

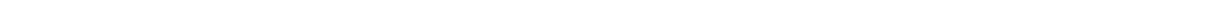


Ashton Keynes Heritage Conservation Group

# Ashton Keynes Conservation Area Statement 2015

Version 6.1

24 June 2016



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# Part 1 Introduction

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## 1.0 Background & Acknowledgements

This statement was prepared by the Historic Conservation Group (HCG) of the Ashton Keynes Neighbourhood Development Plan team. This group comprised:

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The majority of photographs in this Statement were taken by Mrs Mary Nichols. Historical research was carried out by Mr David Britton. Maps have been produced using QGIS software and data from Ordnance Survey.

### About this document

This Statement largely follows the pattern of that published in 1998 and is intended as a reference document for planners and other interested parties. It has been prepared in five distinct parts, each of which serves a different purpose. As part of the Ashton Keynes Neighbourhood Plan, this Statement is offered for adoption by Wiltshire Council Planning Services.

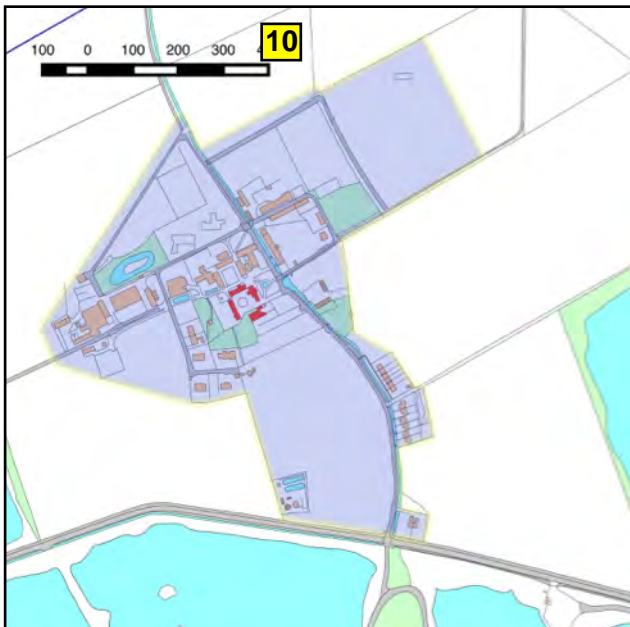
**Part 1** provides a general introduction, explains what Conservation Areas are and paints the background to the designation of the Ashton Keynes Conservation Area in historical, social and economic terms. This section is particularly intended to inform residents, and prospective developers or buyers, of what the general historical character of the village is and how it is being protected.

**Part 2** is an analysis of the character of the village and the key features that contribute to this. It summarises the protected buildings and Scheduled Ancient Monuments and also provides a digest of historic and otherwise notable buildings, areas and features not currently protected by specific regulation.

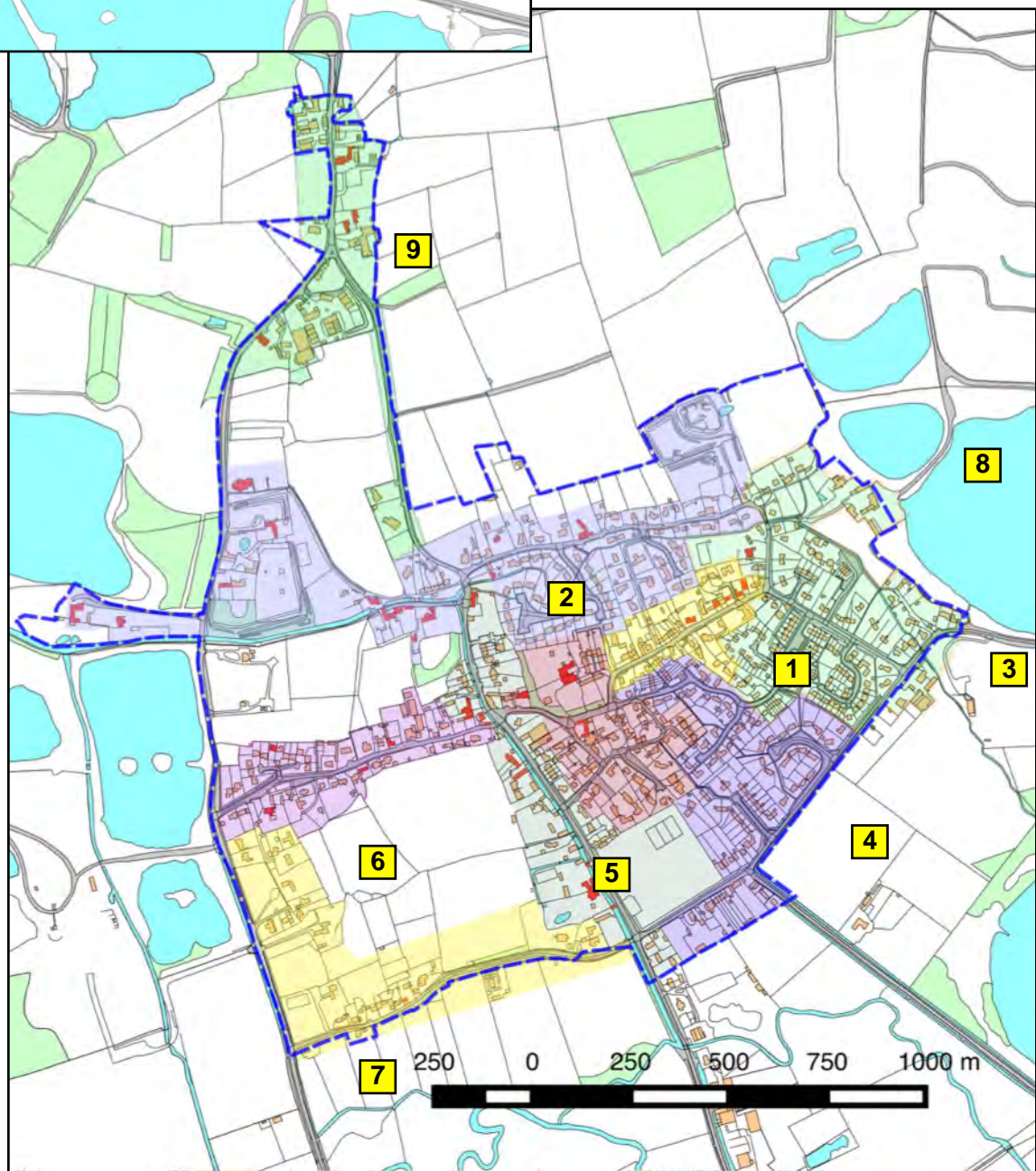
**Part 3** is a detailed appraisal of the Neighbourhood Area, divided into 10 separate Identity Areas.

**Part 4** Conclusions & Recommendations.

**Part 5** Annexes & other documents that support and in certain cases amplify the foregoing sections.



# Identity Areas 1-10



## **1.1 Conservation Areas in General**

### **1.1.1 Designation of Conservation Areas**

The statutory definition of a conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The problem that 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. This Act 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 may have not been 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.

Local Authorities are given the duty to 'prepare proposals for the preservation and enhancement' of Conservation Areas. Wiltshire has in excess of 225 conservation areas designated in the county under the Planning (Listed Buildings and Conservation Areas) Act 1990, usually after public demand or when local development plans have been reviewed. Wiltshire's approach to meeting this duty is published in Core Policy 58 (Ensuring the conservation of the historic environment ) of the Wiltshire Core Strategy adopted January 2015 .

### **1.1.2 Influences Affecting Conservation Areas**

There are a number of ways in which a Conservation Area's character and appearance can be affected:

- Specific enhancement schemes prepared and implemented by the local authority.
- The exercise of planning development control practice.
- Works undertaken by other authorities, utility companies or individuals, for instance highways improvements or telecommunication infrastructure.
- Piecemeal changes undertaken by residents that are not covered by planning regulations.
- Changes in economic circumstances, e.g. the closure of a shop or pub.

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.

### **1.1.3 Living in a Conservation Area**

Although conservation areas mean some extra planning controls and considerations, these exist to protect the historic and architectural elements which make the place special. They are most likely to affect owners who want to work on the outside of their building or any trees on their property as permitted development rights are reduced, partially limiting the unmonitored alteration of existing buildings.

## **Private Houses**

Houses in a conservation area are subject to special controls (known as 'Article 4 Directions'), which restrict work that can normally be undertaken without planning permission, such as installing photo-voltaic panels or altering gutters and down pipes. These controls are tailored to each area by the council, and are put in place when there are particular elements of local buildings they want to protect. Wiltshire Council Planning Department can supply information about Article 4 Directions.

## **Trees**

If householders wish to cut down, top or lop any but the smallest of trees in a conservation area they must notify Wiltshire Council Planning Department six weeks before work begins. The Council will then consider the contribution the tree makes to the character of the area before granting permission for the planned work and, if necessary, create a Tree Preservation Order (TPO) to protect it.

## **Demolition**

Demolition of buildings in a conservation area requires Planning Permission. If the building is listed then Listed Building Consent is also required.

### **1.1.4 The Value of Conservation Areas**

Research conducted by the London School of Economics in 2012 on behalf of English Heritage showed that:

*'A location within a conservation area comes with the additional, potential benefit of creating a unique sense of place-based identity encouraging community cohesion and promoting regeneration'.*

The full LSE report is available online (see Part 5).

## 1.2 The Ashton Keynes Conservation Area

### 1.2.1 Conservation Area Boundary

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



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 the 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. 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 Ashton House and Cove House, 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 continues to grow.

This 'unity-through-diversity' extends also to the small C20/C21 council and private housing estate developments which have continued to infill the village grid structure. Each is from a different decade, such as those in Kent End dating from 1926 onwards, The Mead of the 1940s, Four Acre Close in the 1960s, Richmond Court in the 1970s, Eastfield in the 1980s, Ashfield in the 1990s, The Paddock in the 2010s and ongoing social and private housing since then. These developments now 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, it is hoped that the current redevelopment of The Mead will be sympathetic to the overall nature and character of the village whilst providing affordable and efficient social housing. The infill policies that have been pursued over the last 100 years have preserved the village perimeter (or Settlement Boundary) whilst providing 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.

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 continue to be designated as a single Conservation Area.

### 1.2.2 Ashton Fields



Within the NA to the north-west lies a group of buildings entitled 'Cotswold Community' on Ordnance Survey maps (National Grid Reference: SU 03429 95549). This title is no longer considered appropriate as the former Cotswold Community closed in 2013 and the site sold and is currently unoccupied. This site will henceforth be referred to in this document by its historical title of 'Ashton Fields'. Immediately to the east of the Ashton Fields site is a Scheduled Ancient Monument (SAM) believed to consist of an ancient Iron Age settlement.

Whilst Ashton Fields is not currently designated as a Conservation Area, it is deserving of particular consideration in conservation terms and is addressed in detail in Section 3.

## **1.3 Relevant Wider Area Plans**

Ashton Keynes, in the County of Wiltshire, lies only 2 miles from the boundary with Gloucestershire and is within the Western Section of the Cotswold Water Park that is, in turn, administered jointly by Wiltshire, Gloucestershire and Cotswold District Councils.

### **1.3.1 The Wiltshire Core Strategy**

The Wiltshire Core Strategy as formally adopted on 20 January 2015, forms the authority for Conservation Area Statements within Wiltshire.

### **1.3.2 Sites of Special Scientific Interest**

There are no SSSIs within the Conservation Area although one (Pike Corner) lies within half a mile of its boundary to the west.

### **1.3.3 The Thames Path**

The Thames Path, a designated National Trail, passes through the heart of the AK Conservation Area.

## 1.4 A Brief History of Ashton Keynes

### 1.4.1 Saxon Origins

Ashton Keynes lies about 6 miles from Corinium, the second largest Roman city in Britain after London itself, and built to dominate the chief town of the Dobunni only three miles further north at Bagendon. It is therefore not surprising to discover that the area of the later parish was intensively farmed to support the populations of both substantial peoples. Neolithic axe heads from the second millennium BC have been found in the north of the parish, as have a Bronze Age site east of Kent End, and numerous Iron Age remains around Westham Farm. There may have been a Roman Temple near Cleveland Farm, and numerous Roman artefacts have been found especially near the church. However there is no evidence of any actual concentrated settlement at this early period at Ashton Keynes itself.

Ashton Keynes thus originated as a Saxon foundation possibly in the late C7. Ashton, in various spellings in English according to the literacy of the parish clerk of the day, or Estuna in Latin, means the settlement by the ash trees. It is very possible that its precise site was decided by that of the Saxon Mill, which is on a knob of higher ground still visible at the end of Church Walk and especially suitable for placing a mill wheel. Ashton Mill is the lowest of a set of five integrated Saxon mills, placed at the end of an obviously artificial canal requiring a major diversion of the original course of the River Thames.

Ashton was a frontier town between Wessex and Mercia, and perhaps this is why it became Royal property. It was bequeathed by King Alfred the Great on his death in 899 to his youngest daughter Aelfthryth, who married Baldwin Count of Flanders, and became a direct ancestor of Matilda, the wife of William the Conqueror. By the time of Domesday in 1080 the village and manor had come to belong to the Church of St Mary at Cranborne in Dorset. This latter foundation was moved and became Tewkesbury Abbey on its foundation in 1102.

### 1.4.2 The Mediaeval Village

When the Domesday Book was prepared in 1080 Ashton had a population of around 200, about three times greater relative to that of England as a whole than it has today. From the foundation of Tewkesbury Abbey in 1102 to its dissolution by Henry VIII in 1539, Ashton remained the property of the Abbey and the Abbot of Tewkesbury was its Lord of the Manor. At Domesday the church was probably the centre of the village, with its farm worked from buildings on the site of Church Farm, the Mill nearby to grind the Abbey's corn, and the cottages of the villagers grouped to the east in the area of what is now Church Walk. The High Road probably already existed as a through road to Braden Forest, and the waterways, all artificial, existed much as they do today.

The major event during the 437 years of the Abbey's ownership was the brief appearance of the Keynes family. In 1265 Robert de Keynes (of the Keynes family of Somerford Keynes) inherited the tenancy of Ashton. Robert died in 1281 and his son Robert inherited as a minor. Then in 1299 the younger Robert sold Ashton freehold to John de Sancto Amando. The sale was of course illegal, and the Abbot had to go to court to recover his property, which he did in 1306. These events seem to have stimulated the Abbey to recover the management of Ashton for itself, and it seems to have been about 1320 when the Abbey built Ashton as a new town in the form we see it today. This was doubtless the origin of Fore Street, Back Street, Gosditch, and no doubt much of the construction of the High Road, as well as the construction of the four crosses linking the church with an ecclesiastical building at Park Place. Ashton became the largest place for miles around, and retained this position even after the Black Death struck in 1349. In 1380 it was still almost twice the size of Cricklade, even though it is evident that Ashton concentrated on farming while Cricklade concentrated on commerce. This was Ashton's high point relative to the population of the

whole country, a position it has not recovered to this day. Note that Ashton did not become Ashton Keynes until the late C15 when presumably increasing travel made it more important to distinguish the various Ashtons in England.

### **1.4.3 To Modern Times**

When Tewkesbury Abbey was dissolved in 1539, Sir John Hungerford of Down Ampney first leased and then bought the village. His family held it for nearly a century, when it was bought by Sir John Evelyn of West Dean in South Wiltshire. His family in due course sold to Hawkins Chapman, the first ever resident Lord of the Manor, and upon his death it was inherited by Henry Whorwood.

It was Whorwood who set about improving the farming methods of the day by initiating the enclosure of the common pastures and meadows, as well as the arable lands. The process was successful, and the field patterns in Ashton today are virtually unchanged from those set out in 1778. However the cost of fencing Whorwood's own extensive allotments bankrupted him, and after a failed attempt to sell off the lands in 1781, Whorwood's mortgagor, John Paul of Tetbury, foreclosed and effectively took over the village and the Manor. Within a few years almost the entire property had been purchased by Robert Nicholas, the heir of the Richmond family fortunes. When Robert died in 1826, family quarrels put the estate into Chancery, and it was not until 1845-55 that the village was bought by the Duke of Cleveland. He was one of the greatest landowners in England, living at Battle Abbey in Sussex, he owned over 102 thousand acres when he died. There is no evidence that he ever visited Ashton, but his name is still commemorated around the village today.

Ashton was inherited by Mr Hay Drummond of Cromlix in Scotland, and he made valiant efforts to turn the village into a leading hunting centre. Nevertheless this was the period of the great agricultural depression and the run-up to the Great War. All his efforts failed, and he made several failed attempts to sell the property. At last his bankers took over and much of the land was sold in small lots to local purchasers in 1914, and the rest in 1917. The Lordship of the Manor itself was sold to the Bowley family in 1917, where it still resides.

### **1.4.4 Village Industry and Expansion**

The main rationale for the existence of Ashton Keynes from its Saxon foundation to Tudor times rested firmly on its agricultural traditions, probably based even further back in supporting major Roman and even earlier Bronze Age settlements nearby. These were based on arable cultivation perhaps coupled with the grinding of locally grown corn at the village mill at what we now call Church Walk. Timber for building was grown in Braden Forest, which was farmed and exploited in a manner unknown today, while the village was close enough to sources of Cotswold stone to share in the Cotswold tradition of building despite being on the edge of the Thames flatlands. The area too was only a few miles from the formerly great Roman brick and tile works at Minety.

It was the revolutionary advances of the Elizabethan era which led to a step change in Ashton's economics. The great rebuilding of the late C16 caused the wholesale rebuilding of almost every house in stone, paralleled by the great switch in agriculture from simple arable husbandry to live stock farming. At Ashton this meant that it became cow country. Except for small areas on Ashton Down the land is too low and wet for sheep, unlike much of the nearby higher and drier Cotswold lands.

So Ashton Keynes became and grew rich as cow country, exploiting it to develop many of the ancillary industries. Cattle were grown for beef, good for feeding the population, but also for exporting large amounts to the surrounding countryside. No doubt some went over the atrociously bad roads, but more went down the Thames by barge. Designs to connect the Thames with the Bristol Avon by canal were being explored by 1625, and barges are known to have been coming to Waterhay in the 1660's. In theory Cricklade has always been the

head of Thames navigation, but in practice the Thames above Cricklade was easier to pass than that below, at least until blocked by the North Wilts Canal in 1819. The route to Bristol never came to anything, but there are traces of a small dock at Waterhay and indications of the beginnings of an onward canal towards Malmesbury.

Another major offshoot of the cattle industry was the production of leather. Tanning was being carried on by Maurice Bennett on the site of Ashton House before 1630, and so profitable did it become that it grew to be perhaps the largest industry Ashton has ever had. Ashton House became one of the village's biggest houses, with major drying sheds along the river where River House now stands, driven by water power from wheels in the river whose traces still remain. The area behind must have been riddled with tanning pits. The Bennetts became rich enough to marry into the important Maskelyne family of Purton, but the business seems to have ended when Maurice Maskelyne Bennett died without male heirs in the 1830's. Tannery remained a profitable business however, and was continued on a smaller scale by William Chapperlin, who worked a tannery in Back Street from before 1780. Some villagers today still remember the 'Old Tannery' in Back Street in use as the drying sheds.

Introduction of leather manufacture led to further downstream developments, especially boot and shoe making, illustrated by the Cordwainers Arms, the old name and secondary trade of what is now the White Hart pub. Glove making was another development, some based on imported sheep skins, but most as industrial gloves from cow leather. This was one of the industries killed in the 1930's by foreign competition, but others died as travel became easier, enabling larger factories to compete more easily, some fading away from technological competition as motor transport rose and the horse became redundant.

Cheese manufacture does not appear in the records, perhaps because every cottager made it. This area of South Gloucestershire and North Wiltshire was the major source of Double Gloucester cheese from the late C18, shipped in huge quantities down the canal to warehouses at Buscot, and then on down the Thames to the London cheese markets, especially Reading. It is impossible to believe that Ashton did not share in this market.

Pottery was another important village industry for many years. One of Ashton Keynes' essential natural features is a large area of clay soil around North End which allowed the development of a very active pottery industry in the village. Manufacture began around 1600, with Barbara Vincent at Little Kent End being a leading player. Ashton pottery is found in a wide area extending fifty miles or more around. At one time a large collection was held in the Ashmolean Museum in Oxford, but this is now believed to be in store uncatalogued at the West Berkshire Museum in Newbury. Another important player was Giles Chapperlin, who made clay tobacco pipes at a still existing cottage in Park Place from around 1670. His products have been found as far away as Bristol, and there are indications that he may have also been making pottery at the same place. Pottery manufacture continued in Ashton until the early 19<sup>th</sup> C. Bricks were made at the Old Brickyard at North End from the late C18 to the mid-C19 and are still to be found, mostly in chimneys around the village. They do not seem to be considered of great quality.

