

- CONSERVATION AREA STATEMENT -

CONSERVATION AREA No.6

BISLEY



Bisley is a small, pretty and mostly residential village, with a fine collection of vernacular buildings of the 16th to 19th centuries. This historic built environment and its attractive surrounding landscape (part of the Cotswold Area of Outstanding Natural Beauty) make Bisley a typical picture-postcard Cotswold village.

This Conservation Area Statement presents a broad overview of the features that characterise Bisley village, outlining what makes it **historically** and **architecturally important** and what gives it its **distinctive character**.

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PART I: INTRODUCTION



View from the top of Church Hill across Bisley to the east, displaying many of the conservation area's distinguishing features. Varied ground heights ensure the visibility of a range of special historic and architectural features, notably the distinctive roofscape and skyline.

WHAT IS A CONSERVATION AREA?

The legal definition of a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (herein after called 'the Act'), as being:

"an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

Conservation Areas are primarily concerned with the built environment. They are not appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment.

THE PURPOSE OF A CONSERVATION AREA STATEMENT

The act requires Planning Authorities to review their Conservation Areas from time to time. This is the main function of this document. Within Stroud District, there are 42 Conservation Areas, some of which were first designated 31 years ago, and the approach to designation has changed greatly in this time.

- ◆ Firstly, Planning Authorities are now required, in carrying out their planning functions, to *“pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area”* (Section 72 of the Act).
- ◆ Secondly, Planning Authorities should publish proposals for the preservation and enhancement of their Conservation Areas (Section 71 of the Act).

In this review, we aim to identify what makes up the “special interest” of the area and to analyse and define its “character and appearance”. This will provide a firm basis for planning decisions within the Conservation Area, based on Development Plan policies.

It also provides the groundwork for the preparation of policies and proposals intended for the preservation or enhancement of the area. These policies may be aimed at specific sites within the Conservation Area, or more general guidance relevant to the whole Conservation Area, such as the use of appropriate materials.

This Conservation Area Statement will be used as policy guidance by the Planning Authority, in conjunction with other Planning Policy and Guidance documents, when considering proposals for development within the Conservation Area. Further policy information on the historic built environment can be found in:

- ◆ **PPG15 (Planning Policy Guidance):**
Planning and the Historic Environment
- ◆ **Stroud District Local Plan**
(Nov 2005)

Guidance relating to sensitive, locally distinctive development can also be found in the Stroud District SPG **Residential Design Guide** (published November 2000).

THE BISLEY CONSERVATION AREA REVIEW

Bisley Conservation Area (No. 6) was first designated in November 1975 and was subsequently reviewed in 1997, at which time a number of amendments were made to the Conservation Area boundary. The original boundary and the 1997 amendments are both illustrated in **Map 1**.

In line with current government requirements, this review looks at the existing Bisley CA and the land immediately adjacent to it, to see if any further amendments to the Conservation Area’s boundaries are appropriate or necessary.

The Bisley Conservation Area was adopted by Full Council on 28th June 2007.

PART II: ANALYSIS



THE ANALYSIS OF CHARACTER

The aim of this section of the Conservation Area Statement is to define what makes up the special interest or 'character' of the study area, in order that this may be preserved and enhanced. Although the character of an area may be very obvious in visual terms, it is about much more than just appearance. History, geography, use and appearance are usually intricately and inextricably linked in the evolution of any settlement, and in the creation of its character.

- ◆ The origins of a settlement and what has happened to it in the past are often still evident in its current state. Its history can tell us more than simply the date of its buildings: The changing economic fortunes of an area, important historical events and individual patrons or developers may have played a role in shaping tastes and styles, as well as influencing the extent of expansion.
- ◆ Current or former uses often have implications for the shapes, sizes and types of buildings that are created, and their massing and relationships to each other. Uses can also create distinctive sounds or smells, adding 'life' to the built form.
- ◆ The origins and evolution of a settlement may frequently be dependent on its setting and location: these may have suggested a particular industrial, defensive or cultural role, for example. Furthermore, the location almost always dictates the types of materials and building traditions that prevail.
- ◆ The visual appearance of an area is often the cumulative effect of many influences. The appearance is frequently the aspect that most people relate to in terms of defining what is of special interest and worth preserving or enhancing. The appearance may be made up of locally typical buildings, or structures of great architectural importance.

HISTORY OF BISLEY

ORIGINS OF THE SETTLEMENT

The earliest tangible history of settlement in the area derives from a number of burial mounds dating back to the Neolithic period. Many Roman remains have also been discovered, including pottery, anaglyphs and animal bones. The site on which the All Saints Church stands is believed to have been a site of worship in Roman times. Indeed, two Roman altars excavated near the church tower, c.1861, now sit in the British Museum.

Evidence of Saxon occupation can be found in both the local place names and in physical remains. The name 'Lypiatt', for example, derives from 'hlyp' meaning to leap, and 'geat' or 'yat', meaning gate. The name refers to a gate in a park over which deer can leap, but which is high enough to prevent other animals from entering. The All Saints Church is also Saxon in origin. In spite of major reconstruction in the 13th and 14th centuries, a number of carved Saxon stones are still displayed in its south aisle.

In 680, the Archbishop of Canterbury created parishes based on the large Saxon estates of the period. These were in turn used to form the Hundreds, of which the Bisley Hundred incorporated Painswick, Miserden, Edgworth, Winstone, Sapperton, Frampton Mansell, Througham (a tithing of Bisley), and Bisley itself. Throughout the Medieval period, Bisley parish was thriving. It formed the central settlement in the area and included both Stroud and Chalford – interestingly, Stroud did not become a distinct parish in its own right until 1304.

The village of Bisley itself, however, has always remained small. An attempt in the late 17th century to establish it as a market centre met with little success.

EXPANSION AND DEVELOPMENT

The early prominence of Bisley was substantially a result of its location at the crossroads of the two most significant routes through the Parish: from Painswick to Cirencester and from Chalford to Birdlip. At this crossroads sat the New Inn, now re-named the Stirrup Cup. The High Street developed along the Chalford to Birdlip road, just south of this crossroads. The development of the village in relation to this important crossroads is reflected in this 1842 Tithe Map (Right).

Sixteenth, Seventeenth and Eighteenth Centuries

Despite this important location, the village never developed into a market town of any significance. Rather than developing into a strategic trading post, Bisley's growth relied heavily on agriculture and cottage industry and was profoundly rooted in the natural resources of the surrounding landscape.

