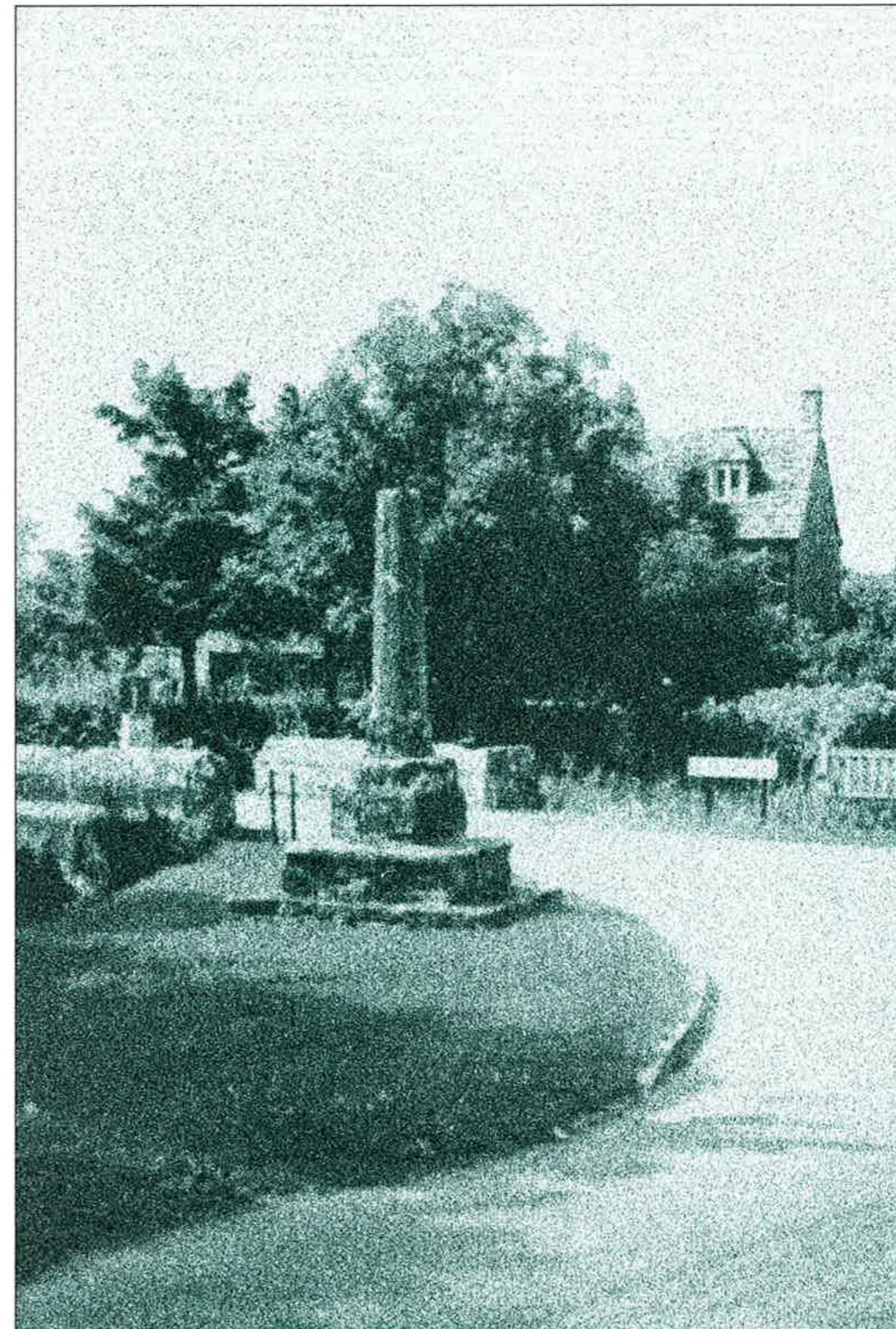


Ashton Keynes Conservation Area Statement

January 1998



*North
Wiltshire
District
Council*

Conservation & Urban Design

Ashton Keynes Conservation Area Statement

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1.0 Acknowledgements

This statement was prepared during 1994 and 1995 in close conjunction with a working party in Ashton Keynes.

The working party comprised:

- Mr D Ashcroft, Chairman of Working Group
- Mr R Thomas, Chairman of Parish Council
- Mr G Chick
- Mrs J Freeth
- Mr M Seymour
- Mrs A Turner
- Mrs M Walpole

The majority of photographs in the statement were taken by members of the Ashton Keynes working party and North Wiltshire District Council Conservation & Urban Design.

Other images were taken from, and reference made to the text of, "A Village with no History" by the late Madge Patterson and Ernest Ward.

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The project was overseen by Mrs P Tollit and Mr J Kashdan-Brown of North Wiltshire District Council, and updated by Miss V Summerill during 1997.

1.1 Conservation areas

CONSERVATION AREA STATEMENTS

Opposite are the current conservation policies contained in the Local Plan. The Local Plan policies for 1994-2001 are currently being reviewed and are contained in a separate Local Plan Review document available from the North Wiltshire District Council.

In the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities are given the duty to 'prepare proposals for the preservation and enhancement' of Conservation Areas. This Conservation Area Statement outlines the approach that North Wiltshire District Council is taking in the preparation of these proposals.

The problem which Conservation Area designation seeks to address is the loss of local and regional identity. It was the growing similarity of developments leading to 'everywhere looking like everywhere else' that was the engine behind the Civic Amenities Act of 1967, when the Conservation Area was first introduced into planning law.

One strength of the Conservation Area national policy and guidance is the need for each area to have individual proposals. This implies place derived patterns: by drawing on the local patterns, a pattern language or book for the village/town can be compiled, reinforcing the sense of local identity.

It is not possible to bring all aspects which affect character under planning control. It is therefore necessary to generate local enthusiasm through encouraging stewardship of the local environment by the local community. But whilst community involvement is important, there has to be an input from the local planning authority, with positive plans for the areas' future, for successful conservation of towns and villages.



Fig 1

These proposals for each Conservation Area will be fully integrated with the new revisions to the Local Plan, as supplementary planning guidance. This ensures that conservation issues are considered as an integral part of the Local Plan, and that the proposals are periodically reviewed to ensure they remain relevant to the issues facing the town or village in question.

ACTIONS AFFECTING CONSERVATION AREAS

There are a number of ways in which a Conservation Area's character and appearance can be affected. On the one hand, specific enhancement schemes prepared and implemented by the local authority: On the other, the exercise of planning development control practice. In addition, there are works undertaken by other authorities or utility companies or individuals, for instance Highways improvements or Telecom overhead wires, and piecemeal changes undertaken by the residents themselves, which are not at present covered by the planning acts. Finally, there are economic circumstances, the closure of the shop or pub, for instance, which can also have a strong impact on the character of the village. All of these effects need to be considered alongside each other in the preparation of 'proposals' for the preservation and enhancement of a Conservation Area.



Fig 2

Guidance and proposals in the Conservation Area Statement are place-derived from the local identity and patterns. In Ashton Keynes, the character which it is desired to 'preserve and enhance' extends beyond the most prominent features such as the village crosses, or the Thames and its bridges along the main street (front cover): It is present in each of the numerous owner-built artisan dwellings which collectively form the village (fig.1); present in the street pattern and spaces shaped by the buildings and topography (fig.2); and present in the distant views of the village within the greater landscape (fig.3). Any future change should understand, respect and respond to all these factors.

HOW TO USE THIS DOCUMENT

This Statement has been prepared in four distinct parts, each of which serve differing purposes, and which are to be used by different parties likely to affect the future character of Ashton Keynes.

The first section provides a general introduction to Local Plan policies affecting the Conservation Area, together with background to its history and reasons for its designation. This section is particularly intended to inform residents, and prospective developers or buyers, of what the general historical character is and how it is being protected. Section two is a 'plan-based' analysis of the present main contributors to this character, whereby 'key areas' contributing to the Conservation Area are identified. In these areas emphasis is towards preservation and minimum change, therefore guidance recommendations are justifiably the strictest.

Section three is a detailed analysis of each public street or space within the Conservation Area, divided into a number of notional "identity areas". Description, illustrations and analysis are used to derive an accompanying set of guidance recommendations and priorities for enhancement schemes (where funds allow). Individual identity area analyses from this section are for distribution to prospective applicants for specific sites, and for detailed reference by Development Control Officers.

The final fourth section collates and tabulates the recommendations above, and identifies an 'action plan' of tasks for other parties likely to affect the Conservation Area, such as statutory or service companies, highway authorities, residents, Parish and District Councils.



Fig 3

DESIGNATION OF CONSERVATION AREAS

- 8.8 A Conservation Area may be designated by the District Council, County Council, English Heritage, or Secretary of State for the Environment. These powers were first created in the 1967 Civic Amenities Act, and have been updated by Acts of Parliament since. In the Planning (Listed Buildings and Conservation Areas) Act 1990, A Conservation Area is defined as an area of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance.
- 8.9 A Conservation Area is often centred on listed buildings or other historical focal points. Some areas are entire settlements, others are only a part of a town or village. Some include wide tracts of the surrounding area, whilst others are drawn tightly around the buildings that give the place its special character and form. Groups of buildings and the spaces between them, are considered, along with traditional walls, railings, paving and street furniture. The topography and contours of the land can affect the form of the settlement, as well as influencing views and vistas within, from and of the settlement. Trees and hedges can also be important to the character of a place. There are no fixed criteria for the designation of possible Conservation Areas, however, and this reflects the fact that places need to be considered on their merits and in relation to their surroundings and the qualities of other designated areas. (See draft Planning Policy Guidance No. 15, Historic Buildings and Conservation Areas, paragraph 2.8, and Conservation Area Practice: English Heritage guidance on the management of Conservation Areas, June 1993).

THE EFFECTS OF DESIGNATION

- 8.10 The designation of a Conservation Area should not simply be seen as the imposition of further controls. Rather, it is intended to give an assurance that any new proposals for development and demolition will be subject to careful and critical examination by the local planning authority. The most important points that need to be highlighted regarding the effect of designation of a Conservation Area are:
 - a) Demolition of all or part of a building will normally need Conservation Area Consent beyond the normal building regulations;
 - b) Proposals for new building, on whatever scale, will be given close attention. Outline permission will not normally be granted and detailed plans will be required so that the full impact of the proposals can be assessed including the retention and new planting of trees;
 - c) Six weeks notice needs to be given if it is intended to top, lop, or fell trees within the Conservation Area unless they are in immediate danger;
 - d) Applications for advertisement consent will be carefully examined to ensure they do not destroy or detract from the area's character;
 - e) The District Council has a duty to publicise all proposals that may affect the character or appearance of the Conservation Area; and
 - f) The District Council is able to allocate certain grants for the improvement or repair of historic buildings where the townscape is especially valuable and an area is in need of enhancement.

CONSERVATION AREAS

B2 IN CONSERVATION AREAS, ONLY DEVELOPMENT, ADVERTISEMENTS AND OTHER WORKS WHICH PRESERVE OR ENHANCE THEIR CHARACTER OR APPEARANCE WILL BE PERMITTED.

In the exercise, with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions of the Planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

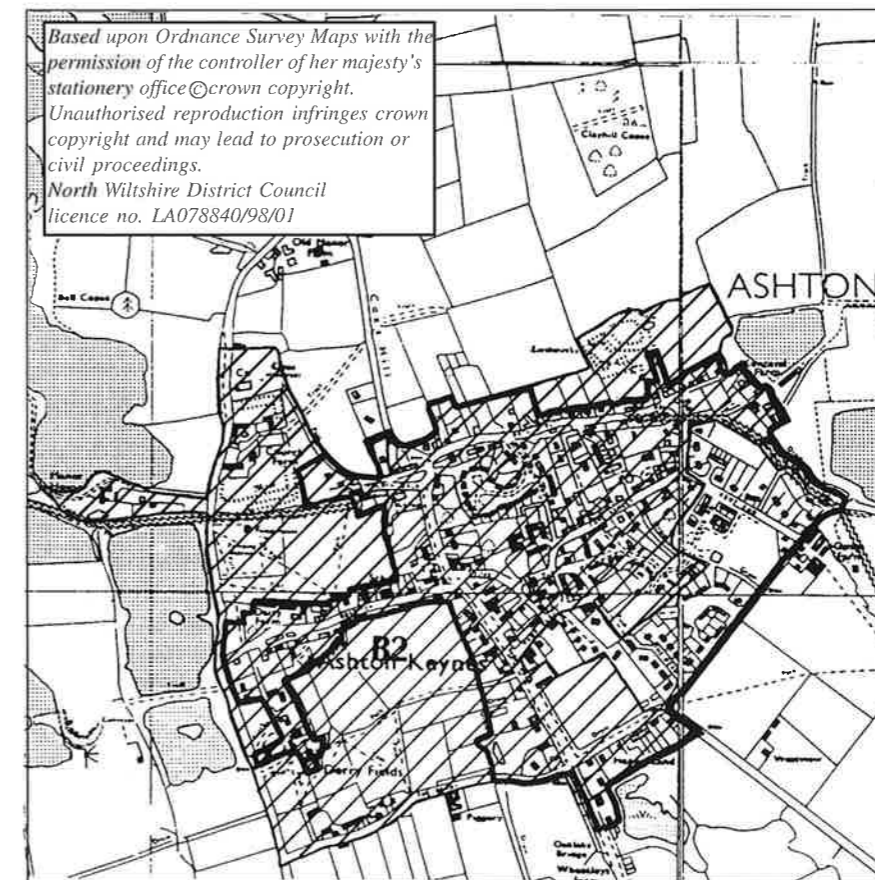
(See Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 4.21 and 4.22 of draft Planning Policy Guidance No. 15, Historic Buildings and Conservation Areas).

- 8.11 In order to protect the special character and appearance of these Conservation Areas, there is a need for stricter control over development. Designation of a Conservation Area does not preclude the possibility of new development, but this should be designed to enhance or preserve the character or appearance of the area. As at October 1993, the District of North Wiltshire contains 60 Conservation Areas (See Appendix D) of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. All proposals involving development, including any building, engineering or other operations, any material change in the use of any building or other land, and any works, including maintenance works, which materially affect the external appearance of any building, together with any proposals for advertisements, will be carefully examined where they affect a Conservation Area. A number of designated Conservation Areas cover, or partly cover, some Historic Parks and Gardens as notified by English Heritage (See Local Plan Policy B3).
- 8.12 **Housing Development:** Account will be taken of Planning Policy Guidance No.3, Housing, paragraph 14, which emphasises that proposals for housing development need to pay special attention to the desirability of preserving the settings of listed buildings, and of preserving or enhancing the character or appearance of Conservation Areas. Where such considerations cannot be met, proposals will not be permitted, whether or not the proposal falls within any of the housing or other policies for development as set out in the development plan.
- 8.13 **Town Centres:** Regard also needs to be had to Development Control Policy Note No.5, Development in Town Centres, paragraph 10, on the conservation of town centres and paragraph 4.19 of draft Planning Policy Guidance No.15, Historic Buildings and Conservation Areas. Every town has a character of its own and underlying all other objectives will be a wish to retain its identity and the good features it already possesses. The centres of old towns contain much that is worth preserving, not only in the form of individual buildings, but also of whole streets, areas

and spaces, particularly where these are of architectural merit or historic interest. The first consideration on any proposals for development in a Conservation Area must be its effect on the character of the area as a whole. New development will be permitted in Conservation Areas only if it can be designed to accord with the special architectural qualities of the area. Environmental enhancement schemes, such as those at Malmesbury and Chippenham, will also be undertaken as resources permit.

- 8.14 **New Uses and Buildings:** The local planning authority is under a general duty to ensure that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Circular 8/87 provides general advice on policy and procedures affecting historic buildings and Conservation Areas, including a specific section on the latter under part II of the Circular, (see also draft Planning Policy Guidance No.15, Historic Buildings and Conservation Areas, paragraphs 4.17 to 4.23). If we do not take steps to protect and preserve buildings of value, either in their own right or because of the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should, however, be remembered that our heritage

is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation. There are many cases where it is right to conserve as found, but there are circumstances too where architectural heritage has to be able to accommodate not only changes of use, but also new building nearby. It is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done provided that the new buildings are well designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces, and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always by good management. Taking decisions on matters concerning listed buildings and Conservation Areas involves balancing many factors to form sensible judgements on questions which arise. Historic buildings and Conservation Areas are vitally important to the environmental quality of life and buildings of architectural and historic merit should receive very special attention. The planning authority seeks with others, to protect historic buildings and areas and will make use of all the powers available to the authority.



The Conservation Area Boundary

EXTENSION OF THE CONSERVATION AREA BOUNDARY

The Ashton Keynes Conservation Area boundary was reviewed in January 1995 to include the entire village. The previous boundary (1974) excluded North End and much of the modern development at the south. The extract map adjacent shows the previous and existing boundaries.

EXTENSION TO NORTH END

The Conservation Area extended to the north, to include Old Manor Farm and the North End complex of buildings. This is justified because:

1. Listed and unlisted buildings at North End, and the Old Manor Farm have been an important part of the village history and in the ownership of Lords of the Manor.
2. North End is an important entrance into the village and historic junction, and the best elevated views of the village centre are seen from here.
3. Opportunity for enhancing the landscaping will shield the visual intrusion of Old Manor Farm industrial estate as seen from the church, and to include the fields to the north and east of the church, The Avenue, and the moated Church Farm site, and which are all important parts of the village history.

EXTENSION AT THE SOUTH

The unusual step of extending the boundary to include large areas of post-war development is justified because:

1. One of the most important and unique elements in the character of Ashton Keynes as a whole, is the historic grid of streets, regardless of the development to which they give access.
2. All the newer estates are embedded within the grid structure of the village.
3. The estates represent the later stages of the village's development architecturally and socially.

In describing Ashton Keynes in relation to conservation, the words uniqueness and unity may come to mind, although uniformity will not. The uniqueness of the village is not just based on the obvious tourist attractions of High Road with the Thames running alongside, nor of Church Walk, an enclave of special charm, nor of the village's four ancient crosses. The principle uniqueness lies in the extended 'agglomerate irregular grid' layout, with its two intersecting trios of near parallel lanes.

The present village is further unique, partly as a result of the above, in that unlike nearly all other settlements it has developed inwards rather than outwards; from ribbon type origins it has developed a nuclear and finite form.

A further distinguishing feature is diversity in its architecture and social mix: Apart from two grand houses, Ashton Keynes is ruggedly artisan with original cottages, owner-built and independently styled, along meandering lanes. Today in streets

such as Fore Street, Back Street and Gosditch the cottage style prevails, with older and newer properties adjacent. Consequently the richer and poorer live alongside one another although the proportion of better off and retired may have grown.

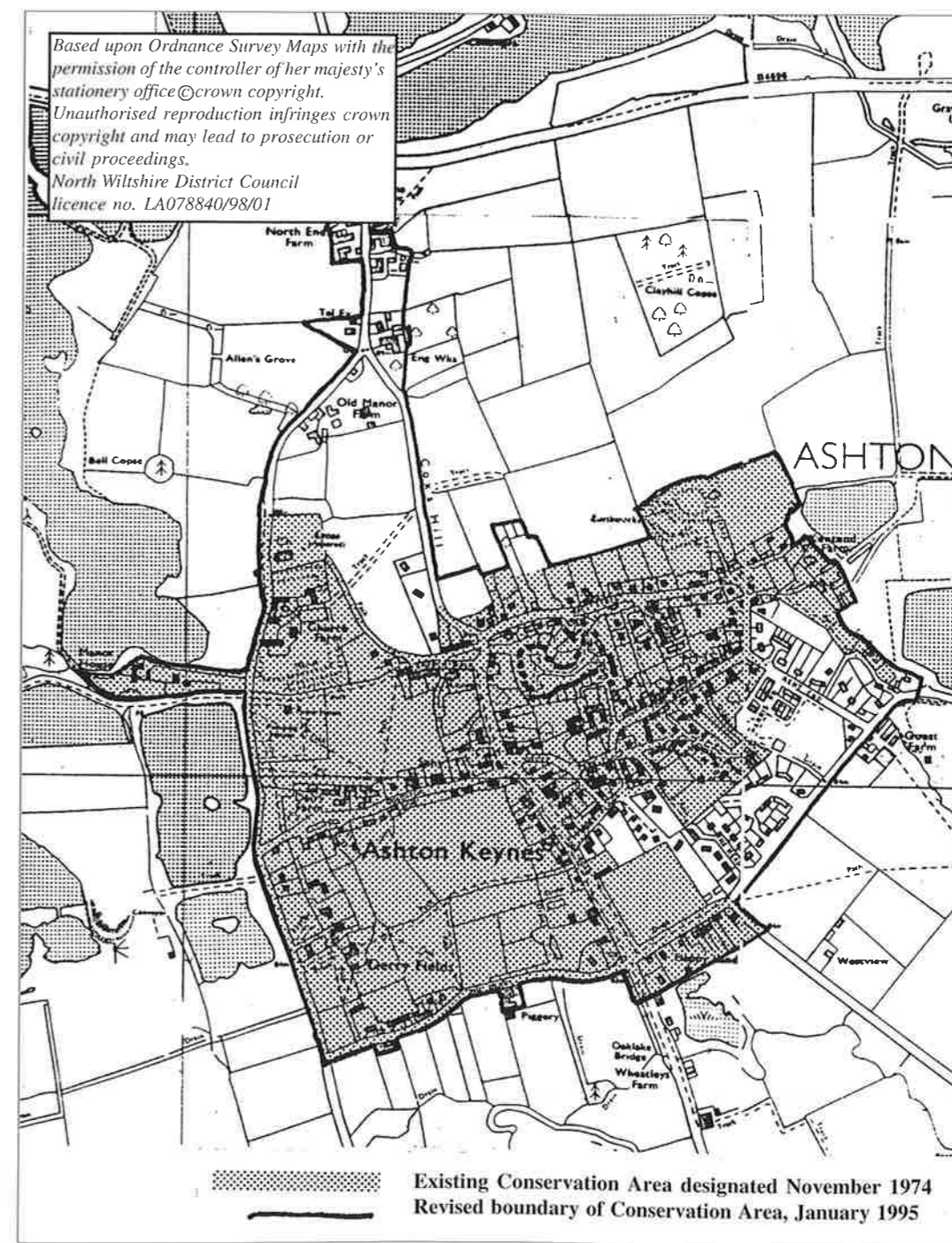
This unity-through-diversity extends also to the small 20th Century Council and private housing estate developments which have continued to infill the village grid structure: Each is of a different decade; such as those in Kent End dating from 1926 onwards, The Mead of the 1940s, the 60s Four Acre Close, Richmond Court constructed in the 70s, the 80s Eastfield, and ongoing social and private housing around Harris Road into the 1990s. These estates also provide the setting and backdrop for many of the more historic buildings and locations in the village. Since conservation is concerned with improvement and enhancement, not just with preservation, Conservation Area status is important for the regeneration of 'tired' areas: For example, Four Acre Close and particularly the Council houses at Kent End, would benefit from protection of their (unusually) retained low density from pressure to be infilled or redeveloped; protecting in turn the characteristic views through to countryside beyond the village edge. Equally, the rigour and quality that conservation demands will assist the enhancement of The Mead as the time comes there for redevelopment. Whilst being few enough to preserve the village perimeter intact, these newer infill estates also provide sufficient housing stock to prevent 'social stagnation', with a greater number changing hands more regularly than the older housing. Thus they form an important part of the overall social structure and functioning of the village as a unity. In sum, historically, architecturally and socially, the patchwork that is Ashton Keynes is, for all its diversity, an entity and must be treated as such, and so be designated as one whole and single Conservation Area.



At the south, the routes to Rixon Gate are an important part of the unusual extended grid layout of the village. Newer estates here are necessarily embedded within this characteristic structure of the village, and represent the later additions to the diverse nature of buildings in Ashton Keynes.



Old Manor Farm and Cleveland Lodge, previously The Cleveland Arms, at North End have been an important part of the village history.



Ashton Keynes Conservation Area boundary.

1.3 The Local Plan

Ashton Keynes, although in the county of Wiltshire and within North Wiltshire District, lies south of Cirencester, close to the Gloucestershire border, within the Cotswolds' geological and geographical area.

NORTH WILTSHIRE LOCAL PLAN POLICIES AFFECTING ASHTON KEYNES

The housing policy H9 for Ashton Keynes allows very limited residential development within the physical limits of the village, but only where there is no adverse effect on the local environment and proposals are in scale and harmony. The physical limit is defined by a framework boundary as indicated on map 9B as a solid line. It should be noted that this area excludes all the open land at the west of the village between The Derry and North End.

The Thames Path policy TM6 is to safeguard the rural amenities of the long distance footpath where indicated by a double zigzag line on map 9B. This covers the visible areas either side of the Thames west of Church Walk and east of Hall's Close in Back Street.

Other policies affect areas directly adjacent and surrounding the Ashton Keynes Conservation Area. These include the environmental protection of a Site of Specific Scientific Interest (SSSI) at Pike Corner directly south-west of the Conservation Area, the leisure-based reuse of gravel pits adjacent to the Conservation Area on three sides (TM3), and the environmental protection of the whole surrounding area as a site of High Ecological Value (C8). In the next Local Plan, a further policy is proposed which identifies the gravel pits directly adjacent to the Conservation Area at the west and north as being of national and regional nature conservation importance for wintering and breeding

WATER RECREATION

TM3 RECREATION AND TOURIST FACILITIES WILL NORMALLY BE PERMITTED IN CONNECTION WITH WATER BASED RECREATION SUBJECT TO:

1. ANY PROPOSED DEVELOPMENT NOT ADVERSELY AFFECTING THE AMENITIES AND RURAL CHARACTER OF THE AREA;
2. SUCH DEVELOPMENT BEING DIRECTLY RELEVANT TO THE USE OF THE AREA FOR OUTDOOR WATER BASED ACTIVITIES AND THE ENJOYMENT OF THE COUNTRYSIDE IN GENERAL;
3. THE PROTECTION OF THE LANDSCAPE SETTING AND AMENITIES AROUND SETTLEMENTS AND RESIDENTIAL PROPERTIES;
4. THE PROTECTION AND CONSERVATION OF THE NATURAL ENVIRONMENT AND HABITAT AND ANY WOODLAND IN THE AREA;
5. ANY NEW DEVELOPMENT OR BUILDINGS BEING DESIGNED AND SITED SO AS TO MINIMISE THE IMPACT ON THE LANDSCAPE OF THE AREA; AND
6. THE PROPOSED DEVELOPMENT NOT GIVING RISE TO A TRAFFIC HAZARD AND ACCESS AND PARKING BEING ACCEPTABLE.

THE THAMES PATH

TM6 THE ROUTE OF THE PROPOSED THAMES LONG DISTANCE FOOTPATH AND THE RURAL AMENITIES ALONG THAT ROUTE AND IN THE VICINITY OF THE RIVER THAMES ARE TO BE SAFEGUARDED.

SITES OF HIGH ECOLOGICAL VALUE

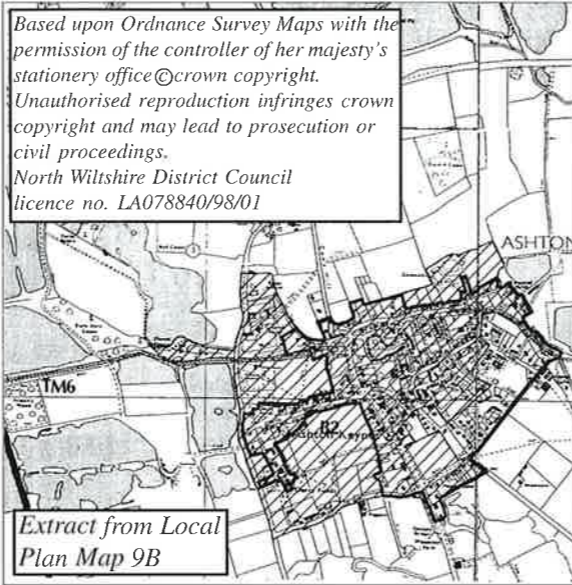
C8 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED IF IT WOULD MATERIALLY REDUCE THE NATURE CONSERVATION VALUE OF A NATIONAL NATURE RESERVE, A SITE OF SPECIAL SCIENTIFIC INTEREST, AN AREA OF HIGH ECOLOGICAL VALUE, OR A SITE OF NATURE CONSERVATION IMPORTANCE.

WILDLIFE WILL BE PROTECTED AND ENHANCED THROUGH THE CONTROL OF DEVELOPMENT AND PROTECTIVE MEASURES, INCLUDING THE DESIGNATION OF LOCAL NATURE RESERVES WHERE APPROPRIATE.

HOUSING

H9 IN THOSE VILLAGES NOT THE SUBJECT OF THE PROPOSAL H8, ONLY VERY LIMITED RESIDENTIAL DEVELOPMENT WITHIN THE PHYSICAL LIMITS OF THE VILLAGE WILL NORMALLY BE PERMITTED, SUBJECT TO:

1. THE PROPOSED DEVELOPMENT BEING IN SCALE AND HARMONY WITH THE CHARACTER OF THE SETTLEMENT; AND
2. THERE BEING NO ADVERSE EFFECT ON THE LOCAL ENVIRONMENT;

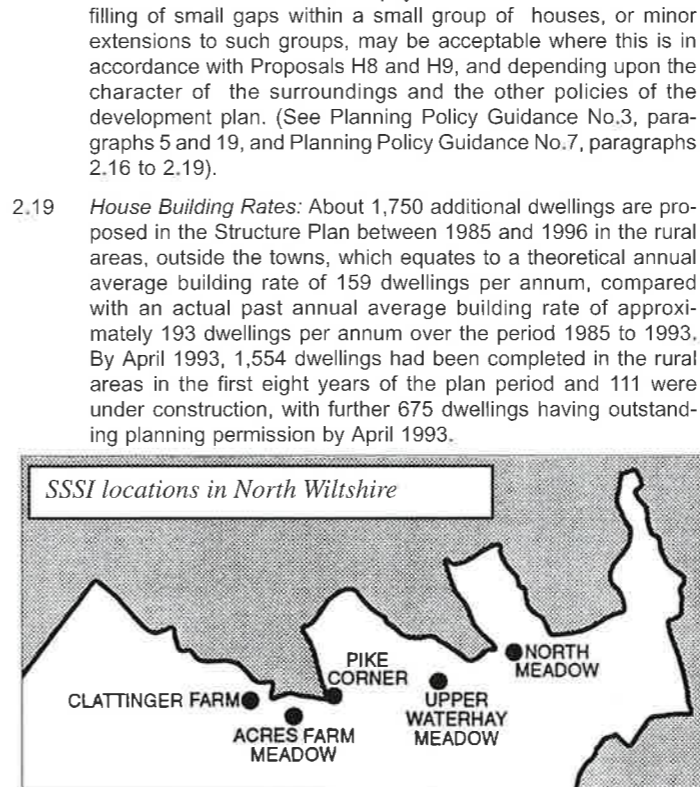


2.16 *Town and Village Frameworks:* In addition to the specific sites proposed for residential development, there is scope for the development of smaller sites within the framework and physical limits of settlements. The framework of each settlement is shown on the Proposals Map and such villages may fall within either category of village as set in the two relevant policies of the approved Structure Plan. The Local Plan has not attempted to distinguish between the two types of villages as defined in the Structure Plan. Instead, framework boundaries have been drawn around settlements where there is a reasonable nucleus of buildings which form some recognisable settlement. In general, the definition of a framework boundary has not been attempted around very small and/or dispersed villages or hamlets, due to their relatively small size and the fact that such settlements would clearly be inappropriate for additional development. (See Planning Policy Guidance No. 3 on housing, paragraph 19).

2.17 *Framework Boundaries:* The definition of a framework boundary has been made having regard to the existing built-up area of the settlement and having regard to the effect that any development would have as a consequence of any alteration to that boundary. The purpose of the framework boundary is to indicate those areas where the relevant plan policies apply. The boundary of the framework as defined on the proposals map may therefore deviate from property boundaries, by intersecting gardens in order to indicate, for example, that only frontage development would be appropriate. The defining of a framework is not intended to be a geographical definition of a village and thus many houses associated with and close to a particular settlement often fall outside the defined framework and instead fall to be considered against the land use policies applying to the countryside.

2.18 *Infilling and Ribbon Development:* Permission is not normally given to extend villages and isolated groups of dwellings. Infilling in the sense of filling a small gap in an otherwise built-up frontage, may be permitted, though this will depend on the character of the surroundings and on the other policies of the development plan. Development which may intensify and consolidate existing ribbon development, for example, would not normally be permitted outside the framework and physical limits of settlements. The filling of small gaps within a small group of houses, or minor extensions to such groups, may be acceptable where this is in accordance with Proposals H8 and H9, and depending upon the character of the surroundings and the other policies of the development plan. (See Planning Policy Guidance No.3, paragraphs 5 and 19, and Planning Policy Guidance No.7, paragraphs 2.16 to 2.19).

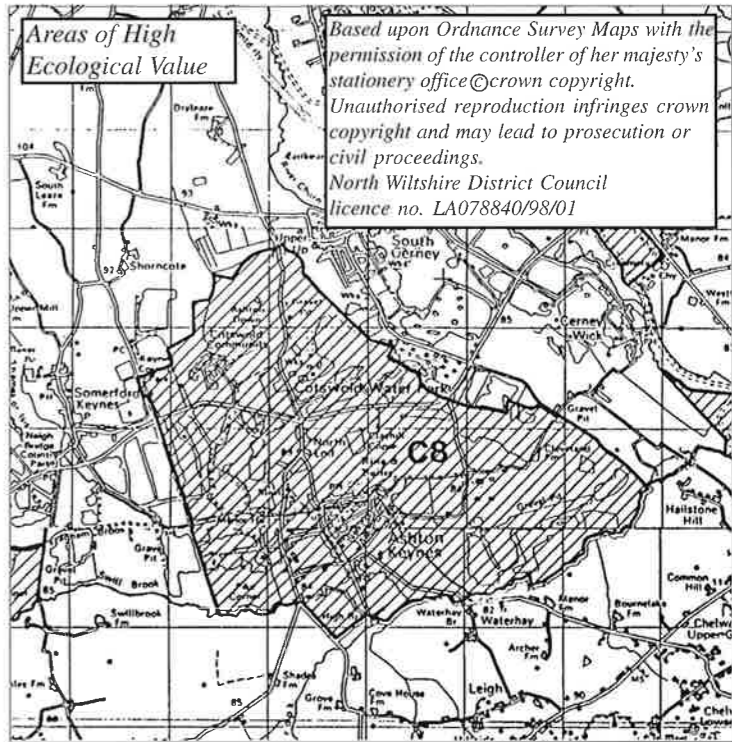
2.19 *House Building Rates:* About 1,750 additional dwellings are proposed in the Structure Plan between 1985 and 1996 in the rural areas, outside the towns, which equates to a theoretical annual average building rate of 159 dwellings per annum, compared with an actual past annual average building rate of approximately 193 dwellings per annum over the period 1985 to 1993. By April 1993, 1,554 dwellings had been completed in the rural areas in the first eight years of the plan period and 111 were under construction, with further 675 dwellings having outstanding planning permission by April 1993.