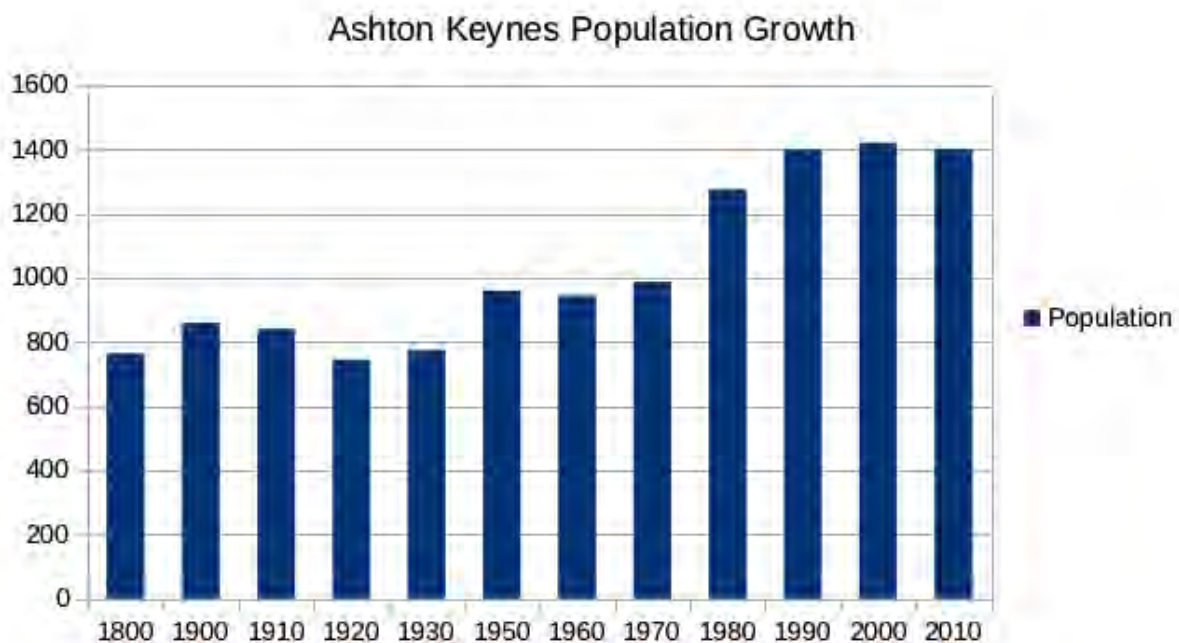
No discussion of village industries could be complete without considering gravel digging, the one which has almost turned Ashton into an island, and given it the opportunity to become a tourist centre. Gravel digging has probably gone on at a casual scale in Ashton as long as it has existed, being for so long the primary means of road construction and maintenance. The first known serious gravel pit dates back to the end of the C18, when one of several acres existed at the end of Gosditch on the northern side. The land was owned by the Paul family at the time, and they probably saw it as a commercial opportunity. There was little further development however until the 1920's, when the first pit as we would understand it was dug in a field on Old Manor Farm on the south side of the Somerford Road. It gradually expanded over later years, but the great impetus came with the huge demand for building the M4 motorway. A general decision was made not to backfill gravel pits despite their high value as rubbish pits, so that Ashton is now largely surrounded by over a hundred lakes. The decision not to backfill made inevitable the formation of the Cotswold Water Park, opening up

all kinds of opportunities for leisure and sporting activities, which clearly has far to run to be fully exploited.

Today much industry is carried on in Ashton Keynes, many small-scale service industries which would often have been unrecognisable to our ancestors, but which along with a measure of commuting to surrounding towns provide a spirited future.

### 1.4.5 The Village of Today and Tomorrow

Today Ashton Keynes is a large village and a vibrant community of some 1300 residents, many of whom travel as far afield as London and Birmingham to work, as well as the more obvious commercial and industrial centres of Swindon, Gloucester, Cheltenham and Bristol. The existence of a state primary with an excellent reputation and record is a key draw to encourage young families to live in the village. However, this element of the population is also the most mobile, taking only medium-term residency. The population of the parish of Ashton Keynes has been essentially static over the last 20 years. There is little settlement outside the village.



However, the median age of the population has increased from 39-43 in 2001 to 43+ in 2011 with a corresponding increase of the proportion of the population over 65 from 13.4% to 18.6%.

Agriculture continues to be the industry that forms the immediate environment around the village although it provides employment for very few. Gravel working is active on all sides except the south providing employment opportunities. Leisure and tourism now provides more employment than ever before, with the serviced holiday communities that have sprung up along the Spine Road, the hotel complex at its eastern end and the out-of-town shopping facilities nearby.

The modern housing is not found peripheral to the village, but embedded within the loose gridded layout of 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; Eastfield, 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.

#### **1.4.6 The Future**

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 changes. 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.

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.

With space at a premium in Ashton Keynes, further development should only take place where there is a clear need and provided that it maintains the appearance of the area, its open space, views and gardens. Where there is still much of the original village character, this should be retained and enhanced. The retention of the existing Framework Settlement Boundary of the main village is an important aspect of achieving this.

## **Part 2 Ashton Keynes Heritage Assets Summarised**

### **2.0 The Character of the Village as a Whole**

The village is built on an irregular grid of ancient streets without any central village green but with the clear focus of the infant River Thames that now flows along the High Road. The disposition of the four C14 crosses also binds several sections of the village together. 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.'

The village has developed over the centuries to have a diverse range of architectural styles and materials, although the use of limestone rubble predominates amongst the older properties. An especial feature in Ashton Keynes is the widespread use of orthostatic walling (also known as 'plank stones') to the margins of older private residences. These valuable architectural assets are seen in few other locations and, as such, are deserving of protection. There are a number of other items that contribute to the character of a Conservation Area and are the focus of the preservation measures for which it was designated. These are summarised in the following pages of this section as follows:

- 2.1 Protected buildings and features.
- 2.2 Buildings constructed before 1900.
- 2.3 Valuable open spaces, paths and water courses.

During the preparation of this Statement it became apparent that the National Heritage List for England as it applies to Ashton Keynes, contains a number of inaccuracies that could not be addressed in the time-scale available to the Heritage Conservation Group. Furthermore, it was apparent that there are a large number of heritage assets in the CA that are not currently protected by current classification. There is a need for further work by a Heritage Implementation Group to review the existing statutorily protected heritage assets under The National Heritage List for England, and consider if other assets should be protected (e.g. orthostatic walls), perhaps by inclusion in a Local List.

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## 2.1 Protected buildings and features

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

### Identity Area 1      Fore Street

**2.1.1 The Old Chapel.** Congregational chapel, now house. 1838. Squared limestone rubble and slate roof. Gable end to street. Gabled porch with round headed opening, now fully glazed. Four round headed windows on 2 levels with raised surrounds and projecting sills. End pilasters returning at top as string at base of pediment. Central dedication stone. Side windows blocked to right, altered to left. Closed as a chapel 1970.

**2.1.2 The Manse.** Late 1870s as a house. Became the Manse in 1896. Limestone ashlar facade, coursed rubble to ends, and rat-trap bond brick to rear. Slate roof. Two-storey, 3 bays. Central entrance, 4-panelled door with radial fanlight within round headed opening having raised surround with keystone and abaci. Sixteen-pane sashes in concealed boxes. Facade has end quoins and plat band. Roof hipped and gable stacks.

**2.1.3 April Cottage.** c1720. Limestone rubble with ashlar quoins and dressings. Stone slate roof. Two storeys and attic, two bays, with central half glazed door in C20 pitched glazed porch. Three- light casement windows with leading. Timber lintels. Gable stacks. Blocked openings in right gable and rear extension on left. Interior has chamfered spine beams. Front garden wall in rat-trap bond with stone copings swept up at junction and openings.

**2.1.4 Beaconsfield Lodge.** c.1850. Squared limestone rubble with quoins and dressings. Stone slate roof. Two storey, 3 bays. Recessed round headed central entrance with C20 glazed door and original radial fanlight. Keyed architrave. Twelve-pane sashes with recessed boxes, 8-pane to first floor centre bay. Roof hipped left, and rear stack. Front garden wall in rat-trap bond with stone copings swept up at junctions and openings, continuous with April Cottage. Built by Thomas Telling, builder for his own occupation about 1855, on the site of two old cottages (probably like those adjacent) which he demolished. The name dates from about 1876 by his third wife and widow to celebrate Disraeli's declaration of the Queen as Empress of India.

**2.1.5 The Old School House.** Never the School, which was a separate building operating from 1820 to 1871. It became a warehouse in 1885 and the relevance to the present house is not known. Limestone rubble. Stone slate roof. Two-storey, two attached blocks each of 2 bays. Half-glazed door to left bay of right block. Timber casement windows and timber lintels. First floor windows of left, lower block have small gablets. Stacks on outer gables. Building undamaged by C20 modernisation.

**2.1.6 Amcross Cottage .** C17 or C18. Limestone rubble with stone slate roof. Four blocks each of single bay. Centre block 2 storeys with single storey in-line extensions at either end and 2-storey forward wing at right angles. Hipped bay in angle. Door in gable of forward wing. C20 timber casement windows. Interior not seen.



## Identity Area 2 The Church

**2.1.7 Church of the Holy Cross.** Anglican parish church. C12, C13, C14, C15 and restored 1876-7 by William Butterfield. Coursed limestone rubble. Stone slate roofs. Nave of later C12 with aisles and chancel. Aisles remodelled C14 with C15 alterations. C14 west tower. North and south porches of C15, gabled with hollow chamfered arches and hoodmould, and brattished plates and panelled wood vault with moulded ribs. C15 square headed south door. Aisles with 2-light quatrefoil headed windows, but east window on south side C15 or C16 restored C19. Chancel C12 north wall pierced with early C13 arches, now enclosed in early C13 chapel with trefoiled triple lancets and priest's door. East windows to chancel and chapel C19. Quatrefoil clerestorey windows to nave. Three-stage tower with 2-light bell openings and machicolated parapet. Five-light west window. Bench mark 290.3ft. Interior: Nave of 4 bays. North arcade in 2 sections, 2 arches to east probably late C12 on octagonal column and leaf capitals. Two western arches with round columns and responds and circular abaci, c1200. South arcade early C13, hollow chamfered arches on round columns and abaci. Roof C15, of 5½ bays with moulded and painted ties and trussed collar rafters. Chancel arch late C12 rebuilt wider 1876-7, two orders of chevrons on slender responds with shafts and water holding bases. Chancel of 2 bays with painted barrel vault and brick wall decoration, all 1876-7 by Butterfield. North chapel has 3 pilaster buttresses of original chancel and 2 piscinae with credence shelves. Fittings: Tub font, C12 with chevron and upturned palmette decoration, reset in C19. Oak pulpit also C19.

**2.1.8 Packer monument in churchyard, 5 metres south of south porch door, Church of the Holy Cross.** Chest tomb. 1728. Limestone. Chamfered table. Chest with scroll corner brackets and angles holding draped scrolls. JOHN PACKER, son, added on end 1781. A tomb of Cotswold type.

**2.1.9 Maskelyn Monument in Churchyard, 8 metres south west of porch, Church of the Holy Cross.** Chest tomb. 1763. Limestone. Moulded table. Handsomely inscribed side panels between plain end pilasters. To WILLIAM MASKELYN and his wife SARAH. Daughter, MARY BROWN of Minety added to end, 1790.

**2.1.10 Rowley Monument in churchyard, 16 metres east of Chancel, Church of the Holy Cross.** Chest tomb. C18. Moulded table. Recessed fluted corner balusters. Inscribed sides and ends to members of the Rowley family. ELIZABETH, died 1782, MARY, died 1792 and others.

**2.1.11 Group of 4 Richmond and associated monuments in churchyard, 16 metres east of east wall of North Chancel, Church of the Holy Cross.** Group of 4 chest tombs closely set abreast. C17, C18 and C19 (However the last Richmond died 1773 so this is questionable). Limestone. From north to south: a) Unidentified. Moulded and inscribed table on plain slab box. b) Unidentified, chamfered table, plain slab box. c) C17 Unidentified. Wide cyma moulded table, north side with incised oval panels without inscriptions. End inscribed B.R. d) 1690. (B R is Bridget Richmond, died 1700, so the tomb is actually C18, just. OLIFFE RICHMOND. Heavy moulded table. Sides panelled with gadrooning and centre roundel. Relief end panels with inscription and initials and date.



## Identity Area 2

## The Church (continued)

**2.1.12 Bristow monument in churchyard, 7 metres east of east wall of North Chancel, Church of the Holy Cross.** Low chest tomb. C18. Limestone. Double width chamfered table. Inscribed side panels. To ANN BRISTOW, died 1759, end inscription with hourglasses, and daughter MARY, died 1712.

**2.1.13 Millard monument against east churchyard wall, Church of the Holy Cross.** Tall chest tomb. C18. Limestone. Moulded top with raised centre. Fielded side panels between panelled pilasters. Chamfered base. To JOHN MILLARD, died 1796.

**2.1.14 Group of 5 Glead monuments in churchyard, 5 metres east of east wall of Chancel, Church of the Holy Cross.** Group of 5 chest tombs arranged in lines 2:1:2. C18 and C19. Limestone. South row, to east, WILLIAM CLIFFORD, deceased 1786, moulded table. Inscribed side panels. To west: ISSAC AND MARY GLEED, 1776. Moulded table. Inscribed side panels between recessed moulded corner balusters. Centre row; JOHN GLEED, died 1837, and family. Chamfered table and low bead-moulded panels and chamfered base. Shield shaped brass moulded on top of table. North row: to east JOHN GLEED, died 1883, form and brass as last. To west: MICHAEL POOL and wife 1843, form and brass as last. The low chest tomb with bead moulded panels is a local C19 type of which there are other examples in the churchyard.

**2.1.15 Group of 4 Carter monuments and associated headstones in churchyard, 15 metres north east of North Chancel, Church of the Holy Cross.** Chest tomb. Early C19, Limestone. Moulded table with reeded fascia. Inscribed and light relief carved side panels between recessed corner balusters. Moulded base. To JOHN CARTER, died 1809 and MARY, his wife, died 1801. Adjoining to north, 3 late C17 - early C18 headstones, deeply carved with putti and baroque ornamentation. Inscriptions illegible. Fourth headstone, 1796 to HANNAH DOWDESWELL included for group value.

**2.1.16 Pair of Chapperlin monuments in churchyard, 2 metres east of North Chancel, Church of the Holy Cross.** Pair of chest tombs. C18. Limestone. a) Moulded table and inscribed side panels to ROBERT CHAPPERLIN, died 1715 and family. b) Chamfered table and plain inscribed side panels, to WILLIAM CHAPPERLIN, died 1779, and wife MARY, died 1793.

1.12



Bristow Monument (IA2)

1.13



Millard Monument (IA2)

1.14



5 x Glead Monuments (IA2)

1.15



4 x Carter Monuments (IA2)

1.16



2 x Chapperlin Monuments (IA2)

## Identity Area 2 Church Walk, Church Lane

2.1.17 **Old Vicarage.** Built 1584 and extended in the C18. Coursed limestone rubble, stone slate roof. Main block of 3 bays, with added forward wing of later C18 or early C19 on left. Large ashlar quoins and window jambs with timber lintels in earlier work. Entrance in 2-storey block in re-entrant angle having 12-pane sashes to first floor. Wide 6-panel door and later C20 canopy. Timber casement windows. Interior has chamfered ceiling beams, and remains of a malting kiln. In gable, now internal datestone of 1584 and initials of Thomas Aubrey, vicar.

2.1.18 **Stables & roadside wall, The Old Vicarage.** Stables to east of house. C18. Coursed limestone rubble and stone slate roof. Single storey with raised gable towards road. Central door towards house. Ashlar flue at south end. Stone ventilation tiles. Ovolo moulded windows, all with label mouldings. Garden wall along roadside, C18. Limestone, 2m high sweeping up to 3m and with central section of 4m height. Interior has barrel vault and upper floor of gypsum.

2.1.19 **Brook House.** C17 or early C18. Coursed limestone rubble, stone slate roof. Two-storeys and attic, 2 bays with central door now blocked and replaced by 6-panel door with sidelights in right bay. Twenty-pane sashes with stone voussoir flat lintels. Timber casements to first floor. Central hipped dormer and gable stacks. Parallel rear block providing double pile plan. Extension to right of single storey and attic now dining room, with 20-pane sash window. Interior: Left living room has marble fire surround and panelled shutters. Bolection moulded fireplace on first floor.

2.1.20 **Stables to Brook House.** C18. Coursed limestone rubble and stone slate roof. Two carriage bays with stables backing on to Church Walk. Fodder attic with 2 gables and loading door to rear. Each gable has leaded casement window. Gable stacks. Principal rafters have curved feet, and one with apex saddle.

2.1.21 **Brook Cottage.** House, once 2 cottages. Late C17. Coursed limestone rubble. Stone slate roof. Two storey and attic, 3 bays. Door at left end, now blocked, replaced by off-centre boarded door. Four-light ovolo moulded timber casement windows, 3 light to first floor. Windows renewed C20 in right bay. Heavy chamfered timber lintels. Central hipped dormer and gable stacks. Lean-to at right end.

2.1.22 **Corners.** House, C18 or C19, perhaps originally built as outbuilding for Brook Cottage. Coursed limestone rubble, and brick gable. Stone slate roof. Single storey and attic, 4 bays. C20 doors and windows, the right bay with door and window disguising garage opening. Stone and brick stacks, one with oven projecting to rear. Listed for group value.

2.1.23 **Mill House** (formerly Ashton Mill). Mill house. C16, C17 and C19. Squared limestone rubble and stone slate roof. Two storeys and attics, 3 bays, formerly with single storey and attic to south with mill machinery over leet of Thames. This section rebuilt c.1900 to match earlier section. Rear wing c.1630-50. Various later service extensions. Entrance door originally below east gable, now to centre bay facing north. Moulded stone doorcase and oak door. Twenty-pane sashes to ground floor, leaded windows to first floor with chamfered timber lintels. Stone lintels to wing. Stacks with ashlar shafts and moulded cornices. Interior has moulded ceiling beams with runout stops to both floors, and service rooms with elaborated bar stopped chamfers. Threaded double purlin roof.



## Identity Area 2 Back Street

2.1.24/25 **Melton Lodge & front garden wall.** House, mid 1850s. Coursed limestone rubble with ashlar quoins. Poor man's slate roof. Three x two bays. Central swept lead-roofed porch on cast iron supports. Four-pane half-glazed door and round fanlight. Twelve-pane sashes with radial stone voussoirs as flat lintel. Roof hipped, with gable stacks. Orthostatic front garden wall. Early-mid C19, forming front garden wall to No 5 Melton Lodge 37m run, interrupted for gate.

2.1.26 **Plough House** (Formerly The Plough Public House). Private house since late C20, public house since about 1851. 1694 TEB (for Thomas and Betty Emberey) on date stone. Colour washed roughcast on stone and with stone quoining. Stone slate roof. Two storeys and attic, 5 x 2 bays with right extension of further 2 bays. C20 rear addition. Central pair of doors and C20 canopy, blind window over. C19 timber cross windows with painted stucco surrounds. Two stacks to central back to back fireplaces. Wide sprocketed eaves and roof hipped left, and with 2 small hipped dormers. Extension also colourwashed with stone slate roof, and C20 ground floor windows. Building said to have once been a candle factory. Long range of stables and outbuildings to rear.

## Identity Area 3 Kent End & Rixon Gate

2.1.27 **Rixon Farmhouse.** Late C18. Limestone rubble with ashlar quoins. Two storeys and attics. Three bays with left rear wing of 2 bays. Central door. Tripartite ground floor sash windows, 12-pane sashes to first floor and 2 attic hipped dormers. Roof hipped left. C20 porch over central door to side elevation. Gable stacks.

2.1.28 **Barn and associated farm buildings at Rixon Farm.** C17 or C18. Limestone rubble with ashlar quoins, comprising barn of limestone rubble with stone slate roof, 4 bays with midstrey to south, half hipped roof. Three tiers of ventilation ports on north side, and doors in second bay. Attached to west, 2-storey 2-bay stables, rubble with concrete tile roof, and front external stair. Attached to stables to west, cowhouse of 6 bays, stone, stone tile roof supported on circular rubble columns on open front. Trusses with cambered collars, blade principals and two in-line purlins. Attached to east end of barn 6-bay structure of stone, raised in C19 brick to provide attic. Four depressed arches with stone keys, 3 blocked and containing windows, and a similar arch, also blocked, at gable end.