As suggested by the ancient Saxon place names, the locality was also a rich hunting ground, frequented by wealthy aristocrats and royalty. Legend has it that in 1542, Henry VIII left his daughter, the young Princess Elizabeth (later to become Queen Elizabeth I), at Overcourt Hunting Lodge while he participated in a hunt. In his absence, young Elizabeth fell victim to the Plague. Ever fearful of their King, the courtiers devised a plan to find a like-for-like substitute for the dead Princess. In the absence of any suitable girls, a young red haired boy was plucked from a local family to take her place. As the story goes, under his disguise the 'Bisley boy' went on to become a great ruler of the country, while the true heir to the throne lies forgotten in the churchyard to this day

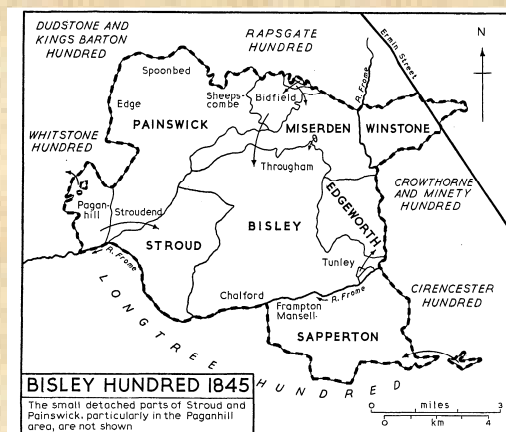
The settlement evolved largely in response to the needs of the local agricultural community. Dairy farming in the Toadsmoor Valley and crop growing on the plateau would have generated a high level of employment.

Sheep grazed the Cotswold plateau too, fuelling the woollen cloth industry with which the Stroud Valleys are so closely associated. By the beginning of the 17th century, Bisley relied considerably on the cloth industry, as did much of the Stroud area. Many of the village's smaller 17th and 18th century cottages, including those that line the High Street, were principally occupied by hand loom weavers.

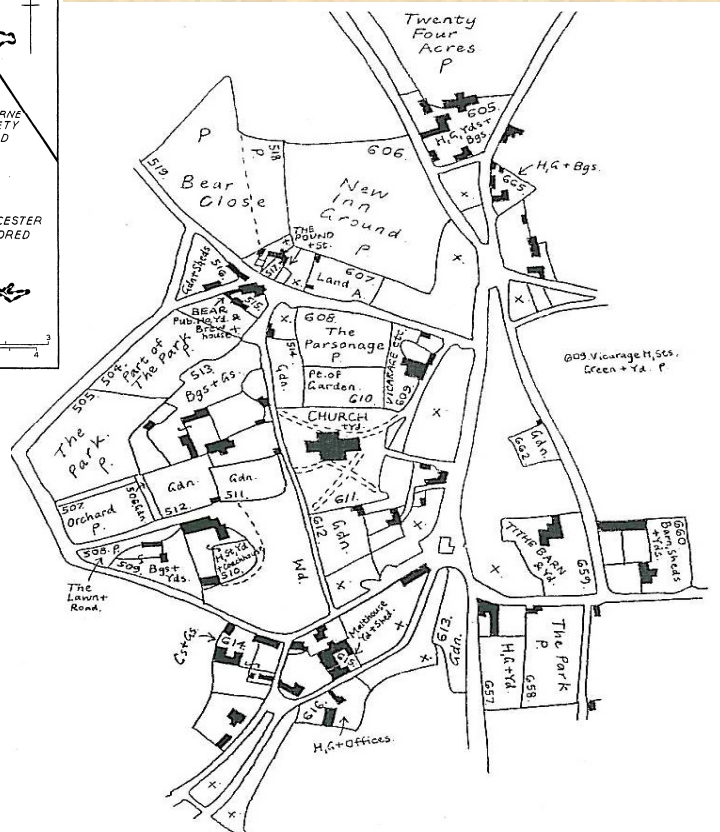
The village developed as a self-contained community, with surviving evidence of buildings designed for all aspects of human activity:

Manor houses (Over Court and Jaynes Court), shops, church, chapel, lock up, inns, school and a wide variety of houses of differing sizes and types.

As was common to many settlements in the Cotswolds and particularly the Stroud valleys, much of this development occurred in intense building booms between the late 16th and early 18th centuries (a period sometimes referred to as “The Great Rebuilding”, since many Medieval structures are thought to have been swept away or substantially ‘improved’ at this time). This phase of expansion and development points to the degree of wealth and prosperity the village was experiencing at the time, relative to other areas of the country. Much of this was due to the blossoming of the local cloth industry.



Above:
Map of 1845 showing the
Hundred of Bisley



Right: 1842 Tithe Map of Bisley.

Nineteenth and Twentieth Century Decline

The 18th century saw the beginning of industrialisation and the centralisation of cloth-making processes into purpose-built mills, having a profound effect on the cottage industry of small remote settlements such as Bisley. The Stroud valleys cloth industry was subject to harsh cycles of boom and bust. In 1815, the end of the war with France removed the demand for cloth for military uniforms, while the arrival of mill machinery from the 1830s brought cottage-based handloom weaving to an abrupt close.

This took a great toll on Bisley. Agricultural production decreased, unemployment rose and some residents were lost to the widespread emigration to the New World. The resulting hardships suffered during this time earned the village the unfortunate nickname of 'Beggarly Bisley.' These issues were further intensified in the late 20th Century by the increased mechanisation of farming practices.

Although devastating for the inhabitants, the immense poverty felt by Bisley at that time played a major role in the high level of retention of the traditional vernacular architectural features today. Indeed, the village escaped large-scale expansion until the 20th century, when residential development extended northwards. The topography of the area creates a clear visual distinction between this later development and the historic core.

Today, the self-sufficiency of the village has evidently been lost, as, like so many others nation-wide, it has become the preferred residential base for those whose livelihoods do not depend upon agricultural employment, particularly professional and retired people.

*Right:
The high survival level of
traditional architectural
vernacular features (here
in George Street) is a
result of the immense
poverty felt during the
19th century.*



BISLEY IN ITS SETTING

The small, compact village of Bisley is set at the head of the Toadsmoor Valley where the land transforms from a broad, steeply sided valley, to the gently undulating plateau of the Cotswold dip-slope. Both village and surrounding landscape are all part of the Cotswold Area of Outstanding Beauty.

The character of the settlement has been greatly influenced by the geology, landscape and topography of the area. For example, the building materials most easily sourced, the industries that developed and visual impressions of the village have all been shaped by these factors. The following section will consider the reasons for this in more detail.

THE GEOLOGY

The character and appearance of Bisley has been shaped to a large extent by its position on a vast limestone belt, stretching between Lincolnshire and the Dorset coast and dating as far back as the Jurassic period, between about 185 and 140 million years ago. The Cotswolds, a region of ambiguous boundaries, is usually held to constitute the highest part of this belt, a plateau that rises from the east in Oxfordshire and descends in a dramatic escarpment to the west, within sight of Stroud.

The limestone prevalent in the Cotswold region is known as 'oolitic' limestone. This is 'soft' when newly extracted, a result of its porous nature, and may be easily worked. This abundant, easily extracted, relatively cheap stone became the primary building material during the Middle Ages, exploited both for stone slate roofing and stone walls.



Left: Squared and coursed rubble stone wall

The mass of oolite occurs in two basic layers. The older, deeper layers are known as the 'Inferior Oolite,' a type of which are the 'freestones' which are easily cut and shaped and particularly characteristic of Cotswold building. The upper layers, known as the 'Great Oolite,' provided the stone for many local roofing slates. The tilt of the Cotswolds means that the lower layers are exposed along the western escarpment, where they are more easily accessible than in the eastern Cotswolds. Thus the Inferior Oolite is prevalent in the valley bottoms to the south of the Bisley area, while the Great Oolite forms much of the high ground to the north of the area.

