4. View northwards, from The Square / Bull Lane.



5. View northwards towards Buchanan House and the Old Post Office (1970) to left.



6. View northwards, existing shop in view; Churchill Close and St George's Terrace are prominent. Note varied scale of buildings but unity of materials / colour.



7. Adjacent to shop and looking to WC / site.

Approaching from the east, via the Churchyard (photos 8-16)

4.11 From Lower Terrace is a rising route that is formed by a gap between terraced houses. The route passes a stone wall and gate posts (into Manor House - photo 9) and there is a glimpse into Mill Close (photo 10) before the route becomes a path into the churchyard (photo 11/12). The trees in the churchyard limit views towards the development site (photos 13/14). When adjacent to the church, the view is contained by a combination of buildings (in The Square and the existing shop) (photo 16) and planting. The development site is on the northern edge of the churchyard (photo 16). The character of the approach from the east is generally one of buildings set in the village landscape. The proposed development will maintain this character.



8. View from alleyway towards Manor House / Mill Close.



9. View into entrance of Manor House.



10. Glimpse of Mill Close.



11. View to entrance into churchyard (Manor House to left, Mill Close to right).



12. View into churchyard, from East.



13. View approaching church.



14. View to church - trees screen views to proposed development site.



15. View incorporates church, churchyard and The Square. (C.A Statement describes these as "set back a respectful distance").



16. View from church to existing shop and application site.

Approach 3, from the North/North-East (photos 17-22)

4.12 From the north-east the village green, Churchill Close, dominates the views (particularly due to topography) although adjacent to the junction with Porch House/Rodney's the boundary wall blocks views from street level (photo 17). The terraces (St George's and Northwick) frame the western and northern edges. With the buildings set above the road/raised pavements the terraces are imposing (photo 18). To the left, the view is across the open space with the church tower seen in combination with a variety of other buildings (with a particularly varied roofscape) and the local and wider landscape (the backdrop formed by the hills to the south, Batsford Hill) (photo 19).

4.13 From St George's Terrace the road turns to the south and there are various buildings seen in and around Churchill Close (the bowls club, Mill Close, the Dovecot/store) and "centre" of the village. The existing village shop is part of the collection of buildings that form a tight-knit group to the right (west) of the church (photos 20, 21 and 22). The mature trees and open space form a key part of this view. Overall, the character will not change as a result of the proposed development; there will still be a tight-knit group of buildings – of which the new village shop will be part - set amongst a mature landscape with the church tower a dominant feature.

4.14 It is worth noting that individual buildings in this central area have changed over the years; compare the current situation (photo 22) with an historic view of Blockley (photo 23). In both pictures the village shop (British Legion Club) can be clearly identified, as well as the former PO/Paxton House to the right. Historically, a three-storey building was to the right of the village shop. In its place there is now a single storey building. Evidently, the appearance of this part of Blockley has changed over the years but retains an overall scale and variety of buildings and spaces.



17. View across Churchill Close, from elevated pavement. Roof of Mill Close and bowling building visible, upper floor of Paxton House and gable end of Buchan House. Application site (and existing shop) screened.



18. View to St George's Terrace (right). Northwick Terrace (part, ahead) and edge of Churchill Close.



19. View across Churchill Close with Mill Close to left, Church Centre and tight-knit group of buildings in the village centre apparent through the trees beyond.



20. View from junction of St George's Terrace / Bell Lane. Site is beyond Dovecot /store ("below" church tower).



21. View Bell Lane south; trees in Churchill Close are dominant feature with Church and Village seen in the middle distance and Batsford Hill / ridge forms backdrop.



22. View to existing shop; Proposed site to left. Paxton House to right. (Compare view with historic phot, No. 23).



23. Historic photo of shop and former post office. Note 3 storey building to right of shop - now single storey (compare with Image 22).

Setting of Listed Buildings

4.15 The accompanying photographs show listed buildings in Blockley whose setting is, in part, formed by the development site. The photographs and buildings are;

- St George's Terrace - photos 24, 25, 26, 27. Also see 7.
- Northwick Terrace - photo 28. Also see 17.
- Paxton House/Formal PO - photo 29. Also see 22.
- The Fountain - photos 30, 31.
- Existing Shop - photos 32, 33, 36. Also see 19, 21, 22.
- St Peter and St Paul's Church - photos 34, 35, 38. Also see 14, 19, 20, 22.
- Mill Close - photo 37. Also see 19, 20, 24.