2.1.29 **Kent End Cottage.** C17 or C18. Colourwashed stone. Stone slate roof. Single storey and attic, 3 bays with 3 rear wings at right angles, and a pitched roof forward extension. Door to centre of right 2 bays, boarded, under a hipped slate porch. Timber casement windows. Three hipped flush dormers. Gable stacks, external on right and stack between bays 1 and 2. Rear wing of C20 artificial stone, 2 storeys with half dormer.

## Identity Area 4 Happy Land (nil)



Melton Lodge (IA2)



Melton Lodge front wall (IA2)



Plough House (IA2)



Rixon Farm (IA3)



Rixon Farm barns (IA3)



Kent End Cottage (IA3)

## Identity Area 5 High Road

**2.1.30 Ashton House, river wall and bridge.** Formerly a major tannery with drying sheds on the present site of River House, right along the bank of the Thames. Closed early 19th C. House originates from the early C17. Limestone ashlar, stone slate roof. Two-storey and attics. Five window bays with 2 bay return on north, and further block overlooking river. Main block has 6-pane sashes to ground floor, continuous drip mould and keyed surrounds to openings. Twelve-pane sashes to first floor but centre window with round head and keyed surround. Moulded parapet. Two hipped dormers with leaded casements and knob finials. Gable stacks. End return has blind windows and canted oriel over river in narrow end. Block beyond return has 5-light mullioned and transomed window and leaded casements with timber lintels to first floor. Right gable stack. To rear of main block, a parallel block of early/mid C19 with 12-pane sashes and at left end a cross wing of 2 storeys and single storey link across end of main block forming entrance. This building has stone mullioned and transomed windows with label mouldings. At front of building, a limestone ashlar river wall to Thames, with 1 skewed arch bridge on axis, and riverside terrace in front of north block. A picturesque group.

**2.1.31 Riverside wall and bridge over R Thames to River House.** Late C19. Limestone. Five metres high, terminating in ashlar gate piers with ball finials. Two-arch bridge over river with weathered stone copings with iron ties. Parapet has stone slab style access to sluice on upstream side which formerly provided water power for the tannery. Ends of parapets splayed. Wall includes pitched gable wall of barn at the north end.

**2.1.32 Bridge to Garden House & Ashton House.** Bridge over R Thames. Probably C18, replacing much earlier bridges. Limestone. Four arches. Vertical face rises to form parapet with simple weathered copings tied with iron. Ends of parapet splayed outwards.

**2.1.33 The Grove, 8 & 9 High Road.** Former farmhouse. C17. Limestone rubble. Graded stone slate roof. Two storeys and attics, 4 bays, with 3 rooms on ground floor, centre bay unheated. Entrance to rear. Timber casement windows with timber lintels. Two hipped dormers and gable stacks. Blocked left gable door and window. Rear lean-to to right end bay.

**2.1.34 Outbuildings to The Grove.** Former stables, now garage and dwelling. C18 or C19. Limestone rubble. Barn with C20 interlocking tiles, house with stone slates. The Baptist congregation used this barn from 1869 to about 1890. Outbuilding now 3 garages has monolithic 2-light window in gable towards road, probably C14, reset from elsewhere. House with left through carriage opening, rear blocked, and central door. Timber windows. Three hipped dormers to front, one to rear.

**2.1.35 10, High Road.** Probably before 1666. Limestone rubble with stone slate roof. Single storey and attic, single bay. Entrance in angle under C20 conservatory. Lower extension to north, extended to rear in 1980s. Timber casement windows with timber lintels. Blocked light in apex of front gable. Has a nice early small barn behind which could be C16.

1.30



Ashton House and Bridge(IA5)

1.31



Bridge & wall to River House (IA5)

1.32



Bridge to Ashton & Garden Houses (IA5)

1.33



The Grove (IA5)

1.34



Outbuildings to The Grove (IA5)

1.35

10, High Road (IA5)



## Identity Area 5 High Road (continued)

2.1.36 **12, High Road.** House and shop. About 1870. Coursed limestone rubble, stone slate roof. Two-storey, 4 bays, comprising symmetrical house of 3 bays with central entrance, and shop in wider right bay. Glazed door to house and later C19 4-pane sash windows. Plat band. C19 shop front with central entrance. Gable stacks and stack between house and shop. Listed for group value.

2.1.37 **London House.** An Elizabethan shop-house, no later than 1604. Limestone rubble with ashlar quoins to openings. Stone slate roof. Two-storey and attics. Four window and roof bays, 3 ground floor rooms. Entrance in right room, boarded door. C20 unstained oak leaded windows replacing bow shop windows on ground floor. Six C16 carved heads fixed under eaves. Two hipped dormers and left gable ashlar stack. (The chimney is modern. The shop had no heating for most of its life.) House extended to rear and further single storey range. Date stone for restoration reads HS 1974.

2.1.38 **14, High Road.** Originally part of London House, early to mid C17. Once butcher's shop with slaughterhouse to rear from 1890. Limestone rubble, stone roof. Two-storey and attic, 4 bays. Door to 3rd bay, half-glazed under bracketed canopy. Three-light timber casement windows with flat arch voussoir lintels. Single hipped dormer. Ashlar stacks between bays 1 and 2, and to right angle.

2.1.39 **The Long House.** An inn 'The Sign of the Holy Lamb' in 1680 but may have earlier origins.. Coloured washed rubble. Stone slate roof. Two- storeys and attic, 5 bays. Central door, 6-panelled with flat canopy. Canted bay in 5th bay, other windows 3 leaded lights and timber lintels. Two hipped dormers. Brick stack to right of entrance and stack to right gable. Roof quarter-hipped left. Single-bay rear extension to second bay. Slit vents to first floor 1st bay and windows in gable.

2.1.40 **Gumstool Bridge.** Bridge over River Thames. Late medieval. Limestone. Two arches, vertical sides rising to form parapet 80cm high. Triangular copings with raised squared apex. Parapet splayed at ends.

2.1.41 **Cock's Thatch.** Cottage. Apparently late C17 containing C14 crucks. Limestone rubble. Thatched roof. Two- storeys, entrance to thatched porch at left end. Timber casement windows. Gable stacks. Thatch is carried low to rear over passage lean-to. Interior has 3 pairs of crucks, one pair with windbraces. Apex not visible.

1.36



12, High Road (IA5)

1.37



London House (IA5)

1.38



14, High Road (IA5)

1.39



The Long House (IA5)

1.40



Gumstool Bridge (IA5)

1.41



Cock's Thatch (IA5)

## Identity Area 6 Gosditch

2.1.42 **Dairy Farm, 6 & 7.** Farmhouse, now 2 houses. C17 and C19. Limestone rubble and stone slated roofs. Right block of 3 bays, single storey and attic. Entrance to No 7 in C20 gabled porch. Casement windows and 3 hipped dormers. Stack opposite entrance. No 5 entered in left bay of block and includes C19 2-storey and attic wing on left. Six- pane hinged horizontal casements with segmental heads and left gable stack. Iron cross ends to tie bars.

2.1.43 **L'Ancrese Cottage.** C17. Limestone rubble. Stone slate roof. Single storey and attic, 3 bays. Half glazed door under lean-to canopy enters centre bay. Timber casement windows, 1 blocked in first bay, and half dormer with raking roof to 3rd bay. Stacks between bays 1 and 2 to left gable. Single storey extension to right with blocked door.

2.1.44 **The Former Horse and Jockey.** Private house since 2014, previously a public house. C18 or earlier, C19 and C20. Colourwashed limestone and stone slate roof to earlier section of 2 storeys and attic, 2 bays. Parallel rear block of C19, single storey and attic and slate roof, and C20 flat roofed addition in angle. Early block has 6-panel door under pitched canopy and 12-pane sashes. Gambrel roof with 1 hipped dormer and gable stack. C19 wing has casement dormer with segmental lead roof and right gable stack. Later sections not of special interest. Interior has chamfered ceiling beams.

2.1.45 **No 22 Gosditch & Ivy Cottage and front garden walls.** C17 or early C18. Coursed limestone rubble. Stone slate roof. Two- storey, 3 bays. Entrance now blocked under canopy linking to canted bay in first bay. Arches over new door and window in 2nd and 3rd bays. Timber casements to first floor. External stack on front of 3rd bay replaced a central base to back stack, where there is now a room. Two renewed gabled dormers. C20 orthostatic limestone wall to front garden.

## Identity Area 7 Park Place

2.1.46 **Cove House.** House, now 2 dwellings. Early C17, C18, early C19 and 1950s. Colourwashed roughcast with C20 interlocking tile roof. Original structure a farmhouse on north side, now No 2, completely reworked 1950s. Main block C18 two-storey 6 x 5 bays probably remodelled c1800. Twelve-pane sashes with concealed boxes and internal shutters. Ballroom extension to rear 1915-20, and later C20 kitchen. Interior of No 1 has some plasterwork to spine beams of c1800 and perhaps earlier. Interior of No 2 has large central stack. Stair well has oval iron lantern, in link to main block.

2.1.47 **Gate piers to Cove House.** Gate piers. C18. Ashlar limestone. Square plan with recessed corners. Base and wide moulded cornice. Ball finial on tall stalk. One gate pier rebuilt to widen access, and turned 90 degrees. No gates.

2.1.48 **Front Wall, Nos 28 & 28A .** Wall in front of Nos 28 and 28a (formerly listed as Nos 27, 27a and 28 (The Long House). Flagstone wall to 17.6.77 road in front of Nos 27, 27a and 28.

1.42



Dairy Farm (IA6)

1.43



L'Ancrese Cottage (IA6)

1.44



The former Horse & Jockey PH (IA6)

1.45



Ivy Cottage & wall (IA6)

1.46



Cove House (IA7)

1.47



Cove House gate piers (IA7)

1.48



Front Walls 28/28A Park Place (IA7)

## Identity Area 8 The Derry

2.1.49 **Lea Cottage, 5 The Derry & garden wall.** C18, before 1780. Whitewashed stone rubble and thatched roof. Single storey and attic, 2 bays originally living room and service room to right. Central boarded door to right room with simple pitched canopy. Sliding casement windows with timber lintels. Stack in left gable, capped in brick. Thatch hipped right and one dormer. Orthostatic limestone wall to front garden and to right of gate, approximately 21m run.

2.1.50 **Front Garden wall to Number 14 and 13 The Derry, Primrose Cottage.** Orthostatic limestone wall. Undatable. Bordering road in front of Primrose Cottage and No 14. Approximately 48m run and 6m return at east end.

## Identity Area 9 North End

2.1.51 **North End House.** C17 (built before 1670). Squared limestone rubble and stone slate roof. Two- storeys and attic. Three bays, extended to rear. Central 6- panelled door and fanlight under bracketed canopy. Twelve-pane sashes with slightly projecting ashlar surrounds. Ashlar quoins. Two hipped dormers and gable stacks.

2.1.52 **Church Farmhouse.** The Manor Farm under Tewkesbury Abbey. Farmhouse. C17 and later. Limestone rubble with stone slate roof. Two-storeys and attic, two blocks at right angles. West wing of 3 bays, door to centre bay. Timber casement windows, and west gable stack. Double purlin roof with ties and tenoned collars, no ridge. North-south wing, possibly C16, of 3 bays with blocked door to third bay. Timber casement windows in deep splayed reveals. Stone fireplace on first floor with reserved chamfer jambs. This wing is further extended to the south in C18 or C19. Roof has in-line purlins and collar and tie beam trusses. The house has medieval arches inside, possibly dating from Tewkesbury Abbey's reformation of the village around 1320. The house was abandoned in ruins by around 1800, and was restored in the first half of the 19<sup>th</sup> C.

2.1.53 **Farm Store south of Church Farmhouse.** C17. Limestone rubble with stone slate roof. Four bays. Double in-line purlins. Central door, and left door to loft, with 6 steps approach. Two-light windows. Building to east has buttresses, probably a fragment of a medieval barn.

2.1.54 **Cleveland Lodge, North End.** Two cottages, later public house (New Inn, later renamed the Cleveland Arms) now house. C18. Rubble limestone with stone slate roof. Two-storey and attic, 4 window bays, the right end bay of separate construction. C20 panelled door with canopy slightly off-centre. Margin glazed sashes to ground floor, 6-pane above, but fenestration altered. Two hipped dormers and gable stacks. Single storey brewhouse added to right with external oven. Internally, present stair c.1820 in brick extension, replaces central stair hall which itself replaced two dog-leg stairs against gable stacks. Roof trusses cranked at wall top as quasi-crucks. Orthostatic wall to garden. Opened as a pub in 1822 and closed 1912.

1.49



Lea Cottage (IA8)

1.50



Walls in front of 13,14 The Derry (IA8)

1.51



North End House (IA9)

1.52



Church Farmhouse (IA9)

1.53



Church Farm Store (IA9)

1.54



Cleveland Lodge (IA9)

1.55

Barn & Stone Cistern

lean-to in re-entrant formed by midstrey of barn. Salting room. Large stone orthostatic cistern reset in front of barn, originally discovered in Fore Street.

**2.1.56 Coppice Farm, site of Hawkins Chapman Manor House, dem. c1800.** About 1850 with later additions. Limestone rubble. Concrete tile roof. Two-storeys, L-plan, but sections demolished. Sixteen-pane sashes with ashlar jambs and lintels on north side. Derelict and boarded up at time of survey, April 1985.

**2.1.57 Carriage house and stables to the former Manor House.** Early C18. Limestone rubble with ashlar dressings. Stone slate roofs. Open square plan with lean-to against central section in courtyard. North wing has 2 carriage openings under depressed arches, one blocked and adjacent round-headed pedestrian opening. Central section symmetrical to courtyard with central stable door to lean-to and 5 clerestorey windows with ashlar voussoir lintels, the centre one blind. Two hipped dormers. South wing has a half-round window and dormer. Carriage house has been extended to north with midstrey as C19 conversion to barn. Stone basin in courtyard.

**2.1.58 Coppice Farm Gate Piers.** C18. Ashlar limestone. Each pier slender and square on plan with canted forward section, and having niche to rear. Round rebate for gates; these now absent. Necking mould and cornice with ball finial raised over 2 stepped blocks. Moved from opposite the Church when the Manor House was demolished and Coppice Farm built on the site.

1.56



Coppice Farm (IA9)

1.57



Coppice Fm Carriage House & Stables (IA9)

1.58



Gate piers - Coppice Farm (IA9)

## Identity Area 10 Ashton Fields (former Cotswold Community)

2.1.59 **Farmhouse.** Late C18 following the 1778 Enclosure. Limestone rubble with ashlar quoins. Two storeys and attics. Three plus 1 bays, the 3 bays symmetrical with central door, now with conservatory. Timber casement windows replacing leaded timber windows and flat arch voussoirs. Ground floor windows replaced c1939. Fourth bay originally kitchen behind major stack. Gable stacks. Three hipped dormers in gambrel roof. Parallel rear block added 1936-42, not of special interest. L-plan single storey rear wing on right.

2.1.60 **Stables & Farm Stores.** Most recently used as offices and accommodation. Late C18. Limestone rubble. Stone slate roof. Two-storeys, 6 bays. Central entrance with moulded stone doorcase and part glazed oak door. Three-light timber casement windows with radial flat arch voussoirs. Added stacks. Single bay extension to rear. Listed for group value only as completes enclosure of yard of the late C18 farm group.

2.1.61 **Cowshed & Stables.** Most recently used as house and staff meeting rooms. Late C18. Cowhouse stone rubble, open-fronted now infilled with brick. Stone slate roof. Single storey, 4 bays with stone loose box at left end. Tie beams with double purlin roof. Front posts jowled. Attached to north, stable block, now house, limestone rubble with ashlar quoins. Three bays. Central gable, formerly with pitching door, now window. Three dormers added to rear.

2.1.62 **Barn.** Most recently used as Community Hall and Chapel. 1779, converted c1936 by Bruderhof (Hutterian) Community. Limestone rubble with ashlar quoins. Five bays with midstrey of 2 bays to west, lean-to porch to east, now stair. Inserted leaded timber cross window. Stone arch at junction of midstrey with barn with numbered voussoirs and date. Timber lintel over porch inscribed by community founded 1533 by Jacob Huter in Moravia on principles of the early church in Jerusalem. Many buildings in grounds of farm were constructed by the community 1936-1942 in a central European style.

1.59



Ashton Fields Farmhouse (IA10)

1.60



Stables & Farm Stores (IA10)

1.61



Cowshed & Stables (IA10)

1.62



Barn / Community Hall (IA10)

## 2.2 Scheduled Ancient Monuments

*(The images opposite are numbered to reflect the following paragraphs.)*

The four village crosses are all Scheduled Ancient Monuments. 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.

**2.2.1 Wayside Cross by Gumstool Bridge.** c1320. Limestone. Base and single step with nosing. Cross base square reducing to octagon and large stops in angles. Top recessed, carrying tapered octagonal cross shaft broken above 2m height. The medieval cross immediately south of Gumstool Bridge is a well-preserved example of a medieval preaching cross in its original location.

**2.2.2 Wayside Cross, Park Place 40m east of village hall.** c1320. Limestone. Four-stepped base, the lowest with round nosing. Cube base to cross, chamfered back to octagon. Octagonal shaft with bar stops to angle chamfers, and a round disc carved on single face. Shaft broken off above 1.8m.

**2.2.3 Wayside Cross at junction of High Road and Park Place.** c1320. Two much-worn steps supporting cube base reduced to octagon with round stops. Tapered square shaft, 2.5m approximate height to break, with chamfered angles stopped before base. The position has been adjusted C20 and set on round stone base.

**2.2.4 Medieval cross 40m east of Holy Cross Church.** Although the cross itself has been restored, the steps and base of the churchyard cross 40m east of Holy Cross Church are original and in good condition. The base is a particularly good example with fine quatrefoil decoration. The cross is in its original position. Note that the four crosses were effectively waymarks for the Church to Park Place.

**2.2.5 Settlement E of Ashton Fields.** *(No illustration)* These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

**2.2.6 Hall Close: a ringwork and bailey 100m west of Kent End Farm.** A small castle in the time of Stephen, circa 1140. The monument includes a ringwork and bailey set on level ground immediately north of a tributary of the River Thames. The ringwork comprises a raised platform 0.5m above ground level and 50m across defined by a low inner bank and a broad ditch 10m wide and 1m deep. To the west of the ringwork is a level bailey, again defined by bank and ditch, the bank standing to a maximum height of c.1m. Remains of an additional outer bank can be traced in fields immediately south of the southern arm of the ditch. East of the ringwork is a further extension of the bailey. This appears to have been reduced by cultivation although the ditch can still be traced as a low earthwork running NNW-SSE. It survives to a width of c.3m and is 0.2m deep. The moat surrounding the ringwork was fed by springs in the ditches. This can be traced in a field south of the ringwork as a linear

2.1



2.2



2.3



2.4



2.6



feature c.4m wide and 0.3m deep. The site was partially excavated by a local, Group Captain G M Knocker, in 1959. This revealed a dry stone wall set in the bank of the ringwork and a clay-lined ditch. Finds of pottery and metalwork, believed to be contemporary with the monument, were recovered.

**2.2.7 Moated site at Church Farm.** The monument includes a large rectangular moated site surrounding Church Farm. The site is orientated north-south and has maximum external dimensions of 175m north-south by 125m east-west. The island has dimensions of c.140m by 100m and is surrounded on all but the west side by a ditch 15-20m wide and between 1 and 1.5m deep. During summer the moat is partly dry (to the east and north) and partly damp (to the south) although it does fill up in winter. Parallel and external to the south side of the moat, but for only two-thirds the length, is a linear depression similar in construction to the ditch; this is considered to be a fishpond. Numerous casual finds, including pottery and metalwork, have come from the interior of the site confirming occupation during the medieval period. The site was a possession of Tewkesbury Abbey, and the head of the manor of Ashton, left by King Alfred to his youngest daughter, from where it passed on to Tewkesbury Abbey at its foundation in 1102. Church Farm and the listed farm buildings on the site are excluded from the scheduling though the ground beneath these buildings is included.



## 2.3 Buildings Constructed Before 1900

The age structure of the houses now existing in Ashton Keynes has been very much determined by the history of the village over the last 400 years. Between about 1580 and 1610 the great wealth generation of the Elizabethan era led to almost every house in the country being rebuilt, a period generally referred to as the 'Great Rebuilding'.