This good quality stone on which Bisley lies has been extensively quarried over the years, providing the material for the majority of its buildings until the 20th century. The early 16th century saw the emergence of Througham tile quarrying, which gradually acquired the reputation for supplying some of the best tiles in the county. There are very few working quarries in the region today, which is a particular problem when stone slate roofs need repair or replacement. The demand for salvaged slates has led to the unfortunate practice of stripping precious stone slates from minor buildings for re-sale.



Upper right: Local Cotswold stone tiles



Lower right: Boundary "dry stone" wall

THE TOPOGRAPHY

Where the oolitic limestone meets beds of impervious clay, water is driven out in the form of springs. Hence the Cotswolds are riddled with streams and brooks as well as rivers. These have been highly active in the formation of the topography, carving deep and complex valleys into the 'Oolite' plateau, a process that continues and means that the landscape is ever changing.

The boundaries of Bisley are framed by a number of streams running along deep valleys. The southern boundary follows the River Frome, while most of the western boundary is formed by the Toadsmoor Brook, most of the eastern boundary by the HolyBrook and most of the northern boundary by a branch of the Slad Brook. Significantly, much of the historic core of the village was built above the level of a spring line, running along the Wells Road contour up to the plateau, to avoid the risk of flooding.

The valley sides merge within the Conservation Area producing a variety of gradients. A cross-section through the village from west to east will show an unequal u-shape, with the shallower slopes to the west of the valley. The north to south section shows the valley starting at the northern end and progressing more steeply as it drops and opens out towards the south.



View from the Churchyard. Buildings have responded uniquely and individually to varying ground heights; the undulating land makes the roofscape and skyline a particularly distinctive part of the village's character.

THE LANDSCAPE

The surrounding landscape to the east, south and west of the area is characterised exclusively by agricultural use. Outside the Conservation Area to the north, the village continues onto the elevated plateau where the predominant land use is residential. Much of this was, however, built up during the 20th century. Beyond this phase of expansion lies open countryside again in agricultural use. These agricultural areas are divided into large fields by stonewalls and hedges. Numerous small coppices and large hedgerow trees are scattered along these divisions.

Woodland areas have for a long time been a dominant feature of the local landscape. Thus the areas of tree cover to be found in the Conservation Area make strong contributions to the character and appearance of the immediate setting. These include tree belts in the vicinity of The Chantry and opposite the cemetery on Holloway Road, and elsewhere within the Conservation Area trees occurring individually or in small groups.

There are four Tree Preservation Orders in place within the conservation area boundary at this time. These are illustrated in **Map 5**.



A downward view from Holloway Road depicts buildings as if sunk into a large crater, dominated by the surrounding woodland and overall rural setting.

APPROACH ROUTES AND VIEWS

The main approach routes into the village are down the Cheltenham and Stroud Roads from the north, up Holloway road from the south and along Hayhedge Lane and Limekiln Lane from the east.

First impressions of the area are particularly striking on approach from the south, from the Eastcombe direction and round the bend to Holloway Road. These vistas show Bisley in its widest setting. It appears as a small cluster of buildings peeking out of the top of the valley, partially hidden by substantial tree cover. Both the large houses set away from the centre, such as The Chantry and The Old Mansion, and the small houses and cottages in the main streets are discernible.

The village is only partially visible when viewed from the flatter, north- western approaches. However, the principle landmark of the church spire remains a constant in the landscape.

Views across the village may be seen from a range of vantage points. Each outlook has quite individual characteristics, but in common to most views are the identified landmarks, the varied and distinctive roofscape, the tree cover and the overall rural setting.

From within the village, views out of the settlement are available from all roads and footpaths radiating from the village. The content of these views ranges from modern housing to extensive panoramas of open countryside. The Cheltenham and Stroud Roads are lined by housing along the Conservation Area boundary, but all other outward routes emerge directly into the countryside, giving extensive views either of the undulating plateau or the deep, broad incision of the Toadsmoor Valley.

This immediate transformation into a working and productive landscape accentuates the rural character of the village, creating exclusively agricultural settings. The wooded areas also contribute. Whilst in some cases restricting visibility of the built up areas, they enhance the 'natural' appearance of the setting; in many cases the buildings appear as if they have actually grown up out of the landscape.

Below:

First impressions of the village on approach from the south. The buildings appear to rise from the landscape itself.



THE BUILT ENVIRONMENT

The built environment of the Conservation Area can be very simply divided into two main elements, namely: -

- ◆ The buildings themselves
- ◆ The spaces adjacent to and surrounding the buildings.

The next part of this document uses these two basic headings to examine what makes up the “special architectural and historic interest” of the area.

1. THE BUILDINGS

Whilst some buildings may be individually important in a Conservation Area, it is the relationship of buildings one to another, their layout in relation to the streets and footpaths, and their density, which so often define the character of the area.

The architectural style and materials of the buildings will be important factors in determining what makes the Area “special”.

Current and former uses often impact on the forms and styling of individual buildings, their relationships to others nearby and the levels of activity or motion in the area, all of which comprise significant components of the Area’s character as a whole.



2. THE SPACES

The land around buildings falls into a variety of types including roads, footpaths, gardens, fields and cemeteries – the list is almost infinite. Widths and alignments differ, some contain green features such as trees and grass, some are public and some are private spaces.



SUB AREAS IN BISLEY – A CLOSER LOOK AT THE VILLAGE

Within a Conservation Area, it is sometimes possible to identify parts of the area, which differ in character. Key factors in defining where one part of the Conservation Area differs from another include the density of buildings, and their relationship to one another and to the highways. Where clear differences do exist, these are identified as 'sub-areas' and the Conservation Area is examined using those sub-areas.

Two 'sub-areas' have been identified within the Bisley Conservation Area. These are based on clear contrasts in scale, density, building type and style, enclosing features and in the overall character. **See Map 2**



Sub Area 1: The 'Central Core.'
The central sub-area incorporates the tightly knit buildings which surround George Street, High Street and Wells Road. It also extends around the Bear Inn and to the base of Cheltenham Road.



Sub Area 2: The 'Outer Area.'
This sub area extends out around Back Lane and down Far Wells Road. It covers mainly large houses set in extensive gardens, and some further adjoining open spaces which are an integral part of the setting.

THE BUILDINGS IN SUB AREA 1: THE 'CENTRAL CORE'

Key Characteristics

The buildings in Sub-Area 1 share a number of key characteristics, including;

- ❖ Predominantly residential use
- ❖ Buildings are tightly knit along main streets
- ❖ Alignment to original road network
- ❖ Dominance of 17th and 18th century vernacular stone houses and cottages
- ❖ High survival rate of original features
- ❖ Some modern alterations – including the use of concrete tiles and large modern roof lights, which erode the timeless character.
- ❖ Some modern infill



Above: The buildings follow the gentle twists and turns of the original road network

While most of the buildings in this sub-area are residential, it also contains the majority of the 'community' buildings in place to serve the needs of the local residents. These include the shop, two pubs, and teashop, Methodist Chapel, Roman Catholic Church. All positively contribute to the character of the area.