4.16 In relation to all these listed buildings the settings include, in combination:

- Other buildings
- Open space
- Trees and shrubs
- Walls
- Paths/roadways

4.17 In many instances the wider valley landscape is part of the setting. The proposed shop will be an element in the setting but, whilst a new addition, it does not significantly alter the setting: the balance between open space and built elements will be retained. The design of the new shop including its scale, roof form and materials will result in the building forming a discrete part of the overall setting of the various listed buildings.

4.18 In terms of the church, its setting is varied; forming a key part of the views from the surrounding area (where it is seen as a relatively dominant feature). This setting will not change as a result of the proposed development. The churchyard forms a local and contained setting. Whilst the new building will be seen, in part, on the northern edge of the churchyard, this will be in keeping with the existing setting where buildings such as those in The Square and the existing village shop form part of the perimeter of the church/churchyard. The remainder is formed by trees/bushes. The new shop will form part of this grouping of buildings that are located on, and help to define, the setting of the church and its churchyard.

4.19 For the reasons set out above the new building forms an appropriate setting to the listed buildings within its vicinity. In the longer range views, from St. George's Terrace/Northwick Terrace, the new building, if seen, will be a minor addition to the roofscape of Blockley.

4.20 The settings of the listed buildings will be preserved.

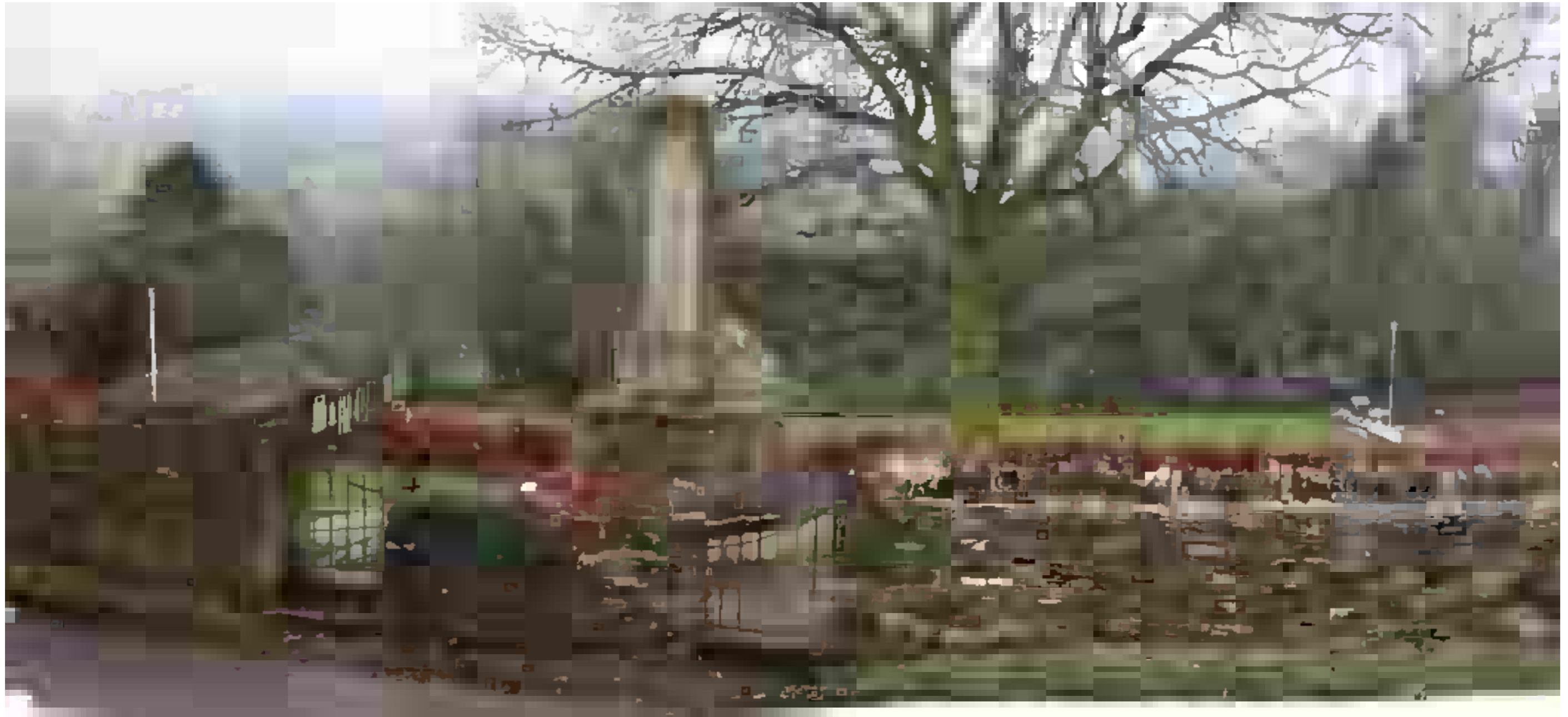
St George's Terrace



24.