This appears to be especially true of Ashton Keynes, where the only house in the village thought to be earlier is Cocks Thatch, which contains mediaeval crucks. For the rest, the many remaining houses are of the Cotswold style with very similar designs. These are stone houses characterised by being extremely durable, difficult to date accurately from their appearance alone because of the persistence of their style, and remarkably easy to alter or extend without leaving much sign of what has happened. On the other hand we are fortunate in having very extensive documentation on a great number of houses, even including many which no longer exist.

There is no doubt that the high point of Ashton Keynes was around 1320, when it was re-founded by Tewkesbury Abbey as a New Town. Since then it has declined, at least in relative terms and often actually right up to the present day. This is easiest to illustrate across the last 150 years. For example its population peaked at 1070 in 1861, declined steadily to 744 in 1921, then barely changed until well after the Second World War, when it began to rise again to the present level around 1400. Bearing in mind that the population of England has trebled since 1861, that of Ashton Keynes should be twice what it actually is. This is even more dramatic on a longer time scale. The population around 1380 after the Black Death was about 500. Had Ashton grown as the country as a whole, its size today should be about ten thousand.

A simplistic answer to the question of how many houses survive from before 1900 therefore would be virtually all of them except those which are demonstrably post-war.

A perhaps more important issue arises from the English Heritage position that virtually all buildings originating before 1700, and most of those originating between 1700 and 1840 should be listed. Ashton Keynes position against this standard is remote. Of 28 houses in the village known to have originated before 1700, only 18 are actually listed, while of 72 houses dating from between 1700 and 1840, only 13 are listed. In fact the position may well be worse, since some of those in the second group may well be C17 but we do not know enough of their early history. Across the 1700-1840 period as a whole not only is the total number listed less than half the level of protection we might expect, but also a significant number of those unprotected are of higher quality than many which are listed.

Between 1840 and 1900 the population was largely in decline, so pressure to build new was low and that mainly for replacement. About 30 houses built between 1840 and 1900 survive today, so that the total of pre-1900 houses in Ashton Keynes is about 130. Since the 1901 census tells us that the village then contained 212 houses, we can conclude that at least 82 were demolished during the C20, a majority probably of the C18.

***The list opposite is at best an approximation and dates often only best estimates. Some cottages have been divided, some combined and some re-combined or re-divided, eg Bridge Cottage at Kent End has been as many as six dwellings and was still four in 1910.***

## List of Pre-1900 Buildings

### Listed pre-1700 buildings

The Church  
Church Farm  
Overbrook House (14 High Road)  
London House (13 High Road)  
The Old Saddlery (High Road)  
The Grove (9 High Road)  
The Long House (17 High Road)  
Amcross Cottage (Park Place?)  
Cove House  
Plough House (Back Street)  
Cocks Thatch (Back Street)  
The Old Vicarage (Church Walk)  
The Mill House (Church Walk)  
Brook Cottage (Church Walk)  
Brook House (Church Walk)  
Corners (Church Walk)  
Ivy Cottage (Gosditch)  
Northend House  
11 Kent End

### Unlisted pre-1700 buildings

Kent End Farm  
Grooms Cottage (3 High Road)  
Folly Cottage (17 Park Place)  
Cocks House (Back Street)  
Harberts Cottage (Back Street)  
Rose Acre (5 Kent End)  
Fox Cottage (6 Kent End)  
12 Kent End  
Brook End (Church Walk)  
Ravenhurst (Cirencester Road)

### Listed 1700-1840 buildings

Ashton Fields Farm  
Coppice Farm  
Dairy Farm (may be pre-1700)  
Rixon Farm  
Ashton House (pre-1700 origins)  
Old School House (Fore Street)  
Beaconsfield Lodge (15 Fore Street)  
April Cottage (16 Fore Street)  
The Old Chapel (Fore Street – c.1838)  
Melton Lodge (5 Back Street – c 1850)  
L'Anresse Cottage (5 Gosditch, may be pre-1700)  
The Old Horse & Jockey (Gosditch)  
Cleveland Arms (North End)

### Unlisted 1700 – 1840 buildings

Old Manor Farm (North End)  
North End Farm  
Turnagain Cottage (15 High Road)  
The Old Forge (11 High Road)  
7 & 7a High Road  
White Hart Inn (c 1720)  
Little Farm (26 High Road)  
1 High Road  
7 Park Place  
21 Park Place  
Beech Villa (25 Park Place)  
The Old Longhouse (28 Park Place)  
The Long Cottage (28a Park Place)  
Park House (Park Place)  
3, 5, 6, 15, & 20 Park Place  
1, 1a, & 2 Fore Street  
Daisy's Cottage (17 Fore Street)  
Three Chimneys (Fore Street)  
The Old Laurels (Back Street)  
The Barn (9 Back Street)  
Old Tannery (Back Street – formerly industrial)  
Cleveland House (Back Street)  
Pilgrim Cottage (Back Street)  
Millbrook Cottage (Back Street)  
10 & 11 Back Street  
Fineshade Cottage (12 Back Street)  
1 Corner Cottage (Kent End)  
2 Wall Cottage (Kent End)  
8 Kent End  
Bridge Cottage (9 Kent End)  
13/14 Kent End  
Appletree Cottage (3 Gosditch, possibly pre-1700)  
The Old Bakehouse (Gosditch, formerly Primitive Methodist Chapel, 1840)  
14 Gosditch  
1 to 8 The Derry  
1 to 17 The Derry  
20 Derryfields Cottage  
21 Derry Fields  
Ashton Hill (Ravenhurst)

## **2.4 Open Spaces, Paths and Water Courses**

### **2.4.1 Village Character**

All settlements have their own identity and character, derived from human activity which over time has shaped the built environment, as well as the naturally occurring features. This is reflected in open spaces, historic paths, water courses and vegetation in and around the existing CA. These are shown on the map that includes the Ashton Fields area. It should be noted, however, that the open spaces shown do not include gardens or protected curtilages.

### **2.4.2 The Importance of Open Spaces**

*(Illustrations opposite numbered in the text below)*

The protection of open spaces within and around the CA is important for a number of reasons. First, where they are of public use, they provide valuable recreation or amenity space, such as the Recreation Ground on the High Road (1), the children's playground at The Lotts (2), the Bradstone Playing Field (3) and the Millennium Green (4). The latter two are outside the current Conservation Area Boundary but would benefit from being included to give them additional protection against future development. Open spaces also serve to maintain the separation of historically individual identifiable settlements within the Settlement Area, for example the farms at Church Farm (5) and North End. The meadows lying between Gosditch and The Derry (6) form important vistas that are intrinsic to the village character, contrasting with the more highly developed areas in the east of the village and giving the settlement pattern diversity and visual richness.



High Road Playing Field (IA5)



The Lotts Playground (IA4)



Bradstone Playing Field



Millennium Green



Church Farm (IA2a)



The Derry to Gosditch (IA6/8)

### **2.4.3 Historic Routes & Paths**

Protection of open space can also maintain the historic rural backdrop to important paths and walks which pass through the CA. Ashton Keynes incorporates the Thames Path and it is important to retain the character of the path as it approaches the village (7) at the west and circumnavigates it at the east. It is also rich in more modern footpaths constructed during developments in the C20. (8/9)

Open space also provides a characteristic margin and an environmental buffer between properties and the main B4696 through road along Derryfields (10), 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 Derryfields and High Road (11) also characterises this footpath route, as well as providing an appropriate rural backdrop to the houses along the west side of High Road.

### **2.4.4 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 (12) and High Road (12). Others are historic (13), even if generally dry in the C21.

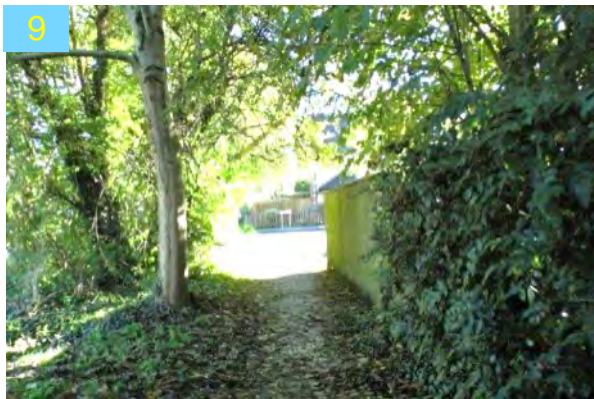
The multitude of man-made lakes that surround Ashton Keynes, whilst being all outside the CA, nevertheless have a significant impact on the character of the village, its local climate and its eco-systems.



Thames Path in Freeth's Wood



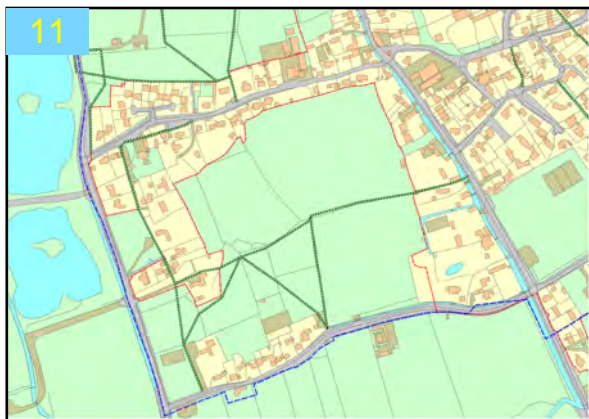
The Mead



Kent End / Harris Road



Derryfields (IA8)



Derryfields to High Road (IA5/8)



Church Walk (IA2b)



High Road (IA5)



Back Street/Richmond Court (IA2a)

## Part 3 Identity Areas

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### 3.0 Analysis of Identity Areas

This analysis defines what contributes to the special character and sense of place of the various areas of Ashton Keynes. It helps with the understanding of the historical context of each area, identifies what it is that makes it special in conservation terms and highlights some of its more significant features.

For each Identity Area (IA) the analysis looks at:

- The history of the buildings.
- The spatial setting within the village, including significant views and vistas.
- Locally distinctive features and vernacular building styles.
- Past and present activities and building uses.
- Streetscape and the public realm.

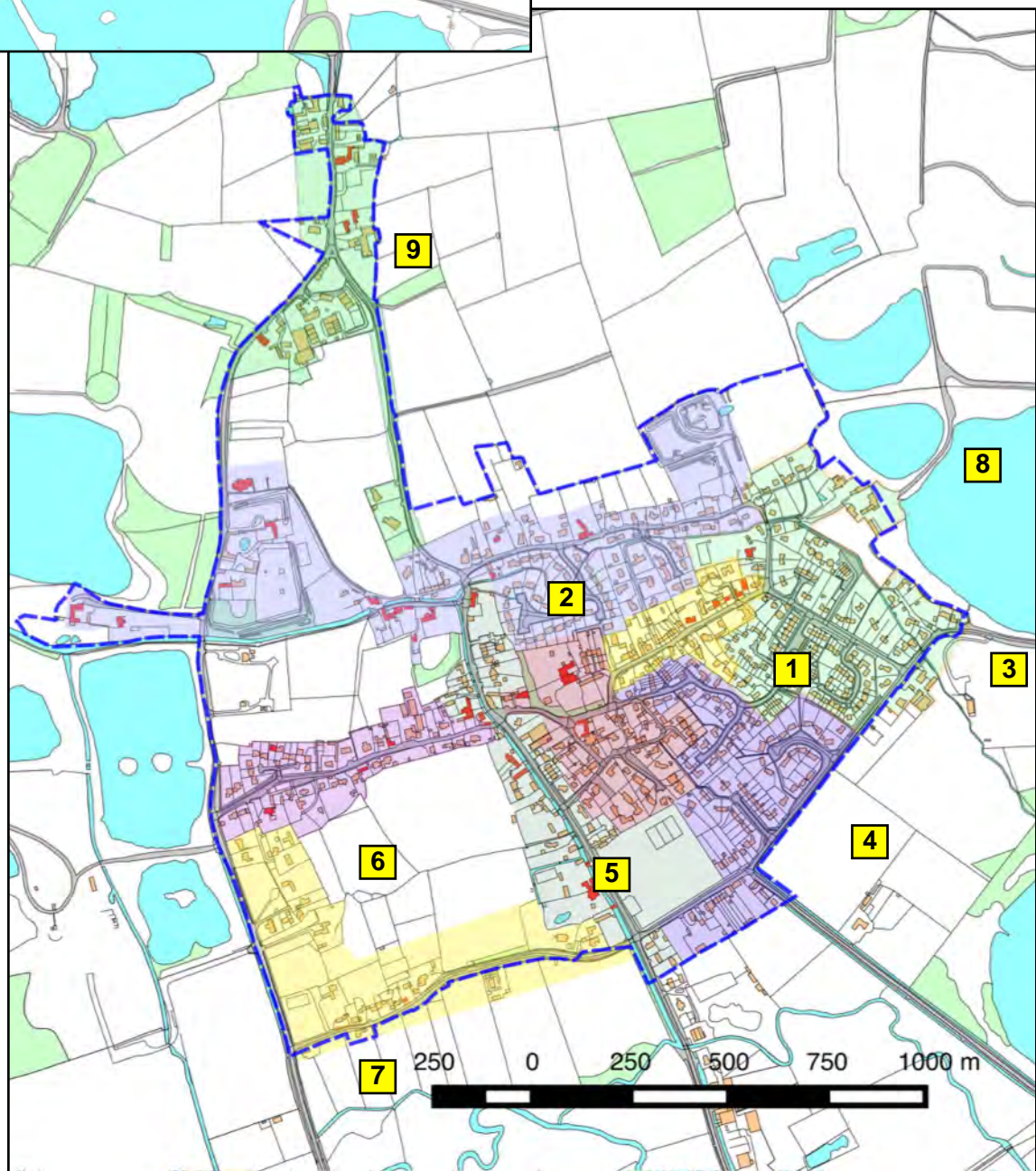
Each area and street has its own identity, and this is reflected in the analysis. For the purpose of this document, the Conservation Area has been sub-divided into ten Identity Areas. However, these are notional and there are no real boundaries between them and the spaces and buildings in one area may also have an impact on those adjoining. The Identity Areas cover the following streets and roads:

- Fore Street, Sadlers Field.
- Back Street, Richmond Court, The Leaze, Church Walk, Church Lane, The Church, Church Farm.
- Kent End, Little Kent End, Kent End Close, Rixon Gate, Harris Road, Milling Close, Ashfield.
- Happy Land, Four Acre Close, The Mead, Eastfield, The Lotts.
- High Road.
- Gosditch.Park Place, Park End, Thames View, Birch Glade.
- The Derry, Derryfields.
- Cox's Hill, North End.
- Ashton Fields (the former Cotswold Community).

Listed Buildings and Scheduled Ancient Monuments are marked and identified in the maps detailing each IA in the following pages.



## Identity Areas 1-10



### 3.1 Identity Area 1 Fore Street, Sadlers Field



Fore Street is overwhelmingly residential now the Post Office (1) has closed, so there is little to remind one of its former extensive range of activities. The street runs along the northern edge of what was once the Home Common until its Enclosure in 1778. The land to the south remained mainly open until after WWII. The road is of medium width permitting two-way traffic. Pedestrian pavements exist only in front of the modern housing at the west end, south side. The lack of paving along the rest of the street (2) gives a pleasantly traditional village feel.

Almost all the oldest houses are on the north side of the street with limited infilling behind, while the south side is mainly C20 with a few scattered C19 houses. Fore Street was historically richer than Back Street and a higher proportion of its ancient houses were rebuilt in the C19. Boundaries are mostly dry-stone walls with a few orthostatic walls surviving. Most older properties show signs of recent development, with the majority of the larger original plots now infilled with

newer builds. There is a particularly fine view to the south across the Old Bakehouse garden (3).

Although not straight, most of Fore Street can be seen from one end to the other over a length of some 300 metres. The road then curves (4) round Cove House where a magnificent wall with listed stone entrance pillars (5) encloses the land, masking the original line running past Amcross Cottage (6) to the cross at The White Hart on the High Road. Like Back Street and Gosditch, it is more of a country lane of unmarked shared surface with grass verges on its south side. On the north side, front boundary walls rise from the road edge, dictating varying road widths (4.2/5.2m). Properties here are in groups, separated by access drives, which have enabled the orchard area between Fore Street and Back Street to be infilled. There are accesses to backland development to the north (7) and to the south.

1 Cove Cottage (8), 1a Dufton (9) and 2 (10) differ from the other groups. Cove Cottage

# Identity Area 1



became part of the Cove House estate in 1901; shown by its wall which is an extension of the latter's 2m high boundary wall. Behind Cove Cottage lies a fine C18 barn (11). No 2 has its gable end rising from the road edge and faces its drive.

Two groups follow, separated by access drives, four attached cottages (12) and Nos 12 and 13 (13). Most have been extended at the rear. From before 1540 until after 1870, nos. 6, 7 & 8 were a single house formerly called The Lady House, now Corner Cottage (14). The property was originally established by Tewkesbury Abbey.

The Old Schoolhouse (15), built between 1780 and 1820, is one of the few old buildings whose front elevation has not been altered or restored. The 1970s Post Office and attached house behind have Bradstone walls. The building that housed Beaconsfield Stores until 2011 is set back 6m from the road to provide car parking. Beaconsfield Lodge (16) was built about 1850 and is a house rather than a cottage. The front garden wall is a rat-trap bond wall with stone coping. This extends to April Cottage (17) built in 1720, which is two storeys and attaches to, but stands 2m back from its neighbour Beaconsfield Lodge. It is a finely proportioned small house and was an off-licence during the last century. It has unusual leaded light panes. Attached and again set back from its neighbour, No 17 is a yet smaller cottage (18), with large timber lintels and plank-stone walls.

The Manse (19) was built as a house around 1875 and was bought for the Minister of the Congregational Chapel in 1896. A lane to the side of the Manse leads to a small modern infilling development. The central entrance has a radial fanlight over the door with a raised round-headed stone surround with keystone and abaci. The Old Chapel

adjacent, which was built in 1838, with its gable end facing the road, is now a house. The name 'Bethesda' can still be read. It has a gabled porch with a round-headed opening. Alterations are not visible from the road. A pair of attached cottage houses completes the north side of Fore Street (20).

The properties on the northern side of Fore Street previously enjoyed views across the fields to the south where Eastfields is situated, accessed by a footpath (21). The south side is less built up. Few properties have remained unaltered. Nos 22 and 23 at the end are much enlarged with modern materials; No 23 has an interesting hoist (22) for taking grain to the upper floor from the roadside. No 24 lies opposite the building that used to house the shop and shortly after there stands a mid-C20 detached garage (23) on the roadside behind an ancient plank wall. No.25 faces the road set back with a 10 metre deep front garden (24); Sadler's Field (25) is a 1990s development of four large detached houses on land behind

No 26 (26), which has been extended, as has Three Chimneys (27), the only ancient house on the south side. The western end of the south side is taken up by the outskirts of the Eastfield development, and has a pavement.