There is evidence in this central area of its development in response to the original road network. The buildings align with the subtle twists and irregularities of the streets, appearing, in some places, almost haphazardly placed but contributing significantly to the pleasing visual character of this area. This only results in one severe pinch-point at the junction by the Bear Inn.

Buildings are either terraced or tightly knit in ribbon form along streets and brought up to the carriageway or the back edge of footpaths, giving a cramped, cheek-by-jowl appearance. Most are two storeys, interrupted occasionally by two-and-a-half and three storeys. Street widths are generally greater than the height of the buildings either side. Of particular significance is the 'stepping up or down' of the buildings in response to the topography. This is most evident in Mount Pleasant, a row of eleven cottages stepping up eastwards from the centre. Building frontages to the street are generally of a consistent width and are greater than their height. This 'width to height' ratio gives a horizontal emphasis to buildings and thereby to street frontages, which is further accentuated by window proportions.

The majority of the buildings in this central core area are stone houses and cottages of the 17th and 18th centuries, in the traditional vernacular style. One early 17th century, partially timber framed, jettied building (Drakes House) is situated on the east side of high street. A number of examples of “polite” architecture are also to be found, most of which are of late 18th Century origin.

Some of the more prominent buildings include the Bear Inn at the top of George Street, recorded from 1631, which is said to have been originally located in a building on the other side of the street. The inn has 17th-century columns supporting its upper floor. On the High Street, the Tudor Gothic Court House, dated 1865, and the old Bell Inn (late 17th century and restored in 1953 for the British Legion) are both significant buildings.

Buildings within this sub-area are almost entirely built in locally quarried limestone. Random and coursed rubble are the principal techniques and the use of carefully coloured lime mortars has produced a mellow and uniform patina over the years.

Below:
Rectory Farmhouse on Holloway Road (façade c1740) displays architecturally ‘polite’ features, including hipped roof, sash windows with architrave surrounds and stringcourse.

Bottom:
Bear House on George Street (early 17th century) displays typical vernacular features. Note the dovecote in the gable end, the steeply pitched roof and the stone ‘cross’ windows with hood moulds.



Roofs are predominantly steeply pitched and gabled with shallow mortar fillets (no barge boards or parapets, no half-hips), and ridges running parallel to the street. Other typical features include dormers, early stone mullioned windows, some later sash windows and prominent ashlar chimneys with simple cap mouldings.

There is a high survival rate of original features, but there are some exceptions. While many roofs still retain their original natural stone slates, some have been noticeably re-covered using modern plain concrete tiles. Although natural weathering can mellow the somewhat stark appearance and colouring of these tiles, no amount of weathering will compensate for the unfortunate loss of the traditional methods of laying Cotswold stone slate roofs. These included the use of diminishing courses and of 'swept valleys.'

There has been an unfortunate appearance of large, protruding modern roof lights, which dominate and have a harmful effect upon traditional stone slate roofs. In an area where particularly striking roofscapes are visible from many vantage points, forming an integral part of the area's character, these harmful additions should be controlled.

A further regrettable and very noticeable erosion of character and appearance has been the re-pointing of walls with modern cement mortars. This not only disrupts the uniform colouring of the walls, but in some cases will result in harmful strap (raised) joints. These commonly lead to structural problems in the walling material itself.

There are some modern infill buildings within the conservation area. Those that do not conform to the identified character and appearance of the area have been identified as neutral zones, which could be considered for future improvements.



Above: A characteristic sash window on Bear House. Note the fine glazing bars and the lack of 'horns' on the top sash. This particular example is an 18th century replacement for a doorway.

Below: Dormers on a Cotswold stone slate roof



THE SPACES IN SUB AREA 1: THE 'CENTRAL CORE.'

Key Characteristics

The spaces in Sub-Area 1 share a number of key characteristics, including;

- ❖ A generally quiet, undisturbed ambiance, with the exception of the eastern loop road
- ❖ Clear concentrations of activity
- ❖ Visibility of private gardens from many vantage points
- ❖ Dominance of dry stone walls and rubble walls lining roads and private gardens
- ❖ Distinctive, self-contained structures add character and act as landmarks
- ❖ Some alien features encroaching on spaces - including overhead wires and on-street parking

As a small residential village, even the central areas stay fairly quiet. The main concentrations of activity occur around the High Street and George Street, although this has been lessened to some extent by diversions along the Eastern loop road. The road junction by the Stirrup Cup still remains one of the most active spaces in the area.

Other small spaces of high activity are the junctions by The Bear Inn and where the eastern loop road meets Limekiln Lane. These spaces add occasional pockets of contrast to an otherwise tightly textured area. The two Inns also form the principle night-time landmarks in the Conservation Area, visible due to both their prominent locations and the absence of any other forms of street lighting.

Below:

The road junction at the Stirrup Cup is an area of high activity in contrast to the rest of the area.



A variety of other spaces contribute to the character and appearance of Bisley.

As sub area 1 is primarily residential, these are mostly small private gardens. The varying ground levels allow clear views and glimpses into many gardens, and a number of general features can be noted. Most are well kept and their vegetation makes a visual link with the surrounding landscape. Archetypal 'cottage garden' plants and flowers contribute greatly to the character of the village. Low stonewalls serve to separate the gardens while allowing clear views across them from many vantage points. Stone steps are commonly incorporated into the gardens as a result of the rising ground heights.

These gardens are also made visible by a number of narrow paths and steps linking the main streets. Several paths, for example, descend from the Churchyard area down towards the High Street, allowing good views of these private spaces. They also provide valuable pedestrian short cuts given the level of traffic moving through the main streets.

Both rubble stone walls and railings are used to line property frontages and as extensions of these to line roadsides. These enclosing features contribute significantly to the compact feel of this central sub-area.

A number of important architectural features form individual characteristics of the spaces in the area. For example, the troughs and Memorial in Wells Road, the lock up on George Street, the War Memorial and a number of small outbuildings in natural stone walls and slates.

Several features also encroach upon these spaces. Firstly, overhead wires are particularly visible from many vantage points. Their cluttered appearance can significantly detract from important views into, out of and across the area, thus removing from the overall character. Also, on street parking in the High Street reduces the width of the carriageway. Although this acts to some extent as traffic calmer, it can also cause vehicle congestion and obstruct the free passage of pedestrians along the narrow footpaths; it certainly detracts from views of the buildings.



Left:

View down High Street shows not only the buildings' alignment to the street but also the problem of on street parking.

Below:

The troughs and memorial contribute to the character of Wells Road.