2.20 *Environmental Considerations:* Whilst proposals H8 and H9 indicate a presumption in favour of development within settlements, the effect on the character and appearance of an area will, in particular, be taken into account. Development will not normally be automatically accepted because a site lies within the physical limits or framework of a settlement. The impact on the setting and character of any buildings in an area of special architectural or historic interest and the need to preserve and enhance such areas will be of particular relevance (see Proposals B2). When considering proposals and their effect on the environment, regard will be had, amongst other things, to Policy C8 of the Local Plan on nature conservation importance as identified by English Nature. Considerations relating to the environment also include water interests, such as flood alleviation, river amenity, water resources and pollution prevention considerations.

2.21 *Open Spaces:* Similarly, open spaces between existing buildings, including mature garden area, can also be of great importance to the character of an area. The loss of just one site to development in environmentally sensitive areas can make it extremely difficult to resist further development in an area, can result in the loss of an attractive setting or feature, and can erode the rural and open character of an area. Where feasible, the defined boundary of the framework of a settlement has specifically omitted important open spaces and frontages that contribute to the character of the area.

2.22 *Amenity Considerations:* Other proposals for development within the framework and physical limits of settlements which may not be acceptable are where the setting and character of a listed building may be adversely affected, or where development would cause damage to the root system of important trees and/or result in overshadowing which would lead to demands to remove or trim such trees. In addition, proposals involving development on sites incapable or reasonably accommodating the proposal due to reasons of size, appearance, amenities, overlooking, access, etc. will also be unacceptable. When considering proposals and their effect on the environment, regard will be had, amongst other things, to Policy C8 of the Local Plan on nature conservation matters, including any implications for sites of nature conservation importance as identified by English Nature.



Adopted Local Plan policies

History of the village

Before Man, the area around Ashton Keynes would have been characterised by dense forest, with the Thames meandering over gravel deposits up to 4-5m deep laid down by the meltwaters of the Ice Age.

THE EARLY YEARS

Neolithic axe heads have been found south-west of Packers Leize Cottages and north-east of Clayhill Copse, showing that Man inhabited the area as early as 3000BC to 1800BC.

Cropmarks to the east of Kent End reveal a Bronze Age site (2000-75BC), including a ditched enclosure where the huts would have been situated and a major ditch which may indicate an important land division.

At Ash Covert, Bronze Age sherds have been found, along with evidence of a 2nd Century Romano/British settlement. Remains of an Iron Age settlement exist above North End.

Nearby Cirencester was one of the first towns occupied by the Romans, and finds at Cleveland Farm indicate the site of a Temple confirming that many Romans would have inhabited the area around Ashton Keynes.

The name Ashton, although of various spellings, arose in Saxon times meaning 'the settlement near the ash trees'. A ditch and earthen wall would have surrounded the fenced dwellings, and Back Street may have originated then as a lane behind the cottages for protection from wild animals such as wolves.

The Manor of Aesetun (Ashton) was given by King Alfred to his daughter Aethelgeolfu, Abbess of Shaftesbury from 899. Although not proven, the moated site at Church Farm is marked as "site of nunnery", and it is probable that a small religious house existed there. The subsequent Domesday Book entry indicates that Essitone (Ashton) had passed into the possession of the Benedictine Order of St. Mary, Cranborne in Dorset.

MEDIAEVAL TIMES IN ASHTON

The Domesday entry indicates the likely presence of a resident Lord of the Manor as tenant. There is evidence of many mediaeval settlements in the area; at Halls Close, Derry Fields, Furze Break, Kent End (associated with Ralf Kent 1327) and east of Flood Hatch Copse - the latter showing a street pattern and traces of a kiln site, a 1773 map shows a number of dwellings still existed on the site.

It seems probable that the head of the Manor was at the site of Church Farm. In the 13th Century, the Manor was owned by William de Keynes (from Cahaignes near Bayeux) after his marriage to Margaret de Periton. The manorial system prevailed in Ashton Keynes for centuries after.

THE LATER YEARS IN ASHTON KEYNES

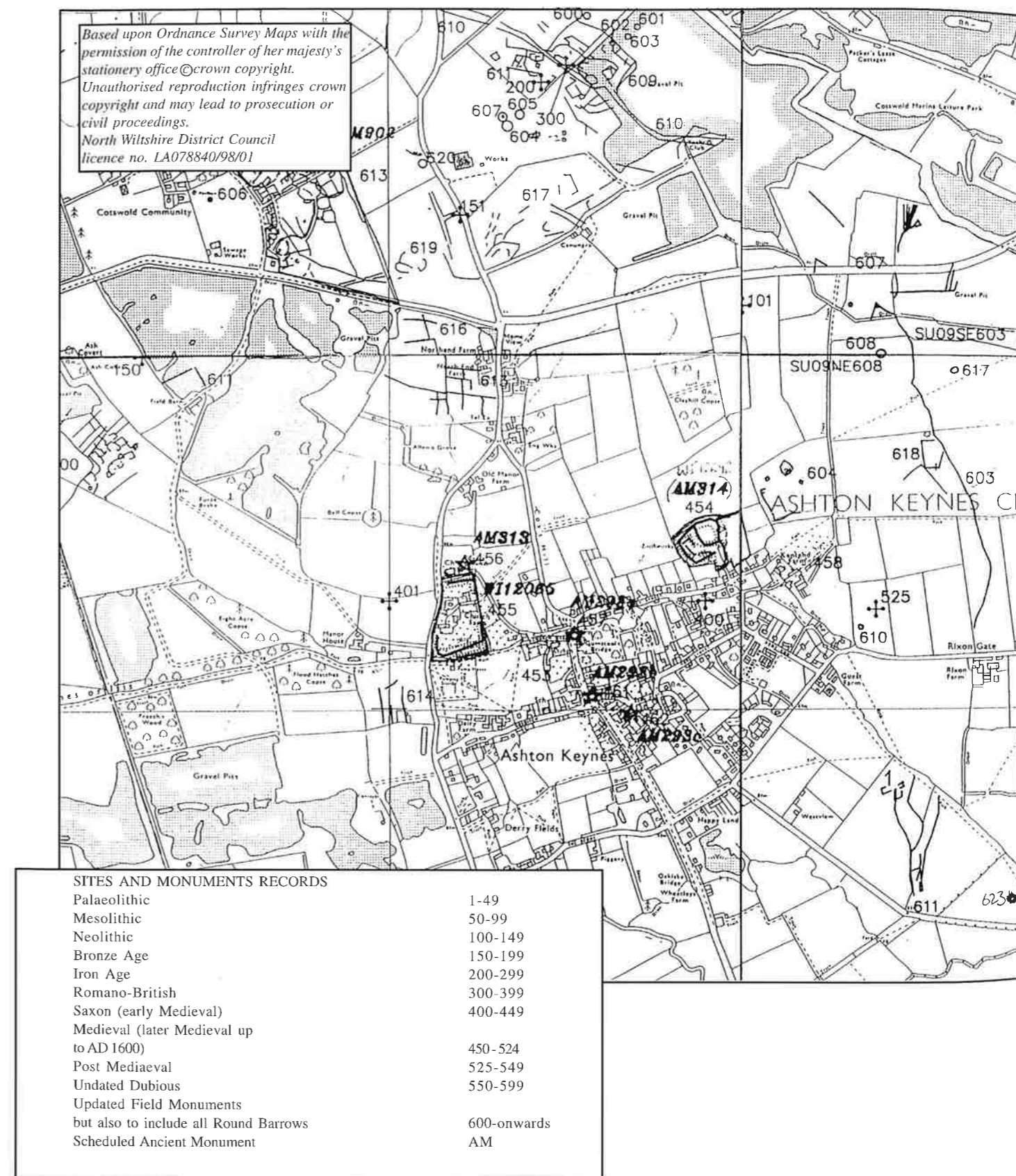
Recorded first in Saxon charters and again in 1086, by 1135 Braydon had become a large Royal Forest, although reduced to seven square miles between Derry Brook and the River Key by 1300. Disafforestation in 1630 resulted in its enclosure by the Lord of the Manor and consequent loss of common rights

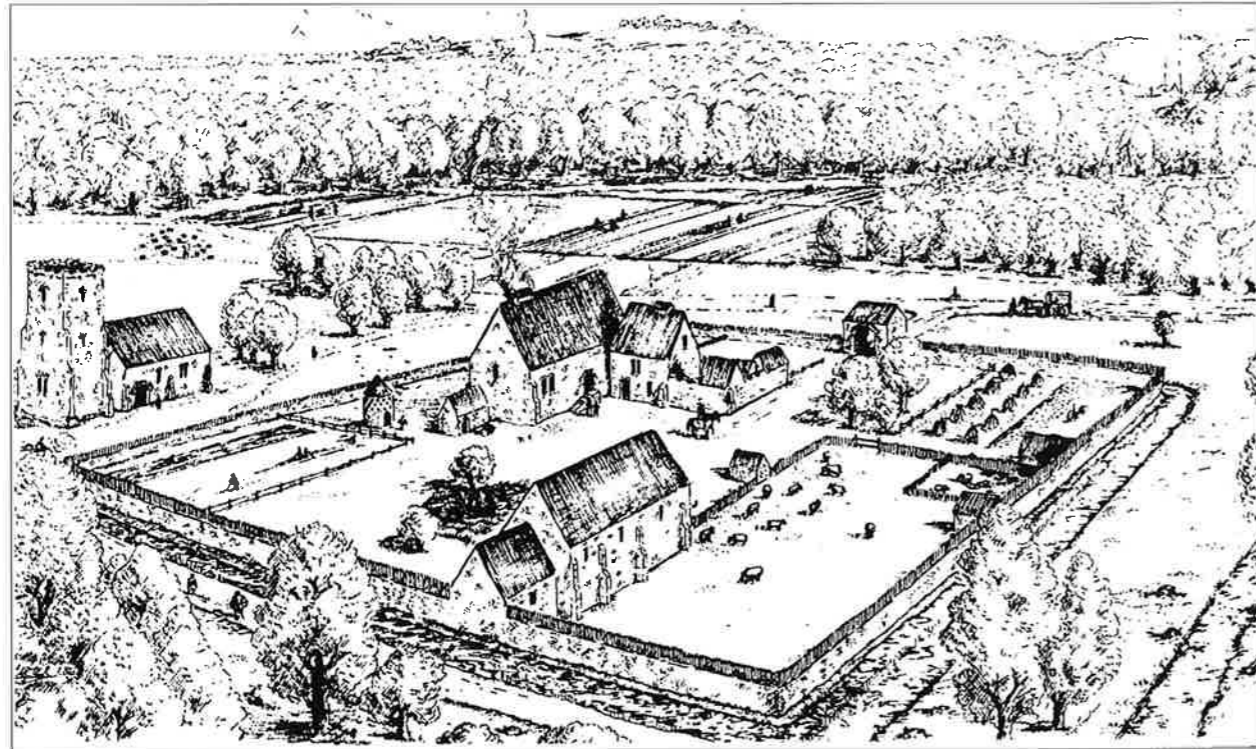
to adjacent villagers. Discontent led to common land at the village being established as compensation.

In 1762, Henry Whorwood became Lord of the Manor, and having seen the wastefulness of the strip system method of farming there, agreed to exchange the farmers' strips for lands to be enclosed together in 1778. The provision of stonewalling and hedging to village lands caused much hardship to small farmers and cottagers who were evicted from their holdings because they could not afford to enclose their land. A sale in 1781 showed Whorwood's land to include his Manor House (later Manor Farm), Dairy Farm, North End Farm, Westham Farm. The vicar would have by then owned Church Farm, and a Common Ground village green existed, bounded by Park Place and High Road.

In 1848, Lord Henry Vane, later Duke of Cleveland, purchased an estate consisting of Church Farm, Kent End Farm, Waterhay Farm, Richstone Farm, The Cove, various meadow land, and The New Inn Public House - later called the Cleveland Arms. His heir, Mr Hay-Drummond, went on to increase the estate by purchasing Back Ground and its orchard, lands around the Plough and Park Place.

The village entered the 20th Century as one of the few remaining English villages still under the ancient Manorial system. But in 1913 the whole estate was auctioned to various buyers, with Church Farm and Kent End Farm going to Mr Bowley who later purchased the title Lord of the Manor.





An artist's impression of the Manor during the Middle Ages. The site is now known as Church Farm.



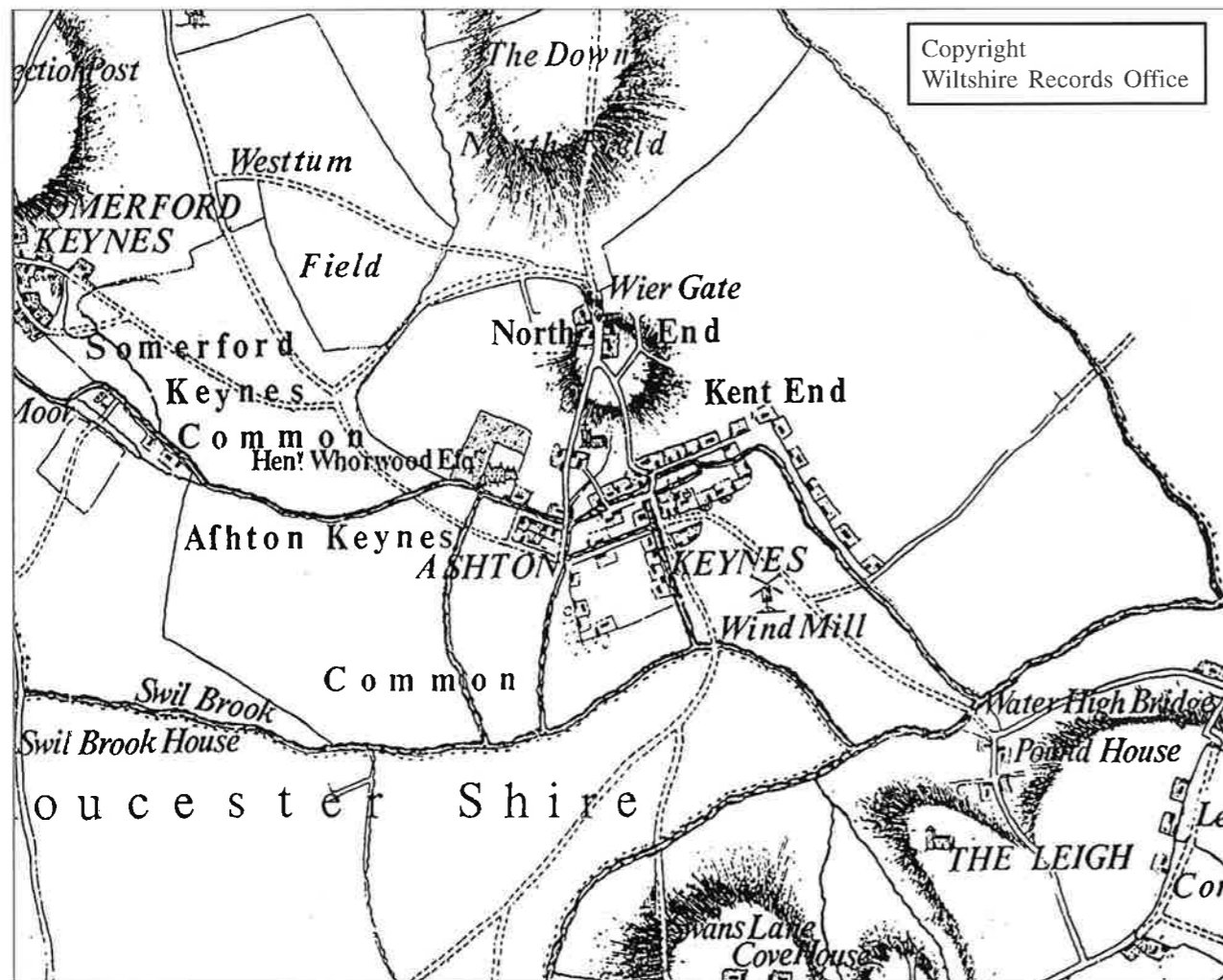
The common land at Park Place



Cove House early this century



Cove House Stables, now converted to individual houses.



Detail from Andrews and Dury map of 1773: The Manor House of Henry Whorwood is indicated. Note also the windmill shown.

1.5

Village Industry and Expansion

EMPLOYMENT

Ashton, like many other villages, would have been mostly self-sufficient until recent times. It was essentially a farming community, as late as 1851 over 40% of the working population were listed as agricultural workers.

It is possible that glove making was carried on in the village at an early date; it was known in Wiltshire as early as the 13th Century. The more recent gloving industry however dates from the 19th Century. This developed probably because of the parallel growth of the woollen industry and tanning of leather, together with the decline of dairying and textile industries releasing female labour available as outworkers. Sheepskin was principally used, being delivered ready cut by agents of the factories (such as Ockwells of Cricklade) to individual cottagers. Besides evidence of a windmill from 1773, there were two sawmills and a brickyard (in use until 1890) on the outskirts of the village at North End. Bricks at the Old Manor House indicate that this was functioning in the 18th Century. The builders Thomas Bros. is one of the oldest firms in the village, dating from the mid-19th Century.

The most notable new business is gravel extraction, although the first reference to payments for its digging is in 1803. This has dramatically altered the nature of the surrounding countryside, leaving over 150 acres of water since 1939 following the removal of over 15,000,000 tons of gravel. However, with the gravel pits taking water from this part of the Thames, flooding which previously lasted for weeks in Back Street and Gosditch is no longer a threat.

Ashton Keynes had many more shops in the past, perhaps serving as a minor centre for surrounding villages. An 1890 directory lists 11 shopkeepers, and market traders gathered around the White Hart cross early this century. Ashton Keynes also had more public houses in former times, with cider as the usual drink before the First World War, the 1888 and 1921 OS maps show many orchards.

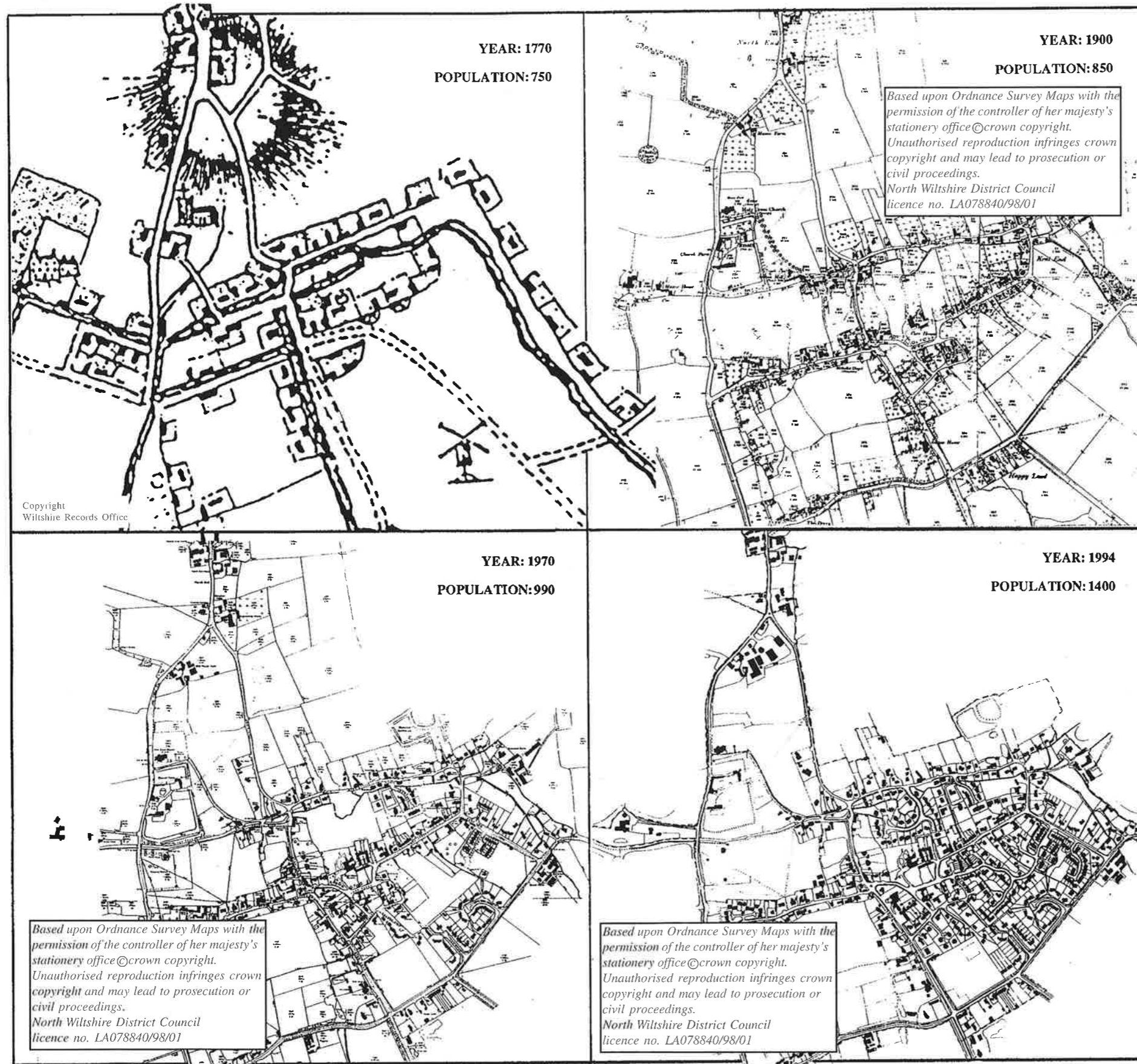
POPULATION

The 1801 population of 764 grew to over 1070 in 1870 before dropping gradually to 989 in 1971. This peak coincided with the replacement of the previous small schoolhouse at 14 Fore Street with the present school off Mill Field for 150 children. Numbers were maintained until the 1950s and 60s when an ageing population saw the books drop to only 45 pupils on roll by 1967. Population growth in the last twenty years has been much greater, and the school now has a roll of around 120.

Although quite separate from the village on a 300 acre site at the north-west, The Cotswold Community, occupying listed buildings in the ownership of Wiltshire County Council, is a centre of national repute for the rehabilitation of deeply disturbed boys.



1888 Ordnance Survey Plan, note the number of Orchards in existence



Expansion and infill of the village.



London House as a drapers' and cafe, with butchers' adjacent



The King's Head stood on High Road between the Long House and stream until 1912. A lending library was run from the Long House, High Road at around 1905.



The blacksmith's on the left, with Wilkins' saddlery, the shop at No. 12 and butchers next to London House in the distance.

The village today and tomorrow

Ashton Keynes is now a large village. Gravel working is active on all sides except the south, it is the only Wiltshire Parish whose boundary lies wholly within the Cotswolds Water Park. Because Ashton Keynes is accessible from Cirencester, Swindon and the nearby Kemble commuting station to London, it is a very desirable location.

The population of the parish of Ashton Keynes has grown by about 10% between 1981 and 1991, from 1,276 to 1,398 population, (With the exception of the Cotswolds Community, there is little settlement outside the village.) Although the population has increased, the proportion of the population in each age group has remained more or less static over this 10 year period, but with slight gains in both the under 4's and over 75's. Whilst the population may have grown 10%, the number of dwellings has increased by nearly 20%, from 427 in 1981, to 510 in 1991. The new development in the east of the village, currently under construction will increase this percentage still further.

There is often a belief that a village must have a certain level of new development in order to prevent social stagnation. However, there is evidence that Ashton Keynes has passed the threshold whereby the extent of the newer housing stock is sufficient to support a natural turnover. Examination of the electoral rolls between 1988 and 1993 reveals that, excluding the 36 new dwellings built in this period, 160 of the remaining properties changed hands. Given a total housing stock of around 500 during this period, this represents a turn-over of one third of stock, (32%). Much of this movement was supplied by the post-war estates, each of which had approximately a 50% turnover during these five years, with the older village stock changing hands more slowly.

This suggests that Ashton Keynes has a balance of house sizes and ages which can satisfactorily cater for all sections of the community and of sufficient size to enable mobility, while retaining a sense of social stability.

The village has been able to absorb this amount of new development because of its loose grain structure, rare amongst other villages in the region. Ashton Keynes is based on a deformed grid of lanes, with Manor and Church at the north west corner, a Medieval earthwork at the north east. Therefore, the modern housing is not found peripheral to the village, but embedded within the village structure. This grid structure left five 'blocks' of fields between the lanes. The two on the

east of High Road (the village's central spine) have been infilled with post-war housing developments: Richmond Court and The Leaze to the north; Eastfields, Milling Close, new social and private housing under construction to the south. Field blocks to the west remain open, the north one containing the church.

The other source of land for building within the village, however, has been the piecemeal process of infilling. In this Ashton Keynes is not so different from many villages, but where it does differ is in the extent to which this infilling has been able to take place. The original development along the village's grid of lanes was loose knit, with small buildings on large plots: Only a few plots now remain undivided.

FUTURE CHANGE IN THE VILLAGE

The Old Brickyard at North End is a good working example of how a village can accommodate today's larger business premises without diminishing the visual aspect. Other businesses dealing with large vehicles but centrally located within the village are inevitably experiencing pressure to relocate but need not desert the village entirely. Appropriate vehicular access to and from these outlying industries whilst maintaining the rural nature of the village will be necessary for their future survival as part of a village community.

The essence of a village, as distinct from a town or city, is the perception of greater social stability; that is, a slower pace of population change. If this were not so, the village may become a community of strangers, and there would be lessening of support for local facilities: Consequently, the village's character and social structure would then be threatened. In a town or city when this occurs, the district in question can draw upon other areas for support. A village does not have this depth of energy, and is thus more fragile and vulnerable.

With space at a premium in Ashton Keynes, further development should only take place where there is a clear need and provided it maintains the appearance of the area, its open spaces and gardens. Where there is still much of the original village character, this should be retained and enhanced.



Four 'infill' dwellings at the rear of 26 Fore Street







New private and social housing scheme Kent End.



New house under construction at Rixon Gate

Key:

- Listed buildings 
- Buildings pre-1900 
- Buildings 1901-1970 
- Buildings 1971-1994 



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Ashton Keynes existing building ages

Ashton Keynes as a whole

The village can be classified as an 'agglomeration type, irregular grid; without village green' using the Village Plans publication by Brian K. Roberts. The visitor to Ashton Keynes will immediately note the low density and loose grain of the village. This in turn makes way for the prominence of other features, of which two are most notable and unique; the river and the crosses.

The Rev. J. Milling wrote of Ashton Keynes in 'River Village': "Wherever you went, there it was, glistening and gay when the sun shone, grey and rather cold when it didn't. Whenever you wanted to turn down a side street you crossed it. Bridges everywhere. Broad road bridges, narrow footbridges, railed and flagstoned, linking up the little grey cottages along the further bank."

In a reference to the village in 1855, Ashton is described as being; "... pleasantly situated, the River Isis or Thames runs through it on one side of the road or street and the bridges over it leading to the houses give it altogether a picturesque appearance. There are the remains of four ancient crosses in different parts of the village."

Ashton has also been described as "the village of the four crosses". Unfortunately, only the bases and parts of the shafts of these 14th Century scheduled ancient monuments remain, the tops probably being smashed during the Civil War, but there is "probably no other village that can show such a number".

F. R. Banks, in *English Villages*, includes Ashton Keynes as one of eleven most notable villages in Wiltshire, and describes it as; "... one of the first villages to be passed by the stripling Thames and one of the most enchanting. The village is actually built around a large rectangle of roads, and the river circumnavigates it, passing under a succession of bridges, with the cottages of stone, from the not-too-distant Cotswolds, set back behind margins of green. The Transitional Norman church, beyond the river, is approached through a long avenue of elms."

KEY AREAS OF CHARACTER

There are specific items including those above, which contribute to the character of a Conservation Area, the focus of preservation and enhancement for which it was designated. At a general level of the entire Conservation Area, these have been illustrated separately on the following pages as follows:

1. Protected buildings and features.
2. Buildings constructed before 1900.
3. Significant trees and foliage.
4. Valuable open space, paths and water courses.

By overlaying these separate key components which contribute to the character of the Ashton Keynes Conservation Area, a map has been derived at the end of this section which illustrates the overall 'key areas of character'.



High Road Cross. In 1958 this cross adjacent to the White Hart was relocated to avoid danger of damage by vehicles.



In 1917 the Church Cross was restored as a war memorial using its recovered parts; large stones which formed steps to the nearby old Tithe Barn, two stones built into the old Schoolhouse wall, and two pieces being used as a flower pot stand in the White Hart Inn yard.



Park Place Cross occupied a rather more prominent position in the past.



Church Walk Cross. In 1812 this cross by the now Gumstool Bridge was repositioned to allow its construction.



**Ashton Keynes
aerial photograph**

2.1

Protected buildings and features

The diagram opposite indicates the parts of Ashton Keynes Conservation Area covered by specific legal protection other than those within the Local Plan. These include items as follows:

LISTED BUILDINGS

There are some 69 Listed Buildings and structures in and around Ashton Keynes, the majority of which are within the Conservation Area.

Buildings are listed by the Secretary of State for the Environment. There are three categories; Grade I are of exceptional interest; and Grade II are of special importance (with some particularly important buildings as Grade II*). The listing covers any object or structure fixed to or within the building, or any detached pre-1948 structure within its curtilage. Of those above, the Church of the Holy Cross is listed Grade I, and Gumstool Bridge is identified as being "of local note": The remainder are Grade II.

SCHEDULED ANCIENT MONUMENTS





The four village crosses are all Scheduled Ancient Monuments (Nos. 293 and 313) There are also two other Scheduled Ancient Monuments within the Conservation Area; a medieval ringwork and bailey earthworks at Hall's Close north of Back Street (No 12292), and a moated medieval site at Church Farm (No 12065).

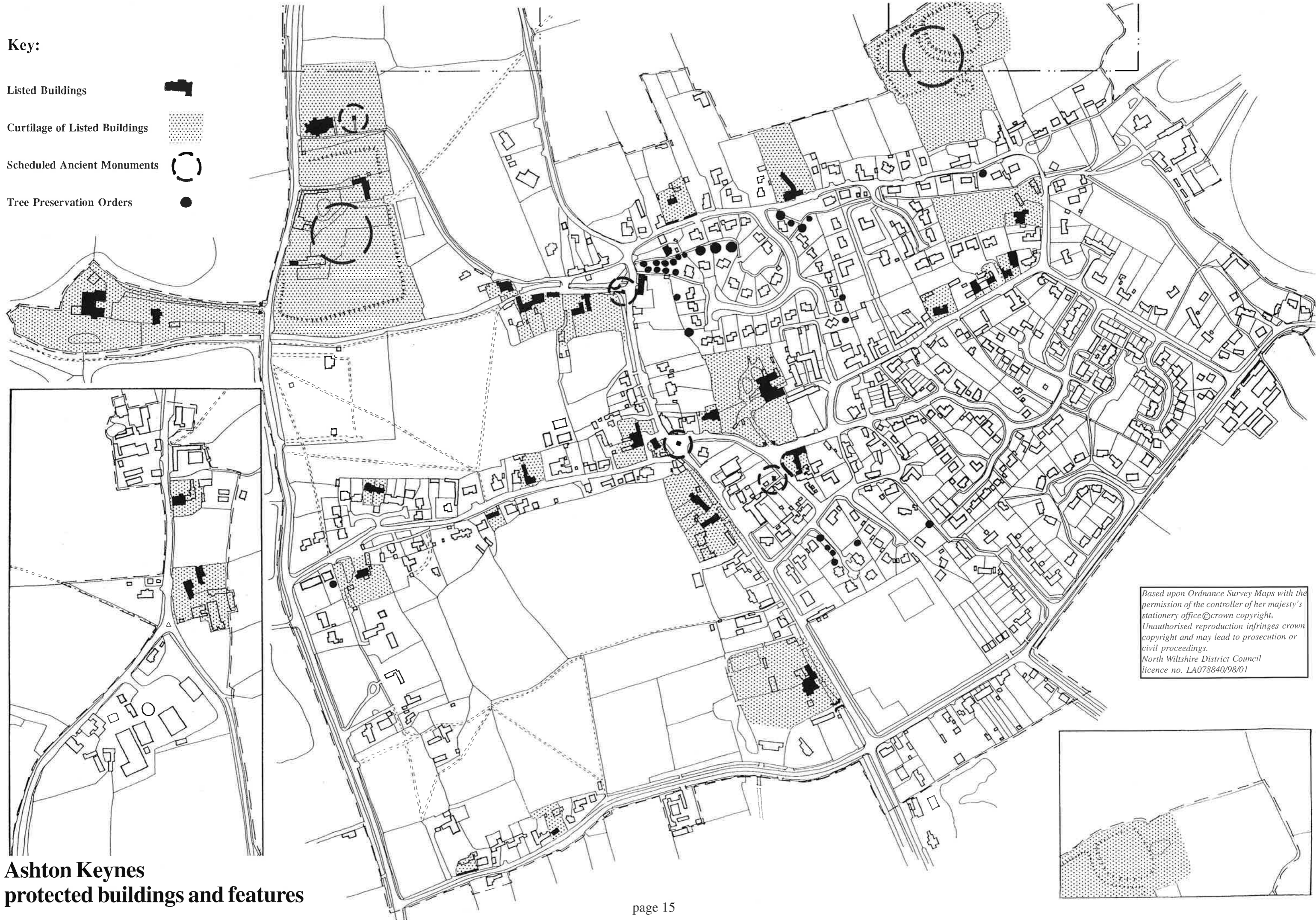
These monuments are affected by the Ancient Monuments and Archaeological Areas Act 1979 as amended by the National Heritage Act 1983. Scheduled Monument Consent would be required in addition to other applicable consents, for any works within their curtilage.

TREE PRESERVATION ORDERS

Six weeks notice to the District Council is required for significant works to any tree within a Conservation Area. Additionally, there are six sites within the Conservation Area which have designated Tree Preservation Orders: The identified trees have specific protection extending to proximity of adjacent new development.

Key:

- Listed Buildings 
- Curtilage of Listed Buildings 
- Scheduled Ancient Monuments 
- Tree Preservation Orders 



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**Ashton Keynes
protected buildings and features**

2.2

Buildings constructed before 1900

BUILDINGS WITHIN THE CONSERVATION AREA

The Civic Amenities Act of 1967 allowed, for the first time, for areas as well as individual (Listed) buildings to be conserved for the future and recognised that much of our historic fabric is a major resource, which in the past we have not fully appreciated.