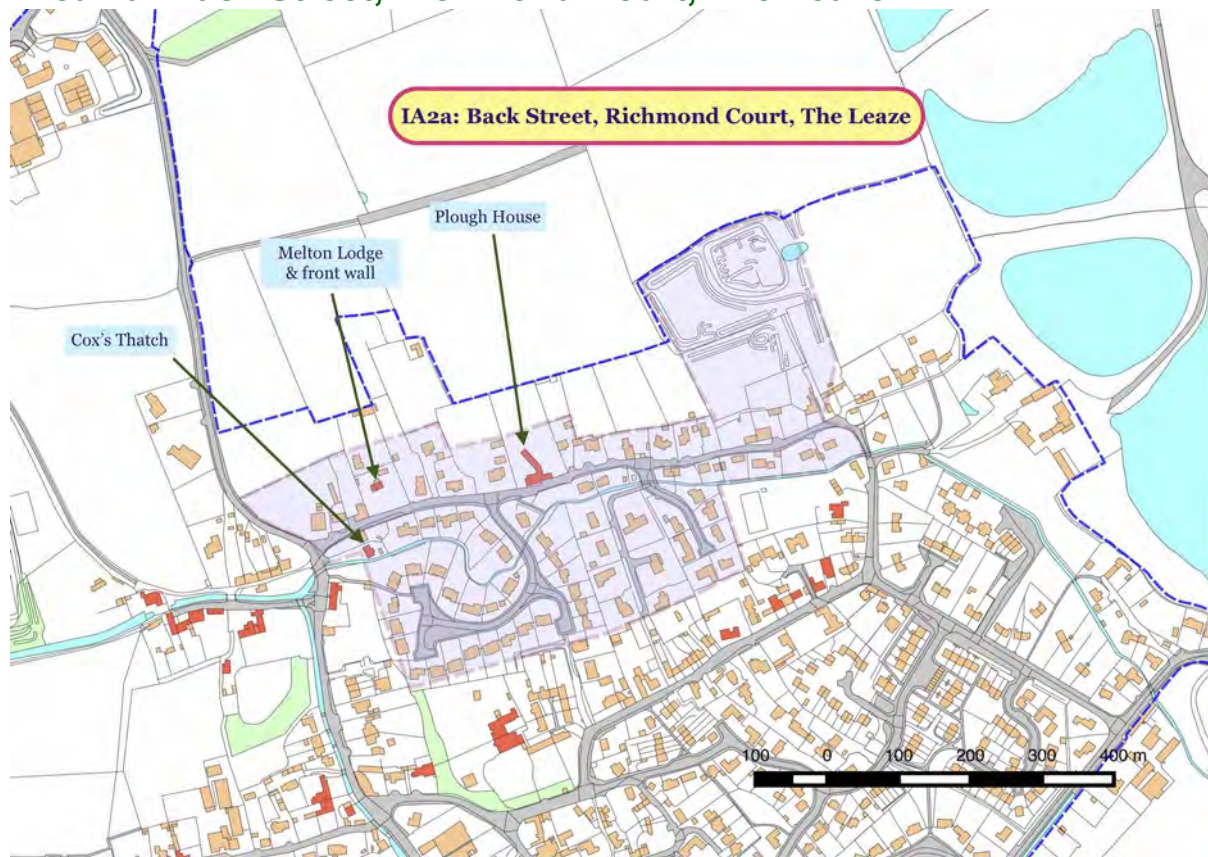
There is still the occasional large garden (28) although most have been infilled. The overall impression is of an attractive village street. The individuality of the dwellings is demonstrated by not conforming in their alignment to the road or extent they are set back from it, by the style or pitch of the roofs, and their lintels, dormers, stacks or walls. This diversity becomes a characteristic of the street that should be conserved with care.

# Identity Area 1 (continued)



## 3.2 Identity Area 2

### Area 2a: Back Street, Richmond Court, The Leaze



Back Street was one of the streets laid out by the Abbey in the 1320's as part of their New Town. It is positioned just south of the edge of the clay stratum coming down from North End, so was and is still well supplied with springs. These filled the castle moat, fulfilled household needs, and later supported at least two potteries and the tannery. As elsewhere in the village, all the oldest houses are on the north side only. Back Street is one of several roads that enclose the village. It runs from the northern end of the High Road at the bottom of Cox's Hill (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 ten or eleven 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. 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 narrow road, which has no footpath for most of its length, still results in the area retaining the feel of a rural lane (2). Back Street effectively marks the northern limit of the current housing Framework Development Area. It is now entirely residential.

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 is a grass verge and ditch. However, the ditch has been culverted and a pavement been provided in front of numbers 1, 2 and 3 (3) Richmond Court, and also on either side of the entrance to The Leaze. Both Richmond Court and The Leaze have been constructed with sight lines to satisfy the Highways Authority, which also creates a quite open aspect.

Richmond Court is a 1970s development on what was mostly Cove House land, with

Identity Area 2a



several fine mature trees retained from the original copse that once stood there, softening the look and several Tree Preservation Orders have been imposed in Richmond Court (4). The cul-de-sac consists of thirty, three and four bedroomed dwellings set out in a low-density, open plan design (the first such development in the village) (5).

The Leaze (6) consists of a cul-de-sac of eight houses, a mix of one and two-storey dwellings, built in the late 1960s, on the site of the former Lady House Close. A parallel spur of a private lane (7) dates from the 1970s-1990s, in a mix of styles and construction appropriate to their year.

Two houses front immediately on to the road: Harberts Cottage and The Barn (8), both on the northern side.

Other buildings are very close to the road: Plough House\* (9) is dated 1694 on the front wall, indicating when it was built by Thomas Emberey. It was a public house until recently and is now a private house; The Tannery (10) which displays wooden industrial legacy panelling on the upper floor; Cleveland House next door; Fineshade Cottage and the semi-detached cottages by the entrance to The Leaze.

In some other places the boundaries are high enough to prevent sight of the property: the wall of Pilgrim Cottage (12) and the hedges of the two bungalows across the road, form enclosed spaces.

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\* (13), Vine View, Chestnuts (14), and The Pightle. Boundary walls are mostly dry-stone walling with a few orthostatic walls surviving.

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

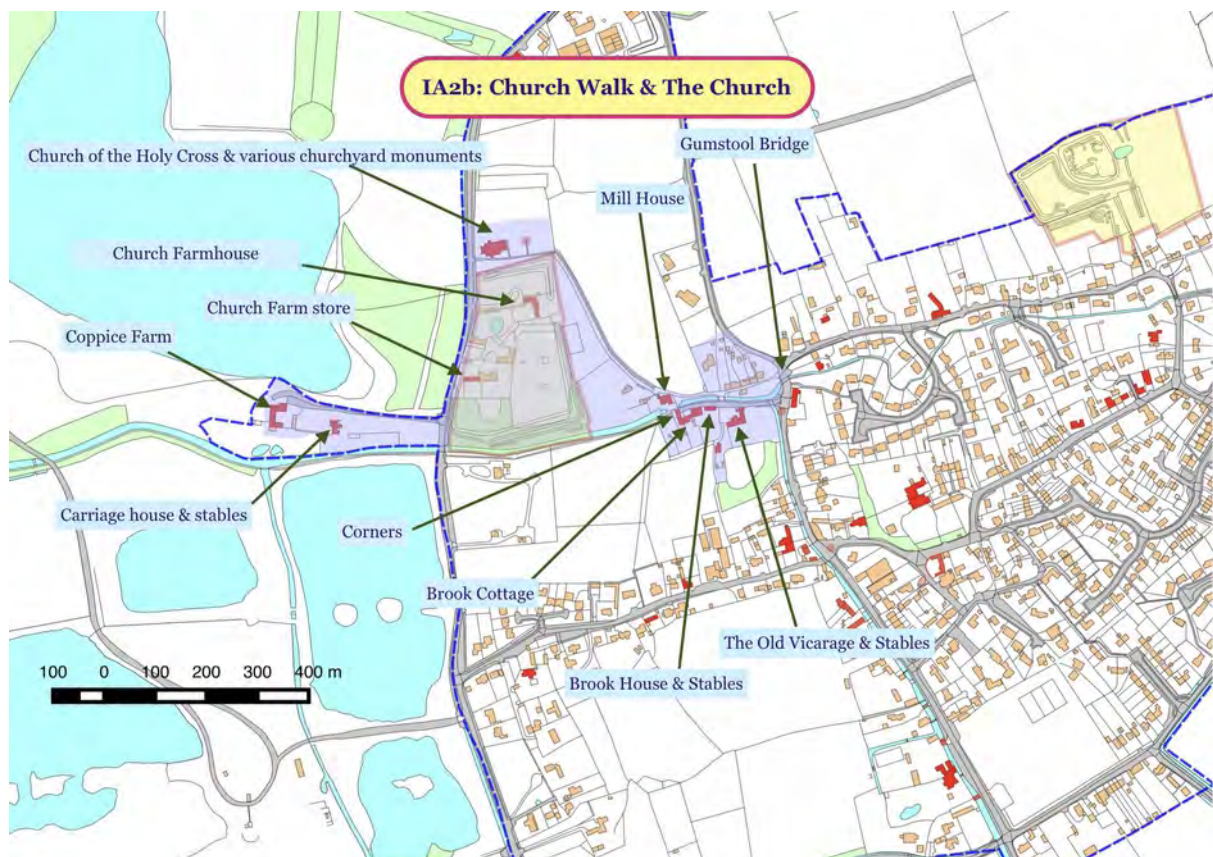
Behind the eastern end of Back Street, to the north a pathway leads to the Mediaeval Ring and Bailey earthwork at Hall Close\* (15). This is generally accepted as the site and remains of a small castle of the time of King Stephen (c 1150), very possibly that mentioned as the site of a battle in the Anglo-Saxon Chronicle. In this connection note the alternate name of Hall Close as 'The Battlefield'. The moat surrounding the ringwork was drained by a channel linking the monument with a tributary of the River Thames. This can be traced in a field south of the ringwork as a linear feature c.4m wide and 0.3m deep.

The site was partially excavated by a resident of Church Walk, Group Captain Guy Knocker, in 1959. This revealed a dry stone wall set in the bank of the ringwork and a clay-lined ditch. Finds of pottery and metalwork of the time of Stephen and not earlier than the monument, were recovered.

Identity Area 2a (continued)



## Area 2b: The Church, Church Farm, Church Walk, Church Lane



**Church Walk** is perhaps the most picturesque area of the village with its broad aspect of the infant River Thames flowing past a delightful collection of mainly pre-1900 houses and cottages (16). Church Walk is a 150m cul-de-sac running west from the High Road and Church Lane (17) is a footpath which runs parallel to it. The River Thames flows down its length. Two important footpaths continue from its west end; to the church (18) and up the Thames. Most buildings are 200 - 400 years old, and this, along with the river presence, defines the long-standing character of this close.

The River Thames is the most important feature here; 4m wide, flowing between banks of Cotswold stone, emerging from a stone arch at Mill House\* (19) before passing under two stone bridges with small arches (20) in front of the appropriately named Brook House\* and Brook Cottage\* (21). The road

bridge divides the area into two halves: the western half has grass banks and 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. The River Thames is of key importance. There is a fine open view north across an historic field called Oddcroft (22) to the Church and to the hill at North End. This creates a large open space with views all along the pathway to the right as you walk up to the Church past a row of horse chestnut trees (23). This is manorial property, part of Church Farm (24) and its predecessors since at least 1080, and of course still is. The Church Farm complex comprises the 17th C farmhouse made of limestone rubble with stone slate roof, two storeys and attic, and two blocks at right angles. There is a barn or farm store south of the 17th Century farmhouse. The building to

Identity Area 2b



the east has buttresses; a fragment of a medieval barn.

The Church of the Holy Cross (25) is partly of Norman date. It is a very beautiful church with a large amount of moulded recess, relief figures, a 12th C font etc. Three Saxon-style pilaster buttresses remain and the original chapel was linked with the chancel towards the end of the 13th C. The chancel was altered in 1876-7 by the architect William Butterfield, designer of Keble College, Oxford. 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; most notably the group commemorating the Richmond family (26). Oliffe Richmond bought Cove House with money that came with his second wife, widow of the village mercer, about 1666, after the Restoration. Many of their descendants have lived since then in America and are frequent visitors.

The road comprises two distinct 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\* (27) (which is set back 10m on the south side behind its impressive high wall) and Glebe House (which is modern and has no relation with the glebe, either land or property).

The eastern half, by contrast, has an area of private gardens between the river and Church Lane and makes an enclosed feature (29).

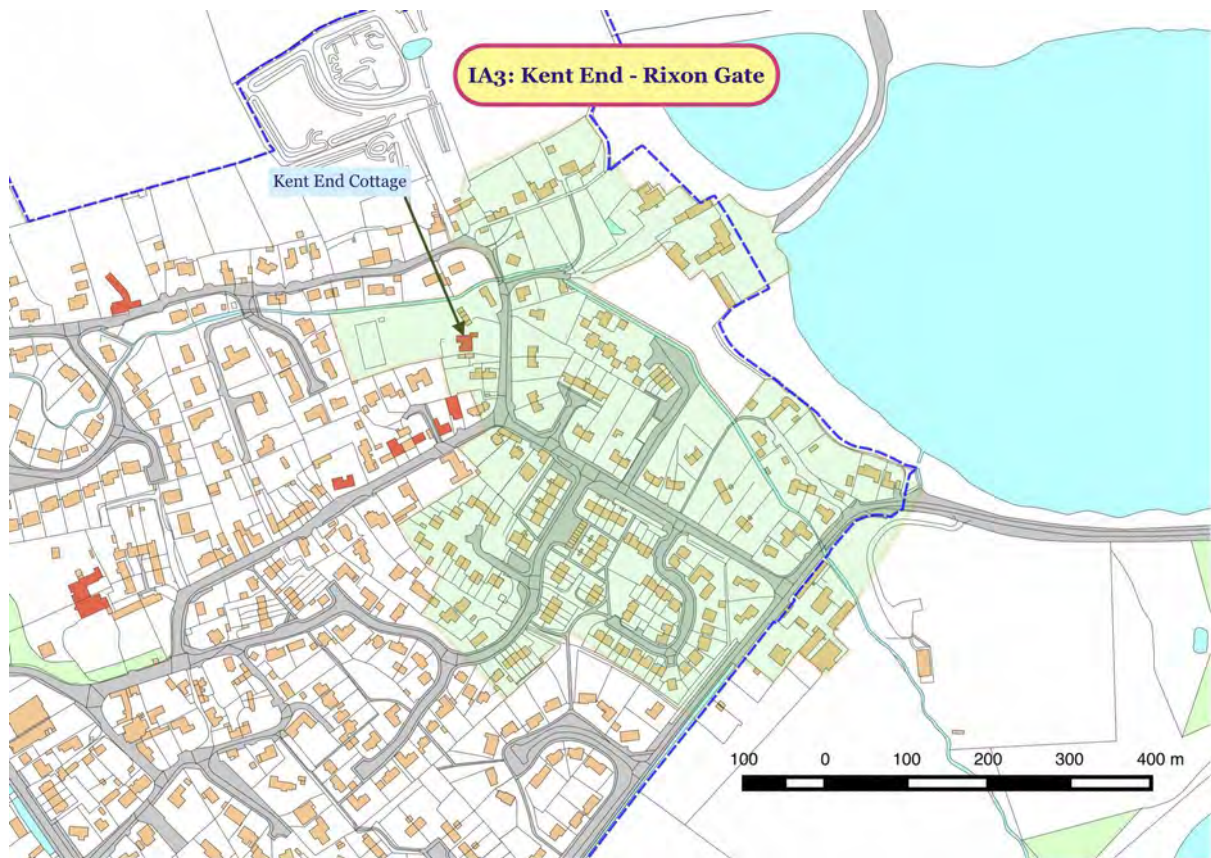
Near the High Road there is a ramp down into the Thames for the use of horses, and a stretch of water which does not form part of the main flow but connects to an old watercourse behind Back Street. This fills with reeds in season, and attracts wildlife, particularly moorhens.

Gumstool Bridge\* (30) stands at the entrance to Church Walk, with one of the four village crosses adjacent.

Identity Area 2b (continued)



### 3.3 Identity Area 3: Kent End, Kent End CI, Rixon Gate, Harris Rd, Milling CI, Ashfield



**Kent End** originally referred to the area of the village south and east of the castle, and was probably one of the isolated settlements which pre-dated Tewkesbury Abbey's "New Town". Nowadays it also extends along the street called Kent End toward Rixon Gate. The name is traced back to the family of Ralph Kent in 1327.

This area contains several local footpaths due to its historical and cultural development (1). The houses built pre-1900 were constructed in Cotswold stone with a variety of roofing tiles, shapes and sizes of windows, brick chimneys etc., yet have an overall look which is similar (2). Subsequent houses from 1900 through to the present are built in more modern materials (3). The types of dwellings demonstrate a series of phases in which infilling has occurred, developing the mixed character of the area today.

Kent End breaks into differentiated parts. The first adjoins the eastern end of Back Street (4). It is characterised by two footpaths that leave Ashton Keynes and reach a bridleway to Cerney Wick. These footpaths have dwellings built alongside them. No less than three of these dwellings are former farmhouses which are reached by independent private roads. The houses are mostly pre-1650, as is Kent End Farm.

The properties are of irregular size, shape and layout. They are mainly to one side of the most northerly footpath. Some have garages utilising former barns or smaller cottages and there are large gardens which in the not too distant past were used for light agriculture such as rose growing and smallholdings. No 5, Rose Acre (5) was formerly nationally known as a rose nursery. It has a new infill development called Doveswell within the former grounds,

## Identity Area 3



adjacent to the last building on the path, No 6, Fox Cottage (6) which was built before 1700. The boundaries are formed by well-kept orthostatic stone walls. Kent End Farm (7) with its outbuildings and farmhouse is set well back from the road, screened by trees but visible from the footpath which arrives down Back Street and shortly after entering Kent End turns left until it reaches the farm where it passes right through woodland until it reaches Rixon Gate.

To the west of Kent End, between Back Street and Fore Street, there are four dwellings irregular in shape and size. Bridge Cottage (8) originally comprised four dwellings and Kent End Cottage (9), set in large grounds dates from the C17 or C18.

The houses to the east side of this part of Kent End are more modern leading to local authority built houses further down the road which are all of a similar design.

Originally much of the land surrounding Kent End 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 the middle, from where the local authority building starts, are wider than elsewhere and include paths and grass verges (10). 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 (11). Equally Kent End Close and Harris Road (12) are of the 1950's and reflect the architecture of that time; many of these houses have been bought by tenants under the government incentive. This area of the village reflects the historical change of village life through the C20. There is a complex of properties between Harris Road and Fore Street, worthy of independent mention being surrounded by a stone wall and providing a good example of the variety of houses, sheds, barns, walls, roofs, tiles and so on that are typical of Ashton Keynes

(13). On Harris Road itself a large communal garage block is practical but impacts on the access road (14). Just to the west of Harris Road, Milling Close is a cul-de-sac of modern houses of varying designs on a curved road with open ground alongside with mature vegetation.

There is some infilling in Kent End where plots of land have been sold off. Some of the new dwellings fill in alongside the pre-existing footpaths and have been developed with sympathetic use of the space available e.g. Kent End Fields is sited between Kent End and where the stream runs behind it (15). Ashfield is a development of 25 houses (16) initially built in the 1990s but the number increased further early in the C21, leading off past large trees to the southwest of Kent End (17). It 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. Several footpaths lie behind the frontages (18). Shortly after come the last few houses before you reach Rixon Gate.

A large proportion of buildings on the north and west sides of Kent End are 200 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. On the south-east side the earliest council housing are arranged on large plots, separate enough to allow pleasing views and a sense of space (19). Kent End is a village lane of varied width (20), with grass verges on the southeast side and boundary walls to north-west and 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 and also here at the junction with Fore Street (21).

The most recent developments in the Kent End area have impacted on footpaths. These paths are part of a wider network of footpaths

## Identity Area 3



at the National, District and local level, i.e. the Thames Path, 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 is to be maintained.

The Derry, Happy Land, the nameless street extending it, and Rixon Gate leading down to the now lost Larkham Lane, were all part of the ancient road from Minety to Latton. Rixon Gate itself was one of several gates in the protective fence surrounding the early village. A few cottages may have gathered here even before Tewkesbury Abbey's "New Town" was constructed, and there were a dozen or more in the C18 – of which some survive (22).

Rixon Gate was another of the isolated settlements originally, at the Gate in the fence then surrounding the village. The old part is essentially the cottages along the private lane. The original name was Rickstone, Rixon is a contraction.