THE BUILDINGS IN SUB AREA 2: THE 'OUTER AREA'

Key Characteristics

The buildings in Sub-Area 2 share a number of key characteristics, including;

- ❖ Large, architecturally 'polite' houses
- ❖ Many buildings are of 17th century origin
- ❖ The orientation, shape and size of buildings is less dictated by the layout of nearby streets; houses are often detached, within extensive grounds
- ❖ High level of retention of original features

Buildings in this area are mostly residential. The only two community buildings are the Bluecoat School and All Saints Church, which also provide the two main focal points in the area. Buildings are more sparsely laid out, in direct contrast to those in Sub Area 1. The area is dominated by a small number of large architecturally "polite" houses set in extensive gardens, reflecting the social position of those who built them. For example, the two former manor houses, Over Court and Jaynes Court, stand just west of the church.

Most buildings are 17th Century, with some alterations and additions, and the techniques and details of the Cotswold vernacular style are once again in abundance.

Typical features include the use of well-laid ashlar stone with fine detailing to window surrounds and eaves cornices. The number of hipped roofs in this sub area is distinctive, made possible by the deep profiles created by floor plans. Roofs have broad overhanging eaves and heavy cornices. The high ceilings inside these spacious, prestigious houses allowed tall windows and resulted in a correspondingly high eaves height. They consequently have a clear vertical emphasis.

These features and the use of formal architectural composition combine to create an air of architectural superiority and a slightly dominating scale. This was undoubtedly the intention of the original owners, who would have held considerable power and influence within the local community.

Even features such as chimneys have had care and craftsmanship expended upon them. Together with a number of well-detailed dormers, these contribute to the distinctive roofscapes and skylines of this sub area. On the whole, few of the original features have been lost.



*Right:
Over Court stands in close proximity to the
All Saints Church, indicating the degree of
wealth and importance attached to the
original owner.*

THE SPACES IN SUB AREA 2: THE 'OUTER AREA'

Key Characteristics

The spaces in Sub-Area 2 share a number of key characteristics, including;

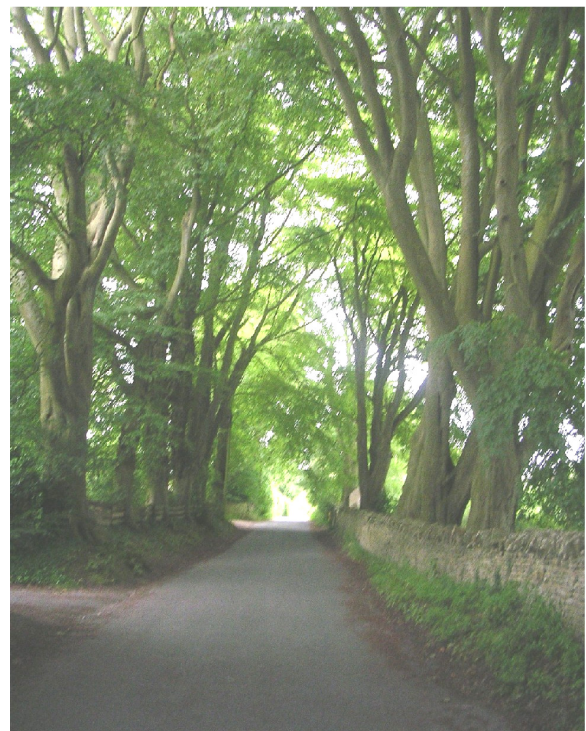
- ❖ Narrow roads and paths, serving the residents and inviting little other activity
- ❖ High stone walls provide enclosure and limit visibility of some private gardens and large open grounds; impressive gateways signal status and prestige
- ❖ Many other private open spaces are highly visible by virtue of the topography
- ❖ Trees provide enclosure and height, and make a significant contribution to the character of Sub-Area 2.

There is substantially less activity in this area by nature of its sparse, predominantly residential use. Back Lane and Far Wells Road in particular are distinctly tranquil. As a result, the roads are generally quite narrow and less easily accessible by larger vehicles.

The spaces are mostly private gardens and large open grounds, as opposed to roads. In contrast to sub-area 1, the stonewalls surrounding Jaynes Court, Over Court and The Old Vicarage are high, restricting visibility into their expansive grounds, which have survived as undeveloped open space. The remainder of the sub-area, on the other hand, is highly visible by virtue of the topography. In particular, the gardens of The Old Mansion, The Chantry, Brattons and Paulmead, are conspicuous from Holloway Road. Again these tend to be well kept and contribute positively to the area as a whole, creating a transitional phase between the countryside and the tightly knit pattern of the historic core of the village.

Pedestrian access routes between the main streets take the form of narrow paths and steep stone steps climbing from the central area up to higher ground in the outer area. Of some significance are the early 19th century, Grade II Listed steps, railing and boundary wall, extending from Wells Road up to Jayne's Court and the churchyard. Rubble stonewalls again line most of the roadside edges and form an important addition to the variety of characteristic stone buildings, roofs and other structures. A number of other individual architectural features help to characterise these spaces. The lychgate at the top of Church Hill and the cemetery gates in Holloway Road both contribute.

Trees play a more significant role in this area. Tree belts in the vicinity of The Chantry and opposite the cemetery on Holloway Road are perhaps most dominating, but smaller groups help to frame key views and complement the buildings along most of the conservation area boundary. Only four Tree Preservation Orders are in place within the boundary at this time. These are illustrated in **Map 5**.



Tranquil, tunnel-like Back Lane. Tall trees dominate the narrow carriageway, which is used predominantly by residents.

THE CHARACTER OF BISLEY: A SUMMARY

The character of the Bisley Conservation Area changes quite clearly from its tightlyknit central core to a more open texture as it extends out in all directions. For the purposes of analysis, the study area has been split into two distinct sub-areas. Although these display many contrasting character traits, they also share some strong common elements, which are important to the character of the Conservation Area as a whole.

Harmonious variety...

The variation in size, scale, density and distribution of the buildings in Bisley reflects the social history of the area as well as the status of those who historically lived and worked there. The abundance of relatively unaltered 16th and 17th and 18th century buildings is a clear indicator of both the local affluence at the time of construction and the subsequent poverty during the early 19th century. Despite the variety of detail, the village has a very strong overall visual coherence and a distinctive 'harmonious' character.

Setting, Views and Landmarks

The rural character of Bisley is present throughout, and the overall 'natural' feel of the area is greatly enhanced by the interaction of tree groups within and without the boundary, this further aided by the close proximity of fields to Bisley's boundary and the long distance views out across to the Toadsmoor Valley.

The village is arranged very much in response to the immediate topography. The varying ground heights result in some particularly striking views into, out of and across the area, accentuating a range of significant built and natural features. Landmarks such as the Church spire and Mount Pleasant, as well as a range of distinctive roofscapes, are particularly characteristic features.



Materials, Historical and Architecture Features

The buildings present a uniform image of time-weathered natural Cotswold stonewalls. This uniformity owes a great deal to the original use of lime mortars, which have weathered consistently with the stone to give entire walls the same mellowed tone. Roadside walls within and leading out of the area, also exclusively in natural stone, carry this uniformity out into the open countryside. The natural stone slate roofs weather to a slightly darker colour than the walls, a result of the way they are split, but this produces a harmonious effect between the two, which is very much part of the appeal of the Cotswold village. Examples of traditional construction techniques, such as the diminishing courses and 'swept valleys', also survive in abundance.