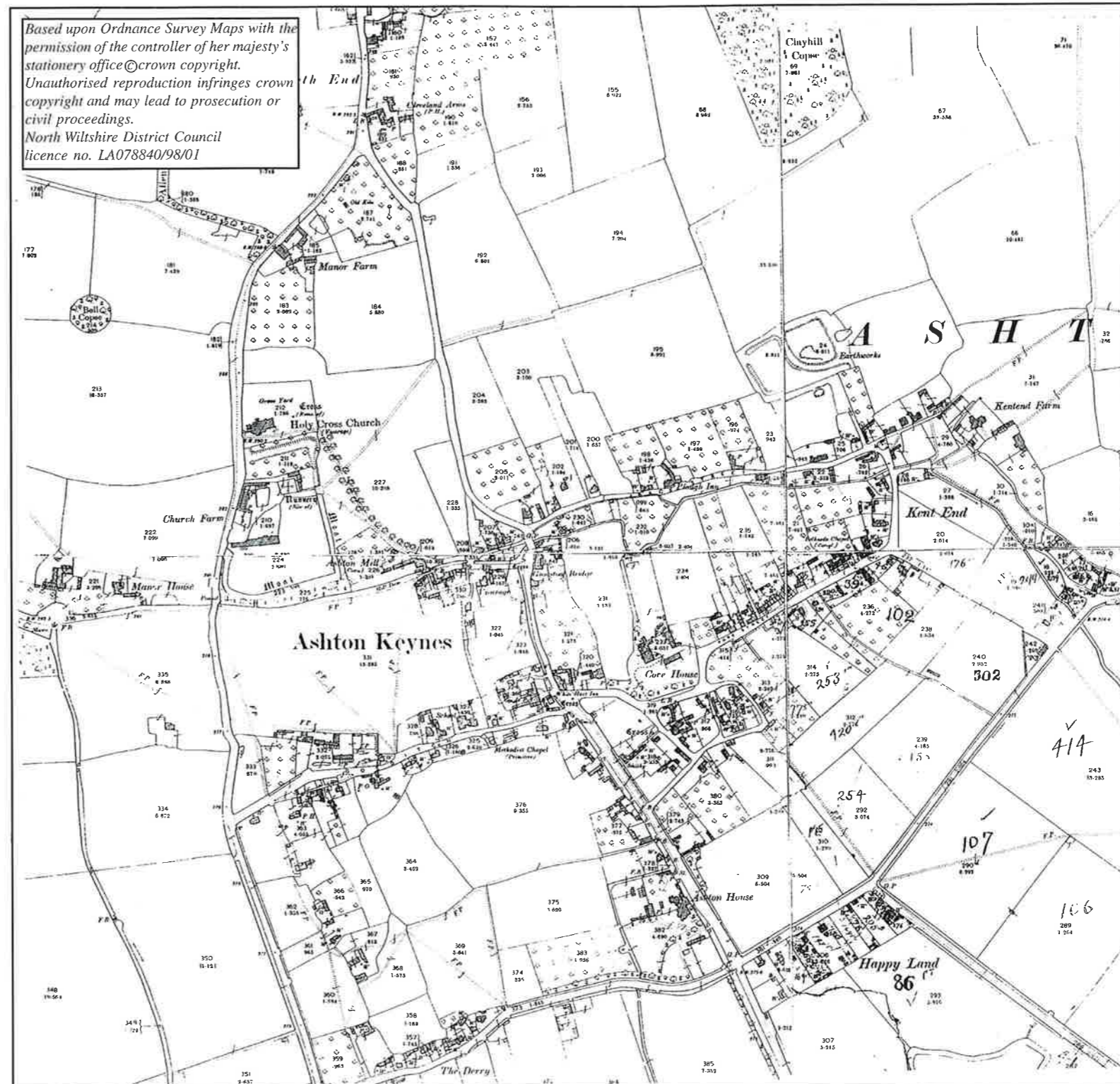
There are no fixed criteria for the assessment of Conservation Area designation. The central consideration is the inter-relationships of buildings, and the spaces between them, rather than the individual buildings. An historic street pattern, a village green, archaeological features, along with walls, railings, paving, street furniture and trees and hedges can all be important to the place's character. The historic development of a settlement may also be special. Conservation Area Consent is required for any demolitions of buildings within Conservation Areas: Permitted development rights are also reduced, partially limiting the unmonitored alteration of existing buildings. While applying these powers in considering applications, the District Council will take account of the reasons or justification for designation of the Conservation Area.

In the case of Ashton Keynes, extension of the Conservation Area has been sought on the basis of historic connections with North End, and the importance of the unusual 'finite' and historic road grid resulting from the river and road junctions.

The original Conservation Area designation of 1975 refers in particular to the Crosses, Church, Church Farm, the Manor House, Ashton House and all of Church Walk. However, reference is also made to the importance of the remaining buildings of Ashton Keynes, described as ; "...substantially two-storey, of random rubble stone (with some more recent multi-red brick) under roofs of stone tile, slate, thatch or clay tiles, dormers, gables. Render and colourwash are features of the village in which there is also a characteristic form of limestone slab walling."

The vast majority of buildings which exhibit the materials and details referred to above were constructed prior to this Century. Therefore, such buildings can reasonably be considered as one of the main factors contributing to the character of the Conservation Area, and particular care should be taken to preserve them and conserve their settings.

The diagram opposite identifies buildings and structures in the village constructed before 1900, together with a notional 'setting' of their most immediate surroundings. Where such buildings are grouped, raised, have an extended curtilage, or are the subject of longer distance views, the overall setting should be considered as greater than that shown.



Ordnance Survey of Ashton Keynes 1900



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**Ashton Keynes
buildings constructed pre-1900**

Significant foliage within the Conservation Area

IMPORTANT TREES IN ASHTON KEYNES

The trees of Ashton Keynes owe much to the four great houses, the Old Vicarage, Church Farm and the Church. Some of the stands planted earlier now lie outside their original demense, such as trees in the Long House grounds and elsewhere around Cove House, or the line of Scots Pine which line the west bank of the river past Derry Bridge on High Road. Conifers are prominent in various places along Church Walk, but there is a good copper beech at the edge of the field, and a row of horse chestnuts along the path to the church. There are several small trees and other vegetation in gardens, some more prominent than others, including a small ash overhanging the river.

Besides these planted garden areas, there are the native trees of the countryside, the Ash in particular, and the Crack Willow of which there are some notable examples. Oak is surprisingly scarce, the main planting being around the edge of the Recreation Ground: These are nearing the end of their life, but saplings have been planted in the spaces between. Otherwise Horse Chestnut and Sycamore predominate, with many fine lines of poplar in Derryfields, Kent End, and Cove House.

It is the big trees of the great houses which stand out: The Giant Redwoods of Ashton House are easily seen from the top of Blunsdon Hill.

Of the broad leaved trees there are more Hornbeam than Beech, with many Walnuts scattered throughout the village. There are a few Limes but no Elms. Silver Birch proliferate in garden areas. A special feature is the line of four Red Willows which line the river bank in High Road.

Of the conifers, some slightly bedraggled but significant Scots Pine dominate the churchyard. Others mingle with Wellingtonias in the Ashton House grounds, form a line opposite The Horse and Jockey in Gosditch, and line the west bank of the road out of the village towards Minety. There are four noble Cedars, Cypresses of several varieties, some nice specimens of Sequoia and Macrocarpus. Yews in the churchyard and Cove House are marked (shown as conifers on the map where of visual significance), but there are not many in other gardens.

The Parish has carried out some tree planting in recent years, most notably on the Recreation Ground and along High Road outside it, and elsewhere as funds and opportunities have allowed.

The map adjacent contains some 500 marked trees of specific visual importance.

Some individual specimens are included such as Tulip trees, Turkey Oak, Ilex, Cercidophyllum, and Acacia; otherwise the species shown can be scheduled as follows:

Oak 20	Horse Chestnut 65
Poplar; White 25	Hornbeam 15
Lombardy 25	Sycamore 45
Balsam 12	Lime 12
Beech 20	Scots Pine 25
Copper Beech 7	Wellingtonia 6
Ash 45	Firs/Conifer 50
Walnut 25	Cedar 4
Silver Birch 35	Cypress or similar 20
Willow; Crack 30	Yew 20
Red 4	Weeping 30

Total approx. 500

SIGNIFICANT FOLIAGE

Opposite is an extended survey of 'significant foliage'. This significant foliage, including hedgerows and bushes while also accounting for the important trees listed above, covers other more general foliage which contributes to the visual character of the Conservation Area by providing visual screens, physical barriers or shaping otherwise open space and gardens. Such 'background' foliage is in places particularly important to the setting of the Thames and footpaths, as well as providing variety in natural habitats.



Key:

Oak	■
Poplar; White	□
Lombardy	⊗
Balsam	⊙
Beech	⊠
Copper Beech	⊡
Ash	⊢
Walnut	⊣
Silver Birch	⊤
Willow; Crack	⊥
Red	⊦
Weeping	⊧
Horse Chestnut	⊨
Hornbeam	⊩
Sycamore	⊪
Lime	⊫
Scots Pine	⊬
Wellingtonia	⊭
Firs/Conifer	⊮
Cedar	⊯
Cypress or similar	⊰
Yew	+

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Important trees in Ashton Keynes



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**Ashton Keynes
significant foliage within the C.A.**

2.4

Valuable open space, paths & water

TOWNSCAPE ANALYSIS

By undertaking a larger scale 'townscape' or 'sensuous form' analysis of the village as a whole, the main paths, nodes, landmarks, edges and boundaries can be shown, as on the map adjacent.

From this the most valuable open space and paths can be identified on the diagram opposite. It should be noted, however, that open spaces shown on the diagram do not include gardens or protected curtilages otherwise previously identified as important in their own right. Open space, which generally surrounds the entire Conservation Area, is also not shown.

THE IMPORTANCE OF OPEN SPACE

The protection of open space within the Conservation Area is important for a number of reasons: Firstly, where of public use, some provides valuable recreation or amenity space, such as the Recreation Ground on High Road, or the green at Little Kent End. Open space can also serve to maintain the separation of historically individual identifiable settlements within the area; for example the farmsteads at Church Farm and North End, and the separate farm and row of houses at The Derry. Open space at the rear of properties such as that both north and south of Gosditch further provides a rural backdrop to a narrow country lane.

Generally, the open spaces in the two 'blocks' at the west of the village contrast with the now developed backlands at the east, extending to the settlement pattern the diversity and visual richness which the individuality of the buildings themselves display.

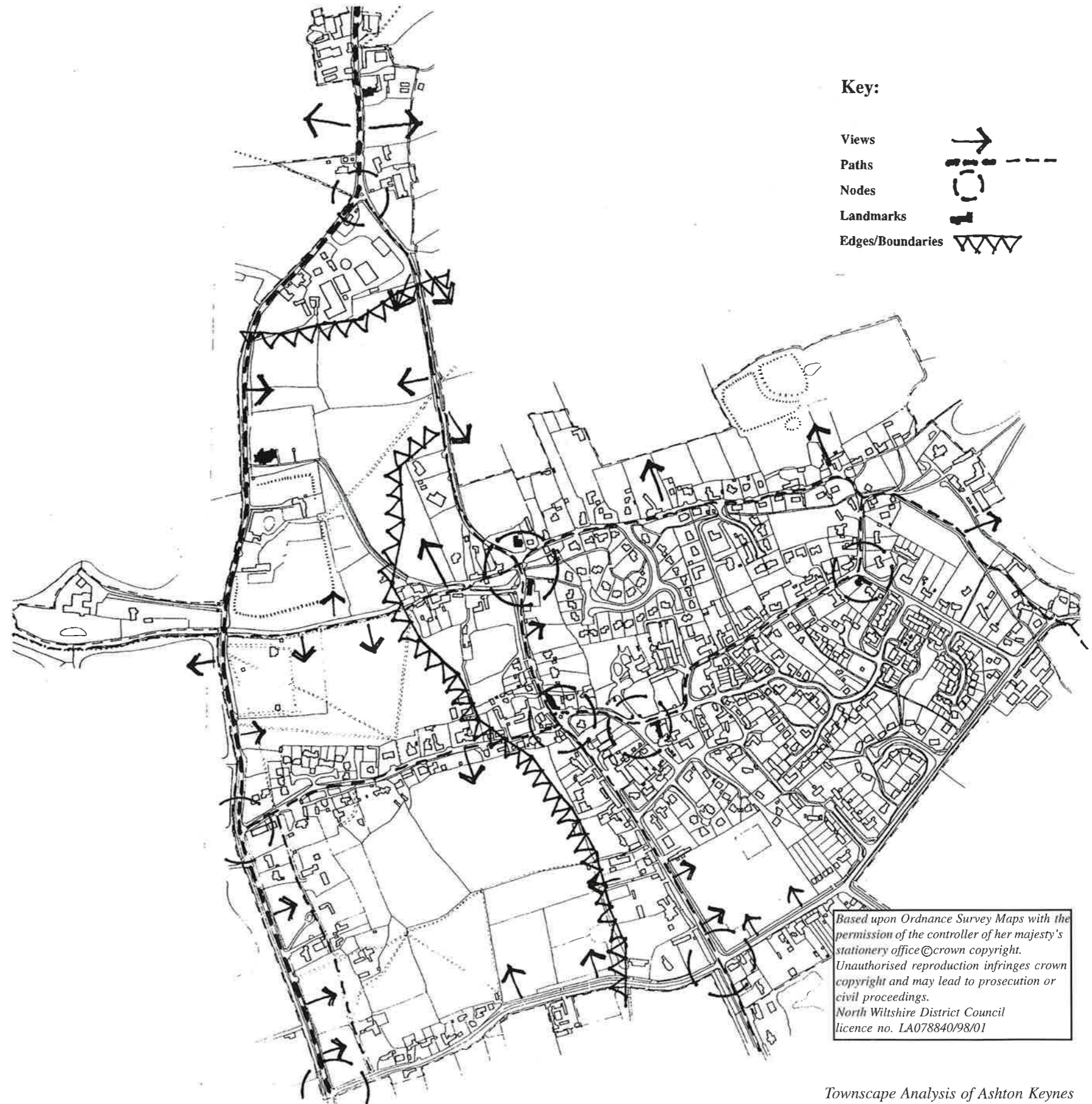
HISTORIC ROUTES AND PATHS

Protection of open space can also maintain the historic rural backdrop to important paths and walks which pass through the Conservation Area. Ashton Keynes contains the Thames Path in this respect and it is highly important to retain the character of the path as it approaches the village at the west and circumnavigates it at the east.

Open space also provides a characteristic margin and now an environmental buffer between properties and the main B4696 through road along Derryfields, displaying both the low density of village beyond and the historic line of the original road which is now a footpath at the rear of these properties. The open space between here and High Road also characterises this footpath route, as well as providing an appropriate rural backdrop to the most significant houses along the west side of High Road, including Ashton House.

WATER COURSES


The Thames and its related tributaries take various routes through and around the village, in places culverted and others, highly visible and picturesque, such as Church Walk and High Road. The diagram opposite plots these courses.




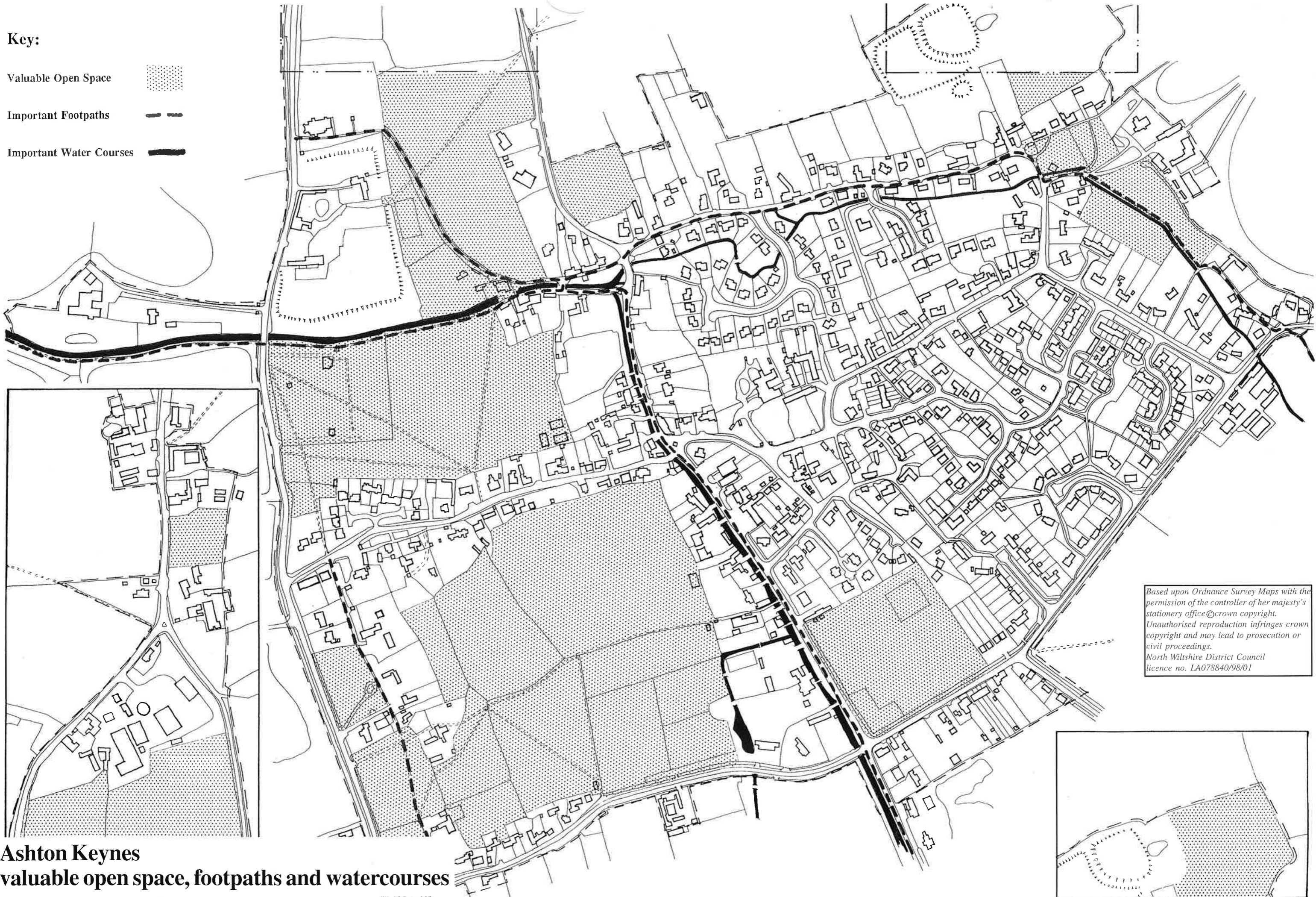
Townscape Analysis of Ashton Keynes

Key:

Valuable Open Space 

Important Footpaths 

Important Water Courses 



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**Ashton Keynes
valuable open space, footpaths and watercourses**

Key areas of character

By overlaying the previous plans of the key components which contribute to the character of the Ashton Keynes Conservation Area, one can derive a diagram which illustrates the 'key areas of character'. That is, the parts of the Conservation Area which contribute the most to its character, and which it should be a priority to preserve. These key areas therefore have more strict guideline recommendations associated with them, and which have an emphasis towards minimum change. These should be adhered to most strongly, if this Statement is to have a positive effect in conservation.

The remaining areas, although contributing less to the character for which the Conservation Area has been designated, should nevertheless be a priority for enhancement. Therefore guidelines for these areas are focused ~~more~~ towards potential for environmental improvement.

The appropriate guidelines are derived from the more detailed description and analysis sheets for each of the identity areas which follow as sections 3.1 to 3.14.

THE KEY AREAS

As can be seen on the diagram, the greatest density of 'character is focused around the route of the Thames through the village, most significantly along Church Walk, the west side of High Road, and the north side of Back Street. Conservation of their setting should be a priority.

Fore Street and Gosditch maintain a largely unspoilt contribution to character and should be a priority also.

Key:

Specific Key Features



Key Areas and Settings



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**Ashton Keynes
key areas of character**

Description/Analysis of Character

Often 'character' is interpreted in conservation areas to be equivalent to 'townscape'. Whilst townscape is undoubtedly an important component, we must look beyond the purely visual to the processes that have formed, and are continuing to form, these towns and villages we designate as Conservation Areas.

It is necessary to derive a set of established criteria against which the character of the Conservation Area can be measured, and from which the differences and needs can be ascertained. Ten criteria are used here and can be split into two groups as follows:

Level one:

- *Topography
- *Settlement Pattern
- *Morphology
- *Activities

Level two:

- *Public space including landscape
- *Building, plot and building, building relationship
- *Building size and proportion
- *Elements of construction and materials
- *Construction details

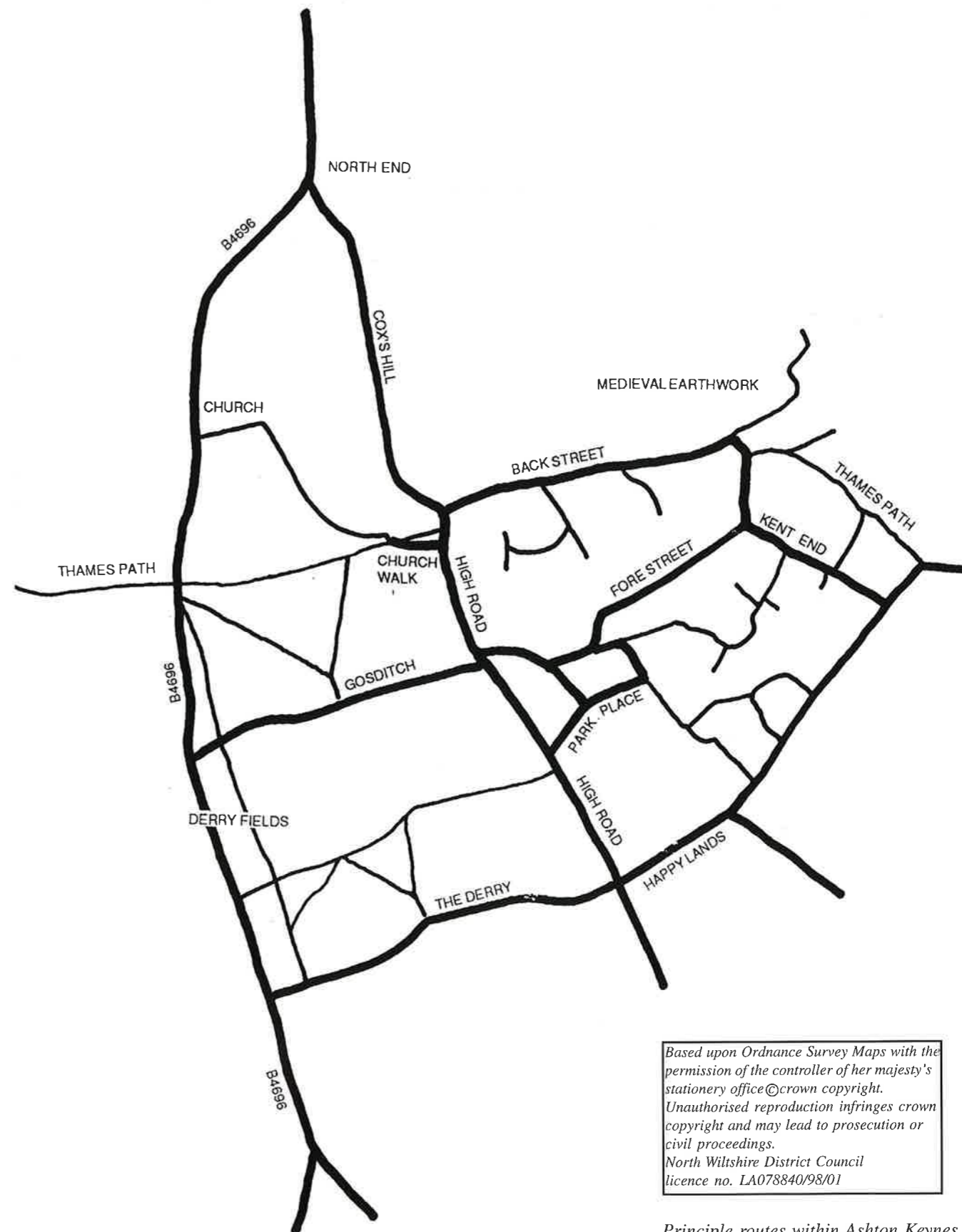
These criteria represent all the major components of influence upon the development of places. *Topography* has fundamental effects on a settlement's siting and overall shape. It also affects how accessible places are, which in turn has a strong impact upon their growth and development. The *settlement pattern* is often strongly influenced by the topography and access, although similar physical conditions do not necessarily generate similar patterns, given other economic and social factors. The *morphology* is how the buildings and spaces have filled out the overall pattern of the place, and the *activities* of the place introduce the realisation that character extends beyond purely visual concerns.

The second level of criteria comprises matters of decreasing *scale*, and increasing *detail*, approaching a skeleton analysis of the regional vernacular architecture.

Because of the loose grain structure and physical size of Ashton Keynes, it is too general to ascribe to it "a character" based on the above and which applies in detail to the whole village. Each lane has its own identity, and this needs to be reflected in their appraisal. The following description and analysis sheets take each street or lane in turn, as a separate area of identity. The Conservation Area has been sub-divided into fourteen 'identity' areas in order to undertake the visual analysis of the character, problems and issues associated with each. These identity areas have been selected on the basis of recognisably differing characteristics. Boundaries are notional only, but the spaces and buildings in one area may also have an impact on those in an adjacent area. The areas are as follows:

1. Church Walk
2. Gosditch
3. Derry Fields
4. The Derry
5. High Road
6. Back Street
7. Fore Street
8. Park Place
9. Happy Lands
10. Kent End North
11. Kent End Middle
12. Rixon Gate
13. Manor and Church Farm
14. North End

It will be noted that little detailed assessment has been made of any of the modern estates, except as they impinge upon the traditional grid lanes. Any extensions or other matters within these estates should be built to reflect the estates themselves, and should be controlled or screened so as not to further increase the already out-of-character contribution many make to the surrounding village. The standard of design in the estates should not be taken as a base line for the other areas detailed in this statement.



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Principle routes within Ashton Keynes



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**Ashton Keynes
identity areas within the conservation area**

Church Walk is a 150m shared surface cul-de-sac, running west from High Road. Parallel to it is Church Lane, a footpath. The infant River Thames flows down their length. Two important footpaths continue from its west end; up the Thames, and to the church. Most buildings are 200 - 400 years old, and this, along with the river presence, defines the long-standing character of this close, which features on many surviving early postcards of the village (fig 1).

There are two building groups: six dwellings on the north side which front onto Church Lane, and five around the south west corner. In addition there are also the Old Vicarage (which is set back 10m on the south side behind its impressive high wall) Glebe House (fig 2), and the Long House, across High Road (fig 3). There are views across a large field between Glebe House and The Avenue (fig 4).

The River Thames is the most important feature of the public space here; 4m wide, flowing between banks of Cotswold stone, under two stone bridges with small arches, also emerging from stone arches at Mill House. One bridge divides the area into two halves: The western half has public grass banks and unfenced tracks on either side of the river, the overall impression is of space, caused by the river and gaps between the groups of buildings, especially the open field to the North (fig 5). The eastern half, by contrast, has a semi-public area of private gardens between the river and Church Lane as an interesting open feature. Near High Road is a ramp down into the Thames for the use of horses, and a stretch of water which does not form part of the main flow but connects to the old river course along Back Street. This fills with reeds in season, and attracts some wildlife of interest (fig 6). The entrance to Church Walk, at Gumstool Bridge, is a particularly public space (fig 7).

Many of the houses are set at the very front of their plots (9, 10, 11, 12 Church Lane, Brook House and Corners). Others are very close to the front of their plots, separated from public space by a gravel parking space (Brook Cottage), a shallow stretch of lawn (Long House), a low wall with paving behind it (Mill House), and a low orthostatic wall with hedge masking a shallow front garden (Saunders Forge). Two houses are set back from public space, the Old Vicarage and Glebe House. Most gardens are fairly well hidden private space behind a run of buildings or walls. An exception is the garden to Glebe House.

Cotswold stone walls and roofs predominate, and most buildings could be described as cottages, with 2 low storeys less than 6m deep; roofs start immediately above first floor windows about 4m from the ground. Thus, although roofs are typically steep in pitch, the overall height is lower than deeper plan, high ceiling modern buildings. Some houses have dormer windows (Saunders Forge, Brook House, Brook Cottage and the Long House). Corners has dormer windows at first floor level, lower than its neighbours, possibly having originated as

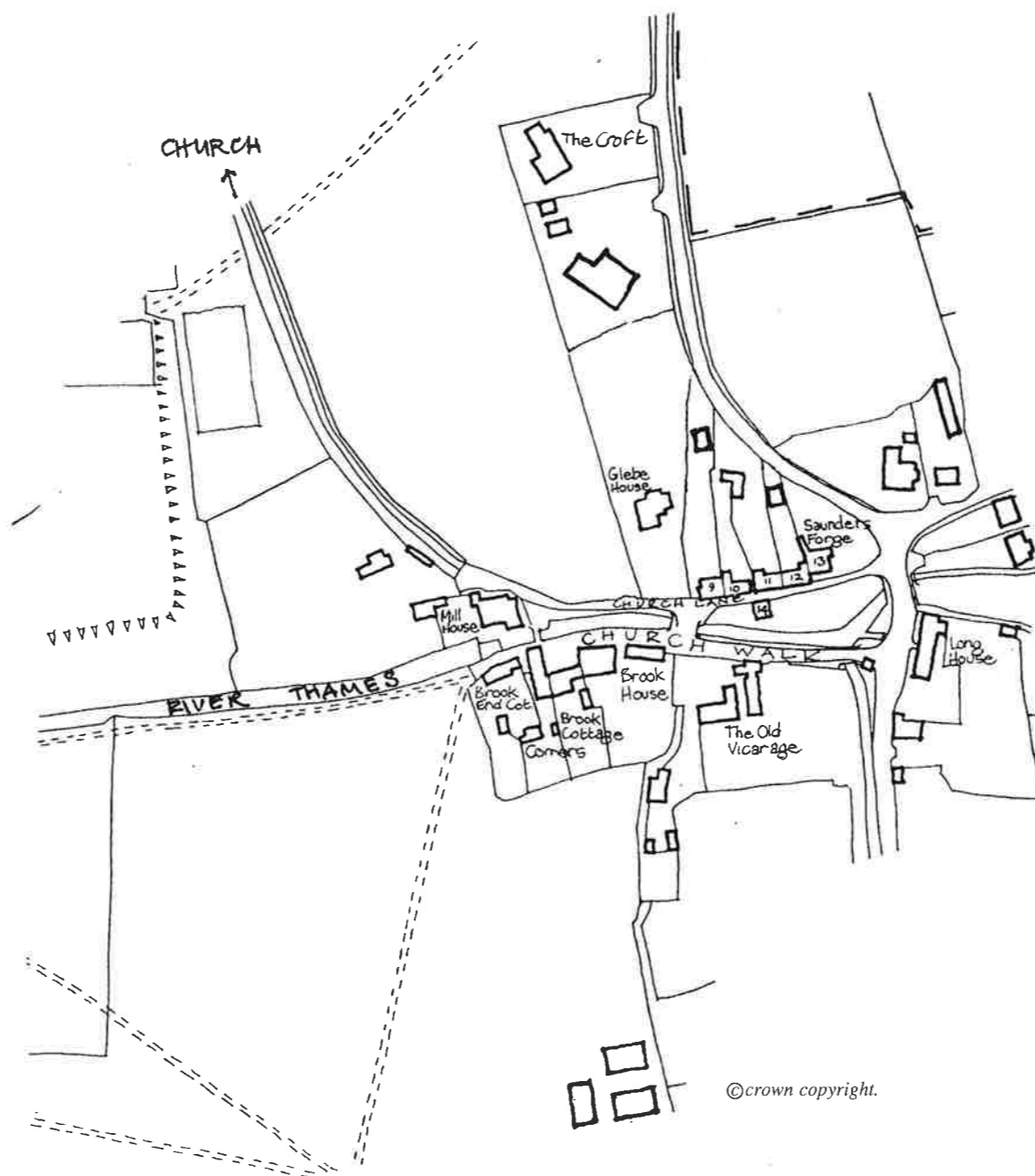
an outbuilding (fig 8). Nos. 9, 10, 11, 12 and 14 Church Lane have fairly uniform height, although Saunders Forge is about 8ft taller (fig 6).

The Old Vicarage, Mill House and Glebe House are more substantial buildings which do not fit the 'cottage' category. This provides a good social mix in the close, by the range of property types and sizes. The Old Vicarage is a large house set in quite large grounds behind its high wall. Thus it is visually rather separate, and its greater proportions do not conflict with the more modest buildings alongside or opposite it. Glebe House is similar. Mill House appropriately dominates the view looking west along Church Walk.

Parking to Mill House, Brook House, Glebe House, the Old Vicarage and Long House is in their private space, access to 4 of 5 houses on the north side of Church Lane is via Cox's Hill.

Corners has an integral garage with access disguised as front wall of the house. The other 4 houses use public areas for parking, thus the intrusion of cars is minimised.

There are some alterations which detract from the general character: 12 Church Lane has pebble-dashed render, artificial stone tiles and stained window-frames. 11 Church Lane has a blue slate roof, and out of character replacement windows. 9 Church Lane has replacement door and windows in uPVC. Corners has stained doors and windows. Several houses have rooflights in their rear roof slopes. Nos. 9, 10 and 11 Church Lane illustrate poor, adequate and good ways of siting satellite dishes. They have been sited near the front, down the side wall, and on the rear roof respectively. 'The Croft' and 'Kirkland' are modern properties behind the immediate enclave and would benefit from increased screening from Church Lane.



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SIGNIFICANT FEATURES

Topography: River Thames of key importance. Important open views north to The Avenue and to the hill at North End, spoiled by loss of trees in The Avenue, exposing a fenced tennis court beyond, and insufficient screening of properties at the north-east of the view

Access: Unmarked shared surface cul-de-sac lane with grass verges either side. Church Lane as narrow extension of Thames path

Settlement pattern: Building groups and tall front boundary stone or orthostatic walls or mature foliage enclose a central public green space

Morphology: Majority of houses 200 years old or more

Activities: Quiet and peaceful mixed size residential. Tourist trail in summer

Space: Wide and public green space with mature vegetation around river, except No. 14 which occupies a central location with a private garden

Buildings: Cottages about 4m to eaves and 6-7m wide but slightly varied, grouped and fronting space. Larger houses set back in large plots behind stone walls

Construction: Mostly squared rubble stone walls, mostly stone roofs, white painted timber side-hung casements, mostly timber lintels, brick or stone stacks

Details: Hipped dormers, cast gutters on brackets, no soffit/barge boards, overhanging eaves, high stone boundary walls or orthostatic walls

Furniture: Problems with some satellite dish locations, overhead wires across space, street signage at entrance



Fig 1: Church Walk at the turn of the century viewed from the central bridge.