Rixon Gate lies at the southern end of Kent End. In the direction of Happy Land, the road is bordered to the south by a substantial ditch and open fields (23). This effectively marks the southern limit of the village. Guest Farm(c1924)(24) lies immediately opposite the end of Kent End and further recent

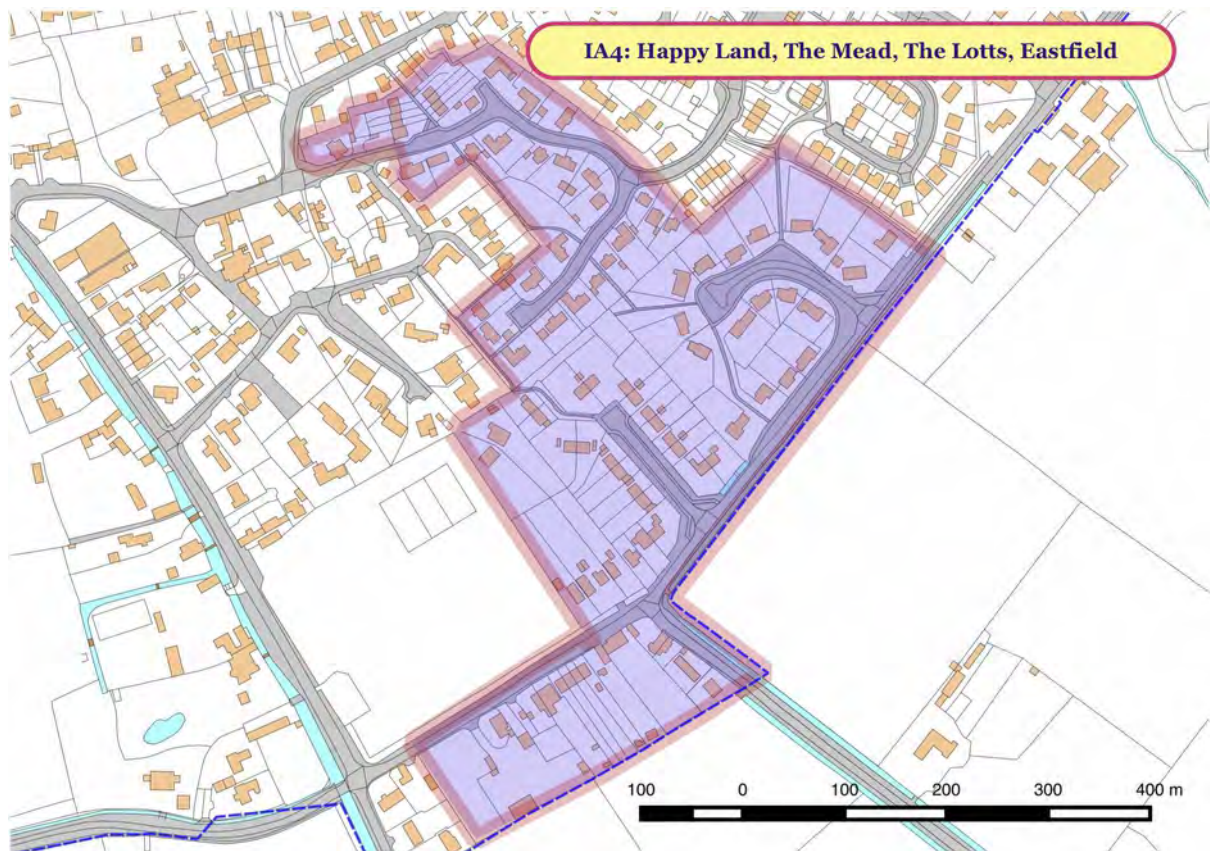
houses to the left (25) make up Rixon Gate itself. The road bends and to the left a private lane leads to several houses in an informal layout (26) and a footpath leading behind Kent End, back up to near the junction with Back Street. To the right lies the Bradstone Playing Field (27), the location of many village activities, including sports events, musical festivals, firework displays and Twinning events. The Millennium Green is a green space and wildlife conservation area with free public access. Rixon Farm, with a fine stone barn, lies beyond the main built-up area of Rixon Gate forming the village's north-easterly limit of housing development.

The older properties mentioned above are constructed of Cotswold stone with stone tiled gable roofs. The newer buildings are either reconstituted stone or rendered. Some use of red brick is in evidence along the length of the area. Whilst the properties in this area are built in a very wide range of styles, all recent extensions and new builds are in faux traditional styles; there are no contemporary styles in evidence. There is a small modern house with an unusual elevated observation window overlooking the lake to the north (28). Some of the older properties contain orthostatic garden walls.

Identity Area 3 (continued)



### 3.4 Identity Area 4: Happy Land, Four Acre CI, The Mead, Eastfield, The Lotts



The road called Happy Land starts from Jenkins Corner on the High Road and runs south of the Playing Field (1), turning at the junction with The Mead and continues along the Cricklade Road to the south (2). Happy Land enters the village from Cricklade on a sharp bend. Through traffic faces a difficult junction here, as the view from both directions is limited.

The name Happy Land appeared in the 1850s and related to the three acre area to the south of the road. This was seen as a speculative building site which is why the houses round the corners of the road were included. The whole area was part of the Home Common of Ashton Keynes until it was allotted in 1778 in three portions. By the mid-C19 the land was divided into separate building plots for a series of detached and semi-detached cottages.

On its southern side, Happy Land forms a row of north-facing individual and terraced houses on deep plots with predominantly front boundary walls. Happy Land forms the current southern boundary of both the Settlement and Conservation Areas and overlooks open land.

Along the road leading out of the village are a large new detached house (3) and two 150 year old cottages, traditional in scale with a mixture of extensions and window positions (4). At the east end of the road on the south side lies Yew Tree Cottage, a detached C19 C building (5). This was the original laundry of the village. Next comes The Hive (6), a cottage of unknown date but probably 19th C. There follows a row of painted terraced houses (7) and a pair of semi-detached houses of the early C20.

The next building is one of the oldest in the road, No 14, from the C19 (8). Although now

# Identity Area 4



a house, it was originally the major cider making building of the area and the enjoyment of its product was thought to have caused the naming of the road. The name actually pre-dates this by twenty years or so. Alongside the house is a large area of lawn, formerly the site of a since demolished cottage, bordered on the roadside by an orthostatic limestone wall in good condition (9). Behind the house is a large concreted area and workshops which have been used to repair and house haulage and other large vehicles.

Next, No 17 has many C20 alterations disguising its previous century origins. Then, on the corner of Happy Land is a new house built in the 1980s (10). This is in sharp contrast to the very old listed buildings in the High Road opposite.

On the other side of the road going from west to east, two-thirds of the road is bordered by the Playing Fields with a row of mature trees mostly oaks and a mature hedge. The grass verge with an adjacent ditch (11) changes to a pavement which continues to The Mead (12). On this side the last buildings on Happy Land on this side are a row of four detached houses built in the early 1970s (13). These houses are partly shielded by trees.

Continuing east at the sharp turning to the south, the road becomes long and straight (14). On the left there are two cul-de-sacs, The Mead and Four Acre Close. Both extend their housing on to this road which has no separate name of its own. On the right there are no buildings but instead open fields with a substantial ditch in front of a hedge. The first road to the left, The Mead (15), is built on a three acre field allotted to Jeremiah Telling under the Enclosure Act of 1778. The current buildings date from the 1950s. Nos 1a, 1, 2, 31 and 32 face fields to the south. 1a was added in 1990 (16). The remainder of the properties lie within the cul-de-sac. They

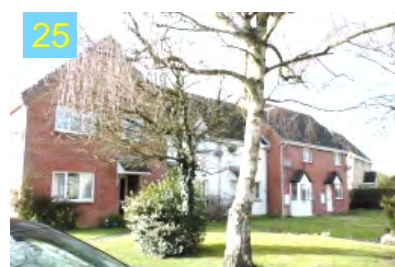
originally provided local authority housing but many of the properties are owner-occupied.

At the time of writing, the northern end of The Mead is under redevelopment to increase the number of houses further. (17/18)

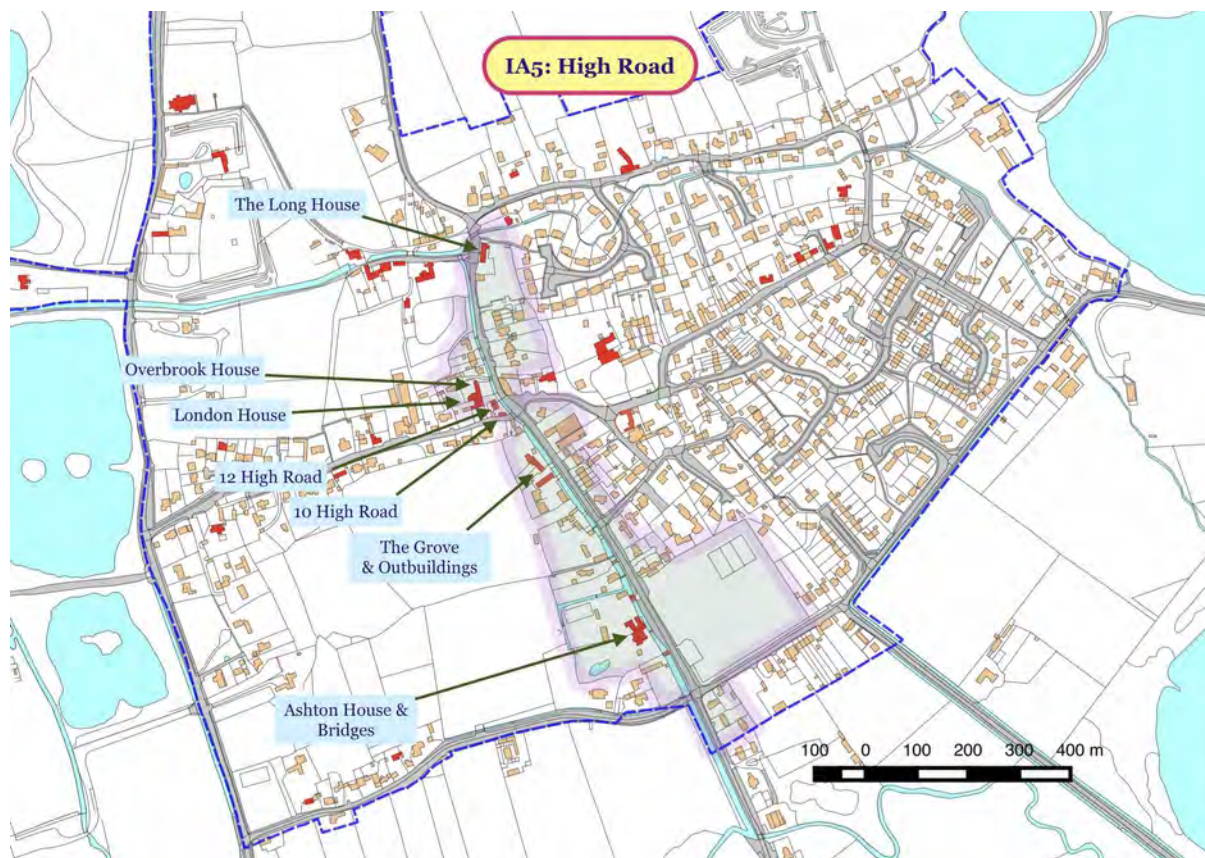
The next long field area used to be known as Common Ground or The Common. After being passed from person to person from the time of the Enclosure Act of 1778 land was finally sold in the 1960s when 17 houses and bungalows were built making up Four Acre Close (19). Four Acre Close is a mix of single and two storey dwellings in reconstructed stone with vertical tile hanging. They are openly placed with large grass verges and drives to the front and there are two footpaths connecting the road to The Lotts, The Mead and Milling Close. The road on from Four Acre Close to Kent End is bordered by trees (20).

To the north of The Mead and Four Acre Close there are further developments in Eastfield and The Lotts. This area begins at the north-east corner of Park Place completing the infill between Fore Street and the conservation area boundary to the south. It includes houses along the path leading south from Fore Street (21) before curving round (22) and forking to the west at The Lotts (23). The road then continues towards Kent End to the east. The houses are built to a similar style to each other with a variety of sizes. This area of modern development has properties built of reconstructed stone with concrete tile roofs. The houses are a mixture, with many three or four-bedroomed detached properties, many on large plots on which the vegetation is now mature (24). The houses along the footpath from Fore Street (25) are terraced with a variety of facings and several are on long narrow plots. The area contains a children's playground (26), approachable by paths from both Eastfield and the Lotts.

## Identity Area 4



### 3.5 Identity Area 5: High Road



**The High Road** was always a major communication route from Cirencester through to Braden Forest and beyond, which given the history of Corinium, may pre-date the village itself. From 1812 it was a turnpike road leading on eventually to Wootton Bassett, and well into the C20 was called 'Turnpike Road'. Almost all the oldest houses lie on prime sites on the west side of the road and river, with some signs that they were once fronted by a lane on that side. Only the Long House (1), as part of the Church Walk group, lies to the east. The White Hart was built on Long House land in the 1720's (2).

The High Road gives the village one of its principal characteristics in the long stretch of almost half a mile of housing alongside the river on its west side, with a series of private bridges affording the owners access (3). These are large houses and cottages, varying in set-back and grouped, with gables in both directions. There are characterised by steep pitches, hipped dormers, cast gutters on brackets, absence of soffit/barge boards,

overhanging eaves, stone boundary walls and bridges. A number of the cottages are about 4m to the eaves and 6-7m wide (4).

Many of the buildings fronting the road on the west side are pre-1900, now interspersed with new infill houses making a second layer behind. This has reduced the views through to open land beyond. The older houses are predominantly of rubble limestone walls with stone tiled roofs, although some Welsh slate roofing is also present.

There is more recent building on the east side, with the same materials or artificial equivalents. The east side dwellings are positioned centrally on small plots (5), with deeper narrower plots at the north. Two are currently under construction. There is mixed construction along the east side with examples of artificial stone. Some are detached houses.

The High Road runs south for over a kilometre, from the foot of Cox's Hill past Wheatley's Farm to High Bridge over the Swill

Identity Area 5



Brook. The river runs alongside on the west side from Church Walk at the northern as far as Oaklake Bridge, where it joins the overflow stream from the Millstream and flows east to join the Swill Brook near Waterhay Bridge.

The southernmost group of houses on the west side derive from the Ashton House estate, originally a major tannery, but from the early 19th C becoming a desirable country house estate (6). Around WW2 the estate was broken up and is now in diverse ownership. Garden House and Ashton House are accessed by an C18 limestone bridge (7). Garden House is built of brick and stone, a modern building on the foundations of a much earlier house. Ashton House was described as a Mansion House as early as 1687, but was heavily extended and perhaps rebuilt in the C18. Today Ashton House is essentially late C18, of limestone ashlar with a stone slate roof (8). At the front of the building is a limestone ashlar gable wall to the Thames. At the rear a high wall survives which once separated the Pleasure Ground from the Tannery Yard. River House is a 19th C extension of Ashton House built on the site of the old drying sheds. The bridge and gate piers are also 19th C. Grooms Cottage can be traced back to a copyhold of 1637 but the site is much older (9). It was used to accommodate servants working at Ashton House, on occasion all the males.

On the east side of the High Road there is a large recreation ground covering 4.5 acres (10), surrounded by well-matured trees and hedges (11). This is a valuable open space within the village giving open views to Happy Land as well as the High Road. It is an important recreation ground with tennis courts and a children's play area.

Grove Farm is a modern building replacing an old farmhouse (12). The Grove is a farmhouse probably mid to late C17 (13). It is of limestone rubble, with a Cotswold stone roof and two hipped dormers. The upper room of the adjacent barn with its ecclesiastical window accommodated the Baptist congregation under John Jefferies from 1869–1890, although open air services and baptisms in the river are recorded.

Next No.11, The Old Forge, comprises a main house with forge and tack room adjacent (14).

It is thought to be 18-19th C and is built of brick and stone, two storeys with a slate roof.

Just past the bridge to Gosditch is the old saddler's shop, now a house (15). Formerly a cottage with a small barn behind, the cottage dates to at latest 1666; the barn may be C16. The next house, No.12 was built in the cottage garden about 1870, and became a still well remembered sweet shop run by the Misses Wilkins (16).

Set back over a bridge, the London House/Overbrook House complex originated as a late Elizabethan shop-house first recorded in 1604 (17). The ground floor room of London House was the shop, with no heating and no internal staircase – a situation which persisted into the C20. Access to the upper floor was probably from Overbrook House, or perhaps initially by an external staircase. Overbrook House was probably smaller initially, but was in its present form no later than 1660, when the complex was a mercer's shop. Ownership was divided in 1665 and the houses have remained separate ever since. Both houses are made of limestone rubble with Ashlar quoins to openings in the case of London House, where six C16 carved heads are fixed under the eaves. London House has been variously a mercer's, a draper's, a general store, a restaurant and a post office, and closed as a shop in the 1970's.

Overbrook House also became a shop, a baker's, in the C18, and a butcher's shop with slaughterhouse to the rear from 1893.

Further on, sharing bridge access is a stone dwelling, No.15, Turnagain Cottage (18), is followed by two pairs of semidetached houses and a detached house, built between the wars (19).

To the east, the land between the two entrances to Park Place has a garage (20), the Village Shop with the village hall behind (21), a bus stop (on both sides of the road) and some houses and bungalows. The garage now stands where the old forge used to be and is a scene of much daytime activity. The Village Hall, the Village Shop and the public house all provide vital community centres.

At the northern entrance to Park Place is a modern chalet on one side and on the other

Identity Area 5 (continued)



the White Hart public house which was probably constructed around 1720. In the middle of the road leading into Park Place stands one of the four crosses to be found in the village (22). This cross is C14, of limestone and has two well-worn steps supporting the cube base.

North of the White Hart are modern developments; a detached house, a pair of semi-detached houses, a bungalow and a terrace of three dwellings with a house behind (23). Between these and Gleed Stables there is a paddock with a stone wall fronting the road. There are several mature trees in this paddock, probably the remains of a former hedge.

At the end of the High Road, at the junctions with Church Walk, Back Street and Cox's Hill, are the Long House and a thatched cottage, Cock's Thatch (24), not to be confused with Cock's House at the junction with Back Street (25). The Long House (1) is recorded in the 1680's as an inn capable of accommodating men and horses, "The Sign of the Holy Lamb". The name may even suggest that it had monastic origins. The southern part of the house was built or rebuilt in the C18.

Opposite the Long House stands another of the village crosses (26).

There is a regular need for maintenance of trees and river banks (26/27). There are various footpaths leading from the High Road to dwellings and other parts of the village (28).

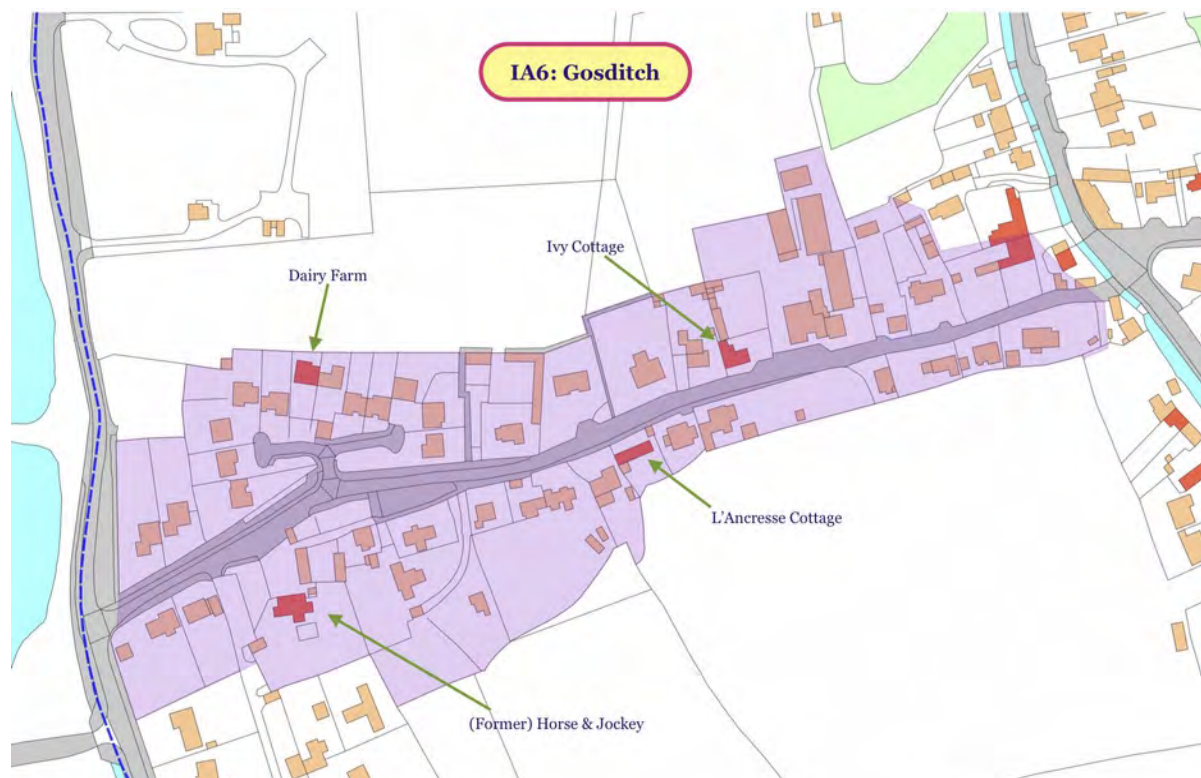
Overhead wires crossing the road and garage signage and fascia are visually obvious. Parking along the road, particularly in the section between Gosditch and Park Place presents regular inconvenience for residents.

The High Road, as its name would suggest, remains the route through the centre of Ashton Keynes, although thankfully, most traffic not visiting the village now travels along the B4696 that skirts it. It is characterised by having a number of key amenities ranged along its length including the one remaining public house, the community-owned village shop, the village hall and the motor garage and coach operator. The river that runs along its length, bridged no fewer than 21 times, lends it a particularly attractive appearance (29) and is one of the most readily identifiable features of Ashton Keynes.