25. St Georges Terrace.



26. View across Churchill Close, from elevated pavement (across spread)



26. (continued from previous page)



27. View of St Georges Terrace across Churchill Close: A wide setting, encompassing other buildings and open space.

Northwick Terrace



28. View of Northwick Terrace from north. Topography and wall/planting screen the development site: it cannot be seen in combination with Northwick Terrace.

Paxton House / Former Post Office



29. View from adjacent to development site towards Paxton House (Northwick Terrace in background but partly screened by vegetation).

The Fountain



30. View to fountain in grounds of Buchan House



31. View from adjacent to development site to fountain (behind hedge, in grounds of Buchan House). Top of fountain/stone visible but covered in ivy.

Existing Shop



32. Panoramic View (double page spread)
St George's Terrace to left, development site to centre, existing shop to right. Note glimpsed view to church and variety of buildings especially clustered around the existing shop, ranging from single to 2.5 storeys (one 'discordant' feature is white house / former garage to right - as noted in Council's Conservation Area Statement, page 7).





33. View of existing shop, from edge of development site.



34. View from edge of development site to church.



35. View of church tower and The Square - buildings frame the view - creates an entry into the churchyard

St Paul's Church



36. View of triangular space at southeastern end of Churchill Close; view incorporates relatively 'modern' buildings as well as historic listed buildings. The proposed shop will add to this diverse range but using materials/scale/details to complement the dominant aspect of the village.



38. A panoramic view from churchyard, with existing shop building glimpsed to left hand side of the picture. The proposed shop will be a set a similar distance from the church, adding a very limited amount of built development to the edge of the churchyard.

Mill Close



37. View to Mill Close, across Mill Pond, from edge of churchyard.

5.0 Conclusion

- 5.1 The scale, proportion and positioning of the proposed shop and café in relation to the street and other buildings respects the character of its immediate area. The high quality, low-key contemporary architectural response is appropriate to locate the building within the 21st Century whilst reflecting key elements of Blockley architecture.
- 5.2 The building contributes to the character and appearance of the conservation area and forms a positive new element in the setting of the surrounding listed buildings.
- 5.3 The proposals comply with both the policy sets out in PPS5 to protect the significance of heritage assets and local plan policies to preserve or enhance the character and appearance of the conservation area.
- 5.4 In particular it meets Policy 15 because all the elements are in keeping with Blockley in terms of:
- siting
 - scale
 - form
 - proportions
 - design
 - colour
 - materials
- 5.5 It is also fully in accordance with the three criteria set out in Policy 25, concerning commercial buildings; first, the scale, size and function is appropriate. Secondly, and very importantly, it “... *meets the needs of the local community* ...” and thirdly it will be easily accessible to the local community and reduces the need to travel (see the Retail Impact Study).
- 5.6 Overall, the project fully accords with heritage policy and guidance.

Appendix 1: Listing Descriptions

Building Name: **PARISH CHURCH OF SAINT PETER AND SAINT PAUL**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode:

Details:

LBS Number: 126893

Grade: II*

Date Listed: 25/08/1960

Date Delisted:

NGR: SP1646234920

Listing Text:

The following building shall be upgraded to II* (star):-

SP 1634 NW BLOCKLEY THE SQUARE

9/3 Parish Church of

St Peter and St Paul

GV - 25.8.60 II

and the description shall be amended to read:

Parish church. Late C12 chancel and nave remodelled in C14 and C15; late C13 north chapel; early C14 north aisle, early C17 porch; south nave remodelled and clerestory built 1636-7; west tower of 1725-7 by Edward or Thomas Woodward of Chipping Campden. Coursed and uncoursed limestone rubble with ashlar clerestory, south elevation and west tower; slate and lead roofs. Plan: chancel and aisled nave with north aisle continued as late C13 chantry chapel north of chancel; north and south porches; west tower. 3-bay. Late Norman chancel has 5-light east window of 1838 by Richard Hulls, C14 pointed-arched doorway and C15 2- and 3-light windows to south side which is articulated into 3 recessed bays with arches and pendants to corbel table; north side has late C12 window with trumpet-scalloped capitals to engaged shafts. North aisle: east bay has late C13 clasped and wall buttresses, C13 trefoiled lancet above lancet to east and C18 2-light Y-tracery window above C13 trefoiled lancet to north; C14 aisle to rest has offset angle and wall buttresses, two east bays have C17 3-light plain mullioned window and C14 paired trefoiled lancet above C15 square-headed 3-light window with trefoiled ogee lights; label moulds over C15 2- above 3-light square-headed windows with cinquefoil heads framing steeply-gabled porch of 1871 with lancets and hood mould over pointed-arched doorway; C18 3-light west window; C15 parapet. North clerestory has label moulds over four 3-light cinquefoil-headed windows. South elevation probably rebuilt in early C17 when south porch built: C15 3-light windows with elaborately cusped panel tracery flank porch with crocketed pinnacles to crenellated parapet and sundial above keyed semi-circular arched doorway with strapwork spandrels; label moulds over probably C17 3-light window with panel tracery to east and 3-light cinquefoil-headed clerestory windows; early C17 lead rainwater heads and plain parapet. Four-stage west tower has string courses linking set-back angle buttresses: keyed semi-circular arched west doorway with sunk spandrels set beneath classical semi-circular arched window with key and impost blocks; belfry stage has ogee hood moulds over 3-light Gothic windows each with quatrefoils to tympanum and louvred lights flanking blind light; cornice, plain parapet and crocketed pinnacles.

Interior: late C12 chancel has broad-leafed carvings to scalloped capitals of responds to rere arches; prepared for vaulting with similar scalloped capitals to vaulting shafts; early C14 piscina and 3 sedilia in crocketed ogee arches to south, C14 aumbry and pointed-arched doorway to north; C14 common-rafter roof; entrance to rood stairs to south. Chancel arch has early C14 pointed moulded arch set on late C12 responds with similar scalloped capitals. 4-bay north aisle arcade has C14 chamfered arches of 2 orders set on octagonal piers; to west end of nave are 2 buttresses flanking late C12 blocked doorway with trumpet-scalloped capitals; nave has plastered C18 ceiling with small decorative plaster panels; north aisle has C15 roof with moulded and quartered beams.

SP 1634 NW 9/3 BLOCKLEY THE SQUARE

(East side)

25.8.60 Parish Church of

Saints Peter and Paul

GV

Large parish church in centre of village. Present structure late C12 with C14 additions, C17 alterations and an imposing Gothic tower of 1725-28 by Edward or Thomas Woodward of Chipping Campden. Built in rubble with ashlar North aisle and West tower. Roofs a mixture of tiles, stone slates and lead. Consists of:-

1. Tower of 4 stages, crenellated; set back wall buttresses ending in tri-lobes and pierced corner pinnacles; large belfry openings with blind tracery in heads; crude pointed west door, half baroque half Gothic probably re-using earlier material. This is a fine example of work by a good provincial mason exhibiting several features from the great C15 Gloucestershire wool-churches (eg belfry windows loosely based on those at Chipping Campden) combined with some of Kentian Gothick.
2. Chancel: 3 bay late C12 formerly vaulted - see springers inside; Norman windows with inserted C14 lights to south; priest's door under centre window. East wall rebuilt 1838.
3. Nave of 4 bays with C14 north aisle and arcade and 2 storey chantry and sacristy (now vestry). C12 south door with inserted C15 stout doorcase. Present nave clerestory, for gallery, presumably of the same period - good examples of Gothic Survival. South parapet dated 1738.
4. South porch dated 1630.
5. North porch added c1871.

Interior: galleries removed. Main items of interest are Rushout and Childe Memorials In north aisle extension, and a number of busts by Rysbrack. Note also especially a good baroque wall monument on south wall by Edward Woodward (to Edward Croft died 1717). Wooden C15 chancel screen. Unusual piscina on corner of east respond. For fuller description and history see 'Buildings of England Series (Gloucestershire: The Cotswolds)' and V.C.H. Worcester Vol. 3 (Blockley used to be in Worcestershire).