Fig 2: Glebe House & No 9 Church Lane, showing long driveway to the former, by contrast with the latter's frontage straight onto lane (note obtrusive satellite dish location). Glebe House, a rather suburban 1950s house higher and larger in plan than its neighbours along Church Lane, well separated by being set-back 30m behind a low wall & screen of shrubs. This distance reduces adverse impact that this house would otherwise have on its neighbours. Extensions have resulted in a building constructed of three clearly different types of reconstituted stone. Although efforts have been made to match the general colour, it is a prime example of the incongruity of artificial stone, and the problems of development out of character with this corner of the village.



Fig 3: Looking east showing the reeds at the turn of the river, Gumstool bridge & the Long House with its white-washed walls & later bay window. The Long House is included in the general scene from many viewpoints in Church Walk. Similar in age, character and fabric to the general style of this area, and closes the view out of the close.



Fig 4: This field provides a vista across to Church Farm, the Parish Church and the Old Brickyard at North End. More screening of the Old Brick Yard Industrial Estate is desirable. Two modern bungalows in Cox Hill also disturb the timeless rural ambience; further screening here could also be beneficial, although fairly well screened seasonally as in this view.



Fig 5: Same view as fig. 1 today, showing amount of public space despite houses such as Brook House on the right having a frontage directly onto the public path. Note its Georgian windows. 14 Church Lane, an outbuilding conversion of rendered red brick, is unusually situated in the 'island' between Church Lane and the Thames and viewed from public space in three different directions. There is a narrow strip of land between the house & the river.



Fig 6: Church Lane from the entrance to Church Walk. Saunders Forge is slightly set back. Saunders Forge has courses of red brick among the Cotswold stone, and is set back a little on its plot, compared to its neighbours. Behind the reeds, in the central garden area is a glimpse of orthostatic walling. The Old Vicarage wall, war memorial bench, & Gumstool Bridge are in the foreground.



Fig 7: The view down Church Walk from High Road looking west. Note some street furniture which does not enhance the scene; the cul-de-sac sign, litter bin, and telegraph pole.



Fig 8: Brook House, Brook Cottage and Corners. Brook End Cottage is just visible behind Corners. Note the variety of roof heights. Chimney stacks are very much in evidence here.



Fig 9: Mill House is an important part of the Village's history and has seen many alterations, most notably the partial demolition and conversion of its mill section to become a part of the house. It presents a fairly unified whole, higher than its immediate neighbours.



Fig 10: Mill House and Mill early this century.

GUIDANCE RECOMMENDATIONS

- Keep field across to the Church open
- Encourage planting to edge boundaries of The Glebe and Fairview
- Any road resurfacing and repairs to be in unmarked fibredeck
- No new building to take place within or around this well preserved public space
- Use mix is adequate although office use could be considered
- Publicly visible alterations or extensions to existing buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least
- Schedule and monitor any action without permission or guidance and enforce removal or reinstatement where justified
- Rationalise and minimise replacement street signage
- Encourage sensitive siting of satellite dishes
- Encourage use/replacement of PVC rainwater goods
- Encourage replacement of non traditional windows and doors

ENHANCEMENT SCHEMES

- Maintain river and green space around in present condition
- Renewal programme for Horse Chestnuts and Copper Beeches along The Avenue required
- Investigate funding for enhancement scheme for undergrounding of overhead wires
- Consider replacement of central bridge balustrade for more traditional design
- Consider repairing of horse ramp in stone
- Consider re design of street furniture and signage at Gumstool Bridge
- Encourage trimming of vegetation around plank walls to expose stone
- Instigate grant scheme for repair of plank walls

Gosditch links High Road and the B4696, and as Fore Street provides the eastern east-west thoroughfare of the village grid, so Gosditch does for the western sector.

Typical of the older village dwellings is the number of very different styles and three centuries between oldest and newest. However, some houses successfully added this century are carefully designed and balanced buildings, respectful of their setting and relationship to surrounding context.

At the east end much of Gosditch is fronted by orthostatic walls, and elsewhere by drystone walls up to over 2m, and hedges (fig 1). At High Road, Gosditch is under 4m wide, but soon widens out to enable cars to pass carefully. It is a less cluttered street than Back or Fore Street, but like them has its share of infill, due to the fact that Gosditch has shallow plots (20m) and is flanked by open fields on both sides: Hence gardens often lie alongside rather than in front or behind houses, and leave many spaces vulnerable to infilling. Certain of the remaining gardens should now remain undeveloped.

Starting at High Road, No.1 is a typical two-up two-down house with slate roof and brick chimney at the gable-end. An extra bay has been added, evident from an additional mid-roof chimney. Opposite is one of the bungalows; at least they keep a low profile, although here *leylandii*, and lower down *cupressi*, are not really suitable to what is essentially a country lane. The Old Bakehouse on the left, idiosyncratic, with its red-brick frames to the round-headed windows (fig 2). It was converted to a dwelling with modest success. Opposite, the school is built in chapel style with a steeple at the gable-end (the bell having long been removed) (fig 3). Opposite the school is the garden to No.4. This 30m open frontage enables the school to be seen from footpaths across the fields to The Derry, and equally allows views from Gosditch. No 4 has a substantial extension, amounting to a new skin round the old; the proportions have in consequence been disturbed and the effect is ungainly (fig 4).

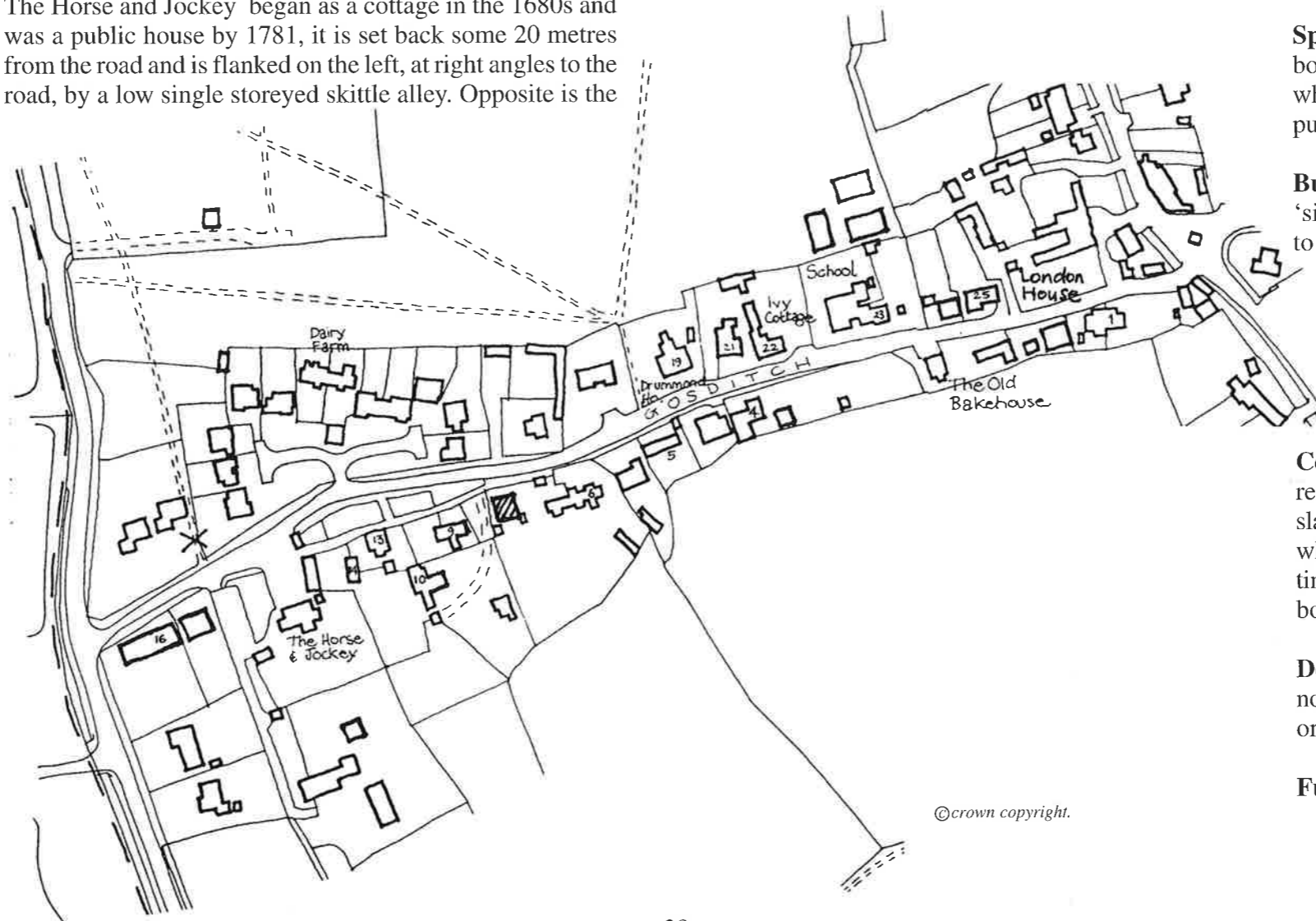
Ivy Cottage, past the school, is reputedly late 17th Century and is listed (fig 5). On the left is L'Anresse, a listed 17th Century low-ceilinged single storey cottage with attic; it has a half dormer with raking roof over right bay, a lean-to canopy over central door; windows are timber-casemented. On right No.21 and its neighbour, Drummond House, stand behind walls 2m high. No.21 has a core dwelling of 18th Century with a 19th Century front wing; 20th Century additions include garage and flat, the whole being rather

incoherent but not unpleasing. Drummond House, built about 1900, is curious in being stone-built up to ground floor ceiling, then stuccoed brick with pseudo-Tudor timbers (with no structural purpose). The overhang of the stone slated roof and the dormers give the house a look of solidity (figs 6 and 7). Below Drummond House is a passageway public footpath leading to Taylor's field which is crossed by two paths. Just beyond is a small heavily shrubbed area. Beside it a recessed gateway to Pebble Lodge, an architect designed house of the 1960s, incongruous in the village context, but well landscaped with trees and climbing plants.

On the left side, after two conifered bungalows, are Nos.7 and 9, both typical rectangular two-up two-down design with stone slate tiles (fig 8). Here the road begins to widen with on its south side a swathe of grass containing small willow trees; behind it a path runs in front of the walls of houses (fig 9). Here, No.10 is an original old cottage, and No 12 greatly enlarged and recently rebuilt. Nos.13 and 14 are side on to the road, the four making a tidy little nucleus on their own. The gardens and grassed area must be kept open without buildings, but with the walls maintained.

The Horse and Jockey began as a cottage in the 1680s and was a public house by 1781, it is set back some 20 metres from the road and is flanked on the left, at right angles to the road, by a low single storeyed skittle alley. Opposite is the

1980s development of Old Dairy Farm which includes the old farm-house, a 17th Century one storey building with attic, stone slated roof, and 19th Century extension: Apart from new porches the old framework remains. The whole development consists of 12 dwellings forming three sides of a rectangle, the old farmhouse being the centrepiece. Whilst the 3-bed houses are alike, they have design elements that help them to avoid stark modernity. Use of front gables gives visual variety; the long slope of the roof creating a porch shelter just 2m from ground, emulating the sheltering aspect of Cotswold Slate overhangs. This also helps to shade the single garage door, whilst at the same time, the integral garage avoids the need for large areas of parking. The layout, with hedging and tree-planting avoids the regimental monotony of its contemporaries, Richmond Court and much of Eastfields. A line of maturing chestnuts fronting the road give it the feel of an enclave. A footpath runs beside the development up to the junction with the B4696 which does not have the rurality of the High Road end, with modern 'suburban' style properties and substantial extensions. The result is a rather poor entrance into the village from this end.



SIGNIFICANT FEATURES

Topography: Flat, with vision confined within the street by buildings, walls and foliage except for a few valuable glimpses to open fields behind on both sides, particularly across the space opposite the school

Access: Unmarked shared surface lane with grass verges both sides, minor access width both ends

Settlement pattern: Buildings predominantly single-banked, detached on large plots which vary in proportion of depth and width and distance from road

Morphology: Majority of houses 100 years old or more (excluding Dairy Farm) and of varied ages/sizes, newer houses beginning to cramp frontage and plots, and create uncomfortable groups

Activities: School and pub provide strong community centres, good mix of residential size/age

Space: Medium width lane, majority flanked by verges and boundary walls of 1-2m height with mature planting, poor where missing. Swelling at west brings private gardens into public space

Buildings: Approaching halfway back on plot, some with a 'side' garden. Gables in both directions. Cottages about 4m to eaves and 6-7m wide but other houses are larger

Construction: Mostly squared rubble stone walls with some render, half timbering and poor artificial stone, stone and slate roofs with some in concrete tile or artificial stone, mostly white painted timber sash and casement windows, stone or timber lintels, brick or stone stacks. Mixed along whole street both sides

Details: Gabled/hipped dormers, cast gutters on brackets, no soffit/barge boards, eaves overhang, predominantly stone/orthostatic boundary walls

Furniture: Problems with overhead wires across space



Fig 1: The absence of a frontage boundary wall is starkly obvious where missing from a recent infill house. Other lessons from this building can be learnt - the inappropriateness of the artificial stone, due to its blue colour quite unlike the local stone; the lack of roof overhang at eaves; the size of house relative plot, and lack of front garden wall/planting.



Fig 2: The Primitive Methodist Chapel in Gosditch, now a private house and before that a bakery, was opened in 1840; and described thus: "stone and best blue slate. The roof top is of red Merrill, lighted by 5 sash windows with circular tops".



Fig 3: The school, built in the 1870s, is a typical church primary school of its vintage, with a classroom linking at one end the head teachers' house and the main classroom (or assembly hall) at the other.



Fig 4: No 4 Gosditch is in the background. The artificial stone used here is, however, one of the 'better' ones, matching more closely the yellow colour of the indigenous stone, in contrast with the blue of Bradstone. Neither is acceptable, however, in close proximity to natural stone, either as an extension or as a neighbouring building.



Fig 5: Ivy Cottage earlier this century. The old entrance under a canopy which links with a canted bay, is now blocked. There are arches over the new door and the other front bays, and two dormers. The main feature is the huge chimney stack which rises from the ground in front of the right bay; it is notably ivy clad.



Fig 6: Gosditch from the west as it was. Along Back Street there used to be five small cottages which were pulled down early this century and the stones taken up Gosditch and rebuilt into 'Drummond Villas' on the left.



Fig 7: The same view today, greener but little changed except for overhead cables disturbing the scene.



Fig 8: No 6, curious rectangular bay window with timber frame over which is a pediment with egg-and-dart style motif.



Fig 9: The distance of the field boundary from the road increases to about 60 metres, allowing Nos. 10 & 12 to be built well back on a curving drive, gable on to road, from which they can be only partially seen.



Fig 10: The Horse and Jockey has a considerable car-park in front, which appears bare when not in use. The front section with mansard roof (unique in Ashton) is 18th Century; the parallel rear block 19th Century. Conversion from house to public house entailed a number of accretions behind, but from the front it retained its listed building quality.

GUIDANCE RECOMMENDATIONS

- No new development in remaining gaps and side garden between No 4 and Old Bakehouse open; to maintain perception of countryside behind
- New roadworks to avoid introduction of kerbing, maintain width (calming of traffic)
- Encourage quality alterations or redevelopment of existing out-of-character houses at the B4696/Gosditch junction, as entrance to village
- No possibilities for new infill building on the frontage, buildings at the rear could be considered only on larger plots where some are existing
- Use mix is adequate, school should be encouraged to expand, some office use could be considered
- Encourage front stone boundary walls and semi-mature frontage planting schemes with any alterations to dwellings where currently missing
- Resist development on private gardens within the lane at the west
- Publicly visible alterations or extensions to existing stone buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified
- Encourage sensitive siting of satellite dishes
- Quality artificial stone alternatives could be considered for new buildings or other extensions subject to design
- Encourage use of /replacement with cast iron rainwater goods rather than PVC
- Discourage use of non-traditional styles and materials for fenestration and external doors

ENHANCEMENT SCHEMES

- Grant aid repair and reinstatement of orthostatic walls
- Investigate funding for building of new stone front boundary walls and planting where most obviously lacking
- Maintain tree inventory
- Investigate funding for enhancement scheme to underground overhead wires

This is the western area of the village, lying between Gosditch and the Derry and fronting onto the B4696. It differs from other areas of the village in being sparsely developed, the dwellings mostly having gardens and/or paddocks of some size as part of the curtilage. It is an area therefore especially vulnerable to development.

The principal feature of the area is the public footpath (FP15) which runs from Gosditch by the Horse and Jockey to the Derry parallel to, and some 50 metres from, the B4696 (fig 1). The first 75 metres of the path from its Gosditch end follows the line of a private driveway to a group of properties behind the Horse and Jockey. The path used to follow the line of the drive to Derry Farm House but the path was diverted to lie parallel to the drive on the road side of the hedge, when the house was rebuilt. The path forms a pleasant rural walk with stone stiles.

The only properties to front directly on to the B4696 are at the Gosditch end, two 1950s bungalows, Charlrose and Waters Edge, each with their own access (fig 2). Half way along this stretch is one other bungalow, Derryville (fig 3). Otherwise all the properties lie well back from the road. Derryfields Cottage and Tunbury with its associate dwellings, are each served by a tree-lined drive which have a joint egress onto the road. Derryfields Farm has a straight grass-verged and tree-lined avenue drive. All these lie on the village side of the footpath, except for one new house (see below) and the three above mentioned bungalows.

Below the Horse and Jockey in Gosditch the driveway leads to a group of buildings, two attached old cottages, one (No.21) recently and carefully rebuilt (fig 4), both stone-built with stone tiles, and a brick whitewashed post-war bungalow which backs onto the fields behind. In front of these stand the two bungalows on the B4696, each in some quarter of an acre of land (fig 5). Next is Derryfields Cottage, L-shaped, originally three cottages, probably 18th Century, low-ceilinged, stone-tiled and carefully preserved. It possesses a field between it and the road of fully an acre in which is a poplar-lined drive. The garden contains some fine specimen trees.

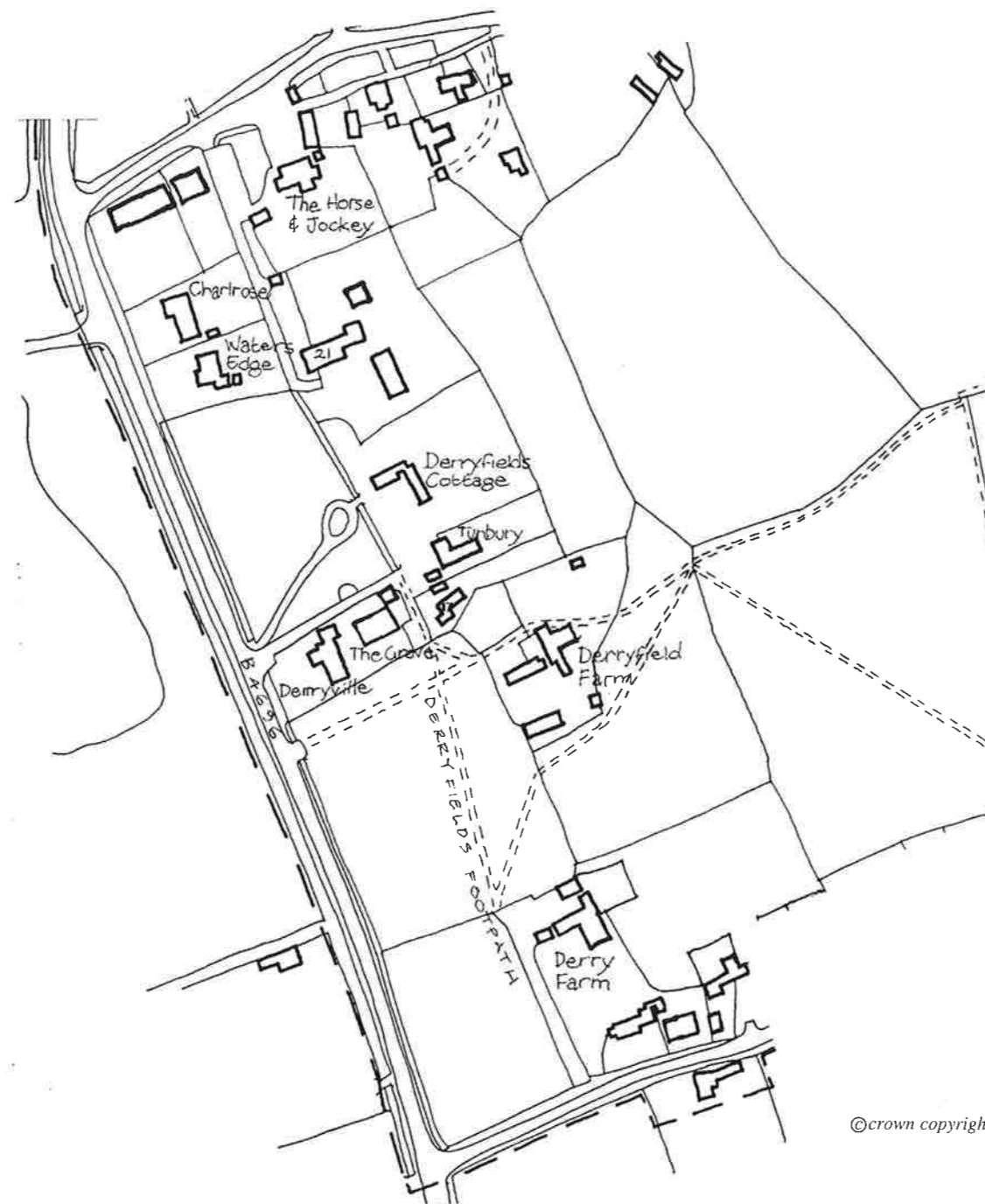
Next is a nucleus of four dwellings, nearest the road the bungalow Derryville and behind it in the former garden, a new house (1990), The Grove, built to a modern design seen all over the village, Bradstone walls and roof, three bleak dormers and high roof-line. Behind it across the footpath is Tunbury, a very modest post war bungalow (fig 3) and No.17A a white-washed cottage, an enlarged version of something much older. These properties have double garages annexed to them, forming quite a close group, through which the footpath goes, and thence through a wooden V stile it emerges onto the drive of Derryfields Farm.

At the end of a tree lined track stands Derryfields Farm, a substantial old farmhouse with outbuildings, some in good

repair; stone built it has been modernised with some care. The field in front has a 100 metre frontage onto the B4696 and is one and a half acres (fig 6). Another public footpath branches off behind the farm and heads east to exit on High Road by Grove Farm.

Just visible from the road, Derry Farm properly belongs to the Derry. Again an old farmhouse of some size, it was till recently in great disrepair, it has been rebuilt with proper care for its exterior. Between it and the B4696 lies another open field of nearly one acre (fig 7), now containing a tennis court.

The Derryfields section of the B4696, unlike the sector immediately to the north passing the church, is straight. Nevertheless, further accesses onto the road could be dangerous, as the volume and speed of traffic is high, and, opposite Derry Fields, are two accesses into gravel extraction sites. The village edge is defined along the B4696 by mature native hedgerow, which helps to soften the harsh traffic environment. Gaps are found to the frontages of three roadside dwellings.



SIGNIFICANT FEATURES

Topography: Basically flat, with footpath slightly higher than the road. High mature hedges and trees are dominant in the flat landscape here

Access: This 'road' comprises driveways in from Gosditch and The Derry, an unsurfaced footpath with stiles connects them. There are also some vehicular accesses from the B4696, increasingly treacherous where close to junctions and bends

Settlement pattern: Buildings began and remain as individual cottages and farmsteads outside of the village along the east side of the footpath which was the original road. The newer bungalows to the west face the later B4696

Morphology: Almost all buildings along the footpath have origins 100 years ago or more although most have substantial additions; from the through road they still provide a picturesque distant view of the village edge. However, the groups of newer bungalows partially obscure this and have frontages too close to the now heavily used B4696

Activities: Farm distanced, pub provides community centre, good mix of quiet rural residential size/age

Space: Picturesque footpath through open fields. Stock fences and hedges dominate as boundaries, little definition of private space. Harsh vehicular environment at edge of B4696, helped by mature vegetation

Buildings: Cottages and farmsteads within large square plots. Gables and fronts in various directions. Cottages about 4m to eaves and 6-7m wide, farmhouses are larger, and bungalows incongruously low

Construction: Mostly squared rubble stone walls, some painted, poor artificial stone to newer dwellings, stone roofs (newer ones in lower pitch concrete tile), mostly timber casement windows, stone or timber lintels, brick or stone stacks

Details: Hipped dormers, cast gutters on brackets, no soffit/barge boards, eaves overhang



Fig 1: View south along the footpath to Derry Farm. The footpath has orthostatic stiles where it crosses the Derryfields Cottage driveway and wooden stiles where it enters crosses and exits Derryfields Farm.



Fig 4: No. 21 Derryfields.



Fig 7: Derry Farm from Derryfields



Fig 10: View south on B4696 showing mature hedge boundary, accesses to dwellings and gravel works access to right.



Fig 2: Two post war bungalows partially obscure the earlier No 21 set back from the B4696



Fig 5: View from the footpath west across the Derryfields Cottage paddock to the two bungalows fronting the B4696



Fig 8: Accesses to the gravel extraction sites from the B4696 are particularly wide.



Fig 3: Derryville in the foreground has the Grove in its rear garden, and Tunbury can be seen centre. The tree-lined drive to Derryfields Cottage is on the left of the picture.



Fig 6: Derryfields Farm set back from the main road



Fig 9: Delapidated stone stile and modern wooden stile on footpath

GUIDANCE RECOMMENDATIONS

- Maintain existing mature hedges and trees
- Ensure that footpath does not become a secondary vehicular access
- Encourage quality alterations or redevelopment/replacement at the rear of plots for existing out-of-character bungalows fronting the B4696; these are the most public examples of buildings when approaching or passing the village
- Resist development and creation of accesses along the B4696 frontage
- Maintain quiet rural use
- Resist development in private gardens to the west of footpath
- All external alterations or extensions to existing stone buildings need particularly careful consideration due to high visibility within the landscape, and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified
- Quality artificial stone alternatives could be considered for other extensions subject to design

ENHANCEMENT SCHEMES

- Maintain tree and hedgerow inventory and encourage landowners to retain and replace where necessary
- Maintain stone stiles on footpath
- Encourage native planting along frontages of dwellings along B4696

The Derry forms the south-western boundary of the village, running from the High Road to the B4696.

On its southern side are open fields. The building line and conservation area boundary runs along the road on this side protecting these fields to the south from threat of development. There are two locations where there are foundations of earlier agricultural buildings and on one of these there are modern storage buildings.

Between Keynes House and Lea Cottage is a long stretch of hedged pasture with a completely rural ambiance. The northern side is made even more pleasant by the intervention of an arm of the river for some length. There are also glimpses across to the rear of Gosditch and High Road.

As with other village lanes it curves as would a path made by an animal, is grass-verged and hedge-lined on its south side; the stone boundary walls of properties line the northern edge (figs 1 and 2).

The dwellings are concentrated at the western end of the Derry, east of the entrance to Derry Farm. The main nucleus of Derry properties, fourteen in number, are all different, but mainly variations of the typical two-up two-down cottage with central porch, stone tiles and brick stacks on the gable ends. As elsewhere in the village the cottages vary in their distance apart and the extent they lie back from the road (the latter distances vary from 4 metres to 20 metres) (fig 3). Many still have orthostatic plank stone walls along the road edge (fig 4). Adjoining the drive to Derry Farm is a fine 50m run of this walling. The main disappointment in this otherwise attractive group is the number of new windows replacing old sash casements with a variety of modern types (fig 5).

One distinguishable cottage is Lea Cottage, one of two thatched cottages in the village (see Cocks Thatch in High Road). Walls are whitewashed limestone rubble, single storey, with an attic set into the thatch. It has sliding casement windows under timber lintels; a listed building fronted by an immaculate plank-stone wall (fig 6). Adjacent properties are less attractive for having obtrusive satellite dishes.

One of the best examples of a typical Ashton cottage is adjacent to Derry Farm with typical window arrangement, central porch location, gable stacks, stone walls and roof tiles, and orthostatic boundary walls (fig 7).

A field separates No.1, the last of this group from two modern properties at the High Road end. Keynes House, built in 1990 on land that belonged to Ashton House in High Road, might reasonably be described as a white elephant, as regards both size and colour, an attempt at a Georgian style house, that is not altogether successful. It is encased by trees, hence not too obvious. Rather older is

Virginia, a post war bungalow, discreetly set back with a curved drive and a mature garden, and so hardly visible from The Derry. The field between No.1 and Keynes House, formerly owned by ECC is now in the ownership of Keynes House as a protection against development.

SIGNIFICANT FEATURES

Topography: Important open views south to flat open countryside, with shelter provided by line of mature trees along the south side of the road. Important separation of The Derry cottages from the village by open land, also sufficiently distanced from B4696

Access: Unmarked quiet shared surface lane with front boundary walls on the north side, and a grass verge on the south side which has been worn by random car parking

Settlement pattern: A row of south facing individual buildings on small plots grouped close together, with predominantly front boundary orthostatic walls

Morphology: Majority of houses 100 years old or more, new additions in the row follow the same pattern, although plot size is now very small in places. Two large new houses at the east follow the same pattern as the grander houses fronting High Road

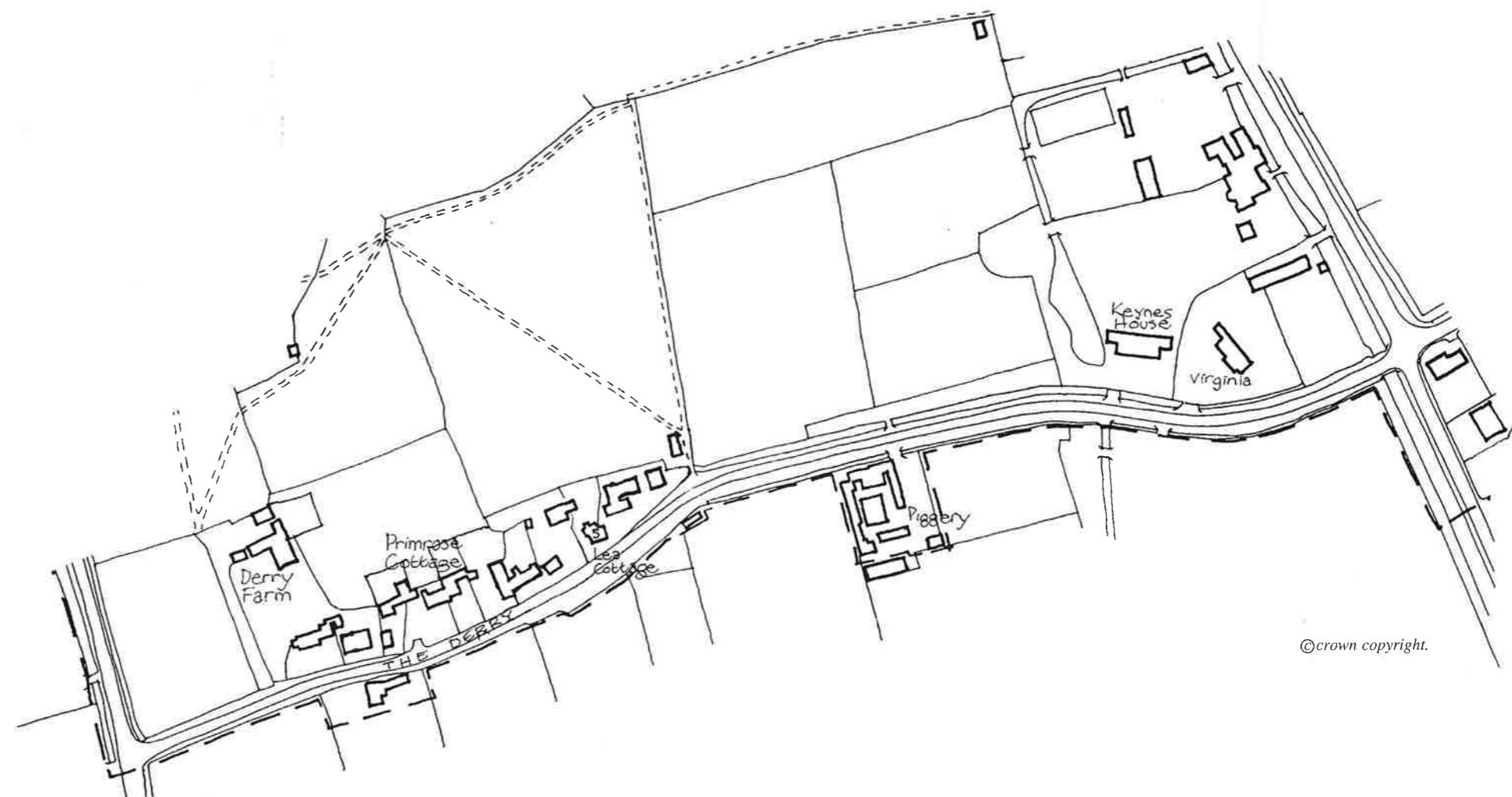
Activities: Quiet peaceful mixed size residential

Space: Attractive medium sized winding 'country' lane bounded by houses at the north and sheltered by mature trees at the south. Much of length completely undeveloped

Buildings: Cottages about 4m to eaves and 6-7m wide but slightly varied, fronting space, some grouped but detached, some terraced. Houses vary from back of plot to near the front

Construction: Mostly squared rubble stone walls, mostly stone roofs although individual examples of thatch, slate, concrete and clay tile, white painted timber side hung casements where not replaced by modern types, mostly timber lintels, brick or stone stacks

Details: Few dormers, cast gutters, or plastic, on brackets, no soffit/barge boards, overhanging eaves, central gabled porches, 1m high stone or orthostatic boundary walls and poor recent artificial stone radiused wall



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Fig 1: Properties lining the north side of The Derry at the turn of the century.



Fig 4: Orthostatic boundary wall along The Derry adjacent to modern walling.



Fig 7: A cottage at The Derry. A 'typical' Ashton cottage.



Fig 2: The same view today, little changed except by vehicular accesses.



Fig 5: Modern windows have replaced the original casements in fig 1.



Fig 8: The eastern end of The Derry is a country lane.



Fig 3: The cottages vary in distance from the road and one-another.



Fig 6: Lea Cottage



Fig 9: Typical cottage with few alterations, good fenestration but unfortunate siting of satellite dish.

GUIDANCE RECOMMENDATIONS

- Resist development on farmland separating The Derry from the village proper
- Encourage sensitive siting of satellite dishes
- Encourage use of / replacement with metal instead of plastic rainwater goods
- Discourage use of non-traditional patterns and materials for fenestration and external doors
- Protect trees along road at south
- New road works to avoid paving or kerbs
- No possibilities for infill building on the north side within row
- No development to take place south of the lane except possible conversion/reuse of barn opposite and at the piggery
- Maintain quiet mix of 'farmworker' residential use, do not extend towards village or noisy road
- Publicly visible alterations or extensions to existing buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least
- Schedule and monitor any action without permission or guidance and enforce removal or reinstatement where justified

ENHANCEMENT SCHEMES

- Encourage replacement of non-traditional frontage walling / fencing
- Maintain tree inventory, lobby for protection orders opposite properties
- Encourage planting of verge and rationalised/ minimised parking opposite
- Investigate funding for enhancement scheme for maintenance/repair of orthostatic walling

The High Road is the main road in the village and is some 500 metres long. The road runs north from Wheatley's Farm to the foot of Cox's Hill where it bends sharply to the left. The River Thames runs alongside it on the west side for almost the full length of the road, entering from the west via Church Walk at the northern end and passing under the road to the east at the southern end (figs 1 and 2).