Other architectural features that dominate include the stone mullioned windows, steeply pitched gabled roofs, small rooflights, and prominent ashlar chimneys with simple cap mouldings. These are combined with a number of very individual features, such as the wells, the village lock up and the mounting steps, contributing to a somewhat quirky feel which gives the village a character all of its own.

These special historical and architectural features combine to form a valuable record of centuries of human occupation in upland rural Gloucestershire, typical of the reputation for which the Cotswold villages are known the world over.



PART III: STRATEGY

A REVIEW OF THE CONSERVATION AREA BOUNDARY

The original Conservation Area boundary was set in 1975 and was subject to a number of amendments in 1997 (see **Map 1**). A number of large open spaces were incorporated into the Conservation Area at this time, on the basis that they were important to the immediate setting and to views in and out of the area.

Although it is understood that Conservation Area status should not be used as a means of protecting landscape features, where these features form an integral part of the historic built environment and its immediate setting they warrant protection.

The open spaces and landscape features within the Bisley Conservation Area boundary all make positive contributions to the character and appearance of the Conservation Area. A range of tree belts and smaller groups of trees line much of these open spaces.

In light of this, no amendments to the boundary of the Conservation Area are proposed at this time.

The Bisley Conservation Area Statement was adopted by Full Council on 28th June 2007.

PROPOSALS FOR THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

It is the aim of the District Council that the existing character and appearance of the Bisley Conservation Area shall be preserved and / or enhanced. Proposals have been prepared which will enable this to be achieved.

Preservation will be achieved by the refusal of permission for the demolition or alteration of any building or structure where this work would result in damage to the character or appearance of the area. Enhancement will be achieved by the use of Development Control powers and by design guidance to owners and occupiers in the area.

All proposals for development within or, in some cases, adjacent to the Bisley Conservation Area will be assessed against the Development Plan policies set out over the following two pages.

These are taken from the adopted **Stroud District Local Plan** (November 2005).

Local Plan Policies for development affecting a Conservation Area

Policy BE4:

Applications involving the demolition of an unlisted building, buildings or other structure or structures, within a Conservation Area, will only be permitted if either:

1. The structure to be demolished makes no positive contribution to the character or appearance of the area; or
2. The condition of the building or structure is such that the cost of repairing and maintaining it outweighs its importance, and the value derived from its continued use; and
3. Detailed proposals have been approved for the re-use of the site, including any replacement building or other structure that retain or make a greater contribution to the character or appearance of the area than the building or structure to be demolished.

Policy BE5:

Development within, or affecting the setting of a Conservation Area, will only be permitted if all the following criteria are met:

1. The siting of the development respects existing open spaces, patterns of building layout, trees, hedges, walls and fences, and does not harm any positive contribution made to the character or appearance of the Conservation Area by any of these;
2. The scale, design, proportions, detailing and materials used in the proposed development are sympathetic to the characteristic form in the area, and compatible with adjacent buildings and spaces;
3. It does not cause the loss of features of historic or characteristic value; and
4. Important views within, into and out of the area are protected.

Policy BE6:

Proposals to alter or extend an unlisted building in a Conservation Area will only be permitted if the proposal is sympathetic in design, scale, materials, detailing, colour and landscaping to the rest of the building and to the Conservation Area.

Policy BE7:

A change of use of a building in a Conservation Area will be permitted if both the following criteria are met:

1. The new use will not require any changes in the appearance or setting of the building, other than those which will preserve or enhance its contribution to the character or appearance of the area; and
2. Any traffic generation, vehicle parking or noise can be catered for in a way that preserves or enhances the character or appearance of the area.

Policy BE13:

Development will not be permitted where it would involve significant alteration or cause damage to nationally important archaeological remains (whether scheduled or not) or would have a significant impact on the setting of visible remains.

Policy BE14:

Development that affects archaeological remains of other than national significance will not be permitted unless the importance of the development outweighs the value of the remains.

Local Plan policies for development affecting a Listed Building

The Bisley Conservation Area includes a great number of **listed buildings**, as is often the case in high quality historic environments. The following policies are used to assess development affecting a listed building or its setting, where that development requires planning permission.

When considering applications for **Listed Building Consent**, the Planning Authority refers to government policy guidance in the form of PPG15: Planning and the Historic Environment, rather than to Local Plan policies.

Policy BE8:

Development involving the total demolition of a listed building will not be permitted unless there are very exceptional circumstances, where all the following criteria are met:

1. The listed building concerned is a Grade II Listed Building;
2. The condition of the building is such that the cost of repairing and maintaining the building outweigh its importance, and the value derived from its continued use;
3. There is no other viable use for the building; and
4. The demolition of the building will not cause harm to the setting of any other listed building, the character of a Conservation Area, or the character of a street scene.

Policy BE9:

Development involving the partial demolition of a listed building, or the demolition of a Curtilage listed building, will only be permitted where the demolition will achieve the preservation of the listed building and its setting.

Policy BE10:

Development involving proposals to extend or alter a listed building, or any feature of special architectural or historic interest that contribute to the reasons for its listing, will not be permitted unless it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.

Policy BE11:

A change of use of all or part of a listed building will be permitted only if it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.

Policy BE12:

A proposal for development that affects the setting of a listed building will only be permitted where it preserves the setting of the affected listed building.

Design and policy guidance relating specifically to the Bisley Conservation Area, and resulting from this Review, is presented over the following pages.

Defining issues and pressures

In order to formulate effective conservation policies, which will preserve and enhance the prevailing character of the Conservation Area, it is important to assess the sorts of pressures to which it is subject. Many of the common trends in development or use in an area can have negative implications for the retention of important aspects of character and architectural integrity.

The most pressing issues that influence the historic environment in the Bisley Conservation Area have been identified during the course of this review. These are as follows:

1. Overhead Wires

Electricity pylons and overhead wires form particularly intrusive elements. Concentrations of these are evident throughout but more so along the built up central area, as in the view over Wells Road see below.

*Right:
Overhead wires are an
intrusive feature in many
views across the area.*



2. Vehicle and pedestrian conflicts

The High Street was originally formed along a main road from Chalford to Birdlip, running straight through the village. Through traffic is now encouraged to use the eastern loop road rather than the High Street through from Holloway Road, to act as a diversion from the central area. As a result, traffic in the centre of the village tends to be that of local residents, service vehicles or other visitors. Fortunately, the main generators of activity (the school, the post-office and the two inns) are located away from the eastern loop road, thereby avoiding conflict with through traffic. The Eastern loop road is not without its own problems, however. Used also by heavy vehicles, it causes a certain degree of noise and vibration, which can have a harmful effect upon nearby buildings.

The original road layout also creates some conflicts between vehicles and pedestrians. For example, the juxtaposition of buildings in the vicinity of The Bear causes a pinch point, which is blind and where there are no footpaths.