Listing NGR: SP1646234920

Building Name: **CHURCHYARD GATE AND GATEPOSTS TO EAST OF BRITISH LEGION CLUB**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9ES

Details:

LBS Number: 126774

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1641934952

Listing Text:

SP 1634 NW 9/114 BLOCKLEY BELL LANE

(South-East side)

Churchyard Gate and

Gateposts to East of

British Legion Club

GV II

Mid C19. Cast-iron. Wide carriage gate with turned heads to rails and dog-rails; lozenge bracing to lower part. Octagonal cast-iron posts with low pyramidal capping. Abutment to west is a short link to the British Legion Club (about 3 ft), ashlar with spiked capping. Signed "Hill and Smith, (?) Shielby Mill".

Listing NGR: SP1641934952

Building Name: **BRITISH LEGION CLUB AND BRANCH LIBRARY**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9ES

Details:

LBS Number: 126775

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1640934945

Listing Text:

SP 1634 NW 9/113 BLOCKLEY BELL LANE

(South+East side)

British Legion Club

and Branch Library

GV II

Founded 1713 by Rev Erasmus Saunders, enlarged (and virtually rebuilt) by Lord Northwick 1826 (see inscription). Altered. 2 storeys with hipped roof, coursed rubble with ashlar quoins and dressings. Built as a village school. North front: 3 bays, outer slightly angled back and have band over ground floor, centre breaks forward slightly and has open pediment. Latter has lunette window with flat bracketted label, panel below with inscription in latin. Three doorways below, centre double. Unsymmetrical window on 1st floor to right looks contemporary (1826). To left: a window on 1st floor and double doors below. To right: door on 1st floor, half-blocked window below.

Return to East: 2 wide bays of tripartite windows, casements; central doorway with open pedimented stone porch (entrance to Library). In 1867 partly taken over to house the village fire engine (until 1946).

Listing NGR: SP1640934945

NEW VILLAGE CO-OPERATIVE STORE / HERITAGE AND TOWNSCAPE ASSESSMENT

Building Name: **DRINKING FOUNTAIN**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9ES

Details:

LBS Number: 126771

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1639234957

Listing Text:

SP 1634 NW 9/90 BLOCKLEY BELL LANE

(North-West side)

Drinking Fountain

GV II

Inscription reads "Coronation Memorial to Queen Victoria and King George V. Erected 1838, restored 1911". Low stone obelisk with side features to plinth, projecting shaped stone trough fed by lion's head in cast-iron. Metal framework possibly to prevent paddling. Moved from roadside to present position.

Listing NGR: SP1639234957

Building Name: **R AND L HOLTS POST OFFICE**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9ES

Details:

LBS Number: 126770

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1639234972

Listing Text:

SP 1634 NW 9/89 BLOCKLEY BELL LANE

(North-West side)

R & L Holts Post Office

GV

II

Former service wing to Paxton House. Circa 1830s. Two storeys rubble, set back from the villa and with ridge touching the villa's eaves. Slate roof hipped to left. Three windows glazing bar sashes; shop front on ground floor to left. Arched doorway with modern door to right. Band over ground floor. Three and 3 window return.

Listing NGR: SP1639234972

Building Name: **PAXTON HOUSE**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9BA

Details:

LBS Number: 126769

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1639334987

Listing Text:

LANE

SP 1634 NW 9/88 BLOCKLEY BELL LANE

(North-West side)

Paxton House

GV II

Circa 1830-40 villa. Cotswold stone ashlar with low pitch hipped Welsh slate roof on wide eaves. First floor band. Two storeys, 5 windows, sashes with glazing bars. Central arched doorway with traceried fanlight, side lights and panelled door; panelled reveals, fluted lintel.

Listing NGR: SP1639334987

Building Name: **NORTHWICK HOME 1-5 (MILL CLOSE)**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9DN

Details:

LBS Number: 126737

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1649034975

Listing Text:

SP 1635 6/112 BLOCKLEY

SP 1634 NW 9/112 Nos 1-5 (consec)

Mill Close

(Northwick Home)

II

Dated 1843. Built as a mill with mill pond beside it, became Blockley Institute in 1897 (dated) and repaired after dire damage in 1931 (dated). Characteristic mill building of coursed squared stone with modern tile roof. Two storeys, 11 bays, 2, 3 and 4-light stone mullion windows in flat heads. Partly glazed doors. Stone verges to gables. Lower 2 bay extension to left.