The southernmost group of houses on the west side are a picturesque group, accessed by an 18th Century limestone bridge. Garden House is built of brick and stone and the main building of Ashton House is mid-late 18th Century, of limestone ashlar with a stone slate roof. At the front of the building is a limestone ashlar gable wall to the Thames with a skewed arch bridge. The next building, part of Ashton House now known as River House, is accessed via bridge and gate piers (fig 3).

The next row of buildings are pleasant with good views into well kept gardens with views of the pasture land behind the road (fig 4). Nos.8 and 9 The Grove is a farmhouse C17 or early C18 of limestone rubble, with Cotswold stone roof and two hipped dormers. The building accommodated the Baptist congregation from 1869 - 1890 (fig 5). The next building is No.11 The Old Forge comprising of the main house with the forge and tack room adjacent. It is thought to be 18-19th Century and is built of brick and stone, 2 Storey with a slate roof. After the turning to Gosditch is No.12 this building is 18th Century, a house with 19th Century shopfront. Alongside, bordering on the Gosditch is the old saddlers shop, now a house (fig 6). To the rear a small backwater accesses London House, 17-18th Century of limestone rubble with Ashlar quoins to openings, 2 storey and attics used to be part used as shop but oak stained windows replace the bay windows of the shop. Six 16th Century carved heads are fixed under the eaves (fig 7). No.14 is a 18-19th Century house, once a butchers shop with slaughterhouse to the rear. The house has a Lead Fire insurance plaque on it.

Sharing bridge access is the next building an attractive stone cottage No.15 (figs 8 and 9). The next group of buildings are a pair of semidetached houses and a detached house built between the wars. The maturity of planting reduces their contrast with other buildings of the road (fig10).

On the east side of High Road is a large recreation ground covering 4.5 acres surrounded by well matured trees and hedges. The openness of the playing field enhances the dominance of Ashton House and the Garden House opposite. Beyond the recreation ground is a collection of new houses around one original house with the result of oversized houses on tiny plots (fig 11).

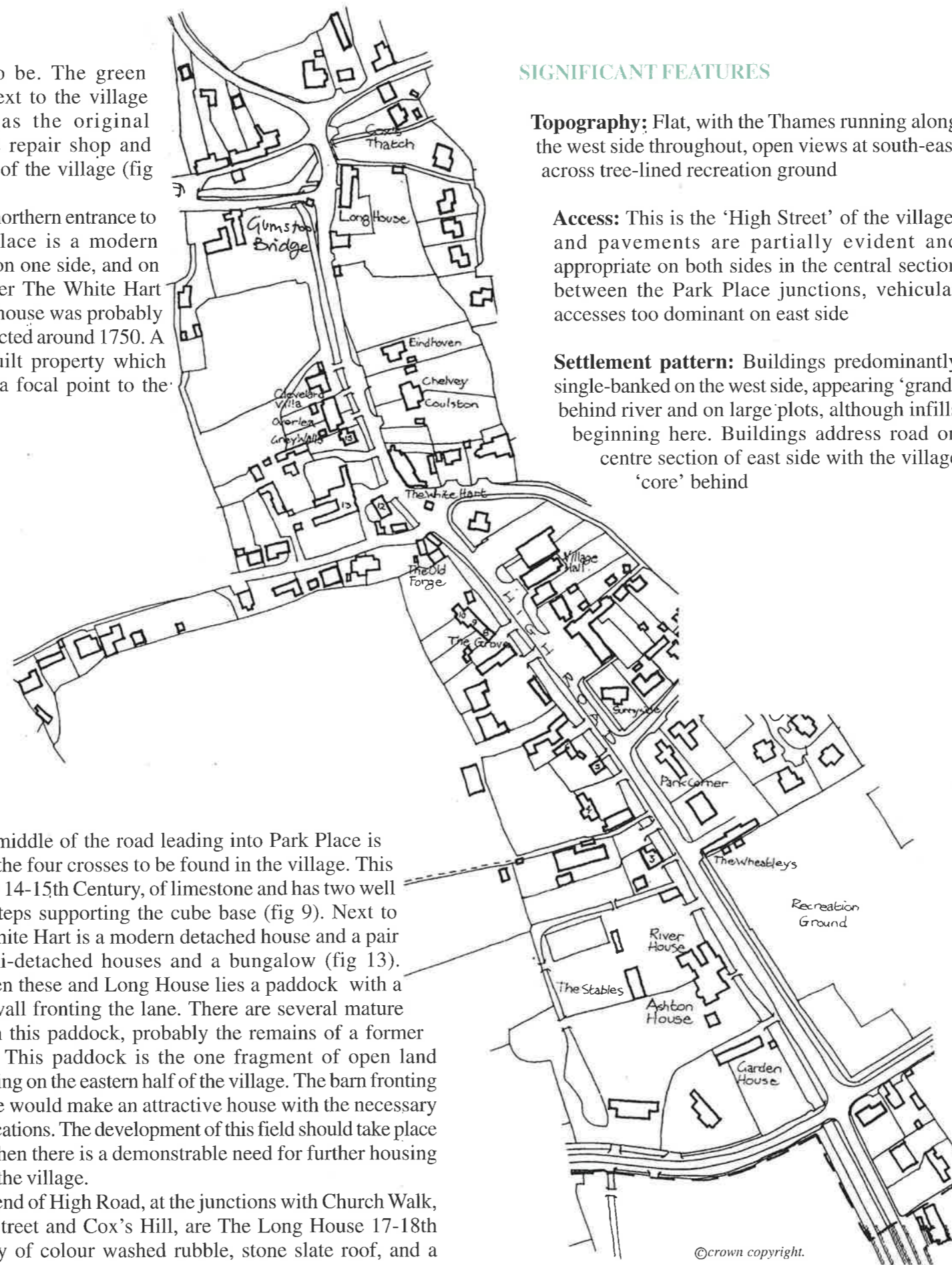
The land between the two entrances to Park Place has two garages, the village hall, the bus depot and some houses and bungalows: The Garage now stands where the old forge

used to be. The green shed next to the village hall was the original bicycle repair shop and garage of the village (fig 12).

At the northern entrance to Park Place is a modern chalet on one side, and on the other The White Hart public house was probably constructed around 1750. A well built property which makes a focal point to the road.

In the middle of the road leading into Park Place is one of the four crosses to be found in the village. This cross is 14-15th Century, of limestone and has two well worn steps supporting the cube base (fig 9). Next to The White Hart is a modern detached house and a pair of semi-detached houses and a bungalow (fig 13). Between these and Long House lies a paddock with a stone wall fronting the lane. There are several mature trees in this paddock, probably the remains of a former hedge. This paddock is the one fragment of open land remaining on the eastern half of the village. The barn fronting the lane would make an attractive house with the necessary modifications. The development of this field should take place only when there is a demonstrable need for further housing within the village.

At the end of High Road, at the junctions with Church Walk, Back Street and Cox's Hill, are The Long House 17-18th Century of colour washed rubble, stone slate roof, and a thatched cottage 15-16th Century of limestone rubble. Opposite the Long House is another of the village crosses.



SIGNIFICANT FEATURES

Topography: Flat, with the Thames running along the west side throughout, open views at south-east across tree-lined recreation ground

Access: This is the 'High Street' of the village, and pavements are partially evident and appropriate on both sides in the central section between the Park Place junctions, vehicular accesses too dominant on east side

Settlement pattern: Buildings predominantly single-banked on the west side, appearing 'grand' behind river and on large plots, although infills beginning here. Buildings address road on centre section of east side with the village 'core' behind

Morphology: All buildings fronting the road on west side except three are over 100 years old, new infill houses in a second layer behind are beginning to cramp grand setting and the few views through to open land behind. Almost all buildings are 20th century, out-of-character and rather lowdensity for this central location

Activities: Village hall, recreation ground with play area, and pub provide strong community centres, good mix of residential size/age. Garage and depot are hub of daytime activity

Space: Wide and public village central street, with river as constant privacy barrier along west side, majority flanked by verges, high boundary walls with mature planting. Poorly and untidily defined edge to space by buildings and accesses on east side centre section, good elsewhere with mature trees lining the edge

Buildings: Large houses and cottages at the west, varying in set-back and grouped, with gables in both directions. Cottages about 4m to eaves and 6-7m wide but historic grand houses are much larger. East side has mainly modern bungalows centrally on small plots, with deeper narrower plots at the north but still detached houses

Construction: West side predominantly squared rubble stone walls, some whitewashed, stone and some slate roofs, mostly white painted timber casement windows, stone or timber lintels to cottages, stone and some brick stacks. Mixed construction along east side with examples of poor artificial stone

Details: West side; consistently steep pitches, hipped dormers, cast gutters on brackets, no soffit/barge boards, eaves overhang, stone boundary walls and bridges

Furniture: Problems with overhead wires along and across road, garage signage and fascia



Fig1: Derry Bridge in High Road, looking north at the turn of the century.



Fig 2: access to the properties on the west of High Road is over stone bridges. This makes High Road one of the most distinctive areas of Ashton Keynes.



Fig 3: The largest and finest houses in Ashton Keynes should remain dominant to both High Rd. & the village.



Fig 4: Views of pasture land behind reduced by the building of two detached houses in the 1980's. Built too close to the old barn adjacent to 8 & 9 The Grove



Fig 5: Nos 8 & 9, No 10 is at the north end and is a 17th Century farmhouse single storey and attic fragment of a larger building replaced by 8 & 9. Entrance is on the north end via a more recent conservatory. Timber casement windows with timber lintels.



Fig 6: The Old Forge when still a blacksmith's early this century. The saddler's shop is on the right



Fig 7: London House as 'Gregory's' last century. London House was in turn a drapers, a general store, a cafe and a post office - the latter having been in a room of the Long House, Park Place before 1912.



Fig 8: Early this century. In view are the shop at No 12, London House butchers, and the White Hart Inn.



Fig 9: The same view today. The cross has been relocated for traffic safety and the shop fronts either no longer in use or removed.



Fig 10: Cleveland Villas and Overlea



Fig 11: The southern entrance to Park Place is flanked by two modern bungalows, which at least, have modesty of scale



Fig 12: Garage area is visually unattractive, enhancements must not threaten the viability of the garage or hall which perform important social functions



Fig 13: One of three recent houses north of the White Hart. These do not have the benefit of the screening of those opposite.

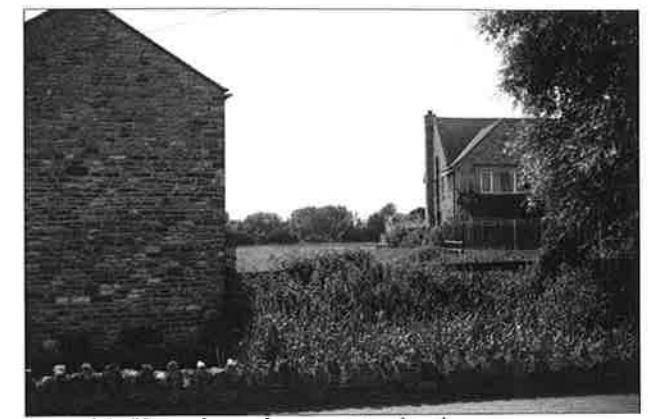


Fig 14: View through to pastureland to west near the garage.



Fig 15: Green footpath between nos 3 & 4 stone walls.

GUIDANCE RECOMMENDATIONS

- Keep recreation ground open, encourage maintenance of trees and river banks
- Any roadworks to improve pavements between Park Place junctions, reduce vehicular access widths, maintain verges
- Encourage quality alterations or redevelopment of existing out-of-character houses and bungalows on east side with grouped cottage-scale buildings to better edge the street space
- Minimal new infill building to take place within plots behind the west frontage. New buildings here should be grouped and be considered only on larger plots where some are existing and views through and the setting of front buildings are to be preserved
- The garage and depot area should be maintained as a focus for daytime activities in any redevelopment, the present appearance and activity should be enhanced in any alteration proposals
- Encourage front stone boundary walls and frontage planting schemes to east side with any alterations to dwellings
- Monitor mature trees in north paddock
- Any alterations or extensions to existing stone buildings, or new buildings within their curtilage, need particularly careful consideration and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified
- Encourage sensitive siting of satellite dishes
- Encourage use of/replacement with cast metal instead of PVC rainwater goods
- Discourage use of non-traditional patterns and materials for fenestration
- Quality artificial stone alternatives could be considered for new buildings or extensions on east side subject to design

ENHANCEMENT SCHEMES

- Replacement of non-traditional bridge balustrade
- Enhancement scheme to underground overhead wires
- Grant aid repair and reinstatement of stone walls and bridges on west side
- Maintain river, verges, tree inventory
- Investigate funding for enhancement scheme to underground

Back Street

Back Street is one of several roads that enclose the village. It runs from the northern end of High Road, the bottom of Cox's Hill (fig 1), in an easterly direction for 450m before turning a sharp right-hand bend, where it becomes Kent End. It is by nature a narrow lane which for much of its length has just enough in the way of slight bends, especially at the eastern end, to restrict the view to small sections at a time.

At the turn of the century, indeed until 1950, there were only 10 or 11 of the current houses present, so there would have been many vistas of open countryside on the northern (outer) side of the road, and of large gardens on the southern side (fig 2). These have now all been infilled in one way or another, in a variety of building styles, but the amount of foliage and nature of the road, which has no footpath for most of its length, still result in the area retaining the feel of a rural lane.

In most cases the houses in Back Street have a low front boundary wall, so that the front garden is semi-public space. There are often glimpses of back gardens, as many houses do not take up the full width of their plots (fig 3). A typical depth of front garden is less than 12m, which further emphasises the impression of a narrow lane.

The road surface runs right up to the front boundaries of properties for the entire length on the northern side; on the southern side there was a grass verge and ditch. However, the ditch has been culverted and a pavement provided in front of numbers 1, 2 and 3 Richmond Court (fig 4), and also on either side of the entrance to The Leaze. This has introduced a clinical suburban feel. Although there is a perpetual concern for pedestrian safety, especially at junctions, further pavements or kerbing should be avoided, as should the impact of garages (fig 5).

Two houses front immediately onto the road: Harberts Cottage and The Barn, both on the northern side. Yet other buildings are very close to the road: The Plough Inn (which may have dated from 1643 as a candle factory) (fig 6), The Tannery and Cleveland House on the northern side; Fineshade Cottage and the semi-detached cottages by the entrance to The Leaze. In some other places the road boundary is high enough to render the space behind it totally private: the wall of Pilgrim Cottage and the hedges of the two bungalows across the road, forming a satisfying enclosed space.

By contrast, a few houses are set further back on their plots, giving a more open and spacious feel to that stretch of the street: Melton Lodge, Vine View (fig 7), Chestnuts, and the new house under construction next door. The modern developments of Richmond Court and The Leaze have been constructed with sight lines to satisfy the Highways Authority (fig 9), which also creates a more open aspect compared with the closed views created by the bends in the road elsewhere (figs 10 and 11). Select and careful tree planting at these junctions might help to reduce the still 'raw' feeling of these cul-de-sacs.

SIGNIFICANT FEATURES

Topography: Hills at the north but flat elsewhere. Views from North End junction across back gardens to village is important as perception of village where buildings are incidental to vegetation around them

Access: Unmarked shared surface lane except for marked-out oversized entrances to newer estates where grass verge on the south side is replaced with unnecessary pavement. Adjacent cul-de-sacs are alien to village

Settlement pattern: Buildings are noticeably single-banked on the north side with views through to countryside between, detached and 0-12m from the front of large deep plots. On the south side plots are much shallower, with all buildings parallel to the road and most central within plots

Morphology: A large proportion of buildings on the north side are 100 years old or more and contribute greatly to the character of this lane. By contrast, the south side is almost entirely recent and cramped by the development of the previous orchards behind

Activities: Pub provides community centre to quiet non-through route, good mix of residential size/age

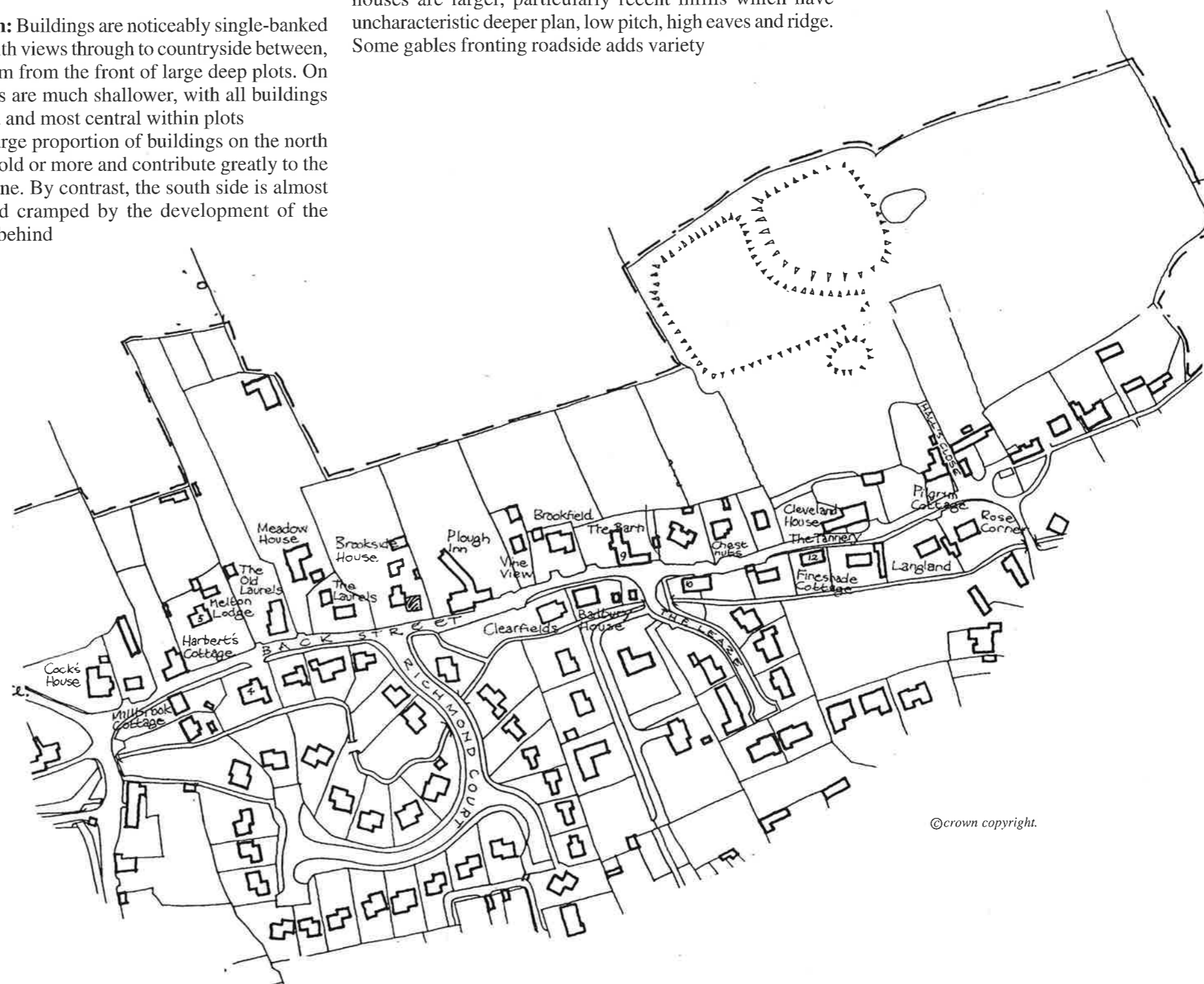
Space: Medium and narrow width winding lane. Majority flanked by verges at south (with culverted ditch under) and planted front gardens; and building walls or stone/orthostatic boundary walls of 1-2m height with mature planting at the north. Bare at the junctions with the incongruous newer cul-de-sacs

Buildings: Generally individual detached houses central to plot. Cottages about 4m to eaves and 6-7m wide but other houses are larger, particularly recent infills which have uncharacteristic deeper plan, low pitch, high eaves and ridge. Some gables fronting roadside adds variety

Construction: Majority on north side squared rubble stone walls, stone and slate, gabled and hipped roofs with some in clay or concrete tile, mostly white painted timber sash and casement windows, stone or timber lintels, brick or stone stacks. Mixed materials and construction along the south side, generally ersatz

Details: Gabled/hipped dormers, central gabled porches, cast gutters on brackets, no soffit/barge boards, eaves overhang, predominantly stone and some orthostatic boundary walls

Furniture: Problems with some overhead wires



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Fig 1: View looking east down Back Street from High Road showing the verge and ditch on the south side. From left to right are Cocks House, Harberts Cottage and Millbrook cottage.



Fig 2: A similar view earlier this century.



Fig 3: Melton Lodge, behind its hedge and plank stone boundary wall. Like most of the old houses it has a wide plot.



Fig 4: The first three houses of Richmond Court are actually in Back Street. Note how close together they are compared to the older buildings in the street. Also note the suburban effect of the pavement.



Fig 5: The Old Laurels and The Laurels next door. The depth of front garden and height of front wall are typical for Back Street. Meadow House between the two has been set back a long way from the road. The garages of the two new houses have a rather unwelcome impact on the street scene.



Fig 6: Brookside House, The Plough Inn and the view east from the entrance to Richmond Court.



Fig 7: Some newer properties are set further back from the road, and are high in comparison to the older properties.



Fig 8: Clearfields and Badbury House on the right, and The Barn further down the road on the left.



Fig 9: The entrance to The Leaze, showing short lengths of pavement to improve the sightlines. The houses shown are (left to right) The Barn, Wingfield, numbers 11 and 10 Back Street, and two of the bungalows in The Leaze.



Fig 10: The Tannery and Cleveland House are semi-detached. There is only a short stretch of road visible before the bend.



Fig 11: The view looking back west from outside Pilgrim Cottage. The wall of Pilgrim cottage curtails public space at the immediate edge of the road. The door in the wall provides an interesting feature. Notice how enclosed the public space is here, with virtually no houses in view and only a short vista.

GUIDANCE RECOMMENDATIONS

- No building should be permitted in the back gardens on the north side
- New roadworks to avoid new and remove existing pavements and kerbing, maintain lane width and bends as calming of traffic
- Encourage sensitive siting of satellite dishes
- Encourage use of / replacement with cast iron instead of plastic rain water goods
- Discourage use of non-traditional patterns and materials for fenestration and external doors
- Careful attention to design required on the few remaining infill opportunities on the north side, to maintain the setting of larger houses (such as Melton Lodge), the lane character and perception of countryside behind
- Maintain quiet residential use
- Encourage front garden planting schemes with any proposed alterations to dwellings where currently missing
- Publicly visible alterations or extensions to existing stone buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified
- Natural materials to match the majority of existing quality and detail at least is to be used on new buildings for the north side. Alternatives could be considered for new buildings or extensions subject to design on the south side.

ENHANCEMENT SCHEMES

- Investigate possible footpath or cycleway connections to Fore Street shops
- Grant aid repair of orthostatic walls
- Investigate funding for enhancement scheme for road narrowing and planting around junctions to cul-de-sacs
- Maintain tree inventory
- Investigate funding for enhancement scheme to underground overhead wires

Fore Street

Although not straight, you can see one end of Fore Street from the other, over a length of some 300 metres. Like Back Street or Gosditch, it is more of a country lane with grass verges on its south side. On the north side front walls rise from the road edge, dictating varying road widths (4.2-5.2m) and waviness. Properties here are in groups, separated by access drives, which have enabled the orchard area between Fore Street and Back Street to be infilled, a process almost complete.

Nos.1 and 2 differ from the other groups. Both are substantial properties. No.1 Cove Cottage was part of the Cove House demesne; shown by its wall which is an extension of the latter's 2m high boundary wall (fig 1). No.2, a 20th Century barn conversion, has its gable end rising from the road edge. The house faces its drive, the gate offering a pleasing view of an attractive garden (fig 2).

Two groups follow, separated by access drives; four attached cottages and Nos.12 and 13. Most have been extended at the rear, are built in limestone rubble, slate roofs, brick stacks, with slight variations of roof height and pitch (fig 3). The walls are uniformly low (1m or less) as diverse as the houses they guard; orthostatic, rat-trap bond brick (local) with stone or concrete coping, dry-stone with end up coping, and even blockwork.

The Old Schoolhouse is a Listed Building, built between 1780 and 1820, one of the few old buildings whose exterior is notable as not having been damaged by alteration or restoration; two-storey, of limestone rubble, with stone roof. The 1970s Post Office and attached house behind have Bradstone walls showing little capacity for weathering. The house, though not large, overtops neighbours and the 'standard' windows are small in relation to the wall mass. Beaconsfield Stores, is set back 6m from the road to provide car parking; it serves its purpose (figs 4 & 5).

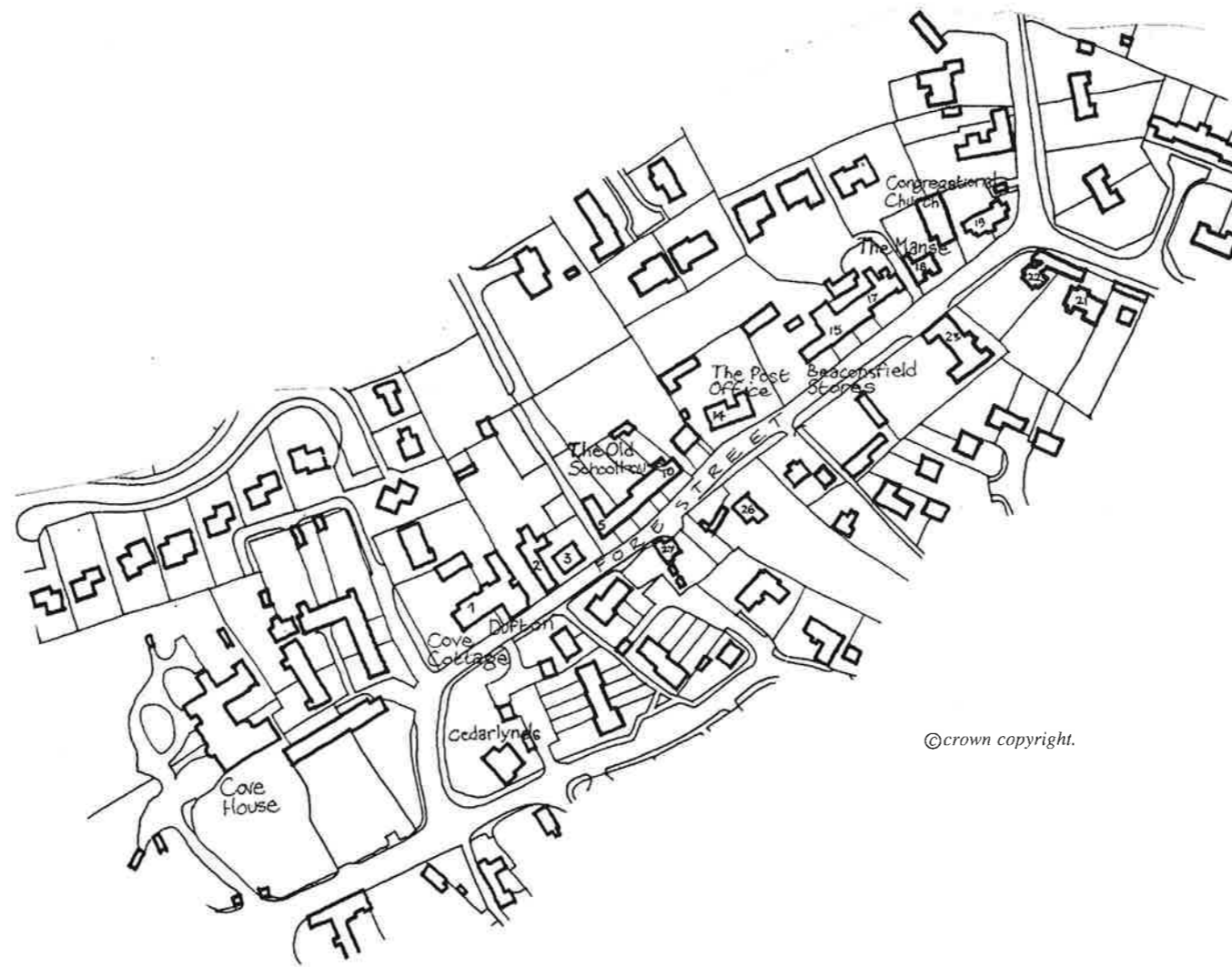
Beaconsfield, No.15, built about 1850 of squared limestone with quoins and stone tiled roof, is a house not a cottage. It has a fanlight, 12 paned sashes with recessed boxes. The front garden ends with a rat-trap bond wall with stone coping which extends to April Cottage (1720), two storeys, attached to but stands 2m back from the front of its neighbour Beaconsfield. It is a finely proportioned small house and was an off-licence until recently. It has unusual leaded light panes. Attached and again set back from its neighbour, No 17 is a yet smaller cottage, with hipped slate roof, an ungainly tall stack; large timber lintels and plank-stone walls (fig 6).

The Manse, built around 1850 with limestone Ashlar facade, rat-trap brick bond at rear and hipped slate roof, materials suggesting church parsimony. The central entrance has a radial fanlight over door with a raised round-headed stone surround with keystone and abaci; windows have 16-paned sashes. The Old Chapel (congregational) built 1838, now a house, has its gable end facing the road, the name 'Bethesda' can still be read. It has a gabled porch with round-headed opening, 4 round-headed windows on 2 levels with raised surrounds and projecting sills; slightly projecting pilasters

at each side end connected by a string across the base of pediment. Alterations are not visible from the road. A pair of attached cottage houses complete the north side, with plain clay tile roofs.

The south side is less built up, the North side properties previously enjoying views across the fields where Eastfields now stands. Perhaps this is also why many houses on the south are gable end on. The road edge lacks the village street 'toughness' formed by built gables and walls. The style of most of the buildings here is mainly the brick white-washed 2-up 2-down cottage typical of the area. Few properties have remained unaltered and not thereby improved. No.25 is the best example; it faces the road set back with a 10 metre deep front garden, Nos.22 and 23 at the end are much enlarged with modern materials; 23 has an interesting hoist for taking grain to the upper floor from the roadside. The extensions to No.26 and Three Chimneys are discreet, but No.24 opposite the shop and therefore in full view has been badly rebuilt (fig 7). No.27 has an unsightly detached

garageon the roadside next to a delapidated plank wall.(Fig 8) Construction of new dwellings is taking place on land behind No.12. The western end of the south side is taken up by the outskirts of the Eastfield development, and is paved. There are some large garden spaces still on the south side over which great care will need to be exercised. Despite encroachment of the Eastfield development, and some unsatisfactory recent constructions, interspersed among small cottages of individuality, idiosyncrasy and interest - whether of merit or not - the overall impression is of an attractive village street. The individuality of the dwellings echoes a sturdy independence on the part of the owner builders, not conforming in their alignment to the road or extent set back from it, nor in the style or pitch of the roofs, the lintels, dormers or stacks or walls (fig 9). Yet this diversity becomes a characteristic of the street and creates an attractive sense of unity in the avoidance of uniformity. This cannot be other than an area to be conserved with care.



SIGNIFICANT FEATURES

Topography: Views generally contained within flat street, although some views to remaining orchard trees at north

Access: Unmarked shared surface straight lane, grass verge on the south side and boundary walls to north. Small and discreet accesses to backland development at north, wider at south

Settlement pattern: Grouped cottages along street edge on the north side within shallow plots. On the south side street is only partially fronted at east end but generally set back behind verge, walls and planting.

Morphology: Large proportion of buildings on the north side are 100 years old or more, with some much older with minor alterations only, and they contribute greatly to the character of this now central lane. By contrast, the older buildings at the east of the south side have many recent alterations, recent development of the previous orchards behind and at the west do not face the street and are behind planting.

Activities: Shop, butcher and post office relocated here have moved the daytime 'centre of activity' to this street, this is to be maintained and enhanced. Otherwise mainly cottage residential

Space: Medium width village street. Majority of south side flanked by verges, planted gardens, and stone boundary walls (some lacking and some broken orthostatic). North side has good boundary walls of 1-2m height with mature small scale planting.

Buildings: Generally buildings are towards the front of shallow plots, grouped cottages containing space and about 4m to eaves, 6-7m wide (new post office deep plan causes incongruous high ridge). More detached cottages with some gables fronting roadside adds variety on south side, although recent additions have out of character low pitches, such as No.24

Construction: Majority on north side squared rubble stone walls, stone and slate, gabled roofs, mostly white painted timber casement windows, stone, brick or timber lintels, brick or stone stacks. Mixed materials and construction along the south side with some poor

Details: on north side; gabled dormers, cast gutters on brackets, no soffit/barge boards, eaves overhang, stone and dry-stone boundary walls

Furniture: Problems with some overhead wires



Fig 1: Duffton is set at right angles to the road and its gable end rises from the road edge.



Fig 2: The drive of No 2: At the side of No.2 facing the road is a plain square dumpy pebble-dashed bungalow, No.3, its low wall enables a good view of a colourful garden and hanging baskets.



Fig 3: Nos.5, 12 & 13 have arched brick lintels. Less satisfactory is the modern replacement of sash panes & use of glazed doors.



Fig 4: The Old Schoolhouse consists of 2 blocks, with timber lintels & casement windows; the left block first floor windows have small gables & red roof ridge tiles. Lower floor of the right block is swathed in winter jasmine.



Fig 5: A similar view at the end of the last century. An annexe to the schoolhouse projects forwards to the roadside.



Fig 6: No.17, the overall effect is spoilt by the replacement windows, some vertically some horizontally paned.



Fig 7: No.24, the proportions are ungainly high walls squat gable, no softening of outline with overhung eaves, small stained wood windows not well related to each other or the wall space.