3. On-Street Parking

Due to the tightly knit nature of the buildings along the main streets, few houses or cottages in these areas have drives or other parking provisions. Thus, the use of on street parking by residents, particularly along George Street, High Street and Wells Road, is high. This is further heightened when the School finishes mid-afternoon. The width of George Street means that in spite of the visual detracting, this does not cause too many problems. The narrowness of the High Street and Wells Road, however, creates more of a problem. On-street parking further reduces the width of the carriageway and sometimes obstructs the free passage of pedestrians along the available footpaths. In a more positive light, this can at the same time act as a traffic calmer.

4. Modern infill.

There have been some instances of modern infill, which display few of the characteristic features of the conservation area. These have been identified as neutral zones, which could be considered for future improvement.

5. New or replacement architectural features.

Potential threats lie in the insertion of unsympathetic modern roof lights and UPVC windows, and the replacement of traditional cast iron gutters and down pipes with modern plastic counterparts. The demolition or inappropriate rebuilding of chimneys has also occurred, as has the addition of porches, which are uncharacteristic of the area. These are identifiable in both sub areas and are particularly visible as a result of the area's topography.

6. Materials and construction techniques

The extensive use of limestone as a building and roofing material throughout this area gives it a very strong and distinct local character. This is reinforced by the variety of stonewalls used to enclose gardens and line the roads across the entire area. Where the traditional materials have not been employed for building construction, these buildings tend to be very noticeable and have a visually detracting effect. In particular, the use of concrete tiles for re-roofing has a negative impact upon the area while the use of cement based mortars for re-pointing causes decay of the original surrounding stone.



Above and Below: The High Street showing the problem of on-street parking



Policy and design guidance

The designation of the conservation area is not intended to prevent all changes. Change can be a positive force, especially where it would enhance the character of the area. As a general rule, however, it will be expected that works requiring Planning Permission will avoid detracting from the character and appearance of the Conservation Area and should, wherever possible, positively preserve or enhance those qualities. Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this requirement to pay special attention to preservation and enhancement extends to all powers under the Planning Acts, not only those which relate specifically to historic buildings.

The Local Planning Authority will therefore refer to the following guidelines when applications for works requiring Planning Permission, Listed Building Consent or Conservation Area Consent in the Bisley Conservation Area are considered. These have been compiled in direct response to the issues and pressures that have been identified as affecting the character or appearance of the Conservation Area. They are intended to act as additional guidance when applying the Development Plan policies set out on the preceding pages, to ensure that proposals either preserve or enhance the character or appearance of the Conservation Area.

- P1. **Overhead power cables** form a particularly intrusive feature. The reduction or removal of overhead power lines will be promoted. This will be largely dependent upon the cooperation of the relevant service providers and statutory undertakers.
- P2. Where pedestrian and vehicles safety is put at risk by the pressures of **vehicle access and on-street parking**, which is largely a result of the historic street layout, appropriate methods will be taken to reduce these threats. This will be dependent upon the full co-operation of the Highway Authority.

- P3. **New buildings** or the **extension of existing buildings** will be required to reflect and respect the existing pattern of development especially in terms of materials, scale, proportion and massing, and in their relationship to the highways.
- P4. The topography ensures the clear visibility across many private gardens and open grounds. Thus, the erection of **sheds, greenhouses, garages, outbuildings and swimming pools** will only be allowed where their siting, size, design and materials minimises the visual impact upon the site's surroundings.
- P5. In identified **neutral zones**, the Planning Authority will discourage development which perpetuates this situation and instead encourage that which enhances those particular parts of the area.
- P6. The demolition of, or alteration to, **walls, fences or railings** in or around the historic plots and other private spaces will not normally be permitted. Proposals to erect fences, railings or walls will only be allowed where they are incorporated in a development in a similar way to those already in existence, and where they are sympathetic to the building on the site and its immediate surroundings.
- P7. The formation of new openings for **windows and doors** shall only be permitted where they accord with the scale and style of the building. Where historic windows and doors survive, there will be a presumption in favour of their retention, unless beyond repair. Replacement windows and doors should be reflect the style and age of the building and should be constructed in traditional materials, detailing and design, with a historically appropriate finish. The use of UPVC will be strongly resisted, as will the use of modern stains in contrasting and/or inappropriate colours.

- P8. The demolition or rebuilding of **chimneys** using inappropriate materials and methods, and the unnecessary or unsympathetic additions of **dormers** or modern **roof lights** will be resisted.
- P9. Proposals to erect **porches** will have to show that they are sympathetic to their host building, especially by way of their design, scale, bulk and materials and their overall impact upon existing features of the building and the site's surroundings.
- P10. Proposals to insert **roof lights** will receive the closest attention from the Planning Authority with particular consideration being given to the degree of visibility of the roof slope, the relationship of the slope to its neighbours and the cumulative visual effect arising from the proposal. Where proposals satisfy these principles, then only roof lights of an appropriate size, scale and appearance will be permitted.
- P11. The replacement of **rainwater goods** will only be permitted where it is proposed to use cast iron or cast aluminium materials painted in colours traditionally used in the village.
- P12. **Materials** should accord with the type and mix traditionally used in the area, and built according to **traditional construction techniques**. Cement based mortars for re-pointing will also be strongly resisted, and traditional lime mortars recommended.
- P.13. The **painting of external walls** will only be permitted where this would not have a harmful effect on the existing or historic character of the building. It will generally be expected that traditional limewash will be used, in tones and shades which match those traditionally used in the locality.

Proposals affecting Neutral Zones

A neutral zone is an individual site, or group of sites, which does not entirely conform to the identifiable character or appearance of the Area, but where there might be some potential for enhancement. Wherever possible, the Local Planning Authority will encourage the replacement or improvement of buildings in these areas, if and when sites become available or applications are made for development. There are eight small sites in the Conservation Area, which are regarded as neutral zones, all of which are residential. These are identified on **Map 4** and listed below:

- ❖ Two separate sites on Far Wells Road are recent developments and are somewhat uncharacteristic of the area. These sit at a high ground level on account of the topography, thus are particularly visible from a number of vantage points.
- ❖ A cluster of three buildings set back off George Street, displaying few features that are characteristic of the area, sits in a conspicuous position on a main street.
- ❖ Brace Bridge House, at the end of Calfway Lane. A 20th century re-development, displaying few characteristic features.
- ❖ Two separate sites, one at the end of Holloway Road and one set back from the road, have been subject to 20th century re-development and display a number of unsympathetic modern features. The former is a conspicuous site on approach from the south.
- ❖ Modern 20th century development on the Eastern loop road and on Joiners Lane display few characteristic features.

LISTED BUILDINGS

At present, there are 58 buildings (not including monuments) within the Bisley Conservation Area that have been listed by the Secretary of State for Culture, Media and Sport as being buildings of Special Architectural or Historic Interest [see **Map 3**]. Some list entries cover a number of buildings within a single entry (for example in the case of terraces), so the number of distinct units or properties actually covered by listing is certainly significantly more than the number cited here.