Listing NGR: SP1649034975

NEW VILLAGE CO-OPERATIVE STORE / HERITAGE AND TOWNSCAPE ASSESSMENT

Building Name: **ELM HOUSE, RAILS AND GATES**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9BW

Details:

LBS Number: 126876

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1643335085

Listing Text:

SP 1635 6/152 BLOCKLEY ST GEORGE'S TERRACE

Elm House,

Rails and Gates

GV

II

Circa 1800 villa. Two and a half storeys ashlar with Cotswold stone roof; 2 gabled dormers, end chimneys and raised verges. Four windows, modern aluminium glazing bar sashes. Pretty wrought iron porch with tented canopy, to right of centre; C20 oak door. Raised on St George's Terrace above the road. Front rails and standards with fleur-de-lys heads, ranged up either side of gates which have scrolled lower panel. Garden gate with braced lower panel to left. Rails returned to side of house.

Listing NGR: SP1643335085

Building Name: **PEAR TREES, TOGETHER WITH FRONT RAILINGS AND GATES**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9BW

Details:

LBS Number: 126878

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1644735086

Listing Text:

SP 1635 6/154 BLOCKLEY ST GEORGE'S TERRACE

Pear Trees, together

with Front Railings

and Gates

II

Mid C19 with earlier fabric. Formerly 3 cottages. Two storeys, coursed rubble with slate roof. Lower than Elm House and St George's Terrace which it links. Irregular fenestration: 3 windows on 1st floor (glazing bar Yorks sashes), 5 on ground floor, (2 Yorks sashes with glazing bars). Concreted lintels. Battened door to right of centre.

Front railings with flat fleur-de-lys heads, lotus standards and 3 gates (only centre works).

Listing NGR: SP1644735086

Building Name: 1-3 ST GEORGE'S TERRACE, RAILINGS AND BOUNDARY WALL TO NUMBERS 1 AND 2

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9BN

Details:

LBS Number: 126879

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1646335090

Listing Text:

BLOCKLEY

8/6/24 ST GEORGE'S TERRACE

26-AUG-83 1-3 St George's Terrace, Railings and

Boundary Wall to Numbers 1 and 2

(Formerly listed as:

ST GEORGE'S TERRACE

RAILINGS, AND FRONT RETAINING WALL TO

NUMBERS 1 AND 2)

(Formerly listed as:

ST GEORGE'S TERRACE

1-3)

GV II

A terrace of three town houses, constructed in the earlier part of the C19, with later rear extensions, together with front boundary railings and a boundary wall to numbers 1 and 2.

MATERIALS: Golden, ashlar-quality limestone rubble, under slate roofs, with stone stacks.

PLAN: The terrace is orientated east-west, with the main elevations facing south. The houses are double-depth on plan, originally with outshuts to the rear, now with larger extensions. Each has rooms to either side of a central entrance hall.

EXTERIOR: The terrace comprises three houses, each of two storeys and three bays, The main elevation has central entrance doorways, plat bands above ground and first floors, and a deep gap above the first floor to hide an attic storey. The third bay from the right is the subject of a flying freehold, whereby the ground floor, housing an elliptical carriage opening with heavily-studded double doors, belongs to Number 2, while the room above, denoted from the outside by a sash window above the carriage opening, belongs to Number 1. Number 3 carries the inscription ST GEORGE'S TERRACE. Each house has a cast-iron, tented porch, within which is set a four-panelled

door, and over-door light with geometric tracery and some coloured glass. The main elevation has six-over-six sash windows set in plain reveals. There are axial gable end stacks and similar ridge stacks at the party walls. The eastern return has segmental-arched windows and a cellar light. The rear elevations of the buildings, constructed from limestone rubble with ashlar quoins, are irregular, with various extensions, having timber casement windows.

INTERIOR: Number 2 only inspected internally. The ground floor has a central entrance hall with moulded doorcases and panelled doors. The principal rooms to the front retain period fireplaces, architraves and moulded cornice, that to the east also having shutters. To the rear, the former kitchen has a later C19 fireplace with tile inserts, and a flagstone floor. Beyond the original rear wall is a later extension with terracotta tile floor, and a further later C20 extension housing a single room. The stair is enclosed, with a moulded newel post and plain stick balusters to the first floor landing. First floor doors are four-panelled examples similar to those on the ground floor, with slender moulded surrounds, picture rails and skirting. The rooms to the rear have been partly reordered, due to the later extension. The principal first-floor room has a small C19 fireplace with cast-iron grate. The attic rooms have early-C19 plank and batten doors, and the roof structure is exposed. It is a shallow-pitched roof with trusses formed from pegged principal rafters, tie beam and a series of vertical struts, and single purlins; carpenter's marks remain visible despite later iron reinforcement to the joints.