Fig 8: The garage of No.27 is also a poor construction: a flat-roofed rectangle, separated from the road by a line of broken plank-stones



Fig 9: View west along Fore Street



Fig 10: No.23 with hoist detail



Fig 11: Removal of frontage walls to allow parking diminishes character of village street (compare with fig.12)



Fig 12: View east along Fore Street showing stone wall and hedge boundaries

GUIDANCE RECOMMENDATIONS

- Protect views to remaining orchard at north
- Any roadworks to exclude new pavements and kerbing, maintain or increase verges to reduce access impact at south
- Careful attention to design required on the few remaining infill opportunities on the north side to maintain grouped cottages, especially shop/post office sites
- Natural materials to match the majority of existing quality and detail at least is to be used on any new infill buildings for the north side. Alternatives could be considered for new buildings or extensions subject to design on backlands at the north, or on the south side
- Retain retail in this now central street
- Encourage garden planting schemes with any proposed alterations to recent dwellings on the south side
- Publicly visible alterations or extensions to front of existing stone buildings on north side need particularly careful consideration and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified
- Encourage sensitive siting of satellite dishes
- Encourage use of /replacement with cast metal instead of plastic rainwater goods
- Discourage use of non-traditional pattern and materials for fenestration and doors

ENHANCEMENT SCHEMES

- Encourage replacement of missing non-typical frontage walling and fencing
- Grant aid repair of orthostatic walls
- Maintain tree inventory to orchard and hedgerow inventory to street edge
- Investigate funding for enhancement scheme to underground overhead wires

While other areas of the village described in this review are linear, comprising a built environment along a more or less straight road or lane, Park Place is a focal area of the village, presenting itself like a whorl, with arms radiating from it, two onto High Road, one onto Fore Street, one onto Eastfield, and one closed arm, Thames View.

The area is split into three parcels, by that part of Park Place road which links the two High Road arms past the Village Hall. Between that and the orbital lane around the south and east part of the area, runs a wide walled footpath. The northern arm from High Road starts at the Cross by the White Hart. On the left past a modern bungalow stands the listed Amcross Cottage of special attraction; the stone-tiled roof with its gables provide a variety of faces to the light; the small sashed windows are equally harmonious (fig 1).

By the back of Ellison's garage is an unattractive portacabin which acts as a temporary medical surgery for a Cricklade GP. Opposite, behind a plank-stone wall, stand The Old Longhouse and Long Cottage (figs 2 and 3), a group of listed cottages, a little spoilt by garden clutter (including a lamp post). On the same site is a house recently converted from a general stores shop and beside it a glass-fronted annexe, now a hairdresser.

On the west side past the Village Hall car-park stands the fourth of the village's old crosses (fig 4), rather obscured by trees and the entry to Fairthorne, a 1960 house which too is rather squeezed into its site. Behind it lie two old cottage houses with large gardens. Between them, has this year been built a third house. The approval stipulated stone tiles [withdrawn on appeal] resulting in a gable pitch not related to the roofing material: slate tiled roofs should have a much flatter gable angle; here the acute slope puts the gable high above its neighbours (fig 5).

The southern arm of Park Place from the High Road contains on both sides a variety of houses and bungalows, mostly modern; variety is a saving grace, as is the fact that they do not crowd each other, nor the road, having front gardens of a depth of from 5 to 10 metres. A negative effect is the number of wide access to frontages. Maturing landscaping is helping matters.

At the west end stands Park House, a 19th Century house of some substance with (historically) an acre of land. It is a well proportioned two-storeyed house with slate roof and stuccoed walls (fig 6).

In 1992 a half acre of the garden was bought by Berkeley Homes who have built on the site four large detached houses. They have been skilfully aligned to give a sense of space as well as of an enclave although there is more gravel than garden. There are birches from the old garden, hence Birch Glade, the glade being typical of Suburbia in Arcadia, and, although not unpleasant, it has little reference to Ashton Keynes (fig 7).

Park House also disposed in the 1950s of its western boundary area, now developed as Thames View (which it doesn't). This consists entirely of bungalow/chalets of some size and quality; architecturally very modest, it is a spacious development, with grassy open frontage onto the central road (fig 8). In 1990 there was a successful application to insert an extra bungalow, which stirred controversy as to what "ought" to be the space between properties; this result, Firethorn (on west side) is an uncomfortable squeeze.

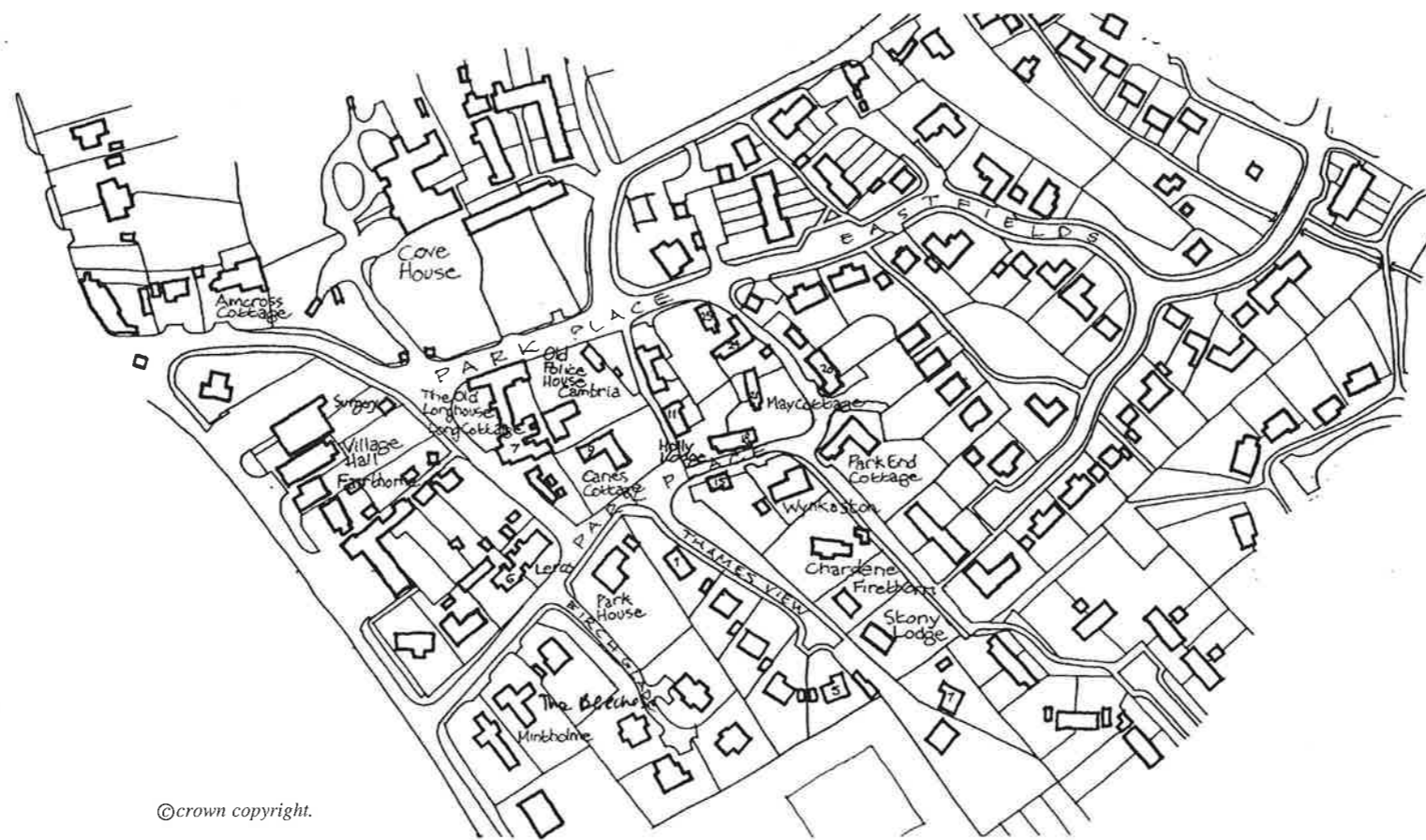
The remaining sweep round the south east side contains some attractive cottages of much higher density than elsewhere, Canes Cottage, Lindene, May Cottage and Holly Lodge are good examples of low gabled stone tiled cottages that nestle into their garden sites (fig 9).

Park End Cottage, a house (18th Century) stands close to the lane (fig 10). In the 1980s its orchard behind was subject to a series of applications resulting in Park End, four large houses, too much for the piece of land (fig 11).

Along here and the footpath some old properties stand right up against the public way giving a mews-like quality. No.14 where the lane debouches onto Eastfield is a typical stone tiled cottage but here very visibly a row of three dormers are spoilt by bad modern replacement windows. Opposite it is a small open space, too small to accommodate a residence, but the applications will no doubt continue. Lastly, fronting the wall of Cove House is The Old Police House, a solid building, standing back some 20 metres. By the side is a brick stable block of character (fig 12).

The modern development of Eastfields is of the ubiquitous reconstructed stone and concrete tile roofs, however the proportions of the dwellings are reasonable with some attempt at articulation. Maturing landscape begins to be effective.

The traditional village footpath network continues as a welcome feature broken by some pleasant green spaces.



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SIGNIFICANT FEATURES

Topography: Flat land embedded in the centre of the village, views generally contained within the area with mature trees seen over buildings

Access: Unmarked shared-surface unstructured lanes forming a whorl with radial 'arms'. Varying widths down to tight footpaths. New accesses to cul-de-sacs wide with unnecessary pavement

Settlement pattern: Grouped and individual cottages on the small plots and houses, either fronting road or set back, variety of orientations.

Morphology: Large proportion of cottages densely located in and around the central whorl are 100 years old or more, they contribute greatly to the character of this central space which links east and west of village. Recent houses in private cul-de-sacs around do not contribute

Activities: Acts as a link route. Serves as untidy rear access to High Road activity at north-west, also unsightly surgery and hairdressers. Otherwise mainly quiet cottage residential on closed loop

Space: Variety of widths, flanked by high stone walls, building fronts and gables, fences, orthostatic walls and artificial stonewalls, few verges in tight-mews like spaces

Buildings: Generally buildings are towards the front of distorted square plots, grouped cottages containing space are about 4m to eaves, 6-7m wide. More recent houses have out-of-character height and with or low pitches and dormers

Construction: Majority squared rubble stone walls, stone and slate gabled roofs, mostly white painted timber casement windows, some sash; stone or timber lintels, brick or stone stacks. Mixed materials and construction along the south with some poor, incongruous or artificial

Details: hipped/gabled dormers, cast gutters on brackets, no soffit/barge boards, eaves overhang, stone and orthostatic boundary walls

Furniture: Problems with some overhead wires and obstructive poles with ugly modern concrete lamp standards in later developments.



Fig 1: Half of Amcross Cottage was a public house called the Star until the 1880s, it stands back from the road and can be well seen.



Fig 2: The Old Longhouse and Long Cottage.



Fig 3: The Workhouse was in use until 1864. This was where the shop in Park Place stood until recently when converted into a house.



Fig 4: The village cross in Park Place with Fairthorne behind.



Fig 4A: Land opposite end of Fore Street could provide new location for village cross and public space.



Fig 5: The new house squeezed in, with an oversteep roof slope.



Fig 6: The vertical rectangles of the windows are in good ratio to the linear rectangle of the main mass; these windows on both floors are framed with a relief embellishment, as is the central portico-ed entrance which boasts a pseudo-classical capital.



Fig 7: Birch Glade, 1993 houses within the Park House curtilage.



Fig 8: Thames View, 1950s expansive layout, sizeable gardens and cheap architecture.



Fig 9: A single storey annexe to Canes Cottage adjoining Lindene is unsatisfactory; more so the attempt to extend it to two floors. Expansion in this area cannot but intrude on neighbours.



Fig 10: Park End Cottage is centre of the view. Note the old and new front boundary walls.



Fig 11: New houses behind Park End Cottage.



Fig 12: The Old Police House. The position of the stack and porch betray the added bay at the right.

GUIDANCE RECOMMENDATIONS

- Protect mature trees around the loop
- New roadworks to avoid introduction of new pavements and kerbing, remove existing to cul-de-sacs, reduce access widths at south
- Resist development in or on edge of the central loop or Cove House demesne area
- Careful attention to orientation and design required on few remaining infill opportunities outside the central island
- Encourage well designed commercial/community use at rear of High Road, and enhancement of rear areas accompanying any alteration proposals to existing
- Any alterations or extensions to existing buildings in or around central loop need particularly careful consideration and must be in natural materials to match existing quality and detail at least.
- Alternative materials could be considered for new buildings or extensions on backland to south side subject to design

ENHANCEMENT SCHEMES

- Grant aid repair of orthostatic walls
- Maintain mature tree inventory to surrounding area, particularly Cove House and north of Recreation Ground
- Investigate funding for enhancement scheme to underground overhead wires
- Investigate funding for grant aid to reinstate orthostatic/stone boundary walls in and around central island
- Encourage replacement of non-typical frontage walling and fencing
- Encourage replacement of concrete lamp standards with more traditional pattern
- Look at possibility of resiting village cross more publicly

The road called Happy Lands runs from High Road in the west and joins up with Four Acre Close in the east and the Cricklade Road in the south. It is approximately 110 metres long (fig 1). Along the road leading out of the village are a large new detached house and two 150 year old cottages, traditional in scale with a miscellany of extensions and fenestration (Fig 11) The junction with Rixon Gate is currently difficult due to vehicle priorities.

The east end of the road the south side starts with Yew Tree Cottage, a detached building 19th Century and this was the original laundry of the village and many years later was the home of the piano teacher (fig 2). It has an unfortunate garage access.

Next comes a cottage of a date unknown but probably 19th Century, No.4, called The Hive; the 1848 directory lists two tailors in the village, one, a hunt tailor, was at 4 Happylands.

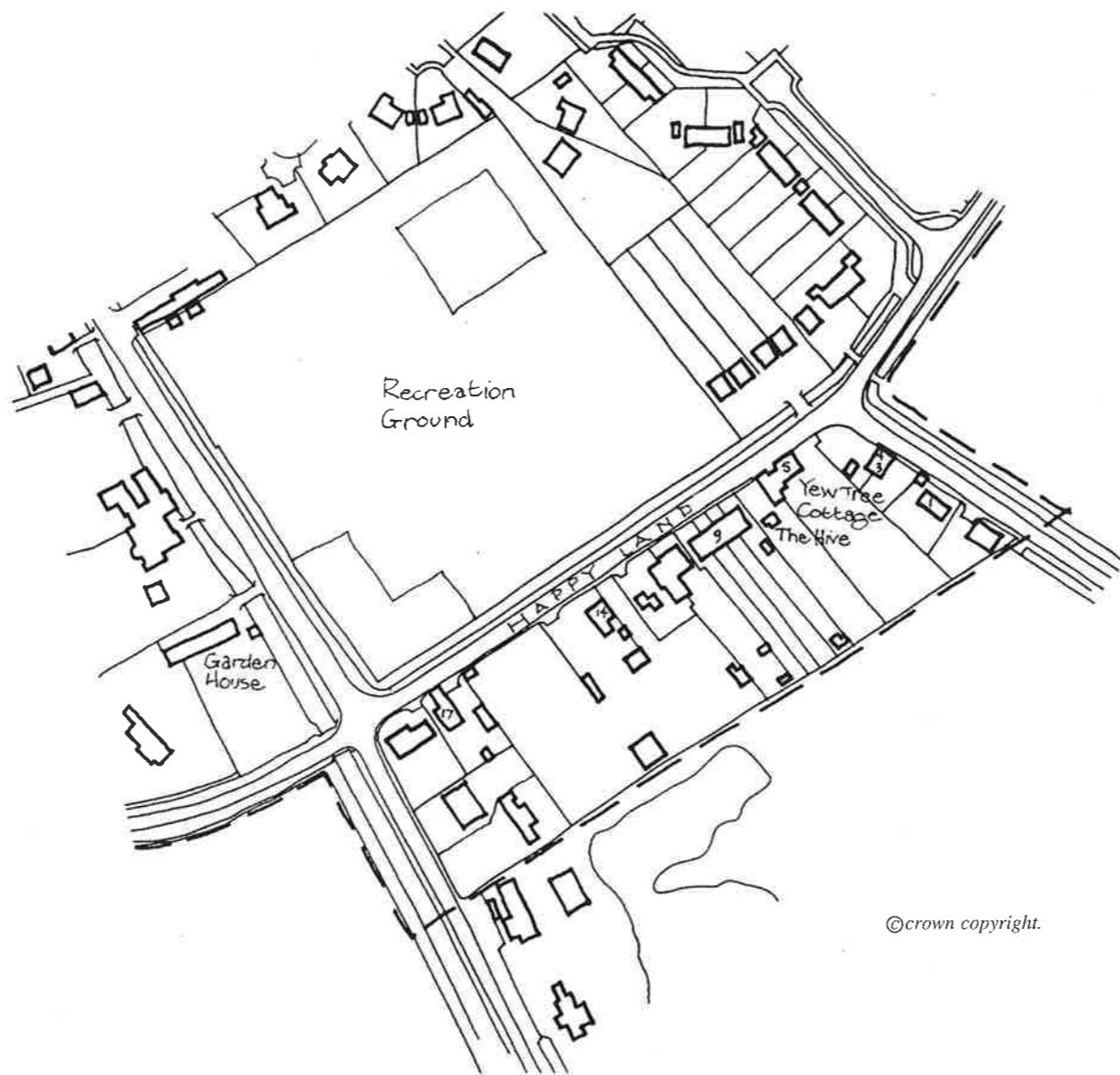
Next to this is a row of painted terraced houses and a pair of semi-detached houses of early 20th Century (fig 3).

The next building is one of the oldest in the road, No 14, 19th Century now a house but originally was the major cider making building of the area and the enjoyment of its product caused the naming of the road (fig 4). Alongside the house is a large area of lawn and bordered on the roadside by orthostatic limestone wall in good condition. Behind the house is a large area concreted and workshops to repair and house the Haulage Firm vehicles now operating from there (fig 5).

The next building, No 17, has many 20th Century alterations fully disguising its origins of last century (figs 6 and 7).

On the corner of Happy Lands is a new house which dominates the corner, and in no way addresses the dominance of the Garden House on the opposite corner on the western side. In addition, the design of the dwelling is clumsy, and the artificial stone crude. This is prime example of the poor quality of some artificial materials and the build of modern houses compared to the vernacular cottage, not to mention the positioning on its plot. It is very unsuitable for this end of the road as it is opposite very old listed buildings in the High Road and is a bad example of infill (fig 8).

On the other side of the road going west to east, two-thirds of the road is bordered by the Recreation Ground with a row of mature trees mostly oaks and a good mature hedge (fig 9). Several trees need attention. This side of the road ends in a small row of four detached houses built in the early 1970s. These houses are partly shielded by trees (fig 10).



SIGNIFICANT FEATURES

Topography: Flat, with important glimpse views north through a line of mature trees onto the Recreation Ground, which also provide screening of out-of-character detached 1970s houses which front 'entrance' view of village

Access: Entrance to village from Cricklade (via a sharp bend at east). Two lane road with some front boundary walls on south side uncharacteristic for the village and interrupted by many vehicular accesses. Grass verges on remainder of both sides, with adjacent ditch on north, dry at present.

Settlement pattern: A row of north facing individual and terraced houses on deep plots with predominantly front boundary walls

Morphology: Majority of houses around 100 years old, new additions at ends of the row follow the same general pattern, although plot size is now very small in places

Activities: Medium sized residential with haulage firm and adjacent recreation facility

Space: Medium sized country road bounded by houses at the south and sheltered by mature trees at the north. Regular through vehicles

Buildings: Houses about 4-5m to eaves and 7-8m wide but varied, fronting space, terraced or detached. Houses at or near the front of plot

Construction: Mixture of stone, painted render, whitewash, brick and later poor artificial stone walls, particularly on corner site. Mostly slate roofs although individual examples of concrete and clay tile; white painted timber bays, sashes or casements where not modern, brick stacks

Details: No dormers, shallow pitches, cast gutters on brackets, no soffit/barge boards, overhanging eaves, some central gabled porches, 1m high stone, orthostatic, or poor recent radiused artificial stone boundary walls

Furniture: Prominent poles both sides of road. Messy fencing, lamp standards and poles at corner of High Road.



Fig 1: The entrance to Happy Land from High Road, showing boundary to Recreation Ground.



Fig 2: Yew Tree Cottage



Fig 3: The Hive, centre. The Edwardian terrace is on the right.



Fig 4: No. 14 Happy Land with wide access.



Fig 5: Haulage firm and concrete surfacing are highly visible across the lawn of No. 14.



Fig 6: No 17 Happy Land, with its many alterations, and the entrance to Happy Land from High Road

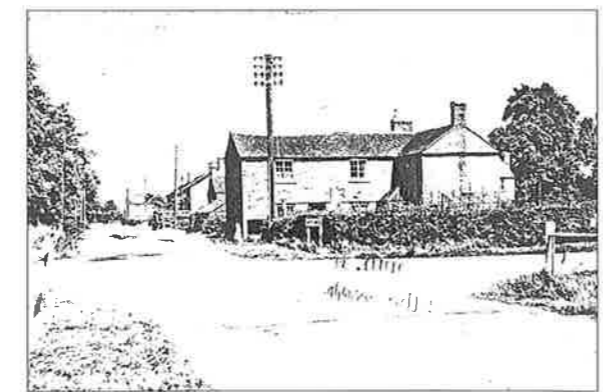


Fig 7: The same building earlier this century.



Fig 8: The end house on the corner of High Road is a modern house built in the 1980s.



Fig 9: The Recreation Ground.



Fig 10: Four 1970s detached houses on the north side



Fig 11: Cottages on road leading out of the village showing miscellany of extensions and fenestrations.



Fig 12: Replacement walling inappropriate to conservation area

GUIDANCE RECOMMENDATIONS

- Protect trees along road at north
- Roadworks to exclude paving or kerbs, consider potential to narrow carriageway with increased verges and narrow footpath within, consider altered parking access to reduce openings in boundary walls, consider T junction at bend with Rixon Gate
- Resist development on north side
- Careful consideration of remaining potential infill site (Land to No 14) required. Could accommodate frontage terrace as existing Edwardian or recessed group respecting altered orientation of No 14 (and 15/16 now missing)
- Encourage residential mix to accommodate smaller units. Haulage to remain and possible office/light industry at this accessible perimeter location
- Publicly visible alterations or extensions to existing buildings need careful consideration and should be in materials to match existing quality and detail at least.
- Encourage reinstatement of front boundary walls and front garden planting schemes with proposed alterations to dwellings, where currently missing
- Careful consideration required for potential reworking/redevelopment with any proposed alterations to dwelling at corner of Happy Lands and High Road

ENHANCEMENT SCHEMES

- Maintain tree inventory of north and east sides, lobby for protection orders and encourage replacement and reinforcement
- Encourage planting of new south verge and rationalised or minimised parking in front gardens
- Investigate funding for enhancement scheme to reinstate orthostatic walling
- Investigate funding for grant aid to reinstate front hedges and stone walls
- Investigate funding for undergrounding overhead wires enhancement scheme

Kent End (North)

THE AREA OF KENT END GENERALLY

In looking at the above area it was necessary to take into account the local footpaths and the River Thames. The reason for this was that in looking at the pattern of the various dwellings it became apparent that the only way it made sense was in respect to historical and cultural development. The houses built pre-1900 were built in Cotswold stone with a variety of roofing tiles, shape and size of window, brick chimneys etc., yet with an overall look which is similar. Subsequent houses from 1900 through to the present are built in more modern materials. From this it is easier to demonstrate the type of dwelling as a series of phases in which infilling has occurred, and how the area developed its mixed character of today.

In considering the above area it was decided to divide it into the following parts:

1. - Kent End North.
2. - Kent End Middle.
3. - Rixon Gate.

KENT END NORTH

This area, adjoining the eastern end of Back Street, is characterised by two footpaths which leave Ashton Keynes and reach a bridleway to Cerney Wick. These footpaths have dwellings built alongside them (fig 1). No less than three of these dwellings are former farmhouses which are reached by independent private roads (figs 2 and 5).

The properties are of irregular size and shape as well as not being in a straight line. They are mainly to one side of the most northerly footpath. Many have garages utilising former barns or smaller cottages (fig 3) and there are large gardens which in the not too distant past were used for light agriculture such as rose growing and smallholdings. Most of those dwellings are to the east side of Kent End North, or Little Kent End as it is known locally (figs 4, 5 and 6). Rose Acre was formerly nationally known as a rose nursery, and Doveswell is a new infill development within the former grounds. The boundaries are formed by well kept plank stone walls.

To the west of North Kent End, between Fore Street and Back Street, there are four dwellings irregular in shape and size but of similar architecture (figs 7, 8 and 9).

Also the complex of properties between Harris Road and Fore Street is worth independent mention because it is surrounded by a stone wall and provide a good example of the variety of houses, sheds, barns, walls, roofs, tiles and so on that are so typical of Ashton Keynes. As yet they remain original, intact and in use by the locally born owners (fig 10).

There is some infilling in the area of Kent End North where plots of land have been sold off. It is interesting to note that the new dwellings fill in along the same lines of

footpaths (fig 11).

The houses to the east side of this part of Kent End are new houses, of varying quality, and the beginning of the local authority built houses (Nos. 16, 17, 18 and 19), which are all of similar design (fig 12).

Kent End Farm with its outbuildings and farmhouse, is set well behind the main road, screened by trees but visible from the Thames footpath.

The Thames tributary at Kent End has a dry bed but is attractively overgrown with iris and willows.

SIGNIFICANT FEATURES

Topography: Generally flat, narrow views to hills and earthworks at north, views to mature trees at east along Thame Path, orchard behind No 11

Access: Unmarked shared-surface curved lane bounded by walls and verge. Small and discreet accesses to drives and garages, connection to Thames Path

Settlement pattern: Grouped cottages along street edge on the north and west sides within medium sized plots,

farmstead at north-east. On the south-east side detached and semi-detached houses are halfway back on similar plots

Morphology: Large proportion of buildings on the north and west sides are 100 years old or more, some much older with minor alterations only, and they contribute greatly to the character of this quiet corner of the village which forms part of the Thames Path. On the south-east side the earliest council housing are incongruously large on bare plots but separate enough to allow views through to countryside beyond

Activities: A good mix of village cottages and houses, and rural residential utilising farmstead. Little Kent End is a quiet backwater.

Space: Village lane of varied width, grass verge on the south-east side and boundary walls to north-west

Buildings: On the north and west generally buildings are towards the front of medium plots as grouped cottages containing the space, and about 4m to eaves, 6-7m wide. Newer houses opposite are larger and set halfway back

Construction: Majority on north and west sides squared rubble stone walls, steep stone gabled roofs, mostly white



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painted timber casement windows, stone, brick or timber lintels, brick or stone stacks. Mixed materials and construction along the south-east side

Details: On the north and west sides; gabled/hipped dormers, cast gutters on brackets, no soffit/barge boards, eaves overhang, stone boundary walls. Some orthostatic wall on east side to Thames

Furniture: Problem with some poles and wires



Fig 1: Immediately to the east of Kent End North is this short road following the Thames footpath.



Fig 2: Kent End Farm, which is reached by the road in fig 1.



Fig 3: The missing No 3, now a garage for Wall Cottage.



Fig 4: No 1 and No 2, Wall Cottage.



Fig 5: Next to Nos 1 and 2, and following the footpath towards Cerney Wick are four houses including No 4, Little Kent End.



Fig 6: The Willows, one of the few new dwellings to use natural materials and reasonable scale.



Fig 7: Bridge Cottage at the west of Kent End North.



Fig 8: The same view as above last century. More older cottages existed around the bridge.



Fig 9: No 11, Kent End Cottage.



Fig 10: Nos 21 and 22 Fore Street. A unique group of two houses and several sheds of varying ages and design but holding the rural nature of the area within their boundaries. Great care should be taken to preserve the present state without inappropriate change. The main vehicular access is in Kent End.



Fig 11: On the right is a new house, Cornerstones and behind that is No 8 shown. Behind this is an open field through which the Thames Path follows the westerly hedge.



Fig 12: Nos 16 and 17, the northernmost of the pre-war council housing



Fig 13: The dry river bed now overgrown.



Fig 14: Footpath between plank stone walls at Little Kent End.

GUIDANCE RECOMMENDATIONS

- Protect views to earthworks, Thames Path, and mature trees, orchard
- Any roadworks to exclude new pavements or kerbing
- No new infill buildings on north or west
- Careful consideration of design and use of natural materials is to be given to any proposals for new infill buildings or redevelopment for the south east side, near or adjacent to the Thames Path. Particular attention to be given to retention of plot sizes of housing directly opposite end of Fore Street. Alternatives should be considered for extensions to existing, subject to design
- Maintain quiet residential use as exists
- Encourage planting and stone boundary wall schemes with proposed alterations to dwellings on south-east side
- Any alterations or extensions to existing stone buildings on north and west sides need particularly careful consideration and must be in natural materials to match existing quality and detail at least. Schedule and monitor any action without permission or guidance and enforce removal or reinstatement where justified

ENHANCEMENT SCHEMES

- Maintain tree inventory of north and east sides, lobby for protection orders and encourage replacement and reinforcement
- Encourage planting of new south verge and rationalised or minimised parking in front gardens
- Investigate funding for enhancement scheme to reinstate orthostatic walling
- Investigate funding for grant aid to reinstate front hedges and stone walls
- Investigate funding for undergrounding overhead wires enhancement scheme

3.11

Kent End (Middle)

Kent End North, Kent End Middle and Kent End South were originally one lane joining Back Street, Fore Street and Happy Land. Much of the land surrounding it was fields and it is only when the present local authority housing was built that the infrastructure changed to its present appearance.

The road and public space in Middle Kent End, from where the local authority building starts, are wider and include paths and grass verges. The houses are of three different designs, set back from the road in a modern layout. During 1926, eight council houses were constructed complete with four wells. The overall complex is a classic of local authority housing of the 1940's and should be protected as such (figs 1 and 2). Equally Kent End Close and Harris Road are of the 1950's and reflect the architecture of that time (fig 3). Many of these houses have been bought by tenants under the recent government incentive. Like The Mead, this area of the village reflects the historical change of village life through the 20th Century.

Kent End is about 400 yards in length; there is a 60 degree bend at the junction with Fore Street. At its widest (at the junction with Harris Road) there is an open feel which occurs at other junctions in the village, such as those off the High Road at Park Place and Church Walk (fig 4).

The new development in Harris Road is part local authority, part housing association and private development. All of it is a continuation of the modern estate-type infill in this area. It is of a similar size to the existing area of local authority built housing and is proportionally a major extension to the village (fig 5). A large communal garage block mars the access road.

In considering future development in this area of the village one has to be aware that it would mean infill along the footpaths and Thames (fig 6). Careful consideration will need to be given to the special character of this area, particularly as these paths are part of a wider network of footpaths at the National, District and local level, i.e. the Thames Walk, the Cotswold Water Park and the village.

This area of the village offers extremely attractive short circular walks (on footpaths) through open countryside amongst mature trees. Future development will need to be carefully controlled if this ambience is to be maintained (figs 7 and 8).

The latest development, Ashfield, is a cul-de-sac of reconstructed stone cottage style dwellings. Some dwellings open onto a central green space whilst others have high timber boarded fences shielding rear gardens, which works less well. Poor amenity lighting detracts and the green would benefit from more planting. Footpath links enhance the area. The riverbed is dry and is used as a rubbish tip.



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SIGNIFICANT FEATURES

Topography: Generally flat; narrow views to mature trees at east along Thames Path, and to open countryside behind farmyard at south-east

Access: Unmarked shared-surface straight lane bounded by vergese generally. Small and discreet accesses to drives and garages, wide junctions through to Kent End Close and Fore Street. Footpath connection to Thames Path, many footpaths behind frontage at south-west

Settlement pattern: On both sides detached, terraced and semi-detached houses are halfway back on similar plots in regular layouts

Morphology: On the north-east side the earliest council housing are incongruously large on bare plots but separate enough to allow views through to countryside beyond. On south-west, later council and private housing similar in scale but denser with much smaller plots

Activities: A mixture of numerous private and council houses
Space: Wide village lane, grass verges on both sides with hedges behind. New pavements set behind hedges to avoid open effect

Buildings: On south-west side houses are narrow, terraced or very close and halfway back on narrow, shallow plots. Houses opposite are larger and set well back on deep plots

Construction: Mixed incongruous materials and construction along both sides

Details: On both sides incongruous constant eaves heights with little apparent division between dwellings, some gabled dormers, plastic gutters, fascia, soffit/barge boards, boarded and mesh fences

Furniture: Problems with some poles and wires



Fig 1: Along the east side, Nos 20 and 21 are similar, Nos 22, 23, 24 and 25 are similar, as are Nos 26 and 27. Nos 28 to 33 are also of a similar design.



Fig 2: On the north side are four bungalows in Kent End Close.



Fig 5: New private housing at Ashfield, Kent End.



Fig 8: Picturesque view along the Thames Walk.



Fig 11: Footpath opposite Kent End Close: part of network.



Fig 3: Turning west into Harris Road there is further local authority housing which consists of six bungalows to the north and eleven semi-detached houses to the south.



Fig 6: Between Nos 29 and 30 there is a footpath which leads to the Thames Walk.



Fig 9: Communal garages at Harris Road.



Fig 12: West side of Kent End Road with wide verge and mature planting.



Fig 4: The Kent End junction with Fore Street. The view shows the bend at this point, note the width of the junction.



Fig 7: Looking towards Kent End Farm on the Thames Walk.



Fig 10: Dry bed of river used as rubbish tip.

GUIDANCE RECOMMENDATIONS

- Protect views between groups on north-east side to Thames Path mature trees
- Any roadworks to exclude new pavements and kerbing
- Alternative materials and details could be considered for extensions to existing or redevelopment of individual plots, subject to design
- Consider mixed use, especially at south-east adjacent to works and farmyard
- Encourage planting and some stone boundary wall schemes with proposed alterations to dwellings on both sides

ENHANCEMENT SCHEMES

- Maintain tree inventory to Thames Path area, lobby for protection
- Investigate funding for enhancement scheme to underground overhead wires
- Investigate funding for enhancement scheme to Thames Path

Opposite the junction into Kent End from Happy Lands and Rixon Gate there is a working farm. Moving into Kent End itself the land on either side of the road is owned by one family, where different members reside and run a transport business (figs 1 and 2).

Apart from the farmhouse and the cottage on the south east corner of Kent End, the original dwellings in this area are situated along the footpath/river as it leaves the village on its way to Waterhay (figs 3 and 4). No 5 was formerly a cottage attached to Rixon Farm (fig 5).

Moving forward to today it can be seen that recent planning applications are in plots following the same footpath line (figs 6 and 7). Two large detached houses have been built on a small plot adjacent to Rixon Villa. (fig 12).

Rixon Gate, formerly a gated lane to Rixon Farm, is now open, widened and surfaced for today's traffic to the new Spine Road (fig 8). There is much concern that this former lane will be widened further. The road is well used and traffic gains speed on the long straight.

A bungalow and small cottage have recently been built to the north of Rixon Gate but east of the footpath following the road out of the village (fig 9).

To the south of Rixon Gate is a playing field, originally owned by one of the gravel digging companies, but recently purchased for the use of the village (fig 10).

Two post-war cul-de-sacs have been created further south along Rixon Gate towards Happy Lands; Four Acre Close in the 1960s, and The Mead in the 1950s (fig 11). Four Acre Close is a mix of single and two storey dwellings in reconstructed stone and vertical tile hanging, no attempt has been made to use vernacular detailing or proportions. The modern, open plan layout could be improved with heavy native planting in the grass verges. The Mead is a typical 'tough' Local Authority housing, being softened gradually by vegetation.