Identity Area 5 (continued)



### 3.6 Identity Area 6: Gosditch



Formerly Goresditch after John Gore (1370), this was probably part of the New Town laid out by Tewkesbury Abbey in the 1320's. It was the main access for cattle coming into the village from the western parts of the Common Pasture. This still leaves its mark in the trumpet shaped west end and its detached front gardens (1).

Gosditch links the High Road and the B4696, and provides the western east-west thoroughfare of the village grid as Fore Street does for the eastern side of the village. It contains a number of very different building styles with a range of three centuries. Houses added during the C20 C20 generally fit in with their surrounds (2).

Gosditch is very narrow at its eastern end at the junction with the High Road (under 4m wide) which gives it much of its character (3). It soon widens out however to enable cars to pass carefully. Much of the lane is fronted by orthostatic walls (4), and elsewhere by hedges and by drystone walls, some up to over 2m. Like Back Street and Fore Street there has been infilling. Gosditch has shallow plots (20m) and is flanked by open fields on both sides. As a result, gardens often lie alongside rather than in front or behind

houses, still leaving some spaces capable of being infilled (5). It would be desirable if the surviving gardens remain undeveloped to preserve the existing character and any views to the open fields behind.

No.1 has a slate roof and brick chimney at the gable-end (6). An extra bay has been added, evident from an additional mid-roof chimney. No 2 is a modern garden infill (7). No 3, Apple Tree Cottage dates from before 1644 and was extended into its garden in the 1990s (8). Slightly further on to the left, The Old Bakehouse is idiosyncratic, now converted to a dwelling with red-brick frames to round-headed windows (9). It was formerly the Primitive Methodist Chapel and dates from c. 1840. On the north side, the original Victorian school building is in chapel style with a steeple at the gable-end (the bell having long been removed) (10). Opposite the school is the 30m garden to No.4 (11).

Past the school Ivy Cottage is late C17 (12). Its main feature is the huge chimney stack which rises from the ground in front of the right bay; it is notably ivy clad. It is reputedly a candle-maker's cottage, hence the size of the chimney. A little further on to the left, L'Anresse is a C17 low-ceilinged single storey

Identity Area 6



cottage with an attic and timber-casemented windows (13). Opposite to the north, No.21 and its neighbour, Drummond House (14), stand behind very high walls. No.21, recently named 'Little Fancy' has an C18 core dwelling with a C19 front wing and C20 additions including a garage and flat (15).

Alongside Drummond House is a passageway public footpath leading to Taylor's field which is crossed by two paths. Slightly further on lies a recessed gateway to Pebble Lodge, an architect designed house of the 1960s with a garden of trees and climbing plants. There follow two bungalows and Nos.7 and 9, both two-up two-down houses with stone slate tiles. No 6 on the south side has an unusual rectangular bay window with timber frame over, which is a pediment with egg-and-dart style motif (16). After this there is the Old Post Office, with a 'VR' letterbox set into the wall and a modern infill, built in its garden (17).

Then the road begins to widen. On its south side there is a swathe of grass containing small trees. Behind it a path runs in front of the walls of houses. The distance of the boundary from the road increases to about 60 metres (18), allowing Nos. 10 & 12 to be built well back on a curving drive from which they can be only partially seen (19). No.10 is an original old cottage from at least 1674, possibly much earlier, and No 12 has been greatly enlarged and recently rebuilt. Nos.13 and 14 are side on to the road. The gardens and grassed area between path and road benefit from being kept open without buildings, but with the walls maintained.

The Horse and Jockey inn, that began as a cottage in the 1680s and was a public house by 1781, is now being re-converted back to a private dwelling (20). 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. The front section with mansard roof (unique in Ashton) is C18 C; the parallel rear block 19th C. Opposite is

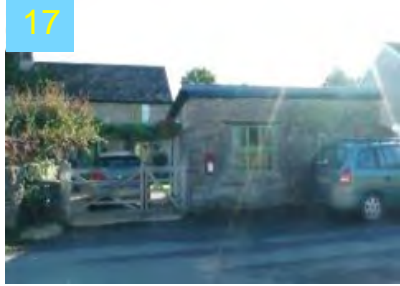
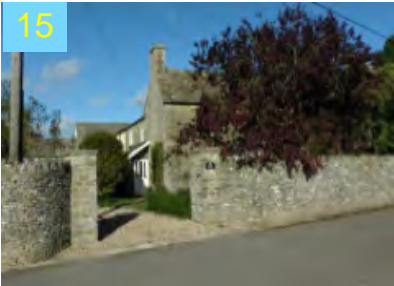
the 1980s development of Old Dairy Farm which includes the old farm-house (21), a C17 one storey building with attic, stone slated roof, and 19th C extension: apart from new porches, the old framework remains. The whole development consists of 12 dwellings forming three sides of a rectangle, the old farmhouse being the centrepiece. Whilst the 3-bed houses are alike, they have some characteristic design elements e.g. use of front gables and long sloping roofs creating a porch shelter (22). The layout includes hedging and trees. A line of several large maturing horse-chestnut trees fronts the road (23).

The triangular area where the road widens allowed the passage of cattle in the past. The pond opposite the Horse & Jockey was clear of overgrown plants and provided a habitat for ducks. A footpath runs from the Dairy Farm development up to the junction with the B4696, with two modern style properties and substantial extensions. On the south side there is a modern house and a final house and detached garage (24).

Gosditch is a flat, unmarked lane with grass verges in places on both sides (25). The buildings are predominantly detached and vary in proportion of depth, width and distance from the road. The houses are of varied age and size and include many good examples of orthostatic walls bounding their gardens. Despite infilling of several former gardens along Gosditch, there remain only a few precious vistas to the north and south across open fields towards Church Walk and The Derry respectively. It is hoped these will be preserved.

Gosditch is one of the principal historic streets of Ashton Keynes and since Victorian times has accommodated the Ashton Keynes C of E Primary School, which makes it a busy thoroughfare at times. Its narrowness and absence of pavements, except at the western end, give Gosditch much of its character.

Identity Area 6 (continued)



### 3.7 Identity Area 7: Park Pl, Park End, Thames View, Birch Glade



The central area of **Park Place** is one of the oldest parts of the village. It was an island area of building in the Home Common until the Enclosures, surrounded by a single ring road known by various names across the years: Workhouse End, West End, Cove Corner and simply 'the road round the church houses' (1). It contains a range of styles, ages and sizes of dwelling.

The four village crosses lead to Park Place from the church, one at each end and originally one at each change of direction (2/3). The area probably formed part of Tewkesbury Abbey's new redevelopment in the 1320's, contemporary with Fore Street and Back Street. It later became the site of Church House (mentioned in a survey of 1550) which existed on the current site of the Old Police House (4). This was previously Cambria Cottage, possibly on one of the oldest and most important sites, the Church House and a focal point for periodic

processions and church ceremonials. By the side is a converted brick stable block.

Normally the Church House was adjacent or very near its Church and Ashton Keynes is unusual in having it so far away. There is evidence of other houses around the Church House, including at least one and possibly more surviving from the C16 (5).

The houses in the centre of Park Place are numbered between 7 and 28. Many have been demolished and rebuilt over the ages. While other old areas of the village are linear, with a built environment along a more or less straight road or lane, Park Place is more circular, with arms radiating from it. The older properties are situated on a series of narrow lanes. Thames View (6) is a modern low density development with gardens to the front and rear of the properties. On the interior of the ring road, Lindene (7) is post-WW2 and

## Identity Area 7



the infill is very recent (8 before/9 after). Other properties date from between the C18 and late C19/very early C20 although the sites are very old.

The northern arm of Park Place starts at the Cross by the White Hart (2). On the left past a modern bungalow stands Amcross Cottage (10); the stone-tiled roof with its gables provides a variety of faces to the light and it features small sash windows. Half of Amcross Cottage was recorded in 1875 as 'the Star Inn'. The building line originally passed Cove House to continue in a line from Fore Street but Cove House is not visible from the road. Its considerable grounds surrounded by a high wall and fine listed gate posts (11) were probably annexed at the time of the Enclosures.

Opposite, behind a listed orthostatic wall, stands No 28 The Old Longhouse and 28a Long Cottage (12), a group of cottages. Alongside is a house converted from a general stores and beside it a glass-fronted annex, now a hairdressers (13).

On the west side, some parking attached to Ellison's garage houses car and coach services (14) next to the Village Hall and its car park (15). Shortly after stands the fourth of the village's old crosses (3) which was moved last century and is no longer in a prominent position. Behind it lie two old cottages with large gardens. A third house has been built adjacent to them; the acute slope of its roof puts the gable high above its neighbours.

The southern arm of Park Place from the High Road contains a variety of houses and bungalows on both sides, mostly modern (16). They do not crowd each other or the road, having front gardens of a depth of from 5 to 10 metres. There are a number of wide accesses to frontages with maturing landscaping.

At the west end stands Park House (17), a 19th C house with (historically) an acre of

land. It is a two-storey house with slate roof and rendered walls. Four large detached houses were built on a half-acre of the garden in 1992. There are birches from the old garden, hence Birch Glade. Park House also disposed of its western boundary area in the 1950s, now developed as Thames View (although it does not overlook the river). Thames View consists of bungalows and chalet bungalows, now mostly extended. It is a spacious development, with grassy open frontage on to the central road (18).

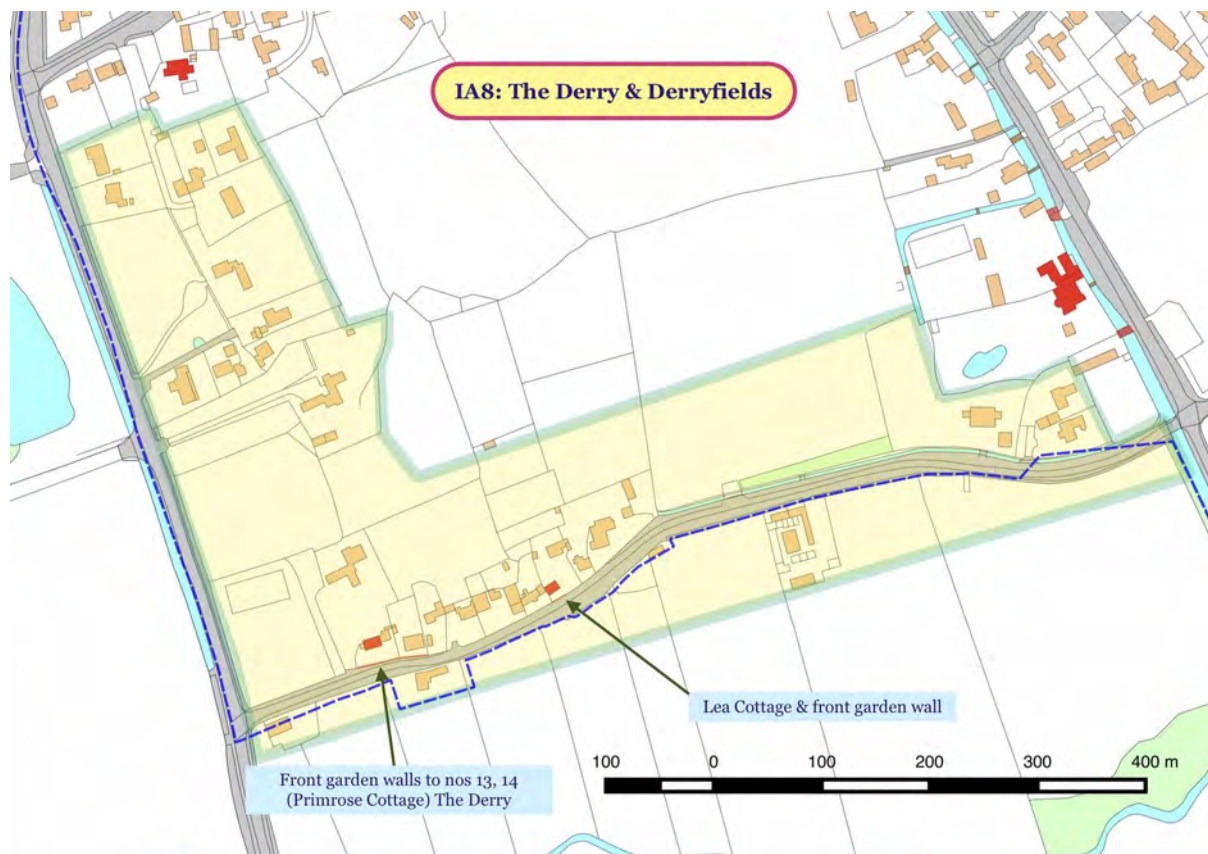
The remaining sweep round the south east side contains some attractive cottages of much higher density than elsewhere, Canes Cottage, May Cottage (19) and Holly Lodge (20) are good examples of low gabled stone tiled cottages that nestle into their garden sites. On the interior side there are several very old cottages; 17 Folly Cottage (and perhaps others) is known to be pre-1612 (5). At the end, Park End Cottage (21), an C18 house stands close to the lane. In the 1980s four large houses, now Park End (22), were developed in the orchard behind the property. Both on the road and along the footpath, some old properties stand right up against the public way (5). The footpath, Holly Lane (24), runs through the middle of the Park Place area. No.14, Little Dormers (25) is a typical stone tiled cottage where the lane reaches Eastfield. There are many excellent examples of orthostatic stone on the front and side boundaries of properties (26). Another foot-path leads from Park Place to the C20 development of the Lotts (27).

There is little scope for further new building within this Identity Area but every need to conserve what is now the mixed but intimate residential heart of the village. The older properties are all of traditional low height cottage design in rubble limestone construction (28). A few older houses, such as Park House (17), have been faced and painted and have Welsh Slate roofs.

## Identity Area 7 (continued)



### 3.8 Identity Area 8: The Derry, Derryfield



**The Derry** forms the south-western boundary of the village, running from the High Road to the B4696. It is part of the ancient road from Minety, continued across the High Road, along Happy Land to Latton. This isolated group of houses may represent one of the earliest hamlets of Ashton Keynes, even pre-dating 1320. The Derry is a delightfully quiet lane with no pavements and great views across green spaces between the houses and cottages (1). These dwellings are all along the north side of the lane with most having front boundary walls, including some fine examples of orthostatic or 'plank stone' walls. On the south side, the broad grass verge has been worn thin by random car parking (2).

Housing along The Derry comprises south-facing individual buildings on small plots grouped close together. The majority of houses are 100 years old or more, with mostly squared rubble stone walls and stone roofs (3). However there are individual examples of thatch, slate, concrete and clay tile roofs, white-painted timber side-hung casements, mostly timber lintels, brick

or stone stacks (4). New additions to the row follow the same general pattern. The boundaries of the Settlement and Conservation Areas run along the road and therefore to the south are open fields with the exception of a few agricultural buildings (5).

Three large houses were built at the end of the C20 at the eastern end of The Derry: Yew Tree House, Orpington House (6) and Keynes House (7). These residences are largely shielded by trees and hedges. Between Keynes House and Derriere, a long stretch of hedged pasture gives a thoroughly rural ambiance, enhanced by the intervention of an arm of the river for some 50 metres. There are fine views across to the housing along Gosditch and the High Road (8).

*(Continued overleaf)*

# Identity Area 8



Lea Cottage (Grade II listed) (9) is one of two thatched cottages in the village. Its walls are whitewashed limestone rubble, single storey, with an attic set into the thatch. It has casement windows under timber lintels and is fronted by a plank-stone wall that is listed along with the cottage.

The dwellings towards the western end of the Derry form what is almost a separate hamlet. There are fourteen properties, 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. The distances separating these cottages vary, as does the extent to which they are set back from the road (4 - 20 metres). A well-maintained orthostatic stone wall runs along the road edge of Nos 13 and 14, which is Grade II listed, as is No 13, Primrose Cottage (10) itself. Some cottages have had a variety of modern window types fitted, replacing the original sash casements (11).

### Derryfields

Ashton Keynes is essentially bounded to the west by the B4696. Derryfields parallels this road between Gosditch and The Derry with its housing set well back from the road. It is relatively sparsely developed, most dwellings having generous gardens and/or paddocks. (12)

The Derryfields section of the B4696, unlike the sector immediately to the north passing the church, is straight. Both the volume and speed of traffic is high. Opposite Derry Fields to the west are two gravel extraction sites which add to the traffic volume. A stretch of mature native hedgerow along the road marks the lines of the Framework Settlement and Conservation Area boundaries.

Derry Fields provides a good mix of properties of quiet rural residential character, size and age. The individual cottages and farmsteads on the edge of the village lie along the east side of a footpath that was the original road. From the road a picturesque view of the properties is interspersed by open fields and paddocks (13). Stock fences and hedges dominate as boundaries to the cottages and farmsteads, which face in

various directions, lie within large square plots. The construction is mixed, mostly squared rubble stone walls, some painted, 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 (14). There are hipped dormers, cast gutters on brackets, no soffit/ barge boards in places and overhanging eaves. There are also now solar panels on some of the roofs (15).

At the southern end of the row of houses is Derry Farm (16), which is just visible from the road. An old farmhouse of some size, it has been renovated. Between it and the B4696 lies another field of nearly one acre, now containing a tennis court.

An unsurfaced, public footpath(17) that connects the houses runs from the western end of The Derry in the south to Gosditch in the north past the former Horse and Jockey public house, running parallel to, and some 50-75 metres from, the B4696. The path has variously orthostatic and wooden stiles (18) where it crosses fields, private drives and paddocks and offers a pleasant rural walk. Road access to the dwellings of Derryfield is variously from the B4696, Gosditch and The Derry.

Moving north, at the end of a tree-lined private avenue stands Derryfields Farm (19), a substantial old stone-built and modernised farmhouse with outbuildings. The field in front has a 100 metre frontage onto the B4696 and is one and a half acres. Another public footpath branches off behind the farm and heads east to exit on the High Road by Grove Farm.

Next is a group of four dwellings, a bungalow Derryville has a small garden fronting directly on to the B4696 with a road beside it. Behind it in the former garden, The Grove was built in 1990 to a contemporary design. Behind it across the footpath is Tunbury, (20) a post-war bungalow and No.17A, a white-washed cottage, which is probably an enlarged version of something much older. These properties have double garages annexed to them, forming quite a close group, through which the footpath winds.

*(Continued overleaf)*

Identity Area 8



Moving further north, Derryfields Cottage (21) is L-shaped and originally comprised of three low-ceilinged and stone-tiled cottages, probably C18. It and Tunbury face a field of fully an acre between them and the road, with an attractive poplar-lined drive (22).

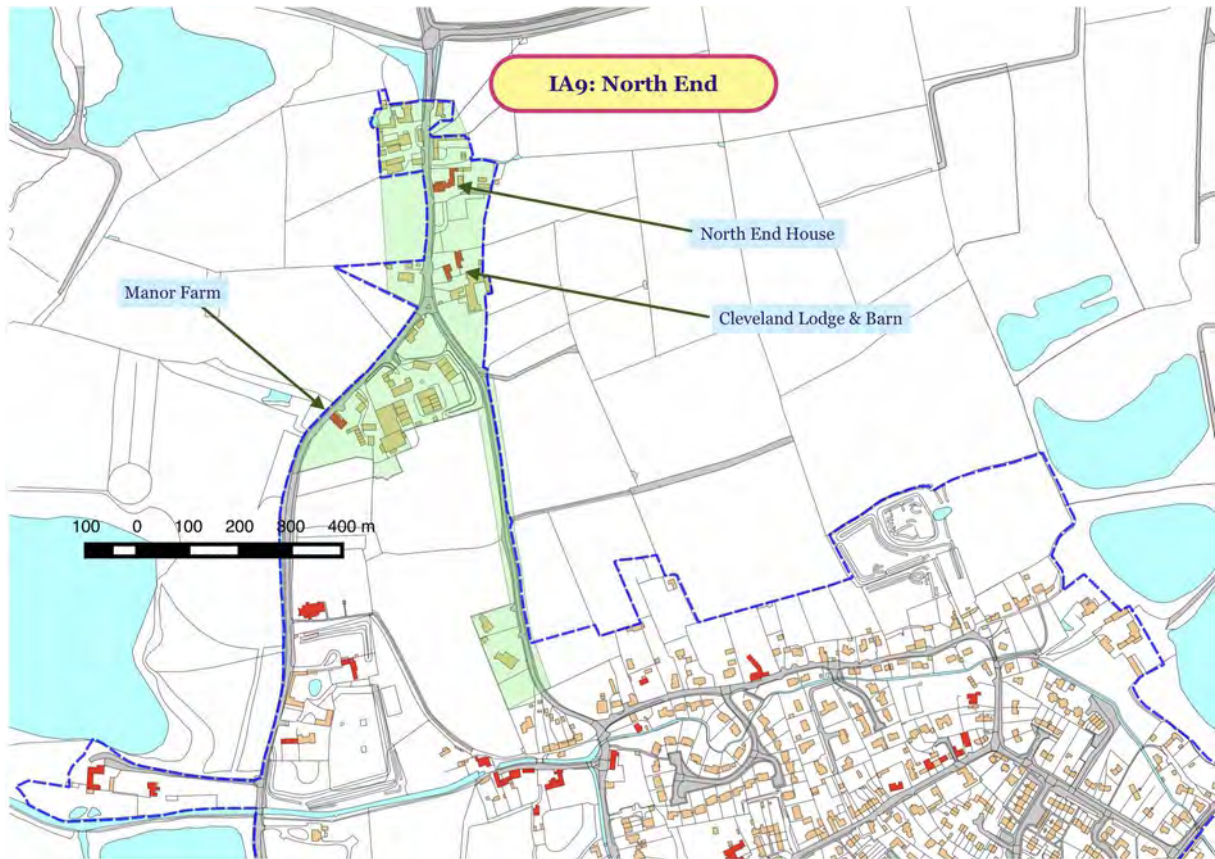
At the northern end of Derryfields, there are two 1950s bungalows, Charlose and Waters Edge with frontages and access directly on to the B4696. To the east of the

driveway/footpath behind the former Horse & Jockey public house (covered under IA6 Gosditch), lies a small group of dwellings, two attached old cottages, both stone-built with stone tiles and a brick-built whitewashed post-war bungalow (23) which backs on to the fields behind.