SUBSIDIARY FEATURES: The terrace is bounded to the front by railings with enriched heads and standards, and a wall of stone with vermiculated rustication and reeded coping outside numbers 1 and 2, which extends along the returns to the carriage opening.

HISTORY: The buildings now comprising 1-3 St George's Terrace were constructed shortly after 1800, on the north-eastern edge of the established village of Blockley, on part of the adjacent Northwick Park Estate. The new development included St George's Terrace, together with a number of other substantial and more modest dwellings and almshouses, set around a large village green. At this time, it appears that all the buildings on the north side of the street now including St George's Terrace were known collectively as St George's Place. The houses remained in the ownership of the Northwick Park Estate, but were leased to a succession of owners. Among the residents recorded was Thomas Rolls, a surgeon, who lived in the Terrace during the 1860s; it may be from this period that a now-fragmentary inscription including the word "Infirmary" was added above the carriage opening between numbers 1 and 2. At this time, it appears that these two buildings were in the same occupation, as an inscription discovered during renovation work at number 2 records the blocking of a first-floor doorway between the two houses in 1872. Between 1897 and 1916, 2 St George's Terrace was occupied by Frederick Anthony, Lady Northwick's private secretary, and his family. Following the passing of the 1920 Act of Parliament imposing 40 per cent inheritance tax, the Northwick Park estate sold off some 84 properties in the village, among them St George's Terrace. The buildings were extended to the rear during the earlier C20, replacing small outshuts with larger, two-storey gabled blocks.

SOURCES: A History of the County of Worcester (Victoria County History), Volume 3 (1913), 265-76; Verey, D and Brooks, A, The Buildings of England - Gloucestershire I: The Cotswolds (1999), 185

REASONS FOR DESIGNATION: 1-3 St George's Terrace, their boundary wall and railings, are designated at Grade II, for the following principal reasons:

- * The terrace, dating from the earlier part of the C19, is well-designed in a polite, classically-inspired style, demonstrating good quality in materials and construction
- * The three houses retain a number of good features of the period, including their tented cast-iron porches, sash windows and original front doors
- * The buildings are relatively little altered
- * They retain their front boundary wall of vermiculated, rusticated stone with elegant railings
- * Group value with the adjacent buildings, Elm House and Pear Trees (both listed Grade II), and the other listed buildings of similar date around the village green

NEW VILLAGE CO-OPERATIVE STORE / HERITAGE AND TOWNSCAPE ASSESSMENT

Building Name: **NORTHWICK TERRACE 1-8**

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9ES

Details:

LBS Number: 126768

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1636135055

Listing Text:

SP 1635 6/87 BLOCKLEY BELL LANE

(North-West side)

Nos 1-8 (consec)

Northwick Terrace

GV II

Dated 1809. Two and a half storeys, balanced composition. Coursed rubble with slate roof, coped end verges. Stone ridge chimneys; 3 light-gabled dormers. Casement windows. Nos 3 and 6 form slight breaks with lunette windows in pedimented gables over inscription panels (No 3 blank): bracketted name panel over and date panel. One window on 1st floor and 2 on ground floor flanking door. Other houses in pairs with centralised doorways. Nos 1, 4, 5, 7 and 8 retain original bracketted porches with segmental gabling. Panelled doors, except for No 3 which is modern. Two windows each, segment-headed, outer 3-light inner, over doors, 2-light. Rear: tiled roofs,

Nos 1-4 stone tiled. Several outbuildings survive.

Listing NGR: SP1636135055

Building Name: RAISED PAVEMENT

Parish: BLOCKLEY

District: COTSWOLD

County: GLOUCESTERSHIRE

Postcode: GL56 9BW

Details:

LBS Number: 126877

Grade: II

Date Listed: 26/08/1983

Date Delisted:

NGR: SP1644135072

Listing Text:

SP 1635 6/153 BLOCKLEY ST GEORGE'S TERRACE

Raised Pavement

GV

II

Mid C19, mason Richard Belcher (contemporary parish Waywarden). Runs from Elm Villa to No 2 St George's Terrace where it slopes down. Coursed rubble with simple tubular iron guard.

Listing NGR: SP1644135072



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