SIGNIFICANT FEATURES

Topography: Generally flat; narrow views to mature trees at east along Thames Path, and views through line of mature trees to open countryside behind farmyard at north-east

Access: Unmarked shared-surface straight lane bounded by verges generally. Wide junctions to cul-de-sacs Four Acre Close and The Mead. Connection to the Thames Path, many footpaths at rear of two cul-de-sacs

Settlement pattern: On north-west side only; semi- or detached houses are gathered around cul-de-sacs in regular layouts. Irregular layout, plots (and terracing) to cottages at Thames Path

Morphology: The earliest cottages at the north date from over 100 years ago but are oriented towards Thames Path. The earliest council housing are incongruously large and regular on bare plots, latest council and private housing good scale but denser with much smaller plots

Activities: A mixture of numerous private and council houses, with some workshop activity at the north. Quiet backwater along Thames Path

Space: Medium width country road, grass verges both sides. Suburban open feel to partially hedged north-west side, countryside behind mature trees at south-east

Buildings: Semi- or detached houses are towards front of plots in regular layouts, although irregular orientation and

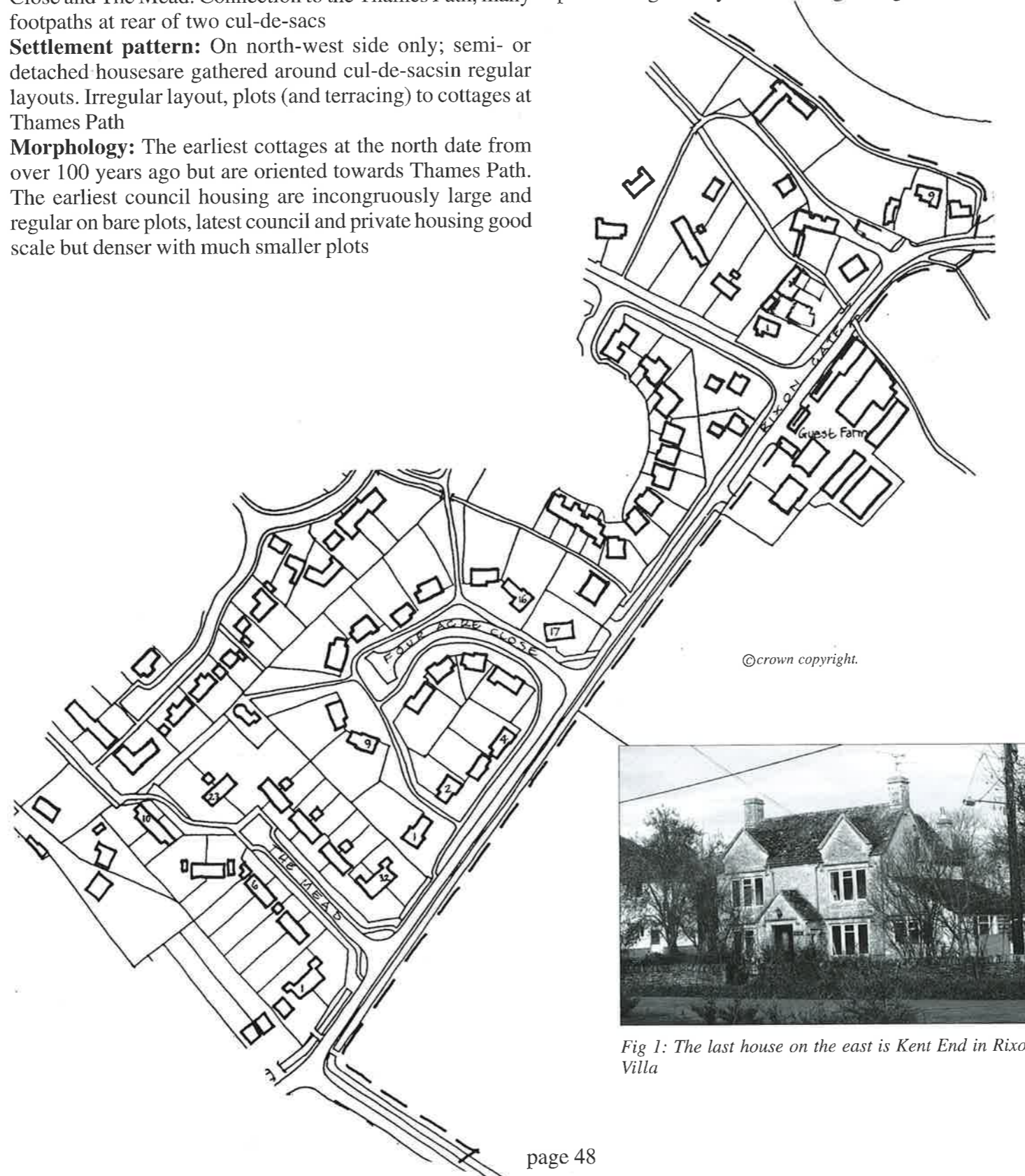


Fig 1: The last house on the east is Kent End in Rixon Villa



Fig 2: opposite Rixon Villa there are two new houses, Cotstones and Ashtree House.



Fig 3: View north showing older houses along the footpath to Waterhay.



Fig 4: Nos 3 and 4 on the west side of the Thames Walk, taken from the back.



Fig 7: Thames Walk looking towards No 4.



Fig 10: View of the Thames Path as it passes through Bradstone Sports Field.



Fig 13: Long spine road with dry bed and fields to south, Four Acre Close to north.



Fig 5: No 5 on the east side of Thames Walk, taken from the back.



Fig 8: The junction of Kent End and Rixon Gate looking east.



Fig 11: The Mead, shortly after construction.



Fig 6: View of Thames Walk from Rixon Gate.



Fig 9: No 10 Rixon Gate; the new house on the west side approaching from the Spine Road.



Fig 12: New houses adjacent to Rixon Villa

GUIDANCE RECOMMENDATIONS

- Protect Thames Path mature trees and trees along south-east field boundary
- Any roadworks to exclude new pavements and kerbing, or increase verges and reduce junction widths
- Careful consideration of design and use of natural materials is to be given to any proposals for alterations, extensions, new infill buildings or redevelopment at the north or adjacent to Thames Path
- Alternative materials and details could be considered for extensions to existing or redevelopment of individual plots at south, subject to design
- Consider some mixed use, especially at north adjacent to works and farmyard, or in redevelopment of cul-de-sacs
- Encourage planting and new stone boundary wall schemes with any proposed alterations to dwellings fronting the road and especially junctions

ENHANCEMENT SCHEMES

- Investigate funding for enhancement scheme to construct new front stone boundary walls and planting or reinstatement of verges to roadside
- Maintain tree inventory to Thames Path are and south-east roadside, lobby for protection
- Investigate funding for enhancement scheme to underground overhead wires

Manor and Church Farm

Travelling north on the B4696 you pass the Gosditch turning on your right and on the left you have the Manor House which is 19th century with some later additions, the house is now partly derelict but being renovated (fig 1). There is a carriage house and 18th Century stables and a pair of 18th Century gate piers (fig 2).

Going on north you come to the Church Farm complex, comprising the 17th Century farmhouse made of limestone rubble with stone slate roof, two storeys and attic, and two blocks at right angles (fig 3). There is a barn or farmstore south of the 17th Century farmhouse (fig 4). The building to the east has buttresses; a fragment of a medieval barn (fig 5).

After the farmhouse and alongside it, is the Church of the Holy Cross dating from the 12th Century. A full description is too long for this report but it is very beautiful church with an amazing amount of moulded recess, relief figures, such as a 12th Century font etc. The Church of the Holy Cross is partly of Norman date. Three Saxon-style pilaster buttresses remain and the original chapel was linked with the chancel towards the end of the 13th Century. The chancel was altered in 1876-7 by the architect William Butterfield, designer of Keble College, Oxford (figs 6, 7 and 8). A fine two-manual organ, built in 1864 by Bishops of Ipswich, was resited, rebuilt and enhanced in 1986. In

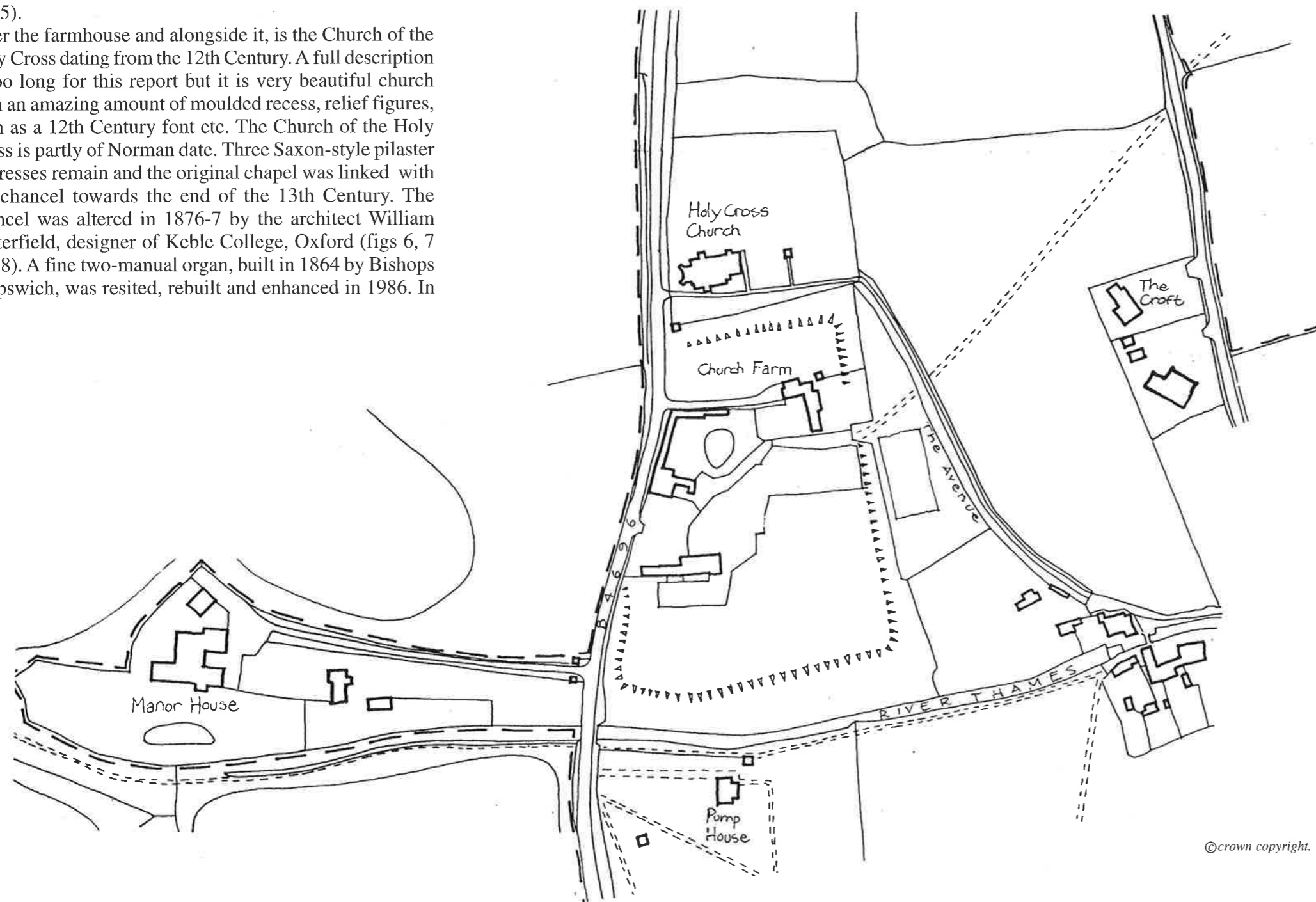
1994 a sixth bell was added to the peal of five, whose bells were locally cast in the first half of the 18th Century.

In the churchyard there are many fine tombs dated from 1690 through to 1893 (fig 9); most notably the group commemorating the Richmond family who occupied Cove House in the Civil War: Many of their descendants have lived since then in America and are frequent visitors. The churchyard is accessed from the village via The Avenue which crosses the field from Church Walk. This was historically quite tree-lined on both sides but has lost some of these trees. There are plans to enlarge the burial ground and to provide much needed parking space off the road, by the purchase of

the field to the north side of the churchyard.

Also to found along this stretch of the B4696 is the pumping station, set well back from the road (fig 10). Here, the Water Authority has a licence to extract up to 8 million gallons per day from boreholes 70 metres deep.

The Thames Path crosses the road with attractive gated entrances.



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SIGNIFICANT FEATURES

Topography: Although flat at the south, the land rises to the north above the Thames Path. High mature hedges and trees are dominant in the landscape here, enclosing the view to the church

Access: The B4696 is a busy two lane road with no adjacent footpath and little verge. There are some vehicular accesses from the B4696, increasingly treacherous where close to bends

Settlement pattern: Buildings remain as individual manor, farmstead, church and later pumping station outside the village mainly along the eastside if the historical road location, due to open views between

Morphology: These buildings are the oldest and most historic in Ashton Keynes, and this area is likely to have been the original village settlement location prior to the Black Death

Activities: Farm remains well distanced, church provides community centre, manor is vacant

Space: Picturesque framed view of church on bend. Trees, fences and hedges dominate as boundaries, little definition of private space. Harsh vehicular environment at edge of B4696

Buildings: All within very large plots, ranging from set well back at the south to directly fronting the road at the north, courtyard to farm

Construction: Squared rubble stone walls, stone roofs (newer ones in lower pitch slate), mostly timber casement windows, timber doors, stone or timber lintels, brick or stone stacks

Details: Hipped dormers, hipped and gabled roofs, cast gutters on brackets, no soffit/barge boards, eaves overhang

Furniture: Unsightly vehicular bend signal posts



Fig 1: The Manor House



Fig 2: View north along the B4696. The Manor House gate piers are on the left. The road is extremely difficult to traverse on foot along this section.



Fig 5: The section of barn at Church Farm incorporating Medieval buttresses



Fig 8: The presence of the Church of The Holy Cross as approached from the south on the B4696



Fig 11: Church Farm from The Avenue.



Fig 3: The Church Farm farmhouse, set well back from the B4696.

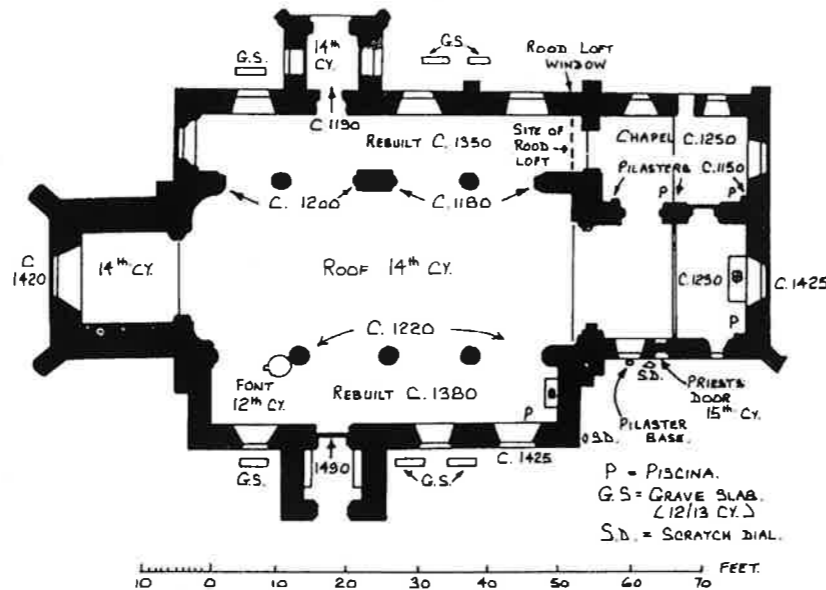


Fig 6: Church layout.



Fig 9: View across the churchyard, peaceful and well kept.



Fig 4: Farmstore building at Church Farm.

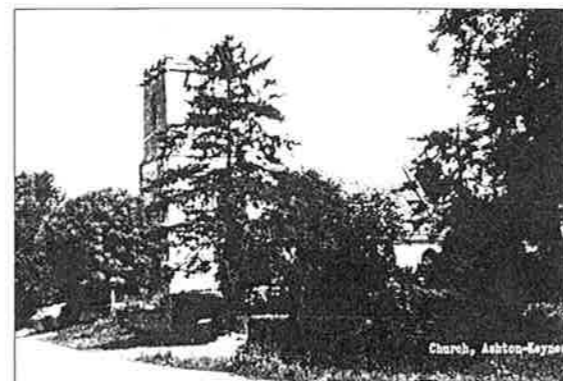


Fig 7: An older postcard view of the church.



Fig 10: The pumping station.

GUIDANCE RECOMMENDATIONS

- Keep existing mature hedges and trees
- New roadworks designed to calm traffic approaching and through bend at church; narrower carriageways, increased verge widths with narrow path added. Minimise bend signal posts
- Resist development and creation of accesses along the B4696 frontage; these are the most public and best examples of buildings when passing the village
- Maintain historic uses although Manor House could become a local focus use in keeping either original purpose. Reversion to open space adjacent to footpaths when Pump House redundant
- All external alterations or extensions to existing stone buildings need the greatest careful consideration due to high historic value and visibility within the landscape, and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified

ENHANCEMENT SCHEMES

- Maintain tree and hedgerow inventory and encourage landowners to retain .
- Maintain tree inventory to west roadside , lobby for protection
- Investigate funding for enhancement scheme of traffic calming resurfacing adjacent to church including increased verge width, roadside footpath, and decreased road width

North End

North End is a group of dwellings and a commercial park to the north of the village. It comprises several listed buildings and two modern bungalows.

Going north from Church Farm you pass the Manor Farmhouse and its two barns which have been converted into two dwellings (fig 1).

Next we have two commercial sites, one devoted to the restoration of vintage cars and one filled with several commercial units (fig 2). This is an essential element of the village, stopping it from becoming a purely dormitory and commuter village.

The estate could be better screened from the Church to the south.

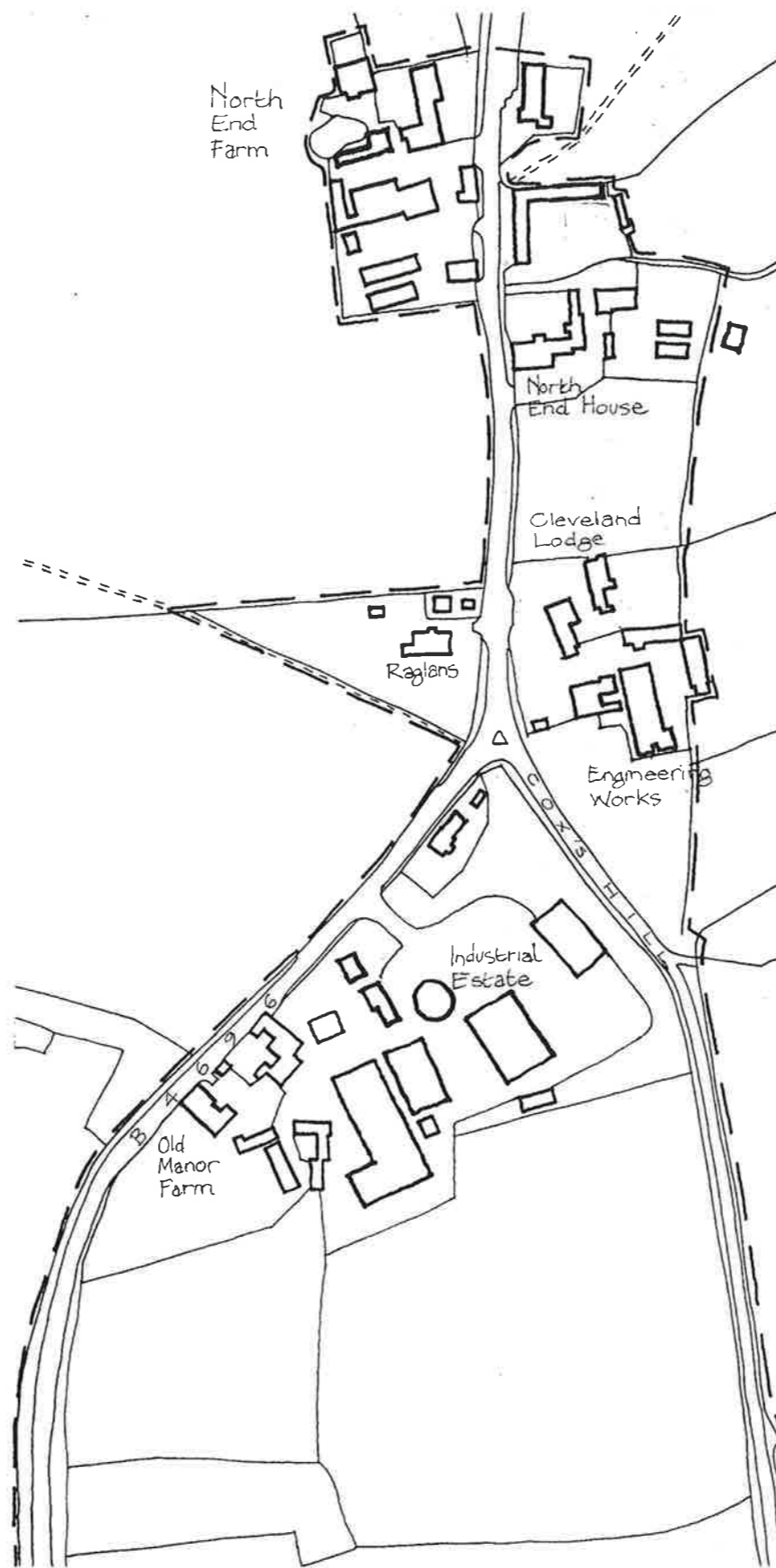
Further on there is on the west side a 20th Century bungalow (fig 3) and on the east there are engineering workshops (fig 4). Alongside this is Cleveland Lodge which was one of the original public houses in the village known as the New Inn and Cleveland Arms, 18th Century with additions in the 20th Century (figs 5 and 6). There is also a barn to this dwelling 17th Century which has a large orthostatic stone cistern reset in front of it which was originally found in Fore Street.

Going north, on the east you come to North End House, 18th Century and sideways to the road (fig 8). The road adjacent is very dangerous and virtually impossible to use on foot. Large vehicles must give way to allow passing at the bottleneck. High mature hedgerows to both sides narrow the carriageway but offer protection to plots behind (fig 7). On the west you have North End Farm (fig 9) and opposite to this you will see a 20th Century bungalow which is now the last house at the north of Ashton Keynes (fig 10). From 1810 a Turnpike House was situated at the corner of the Somerford Keynes road, but demolished in the 1960s.

North End is an important entrance into the village, and also, because it is on a slight hill, it is the only place where a view of the village can be seen. Opposite North End Farm a group of single storey barns are in the process of being converted to dwellings, using natural stone walling, welsh slate roofing and simple joinery.



Fig 1: The converted barns at Manor Farm. The farmhouse is in the foreground



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SIGNIFICANT FEATURES

Topography: The land rises to the north above the Thames Path and reaches a raised flat area. High mature hedges and trees are dominant at the south, with open views east and west across fields. Also views south to the village, and north to rear of industrial estates from important parts of village. The landscape becomes open and more exposed at the north

Access: The B4696 is a busy two lane road with no adjacent footpath and little verge. There are several vehicular accesses from the B4696, increasingly treacherous where close to bends

Settlement pattern: Older buildings remain as individual manors and farmsteads outside the village mainly along the east side of this historical road junction, due to open views between.

Morphology: The older buildings are historic in the development of Ashton Keynes, and later additions cluster around each of three groups

Activities: Farms remain well distanced from other activity, new industrial buildings provide community employment, adjacent residential maintain activity outside of working hours

Space: Picturesque framed view of North End House at north. Trees, stone walls and hedges dominate as front boundaries, with little verge. Harsh vehicular environment at edge of B4696

Buildings: Ranging plot sizes, shapes and orientation, although farmyard court form predominates. Buildings range from set well back to directly fronting the road sideways, large manor/farmhouses to incongruous bungalows

Construction: Squared rubble stone walls, steep stone and some slate roofs (newer bungalows in lower pitch concrete tile), timber casement and sash windows, stone or timber lintels, brick or stone stacks. Industrial units in dark profiled steel resembling later farm sheds and barns

Details: Hipped dormers, gabled roofs, cast gutters on brackets, no soffit/barge boards, eaves overhang, 1-2m stone boundary walls



Fig 2: Commercial Units in the industrial estate.



Fig 3: Bungalow at North End.



Fig 6: The same view today as a private house, Cleveland Lodge.



Fig 9: North End Farm, the last house on the east at the north of the village.



Fig 12: Barn conversion rear North End Farm using natural materials



Fig 4: View north, with workshops on the right.



Fig 7: Looking south at North End House



Fig 10: This bungalow is the last house at North End, the road junction is in the background.



Fig 5: The Cleveland Arms (now Cleveland Lodge) was a pub until the First World War.



Fig 8: North End House



Fig 11: Conversions at Old Manor Farm

GUIDANCE RECOMMENDATIONS

- Retain and replace mature hedges and trees around North End House
- Encourage screenage planting schemes to the south with any proposed industrial development, extension or alteration
- New roadworks designed to calm traffic approaching and through bend at North End House; narrower carriageways, increased verge widths with narrow path added
- Resist development on open space between the tree groups, or creation of new accesses along the B4696 frontage; these are most public examples of outlying buildings when approaching and passing the village at the north
- Maintain separated historic focal employment uses and linked residential
- All external alterations or extensions to existing stone buildings need particularly careful consideration due to historic value and visibility within the landscape, and must be in natural materials to match existing quality and detail at least. Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified
- Encourage quality alterations or grouped/courtyard redevelopment or replacement for existing out-of-character bungalows fronting the B4696; these are the most public examples of buildings when approaching or passing the village. Any such residential development to be in natural materials

ENHANCEMENT SCHEMES

- Enhancement scheme or grant aid for semi-mature tree planting at south of Old Manor Farm industrial estate
- Maintain tree and hedgerow inventory and encourage landowners to retain
- Investigate funding for enhancement scheme of traffic calming resurfacing adjacent to North End House including increased verge width and roadside footpath

Actions Arising from Analyses

This Action Plan comprises of three separate modes of action by which the recommendations of this Conservation Area Statement can be implemented, and are as follows:

CONTROL THROUGH POLICIES

Concerns about the fragility of the community due to high mobility in the newer estates coupled with the concerns for the visual appearance of the village, when combined with the analyses in this statement, lead to the conclusion that the open fields on the east of the village, between the B4696 and High Road, North End and The Derry, must be kept undeveloped. The village framework of development should not embrace these important open spaces.

There are two further important areas of land under pressure within the current village envelope that should remain undeveloped; land to the rear of Kent End, and the paddock in High Road opposite the Old Vicarage [for more detail see individual descriptions and analytic design sheets]. Because the village has had sufficient growth in recent years, there is considered to be a sufficient number of houses to maintain the facilities, school and provide an active community.

An application to the Secretary of State for an Article 4 Direction withdrawing permitted development rights from dwellings, and to be applied within the key areas of character would also greatly assist control at the detailed level.

GUIDANCE RECOMMENDATIONS

These are listed on the analyses sheets 3.1 to 3.14 and range in scope and severity to suit the contribution to character of each identity area. They are to be applied as set out in section 4.1.

ENHANCEMENT SCHEMES

These are also listed on the analyses sheets 3.1 to 3.14 and again range in scope to balance with the existing contribution to character of each identity area. They are to be applied as set out in Section 4.2.

IDENTITY AREAS	1 Church Walk	2 Gosditch	3 Derry Fields	4 The Derry	5 High Road	6 Back Street	7 Fore Street	8 Park Place	9 Happy Lands	10 North Kent End	11 Middle Kent End	12 Rixon Gate	13 Manor & Church	14 North End
GUIDANCE RECOMMENDATIONS														
No infill	*	*	*	*									*	
No new accesses			*										*	*
Redevelopment opportunity		*	*		*		*	*	*	*	*	*		*
Backland dev'tment opportunity		*			*			*	*					*
Some new uses possible	*	*		*	*		*	*	*		*	*	*	*
Monitor /enforce on alterations	*	*		*	*	*	*			*			*	*
Natural materials to alterations	*	*	*	*	*	*	*	*	*	*		*	*	*
Alternative material considered		*	*		*	*	*	*	*	*	*	*		
Walls encouraged in alterations		*			*				*	*	*	*		
Plants encouraged in alterations	*	*			*	*	*		*	*	*	*		*
Road /sign alterations desired	*				*	*	*	*	*			*	*	*
Retain open space	*	*	*	*	*	*				*	*		*	*
Retain trees	*	*	*	*	*	*	*	*	*	*	*	*	*	*
ENHANCEMENT SCHEMES														
Undergrounding o/h wires	*	*			*	?	?	?	?	?	?	?		
Planting schemes	*	?		*		?			?					*
Resurfacing/calming traffic						?			?			?	?	?
Grant-aid wall repairs		*		*	*	*	*	*		*				
Grant-aid bridges repair					*									
Grant-aid walls reinstatement		?		?	*		?					?		
Grant-aid details reinstatement	*	*		*										
Grant-aid signage					*									
Maintain tree inventory	*	*	*	*	*	*	*	*		*	*	*	*	*
Lobby for TPOs outside CA			*	*						*	*	*	*	
Investigate new footpaths						*								

Recommendation or scheme *

Investigate funding ?