**Identity Area 8 (continued)**



### 3.9 Identity Area 9: Cox's Hill, North End



**Cox's Hill** is the main route in and out of the northern end of the village. High mature hedges and trees are dominant at the south, with open views east and west across fields. It is the only street with a significant gradient to it, climbing to the north along its 1,000m length and is narrow enough in places to require any larger vehicular traffic to slow when passing. It lies outside the Framework Settlement Boundary, but totally within the Conservation Area. Consequently, there are only two, C20 single-storey residences on the western side of the road and none to the east. One of these now also houses a kindergarten and nursery (1).

Cox's Hill links the main part of the village to North End, essentially a separate hamlet within the CA.

**North End** forms the northern entrance to the village (2) as one of several isolated groups of old houses on the fringe of the village. Some became substantial farms after the 1778 Enclosure, some pre-date that event. In the southwest corner of the Spine Road junction there is a floodwater holding pond (3).

North End originally consisted mainly of farms, but in recent years it has become more of a general residential area with the sale and conversion of former farm buildings into residences and the development of the North End Farm itself (4) (5). It is also the site of a small industrial/commercial park, 'The Old Brickyard', where around 11 small businesses operate (6) (7), providing a valuable source of employment. These are almost invisible from the road and are therefore well-sited from an aesthetic point of view.

## Identity Area 9



Further on, on the west side there is a C20 bungalow (8) and on the east there are engineering workshops that were active well into the second half of the C20 (9). Alongside these is Cleveland Lodge (10) which was one of the original public houses in the village known first as the New Inn and then the Cleveland Arms (11), built in the C18 with additions in the C20. There is also a C17 barn to this dwelling (12) 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 (13), an C18 building positioned sideways on to the road. The adjacent road has heavy traffic and is virtually impossible to use on foot. Large vehicles must give way to allow passing at the bottleneck (14). High mature hedgerows to both sides narrow the carriageway but offer protection to plots

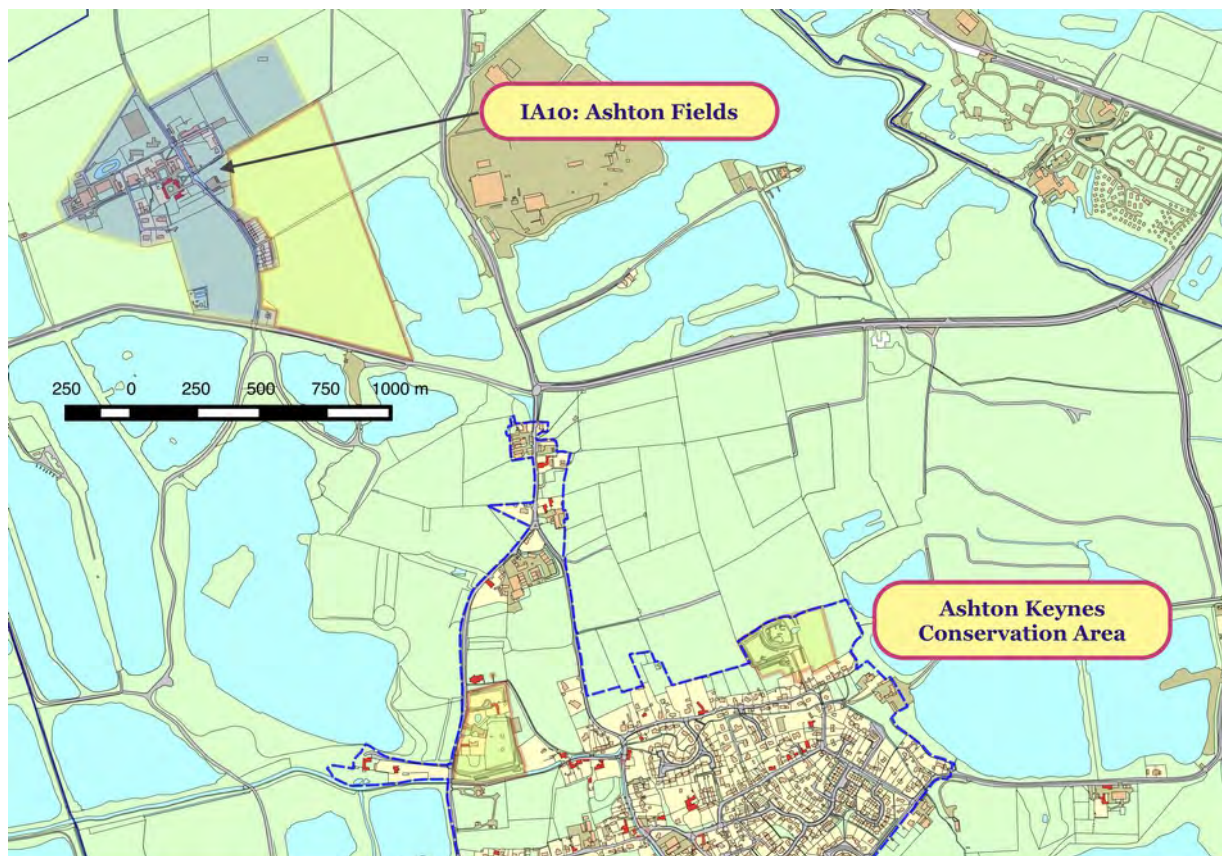
behind. Past this, North End Farm lies to the west opposite a group of single storey barns (15) which have been converted to dwellings, using natural stone walling, welsh slate roofing and simple joinery and there is a C20 bungalow which is now the last house to the north of Ashton Keynes (16). From 1810, a Turnpike House was situated at the Spine Road crossroads, but this was demolished in the 1960s.

Construction is mainly of 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 are largely constructed in dark profiled steel resembling later farm sheds and barns.

Identity Area 9



### 3.10 Identity Area 10: Ashton Fields (the former Cotswold Community)



#### General

This Identity Area (1) is outside the existing Ashton Keynes Conservation Area but is of particular significance in conservation terms. A previous proposal was put to Wiltshire Council in February 2015 to designate it as a new Conservation Area in its own right but this was not acted upon. Nevertheless, for the purposes of the Ashton Keynes Neighbourhood Plan, Ashton Fields has been included in this Conservation Statement.

Ashton Fields (National Grid Reference: SU 03429 95549) lies within the Ashton Keynes Neighbourhood Area (NA) approximately 1½ miles to the north-west of the main village. On

OS maps (2) it is entitled 'Cotswold Community' although this title is no longer appropriate as that community closed in 2013. The site was sold to its current owner, a development company, and is currently unoccupied. In this document, therefore, the site will be referred to by its historical title of 'Ashton Fields'

#### Brief History

Ashton Fields (formerly Westham Farm) was built between 1778 and 1781 as a traditional Cotswold farmhouse with associated outbuildings including barns and stables. It



was for many years the largest farm in Ashton and the only one which did not go to the Nicholas family. Some time before 1785 ownership was appropriated by the mortgagor, John Paul of Tetbury, an important Gloucestershire philanthropist whose son built Highgrove in the 1790's. The farm remained in Paul family ownership until 1914 when it was sold to Herbert or Hubert Cowley.

## Identity Area 10



Ashton Fields: Aerial photograph by kind permission of Dr Robert Bewley



Ashton Fields: Extract from Ordnance Survey Map of the area

John Plumbe snr. farmed Ashton Fields Farm from the early 1850's until his death in 1871, after which it was farmed by his son, also John Plumbe jnr., who eventually moved to Manor Farm, Ablington, Gloucester in 1915.

In 1936, members of a Christian group, the Bruderhof, bought the land to set up their community. They were a peace-loving group that originated in Fulda in Southern Germany and included several nationalities, mainly German, Swiss and Dutch but including 70 British.

*Descriptions of the Bruderhof Period at Ashton Fields appear at Annex 3.10.A in Part 5.*

In 1941, the Ashton Fields site and its buildings were taken over by the London Police Court Mission's Cotswold Approved School, the head of which was the charismatic warden, writer and broadcaster C.A. Joyce. The Police Court Mission transferred ownership to Wiltshire County Council and, in the late 1960s, it was famously transformed into a therapeutic community under the leadership of first, Richard Balbernie and then John Whitwell. The aerial photograph (3) shows the site in that era. In more recent years it has been owned and run by Action for Children, who closed the site in 2013 and moved the provision to another of their facilities.

### **Characteristics of the Site**

Ashton Fields is remarkable in having enjoyed three, quite distinct stages of its life

as a community: the first as a pure farm, the second as social community retreat and the third as an establishment for the care and education of boys with special needs. It is therefore a highly significant asset of social, religious, architectural and economic history.

The site is composed of buildings dating from its C18 farming origins and others constructed since then in the Bruderhof and Cotswold Community eras. They are therefore a mixture of styles and materials, many of the more recent ones of no particular architectural quality. However, the listed buildings are a fine collection of Cotswold stone structures that form a communal development of great character, with strong influences from the Arts & Crafts movement in the early C20. These are described and pictured in the following pages. Both the listed and other buildings are currently in a very poor state of repair, having now stood empty since the closure of the special needs school.

The value of the Ashton Fields site lies in the collected qualities arising from the various eras of its history and the three distinct social functions that it has fulfilled as well as the individual buildings that have been designated as being of significance.

### **Listed Buildings at Ashton Fields**

There are four listed buildings or groups of buildings within the Ashton Fields site (3). These are pictured opposite (4-7) and described in detail at Part 2.1.

Identity Area 10 (continued)



## Heritage Assets at Ashton Fields



### Historic Settlement

The SAM immediately adjacent to the Ashton Fields buildings adds a further dimension to the value of this Identity Area in conservation terms. This is simply listed as a 'settlement to the east of Ashton Fields' and mapped as shown here. The site has been identified by means of aerial photography and superficial ground level examination but has never been excavated. It is thought to be an Iron Age farmstead comprising enclosures, hut circles, pits, ditches and a trackway, seen as cropmarks on aerial photographs. The main elements of the site are a pair of enclosures linked by a trackway, the northern one of which is a 'banjo enclosure' 54m by 48 m. (SAM Listing No: 1004691 OS Grid Reference: SU 03796 95486)

An unlisted burial site established by the Bruderhof community in the early half of the C20 lies to the NE of the Identity Area.

### Unlisted Buildings

A large number of unlisted domestic, agricultural and industrial buildings (8-16) complete the site. Most of these date from the days of the Bruderhof community in the 1920s/30s and are in a poor state of repair, having been neglected and vandalised since the closure of the site in 2013. Although some of the accommodation blocks built by the Bruderhof are of some historic/social interest, they are generally rather crudely constructed, having been built by dedicated amateurs.

If current development plans go ahead, all except the Listed Buildings are likely to be demolished to make way for new housing.

### Current & Future Status

The existing buildings have been unoccupied for two years and are now in a very poor state of repair. The heritage assets among them are in urgent need of conservation. Realistically, the only prospect of conserving

## Identity Area 10 (continued)



## Assorted historic images of the site



these now rests in appropriate and An application for the commercial sympathetic development. The photographs development are of the site has recently on the opposite page give a flavour of the site been made; this includes the conversion of as it currently stands. the listed buildings for modern residential use

## Summary

The Ashton Fields site has great historical, architectural and social significance in its North Wiltshire setting. In particular:

- a. It contains a number of Grade II Listed Buildings and a Scheduled Ancient Monument.
- b. The value of the site lies in the synergy of the assembly of its various components, which is why individual listings do not constitute sufficient protection in conservation terms for the site at large.
- b. The site is currently unoccupied but is owned by a property developer.
- c. Whilst the current plans for re-development shown recently in public appear to be sympathetic to the historic setting, further development outside the current settlement footprint would be undesirable in terms of housing quantum.
- d. If development of the site is permitted, high standards of design and construction in harmony with the history of the site, both in the short and long terms should be insisted on.

### *Acknowledgment:*

*Second aerial photograph, photographs of Ashton Fields Listed Buildings and text extracts at the Annex to this section (See Part 5) by kind permission of Mr John Whitwell.*

## Part 4 Conclusions & Recommendations

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### Conclusions

Ashton Keynes is characterised not by its appearance as a 'chocolate box' Cotswold stone village, although there are areas that do have that quality. Its strength lies in the diversity of a community that has grown and developed over the centuries as a working village on the margins of the Cotswolds and the Vale of White Horse, with a range of styles and materials employed in its construction. C20 and C21 developments have ensured that Ashton Keynes continues to enjoy this diversity and to grow at a rate that community has been able to accommodate socially.

The establishment of a Conservation Area that is almost coincident with the Framework Settlement Boundary has been beneficial to heritage conservation.

It will be important in the period of this Plan and beyond that the rate of growth is carefully controlled to ensure that the character of the village and its historic assets are conserved. Future developments must respect the historic whilst allowing the use of styles and materials that will continue the diverse nature of the community.

### Recommendations

It is recommended that:

*(Refers to relevant section of the document)*

1. The current boundaries of the Conservation Area are reviewed with a view to extending the protection given to Ashton Fields to the north-west and the Bradstone Playing Field and the Millennium Green to the east (2.4.2).
2. Whilst Ashton Fields is not currently designated as a Conservation Area, it is deserving of particular consideration in conservation terms and should be included in any review proposed above (3.10).
3. The Framework Settlement Boundary should be retained as at present (1.4.6).
4. No new road signs or street furniture should be introduced into the CA unless absolutely essential for public safety (1.1.1)
5. A Heritage Implementation Group should be formed to review the existing statutorily protected heritage assets and consider if other assets should be protected, perhaps by inclusion in a Local List (2.0).

## Part 5 Annexes & Supporting Documents

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### Annex to Part 3.10 Ashton Fields: The Bruderhof Period

*By kind permission of John Whitwell, Principal of the Cotswold Community 1985-1991*

The farm at the Cotswold Community was the home for the Cotswold Bruderhof from 1936–1941. The following is a brief description of the “bruderhof movement” written by a member of their organisation. Included in the text is a poem written during the life of the Cotswold Bruderhof. This is then followed by a newspaper article describing their way of life in 1938.

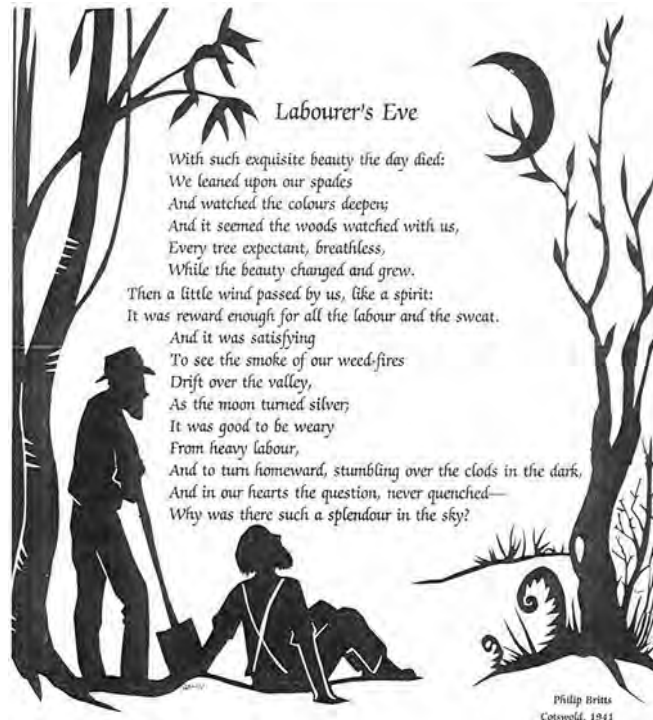
“Bruderhof” means “a place where brothers live”. Since 1528 the brothers and sisters called Hutterian have lived in Bruderhofs in Europe and, for the last hundred years, in the western United States and Canada. Our Christian communities in the eastern United States and England, formerly known as the Society of Brothers, united with the western Hutterian Brethren, who have a history of sharing all things in common for over 450 years.

Germany was suffering widespread material and spiritual devastation after the catastrophe of the First World War. At that time, over sixty years ago, a small community, inspired by the early Christians, was started by Eberhard and Emmy Arnold with a few others. Despite the longing to live a simple life in peace as brothers and sisters, our communities have more than once been at the mercy of political forces. Expelled from Hitler’s Germany as “undesirable” in 1937, the community had to leave wartime England a few years later. Many years were spent in Paraguay, South America until a new Bruderhof was started in the United States in 1954, and by 1961 all could leave South America.

We are thankful that we can now live in a country where we are free to follow the teachings of Jesus in His Sermon on the Mount – sharing our goods, our struggles, and our joys – and where we can witness to a new society in which all men of goodwill can live in peace and justice regardless of race, nationality, education, or social background. In addition to the western Hutterian brethren, who number about 30,000, we are now over 1,500 brothers, sisters, and children, living as families and single people in our communities at Rifton and Ulster Park, New York; Farmington, Pennsylvania; Norfolk, Connecticut; and in England at Robertsbridge in Sussex. We earn our living working communally by manufacturing educational play equipment and equipment for therapy of handicapped children.

**Extract from the Times Sept 6th 1938** From our Special Home News Correspondent.  
"Communal Life on a Farm: The Cotswold Bruderhof, German Peasant Colony, Ashton Keynes"

Along the road between Ashton Keynes and Somerford Keynes, villages on the Wiltshire and Gloucestershire border, is a turning which leads at once into a scene that might be a village in Germany. The appearance of the 200 inhabitants, nearly all of them German-speaking, indefinitely old-fashioned; you feel they would look at home in almost any age but this. The men are bearded and bareheaded; they wear coloured shirts, breeches gathered tight below the knee, homespun stockings (unless their calves are bared), and heavy boots. The ample peasant costume of the women is often blue, and worn with a kerchief or bonnet of the same colour. These people are the Cotswold Bruderhof, a religious community holding all goods in common and living mainly by farming. They are orthodox Christians in the sense that they accept the ordinary Evangelical beliefs, but they refuse all military service, do not render oaths, and, on the model of the Church in Jerusalem, reject all forms of private property among themselves. Their settlement at Ashton Keynes, though it resembles a village in its many industrious activities, is fundamentally a farm, covering 211 acres belonging to the Bruderhof and another 100 acres which they rent. They speak of themselves as one household.



## Supporting Documents

1. Ashton Keynes Conservation Area Statement January 1998 North Wiltshire District Council
2. Wiltshire Council Development Services Householder Design Guide
3. English Heritage (concerning listing)
4. The Ashton Keynes Story David Britton Feb 2010 Publisher:Black Pheasant ISBN-10: 0956464300 ISBN-13:978-0956464309
5. Walks In and Around Ashton Keynes A Footpath Guide Ashton Keynes Parish Council First Published 1996 Second Edition 2008
6. Research conducted by the London School of Economics in 2012 on behalf of English Heritage on [the effect of Conservation Areas on value](#).
7. Post Office Directory Extract 1855 Ashton Keynes.
8. Ashton Keynes Parish Appraisal 1997 supported by Rural Action for the Environment.