Checklist table of action

IDENTITY AREAS

1 Church Walk	2 Gosditch	3 Derry Fields	4 The Derry	5 High Road	6 Back Street	7 Fore Street
<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Keep field across to the Church open Encourage planting to edge boundaries of The Glebe and Fairview Any road resurfacing and repairs to be in unmarked fibredeck No new building to take place within or around this well preserved public space Use mix is adequate although office use could be considered Publicly visible alterations or extensions to existing buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least Schedule and monitor any action without permission or guidance and enforce removal or reinstatement where justified Rationalise and minimise replacement street signage Encourage sensitive siting of satellite dishes Encourage use/replacement of PVC rainwater goods Encourage replacement of non traditional windows and doors 	<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> No new development in remaining gaps and side garden between No 4 and Old Bakehouse open; to maintain perception of countryside behind New roadworks to avoid introduction of kerbing, maintain width (calming of traffic) Encourage quality alterations or redevelopment of existing out-of-character houses at the B4696/ Gosditch junction, as entrance to village No possibilities for new infill building on the frontage, buildings at the rear could be considered only on larger plots where some are existing Use mix is adequate, school should be encouraged to expand, some office use could be considered Encourage front stone boundary walls and semi-mature frontage planting schemes with any alterations to dwellings where currently missing Resist development on private gardens within the lane at the west Publicly visible alterations or extensions to existing stone buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified Encourage sensitive siting of satellite dishes Quality artificial stone alternatives could be considered for new buildings or other extensions subject to design Encourage use of /replacement with cast iron rainwater goods rather than PVC Discourage use of non-traditional styles and materials for fenestration and external doors 	<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Maintain existing mature hedges and trees Ensure that footpath does not become a secondary vehicular access Encourage quality alterations or redevelopment/ replacement at the rear of plots for existing out-of-character bungalows fronting the B4696; these are the most public examples of buildings when approaching or passing the village Resist development and creation of accesses along the B4696 frontage Maintain quiet rural use Resist development in private gardens to the west of footpath All external alterations or extensions to existing stone buildings need particularly careful consideration due to high visibility within the landscape, and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified Quality artificial stone alternatives could be considered for other extensions subject to design 	<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Resist development on farmland separating The Derry from the village proper Encourage sensitive siting of satellite dishes Encourage use of / replacement with metal instead of plastic rainwater goods Discourage use of non-traditional patterns and materials for fenestration and external doors Protect trees along road at south New road works to avoid paving or kerbs No possibilities for infill building on the north side within row No development to take place south of the lane except possible conversion/reuse of barn opposite and at the piggery Maintain quiet mix of "farmer" residential use, do not extend towards village or noisy road Publicly visible alterations or extensions to existing buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least Schedule and monitor any action without permission or guidance and enforce removal or reinstatement where justified 	<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Keep recreation ground open, encourage maintenance of trees and river banks Any roadworks to improve pavements between Park Place junctions, reduce vehicular access widths, maintain verges Encourage quality alterations or redevelopment of existing out-of-character houses and bungalows on east side with grouped cottage-scale buildings to better edge the street space Minimal new infill building to take place within plots behind the west frontage, New buildings here should be grouped and be considered only on larger plots where some are existing and views through and the setting of front buildings are to be preserved The garage and depot area should be maintained as a focus for daytime activities in any redevelopment, the present appearance and activity should be enhanced in any alteration proposals Encourage front stone boundary walls and frontage planting schemes to east side with any alterations to dwellings Monitor mature trees in north paddock Any alterations or extensions to existing stone buildings, or new buildings within their curtilage, need particularly careful consideration and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified Encourage sensitive siting of satellite dishes Encourage use of /replacement with cast metal instead of PVC rainwater goods Discourage use of non-traditional patterns and materials for fenestration Quality artificial stone alternatives could be considered for new buildings or extensions on east side subject to design 	<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> No building should be permitted in the back gardens on the north side New roadworks to avoid new and remove existing pavements and kerbing, maintain lane width and bends as calming of traffic Encourage sensitive siting of satellite dishes Encourage use of / replacement with cast iron instead of plastic rain water goods Discourage use of non-traditional patterns and materials for fenestration and external doors Careful attention to design required on the few remaining infill opportunities on the north side, to maintain the setting of larger houses (such as Melton Lodge), the lane character and perception of countryside behind Maintain quiet residential use Encourage front garden planting schemes with any proposed alterations to dwellings where currently missing Publicly visible alterations or extensions to existing stone buildings need particularly careful consideration and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified Natural materials to match the majority of existing quality and detail at least is to be used on new buildings for the north side, Alternatives could be considered for new buildings or extensions subject to design on the south side, 	<p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Protect views to remaining orchard at north Any roadworks to exclude new pavements and kerbing, maintain or increase verges to reduce access impact at south Careful attention to design required on the few remaining infill opportunities on the north side to maintain grouped cottages, especially shop/post office sites Natural materials to match the majority of existing quality and detail at least is to be used on any new infill buildings for the north side, Alternatives could be considered for new buildings or extensions subject to design on backlands at the north, or on the south side Retain retail in this new central street Encourage garden planting schemes with any proposed alterations to recent dwellings on the south side Publicly visible alterations or extensions to front of existing stone buildings on north side need particularly careful consideration and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified Encourage sensitive siting of satellite dishes Encourage use of /replacement with cast metal instead of plastic rainwater goods Discourage use of non-traditional pattern and materials for fenestration and doors
<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Maintain river and green space around in present condition Renewal programme for Horse Chestnuts and Copper Beeches along The Avenue required Investigate funding for enhancement scheme for undergrounding of overhead wires Consider replacement of central bridge balustrade for more traditional design Consider repairing of horse ramp in stone Consider design of street furniture and signage at Gumstool Bridge Encourage trimming of vegetation around plank walls to expose stone Instigate grant scheme for repair of plank walls 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Grant aid repair and reinstatement of orthostatic walls Investigate funding for building of new stone front boundary walls and planting where most obviously lacking Maintain tree inventory Investigate funding for enhancement scheme to underground overhead wires 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Maintain tree and hedgerow inventory and encourage landowners to retain and replace where necessary Maintain stone stiles on footpath Encourage native planting along frontages of dwellings along B4696 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Encourage replacement of non-traditional frontage walling / fencing Maintain tree inventory, lobby for protection orders opposite properties Encourage planting of verge and rationalised/ minimised parking opposite Investigate funding for enhancement scheme for maintenance/repair of orthostatic walling 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Replacement of non-traditional bridge balustrade Enhancement scheme to underground overhead wires Grant aid repair and reinstatement of stone walls and bridges on west side Maintain river, verges, tree inventory Investigate funding for enhancement scheme to underground 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Investigate possible footpath or cycleway connections to Fore Street shops Grant aid repair of orthostatic walls Investigate funding for enhancement scheme for road narrowing and planting around junctions to cul-de-sacs Maintain tree inventory Investigate funding for enhancement scheme to underground overhead wires 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Encourage replacement of missing non-typical frontage walling and fencing Grant aid repair of orthostatic walls Maintain tree inventory to orchard and hedgerow inventory to street edge Investigate funding for enhancement scheme to underground overhead wires
<p>8 Park Place</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Protect mature trees around the loop New roadworks to avoid introduction of new pavements and kerbing, remove existing to cul-de-sacs, reduce access widths at south Resist development in or on edge of the central loop or Cove House demesne area Careful attention to orientation and design required on few remaining infill opportunities outside the central island Encourage well designed commercial/community use at rear of High Road, and enhancement of rear areas accompanying any alteration proposals to existing Any alterations or extensions to existing buildings in or around central loop need particularly careful consideration and must be in natural materials to match existing quality and detail at least, Alternative materials could be considered for new buildings or extensions on backland to south side subject to design 	<p>9 Happy Lands</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Protect trees along road at north Roadworks to exclude paving or kerbs, consider potential to narrow carriageway with increased verges and narrow footpath within, consider altered parking access to reduce openings in boundary walls, consider T junction at bend with Rixon Gate Resist development on north side Careful consideration of remaining potential infill site (Land to No 14) required, Could accommodate frontage terrace as existing Edwardian or recessed group respecting altered orientation of No 14 (and 15/16 now missing) Encourage residential mix to accommodate smaller units, Haulage to remain and possible office/light industry at this accessible perimeter location Publicly visible alterations or extensions to existing buildings need careful consideration and should be in materials to match existing quality and detail at least, Encourage reinstatement of front boundary walls and front garden planting schemes with proposed alterations to dwellings, where currently missing Careful consideration required for potential reworking/redevelopment with any proposed alterations to dwelling at corner of Happy Lands and High Road 	<p>10 Kent End North</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Protect views to earthworks, Thames Path, and mature trees, orchard Any roadworks to exclude new pavements or kerbing No new infill buildings on north or west Careful consideration of design and use of natural materials is to be given to any proposals for new infill buildings or redevelopment for the south east side, near or adjacent to the Thames Path. Particular attention to be given to retention of plot sizes of housing directly opposite end of Fore Street, Alternatives should be considered for extensions to existing, subject to design Maintain quiet residential use as exists Encourage planting and stone boundary wall schemes with proposed alterations to dwellings on south-east side Any alterations or extensions to existing stone buildings on north and west sides need particularly careful consideration and must be in natural materials to match existing quality and detail at least, Schedule and monitor any action without permission or guidance and enforce removal or reinstatement where justified 	<p>11 Kent End Middle</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Protect views between groups on north-east side to Thames Path mature trees Any roadworks to exclude new pavements and kerbing Alternative materials and details could be considered for extensions to existing or redevelopment of individual plots, subject to design Consider mixed use, especially at south-east adjacent to works and farmyard Encourage planting and some stone boundary wall schemes with proposed alterations to dwellings on both sides 	<p>12 Rixon Gate</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Protect Thames Path mature trees and trees along south-east field boundary Any roadworks to exclude new pavements and kerbing, or increase verges and reduce junction widths Careful consideration of design and use of natural materials is to be given to any proposals for alterations, extensions, new infill buildings or redevelopment at the north or adjacent to Thames Path Alternative materials and details could be considered for extensions to existing or redevelopment of individual plots at south, subject to design Consider some mixed use, especially at north adjacent to works and farmyard, or in redevelopment of cul-de-sacs Encourage planting and new stone boundary wall schemes with any proposed alterations to dwellings fronting the road and especially junctions 	<p>13 Church and Manor Farm</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Keep existing mature hedges and trees New roadworks designed to calm traffic approaching and through bend at church; narrower carriageways, increased verge widths with narrow path added, Minimise bend signal posts Resist development and creation of accesses along the B4696 frontage; these are the most public and best examples of buildings when passing the village Maintain historic uses although Manor House could become a local focus use in keeping with original purpose, Reversion to open space adjacent to footpaths when Pump House redundant All external alterations or extensions to existing stone buildings need the greatest careful consideration due to high historic value and visibility within the landscape, and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified 	<p>14 North End</p> <p>GUIDANCE RECOMMENDATIONS</p> <ul style="list-style-type: none"> Retain and replace mature hedges and trees around North End House Encourage screening planting schemes to the south with any proposed industrial development, extension or alteration New roadworks designed to calm traffic approaching and through bend at North End House; narrower carriageways, increased verge widths with narrow path added Resist development on open space between the tree groups, or creation of new accesses along the B4696 frontage; these are most public examples of outlying buildings when approaching and passing the village at the north Maintain separated historic focal employment uses and linked residential All external alterations or extensions to existing stone buildings need particularly careful consideration due to historic value and visibility within the landscape, and must be in natural materials to match existing quality and detail at least, Schedule and monitor any such action without permission or guidance and enforce removal or reinstatement where justified Encourage quality alterations or grouped/courtyard redevelopment or replacement for existing out-of-character bungalows fronting the B4696; these are the most public examples of buildings when approaching or passing the village, Any such residential development to be in natural materials
<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Grant aid repair of orthostatic walls Maintain mature tree inventory to surrounding area, particularly Cove House and north of Recreation Ground Investigate funding for enhancement scheme to underground overhead wires Investigate funding for grant aid to reinstate orthostatic/stone boundary walls in and around central island Encourage replacement of non-typical frontage walling and fencing Encourage replacement of concrete lamp standards with more traditional pattern Look at possibility of resiting village cross more publicly 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Maintain tree inventory of north and east sides, lobby for protection orders and encourage replacement and reinforcement Encourage planting of new south verge and rationalised or minimised parking in front gardens central island Investigate funding for enhancement scheme to reinstate orthostatic walling Investigate funding for grant aid to reinstate front hedges and stone walls Investigate funding for undergrounding overhead wires enhancement scheme 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Maintain tree inventory of north and east sides, lobby for protection orders and encourage replacement and reinforcement Encourage planting of new south verge and rationalised or minimised parking in front gardens Investigate funding for enhancement scheme to reinstate orthostatic walling Investigate funding for grant aid to reinstate front hedges and stone walls Investigate funding for undergrounding overhead wires enhancement scheme 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Maintain tree inventory to Thames Path area, lobby for protection Investigate funding for enhancement scheme to underground overhead wires Investigate funding for enhancement scheme to Thames Path 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Investigate funding for enhancement scheme to construct new front stone boundary walls and planting or reinstatement of verges to roadside Maintain tree inventory to Thames Path area and south-east roadside, lobby for protection Investigate funding for enhancement scheme to underground overhead wires 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Maintain tree and hedgerow inventory and encourage landowners to retain Maintain tree inventory to west roadside, lobby for protection Investigate funding for enhancement scheme of traffic calming resurfacing adjacent to church including increased verge width, roadside footpath, and decreased road width 	<p>ENHANCEMENT SCHEMES</p> <ul style="list-style-type: none"> Enhancement scheme or grant aid for semi-mature tree planting at south of Old Manor Farm industrial estate Maintain tree and hedgerow inventory and encourage landowners to retain Investigate funding for enhancement scheme of traffic calming resurfacing adjacent to North End House including increased verge width and roadside footpath

Applying Guidance Recommendations

There are specific tasks and procedures which should be taken on by the various proponents of change within the Conservation Area to ensure that guidance recommendations are adhered to. These are listed below:

DISTRICT COUNCIL

- Distribute relevant sub-sections of Statement to those making enquiries regarding proposals within the Conservation Area.
- Careful processing of Planning Applications and Appeals with reference made to the Conservation Area Statement descriptions, analyses and guidance recommendations. Wording to be quoted in reports to Committee.
- Committee members to make themselves aware of contents and status of the Conservation Area Statement.

COUNTY COUNCIL

- Make reference to Conservation Area Statement and liaise with District Council in deciding suitable highway standards and materials in the Conservation Area.

BRITISH TELECOM, ELECTRICITY BOARD AND STATUTORY UNDERTAKERS

- District Council to be consulted in future provision of such services within the Conservation Area.

PARISH COUNCIL

- Notify residents of revised Conservation Area Boundary and existence of Statement.
- Consistent referral to Conservation Area Statement in Parish Council comments on Planning Applications within their Conservation Area.
- Continued monitoring of tree inventory.

RESIDENTS

- Request relevant Conservation Area Statement sub-sections from Parish Council prior to deciding or commissioning design proposals.

DESIGNING NEW BUILDINGS IN ASHTON KEYNES

The character of the village's buildings is derived from a long history of a rich and varied detailing of natural materials (fig 1). Subsequent alterations have continued this character of individual personalisation (fig 2). Steep roof ridges and eaves do not have to line through, brick and render can be made to subtly mix with predominant stone (fig 3), and grouped buildings form compositions which relate to their curtilages stone boundary walls (fig 4).

They do *not* sit starkly within bare sites (fig 5). They do *not* stand regularly spaced with equal heights and off-the-peg standard window frames (fig 6). They do *not* try to match inappropriate materials with emulated forms (fig 7). They do *not* include larger buildings abruptly squeezed against established neighbours (fig 8). And they most certainly do *not* utilise alien or synthetic materials in prominent locations (fig 9).

THE GOOD

1.



2.



3.



4.



THE BAD AND THE UGLY

5.



6.



7.



8.



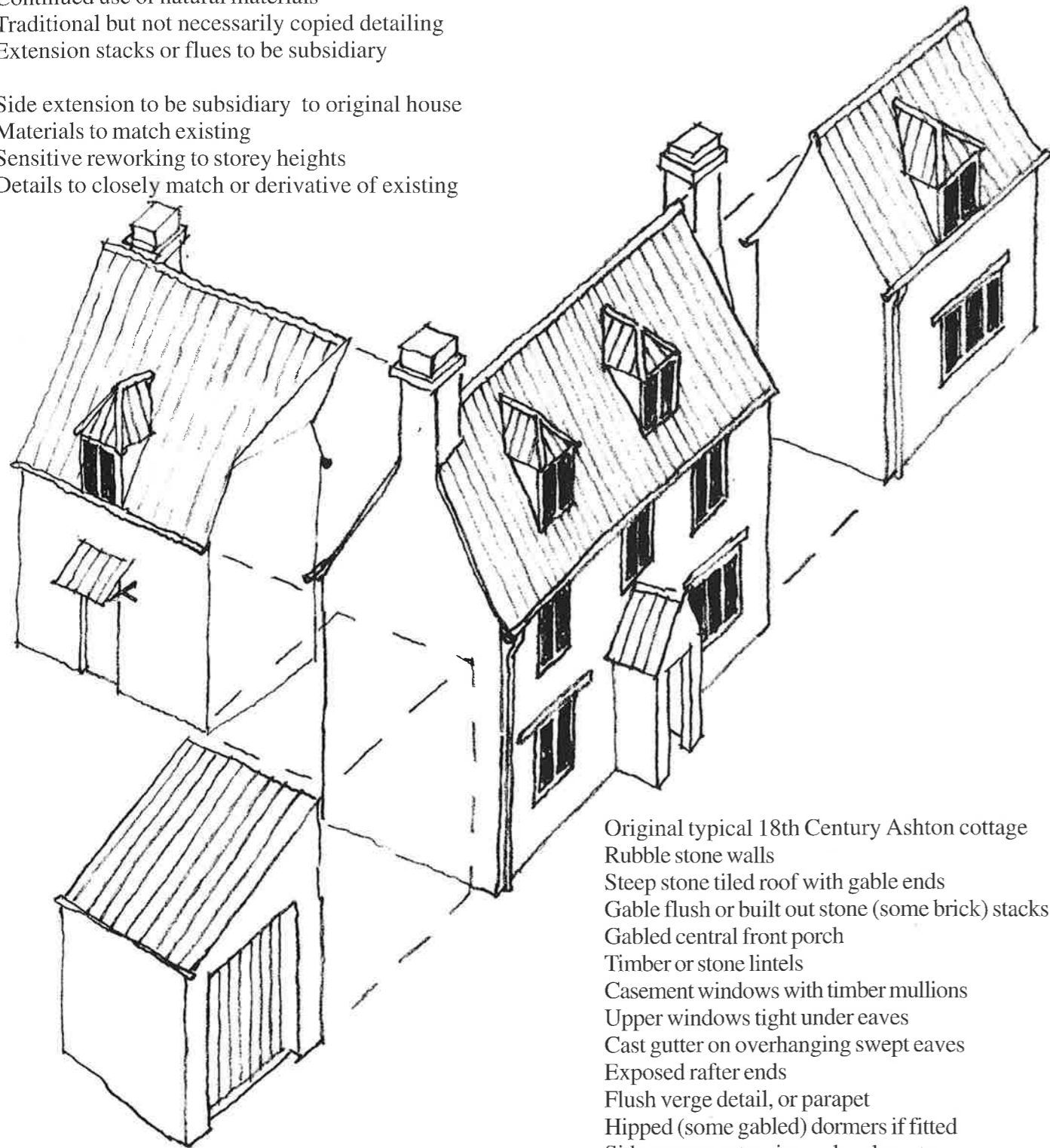
9.



EXTENDING EXISTING BUILDINGS OF CHARACTER

Rear extension to be secondary in scale
Continued use of natural materials
Traditional but not necessarily copied detailing
Extension stacks or flues to be subsidiary

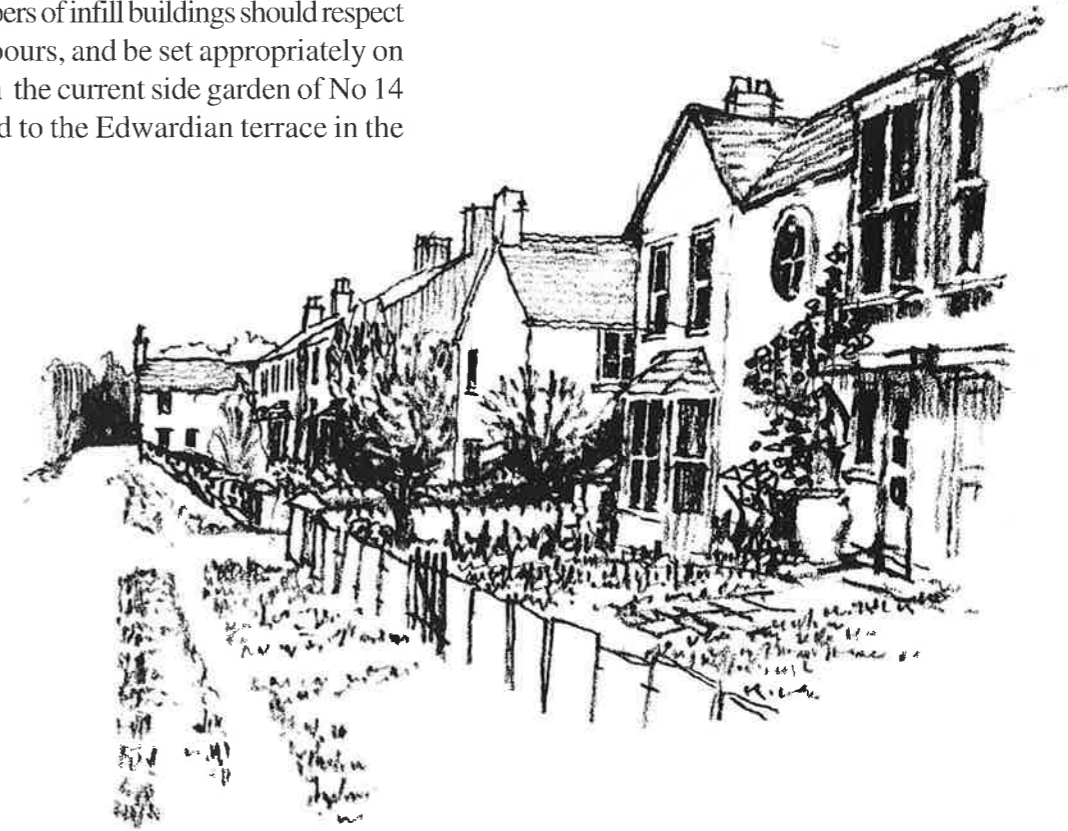
Side extension to be subsidiary to original house
Materials to match existing
Sensitive reworking to storey heights
Details to closely match or derivative of existing



Original typical 18th Century Ashton cottage
Rubble stone walls
Steep stone tiled roof with gable ends
Gable flush or built out stone (some brick) stacks
Gabled central front porch
Timber or stone lintels
Casement windows with timber mullions
Upper windows tight under eaves
Cast gutter on overhanging swept eaves
Exposed rafter ends
Flush verge detail, or parapet
Hipped (some gabled) dormers if fitted
Side garage extension as low lean-to
Located behind face of existing building
Materials to match existing
Timber garage doors

DESIGN OF NEW INFILL BUILDINGS

New individual or small numbers of infill buildings should respect the character of their neighbours, and be set appropriately on their plot. Here new infill on the current side garden of No 14 Happy Lands could respond to the Edwardian terrace in the same row.



DESIGN OF NEW BUILDING GROUPS

Future residential redevelopment of sites fronting the B4696 should respect the nature of distant grouped farmsteads along Derryfields, as the most public village buildings to passing traffic. Here ageing bungalows when replaced are relocated to the rear of their plots addressing Derryfields and grouped with other buildings historically along that route



Enhancement and Grant Schemes

There are further actions and initiatives which should be implemented by various parties to procure the conservation and enhancement of the Conservation Area, as follows:

DISTRICT COUNCIL

- To set up a grant scheme for repair and re-instatement of orthostatic walls and stone roofs for unlisted buildings.
- To carry out enhancement scheme of screening industrial estate from Church, which was given approval by Committee September 1993, the extent of these works is to be assessed.
- To propose a detailed enhancement scheme around the garage in High Road and Park Place.

COUNTY COUNCIL

- Highways department to actively rationalise signage and incrementally replace with minimal and appropriate traditionally detailed signage.
- Highways department to carry out traffic calming measures on the B4696.
- Education department to encourage sufficient growth of the school to meet demand. Access requirements along Gosditch are to be discussed in liaison with District Council.

BRITISH TELECOM, ELECTRICITY BOARD AND STATUTORY UNDERTAKERS.

- District Council to liaise with the above to establish funding and target enhancement schemes including undergrounding of wires.

PARISH COUNCIL

- To carry out a renewal scheme for Horse Chestnuts on The Avenue path to the Church.
- To target and lobby residents in need of grant-aided repairs and reinstatements.
- To design proposals for future specific enhancement and planting works.

RESIDENTS

- To carry out maintenance, reinstatement and repair works to windows and doors, roofing, walls, and carry out and maintain planting in gardens and verges.

LOCALLY FUNDED MAINTENANCE, AND ENCOURAGEMENT OF LANDOWNERS TO RESPECT LANDSCAPE

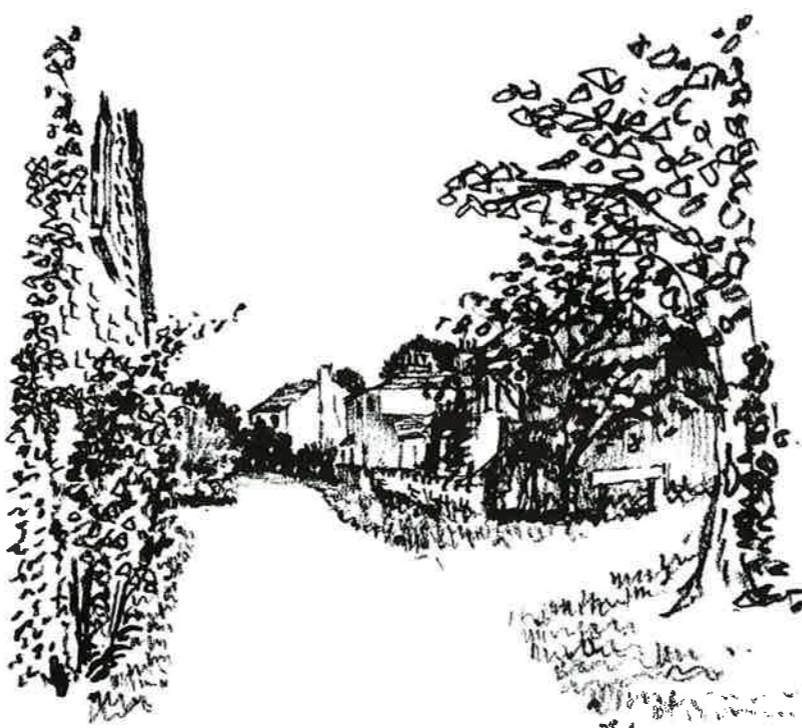
LOCAL MONITORING AND LOBBYING FOR PROTECTION OF TREE AND HEDGEROW INVENTORY

Many trees and mature hedgerows outside the Conservation Area affect the nature of important views within and should be respected and protected.



ENHANCEMENT SCHEMES FOR TRAFFIC CALMING AND ASSOCIATED LANDSCAPING

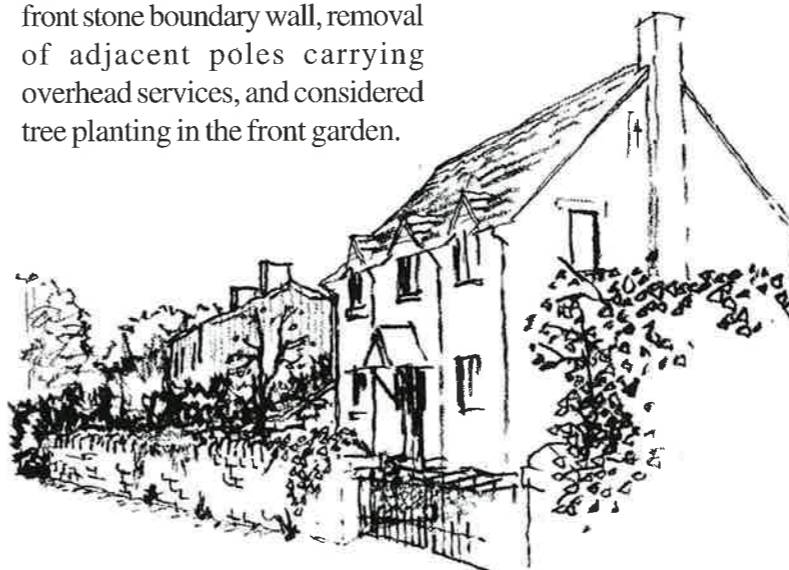
Entrances to cul-de-sacs off Back Street could be reduced to an appropriate country lane scale restoring the setting of older buildings opposite



REMOVAL OF OVERHEAD WIRES; JOINTLY FUNDED ENHANCEMENT SCHEMES

GRANT ASSISTED REPAIR OF ORTHOSTATIC AND STONE FRONT BOUNDARY WALLS

A new house in Gosditch could benefit from provision of a new front stone boundary wall, removal of adjacent poles carrying overhead services, and considered tree planting in the front garden.



LOCALLY FUNDED PLANTING SCHEMES

The Avenue to the church has lost many trees, semi-mature replacements would eventually reinstate the former beauty of this historic route in Ashton Keynes



GRANT ASSISTED REPAIR OF RIVER BRIDGES

GRANT ASSISTED ENHANCEMENT OF SIGNAGE

Corporate garage signage and bare forecourt areas in High Road could be enhanced to restore the timeless views along the Thames in this main street. Bridge repairs would maintain the quality of these views.



GRANT ASSISTED REPAIRS AND REINSTATEMENT OF BUILDING FEATURES

GRANT ASSISTED REINSTATEMENT OF ORTHOSTATIC WALLS

MAINTENANCE AND ENHANCEMENT BY RESIDENTS

Cottages at The Derry would benefit from reinstatement of original or more appropriate details including windows and roof materials, or orthostatic walls where originally located. Seeding and planting of the verge opposite would further enhance their setting



Typical Ashton Keynes Details

Detailing of new buildings, extensions to existing, and work to renovate existing buildings within the Conservation Area should all relate to the scale and proportion of the building and must recognise the relationship of the building to its setting.

SITING

At the design stage the general character should be observed, not just of the building or site itself but the immediately surrounding area in order to ensure that alterations will constitute a good neighbour. Site levels and existing natural features are important, and where possible trees, hedges and walls should be retained.

FORM

Roof pitches historically appropriate to the locally used stone and slate roofing materials, should be used. Chimneys should occur at gable ends; frontages are generally wide, with narrow plan depth.

LANDSCAPING

Gardens and building surroundings including vehicular areas should reflect the soft and mature nature of the majority of Conservation Area gardens.

MATERIALS

Cotswold stone predominates in the village, both on walls and roofs. A few stone properties have been painted and some have brick mixed with the rubble stone. Materials for new construction should match the majority of immediately surrounding existing materials where they contribute to the Conservation Area character, and as far as is reasonably possible.

DETAILS

Windows, doors, walls, roofs, chimneys and other features all have a marked effect on the character of Ashton Keynes buildings; in their individual design, the way in which they combine and the overall ambience created by their predominance. Some examples are given opposite, and compared with "standard" alternatives in the diagrams adjacent.

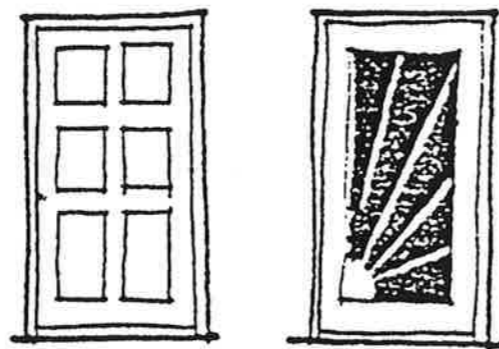
FURNITURE

Other features in the village contribute greatly to its specific character, particularly for example the four stone crosses. Orthostatic stone boundary walling is peculiar to the local stone and the region of its use, further use should be encouraged. Other items of street furniture to be found around the village were often made locally and bear the 'hallmarks' of local materials and techniques. Some examples are shown opposite.

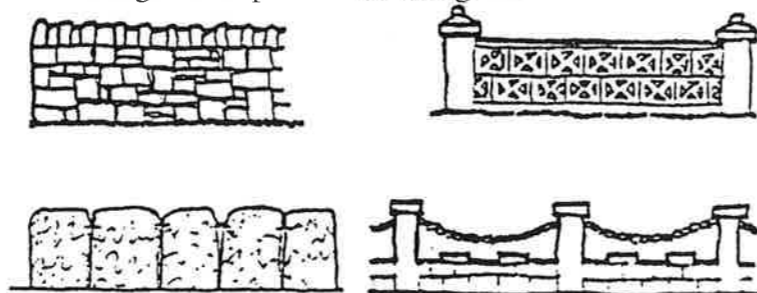
WINDOWS are often timber lintel with double sashes or casements fixed directly to the wall, some with quoins not enlarged openings with unbalanced lights, concrete lintels or pvc frames



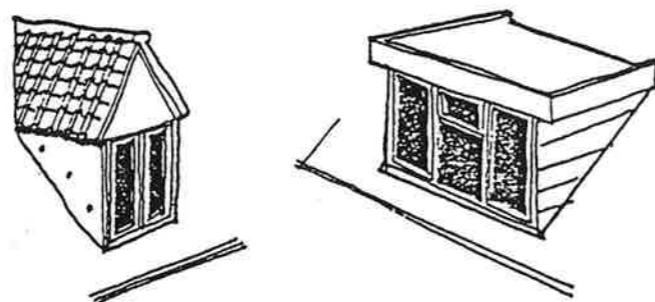
FRONT DOORS in the village should be solid and uncomplicated not flimsy or suburban patio alternatives



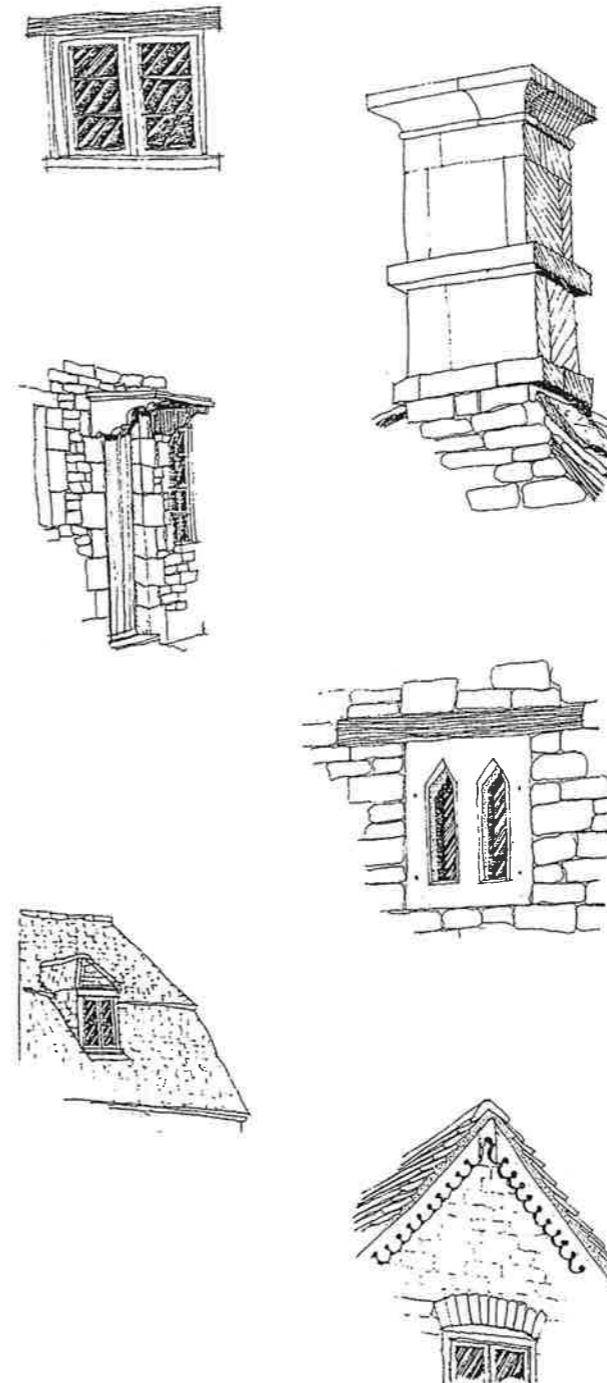
BOUNDARY WALLS again are simple and of natural materials.... not modern low rustic designs with piers or boarding over



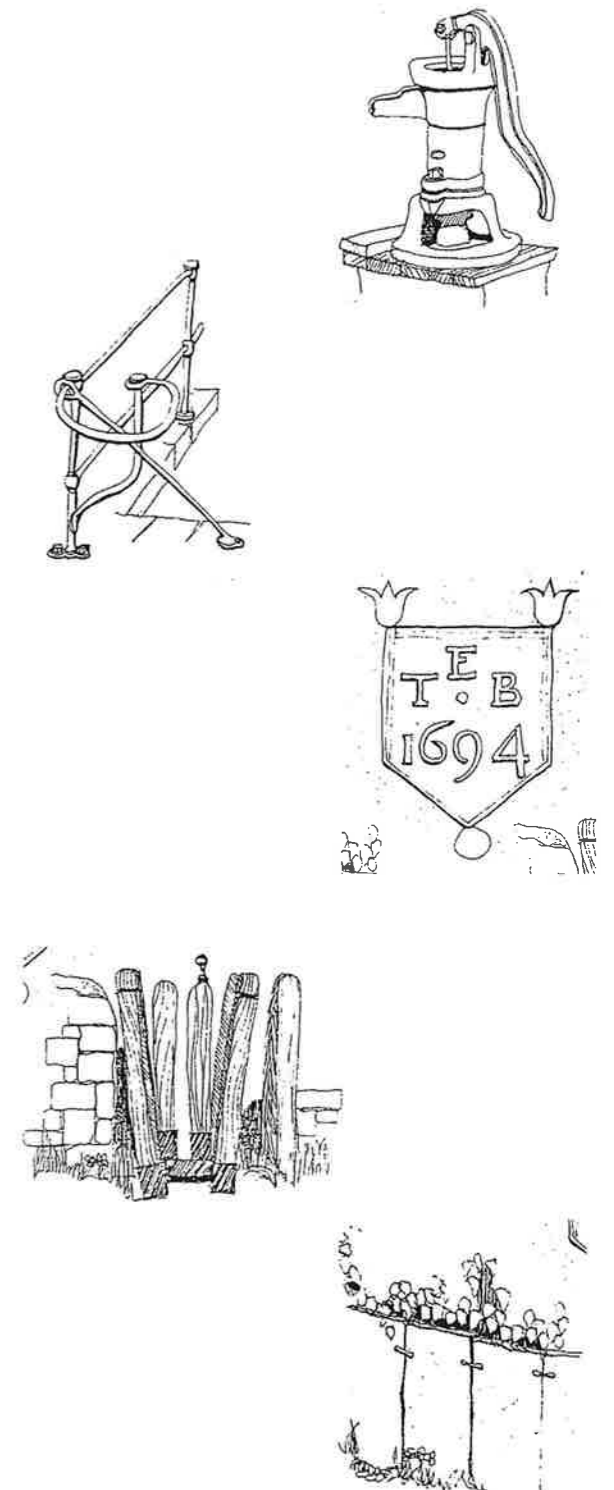
DORMERS have lights with vertical emphasis, and although hipped or gabled are not flat-roofed, oversize or wide



TYPICAL DETAILS AROUND THE VILLAGE



STREET FURNITURE AROUND THE VILLAGE



NOTE: There are many short technical notes and design guides on matters of conservation, grants, and construction produced by and available from the Planning Department. If you are about to undertake or begin the design of works within the Conservation Area and would like further information or advice, please contact:

Conservation & Urban Design, North Wiltshire District Council, Monkton Park, Chippenham, SN15 1ER. tel.: 01249 706670

Ashton Keynes
Typical and Special Details
around the Village