Once a building has been listed, **Listed Building Consent** is required for any works of demolition, alteration or extension, which would affect its character. Any changes to these buildings should also be considered in relation to the effect they would have on the character and appearance of the Conservation Area.

The entire building is listed and controls apply to all works, both internal and external and whether or not a particular feature is specifically mentioned in the list description. Consent is also required where routine repairs would involve alterations and consent may be required for the painting or repainting of the exterior or interior of a listed building.

Additionally, the curtilage of a listed building is also considered to be part of the listed building. 'Curtilage' is normally considered to be the land, buildings and structures which go with and are subordinate to, the principal building and which would normally be conveyed as a single holding, or which may have an historical association. For example, the curtilage of a town house would normally include any later workshops or washhouses and the perimeter wall or fence of the garden. Any proposals to alter curtilage features would be subject to prior consent from the Local Planning Authority.

TREES

Any tree in a Conservation Area, which has a trunk diameter of over 75mm, when measured at a point 1.5m above ground level, is protected.

Anybody wishing to carry out works to a tree in a Conservation Area is required to give 6 weeks written notice to the Council. The Council's standard application form can be used for this. The notice period is intended to give the Council time to consult locally, and to consider the impact of those works on the tree and the setting of the Conservation Area. No works may be carried out within that period.

If the Council has no objection to the proposed works, it will normally confirm this within the six-week period. The works can then proceed. The Council cannot refuse works to trees in a Conservation Area. If the Council believes that the proposed works would be detrimental to the health of the tree, or the character and appearance of the Conservation Area, it will make a **Tree Preservation Order (TPO)**. This would immediately bring the tree under the general control of the TPO system, which does require formal applications for proposed works. There are currently four Tree Preservation Orders within the Conservation Area. These are illustrated in **Map 5**.

Some exemptions from the need to notify do exist, so it is always best to check with the Council's Tree and Landscape Officer, prior to arranging any works.

THE PROTECTION OF UNLISTED BUILDINGS

There are a number of unlisted buildings and structures in the Conservation Area, which are important contributors to its character and appearance. These can be protected through a range of Conservation Area controls.

Conservation Area Controls: Demolitions

Works for the demolition of an unlisted building that has a volume of over 115 cubic metres needs **Conservation Area Consent (CAC)**. Demolition is defined as the total or substantial destruction of the building concerned. Many works which involve the destruction of only part of the building will not be classed as demolition and will not require consent.

The total or substantial demolition of any wall or other means of enclosure, which is more than one metre high where fronting a highway and is more than two metres high in any other situation, will require Conservation Area Consent.

In accordance with **Stroud District Local Plan Policy**, applications involving the demolition of an unlisted building or structure within the Conservation Area will only be permitted if either:

- ❖ The structure to be demolished makes no positive contribution to the character or appearance of the area; or
- ❖ The condition of the building or structure is such that the cost of repairing and maintaining it outweighs its importance and the value derived from its continued use; and
- ❖ Detailed proposals have been approved for the re-use of the site, including any replacement building or other structure that retains or makes a greater contribution to the character or appearance of the area than the building or structure to be demolished.

Every proposal for demolition in a conservation area must be well supported by information, which puts the case for demolition. Guidance notes are provided with the application forms for CAC.

In contentious cases, where the building in question makes an important positive contribution to the character and appearance of the conservation area, the Council will expect applicants to address the considerations set out in the Government's planning policy document **PPG15 (Planning and the Historic Environment)**. The relevant requirements (particularly paragraphs 4.27 and 3.19) can be viewed online at www.communities.gov.uk (under the Planning pages of the website) or at the Planning Department.

Permitted Development

The Town and Country Planning General Development Order (GDO 1988) requires planning applications for certain types of development in conservation areas which are elsewhere classified as 'permitted development'. "These include various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres (unless the development is carried out in an emergency). The size of the house and industrial extensions that may be carried out without specific planning permission is also more restricted". [PPG15, 4.21]. The rules about permitted development for industrial and warehouse buildings are complex and you should always check with the planning department if you are unsure about alterations you wish to carry out.

Offices, shops and buildings divided into flats do not have the 'Permitted Development Rights' of houses; hence planning permission may be required to carry out even minor alterations and works, including the replacement of windows.

Article 4 Directions

Although the Permitted Development Rights of houses (and buildings other than shops and flats) are restricted within a Conservation Area, as outlined above, the additional controls brought about by designation of the Conservation Area cannot sufficiently prevent many changes to these buildings. If unchecked, a successive number of such changes could damage the character of the Conservation Area.

For this reason, the Local Authority made an **Article 4 (2) Direction** on 11th February 1998. Article 4 Directions allow the Local Planning Authority to apply controls to works of alteration to dwelling houses, which are normally allowed through Permitted Development Rights. As a consequence of an Article 4 Direction, certain works to specified properties require an application for Planning Permission. For such applications there will be no planning fee payable.

In the case of an Article 4 (2) direction, the controls only apply in circumstances **where the proposed works are on elevations which front a highway or public open space.**

The buildings covered by the Direction are detailed in **Table 1** and shown on **Map 3**. These are unlisted buildings, in use as dwelling houses, and as such they would normally have greater permitted development rights than other buildings in the Conservation Area.

Works requiring Planning Permission as a result of the removal of certain Permitted Development Rights by the Article 4 Direction are outlined in **Table 2**. This quotes directly from the General Development Order. If you have any queries about the interpretation of the various classes, please telephone the Conservation Team on 01453 766321.

Table 1

	Buildings covered by Direction:
	Tythe Barn Group 1-11 Mount Pleasant The Nest Cartref Priest House 1-2 Priest Barn
Cheltenham Road	Bisley Farm House opposite Fir Tree Cottage 1-3 Fir Tree Cottages 1-4 Hampstead Buildings Myra House Lystra Cottage
George Street	House attached to Everest Cottage The Milestone Penworth The Old Coach House Parsons Cottage
Wells Road	Stone Villa Burnhead
Far Wells Road	Sycamore Cottage The Firs
Back Lane	Bear View Cornerstones Maplewood Grove Cottage
Hayhedge Lane	Lilac Cottage Paul Mead Barn Maryvale Paulmead
Manor Street	Martlets
High Street	Stagecroft Swiss Cottage Yewcroft Cliftonhill Cottage
Joiners Lane	Todsbridge
Van Der Breen Street	Oakleigh
Holloway Road	No's 1-2 The Malthouse Windy House
Rose Hill	No's 1-3

Table 1 (above).
Buildings covered by the Article 4(2) Direction

Table 2 (following page).
Works for which Planning Permission will be required,
where a building has an Article 4 (2) Direction placed
upon it

Table 2

	Development within the curtilage of a dwelling house:
Class A	The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement or alterations would front a relevant location.
Class B	The enlargement of a dwelling house consisting of an addition or alteration to its roof , where the affected roof slope fronts a relevant location.
Class C	Any other alteration to the roof of a dwelling house, where the affected roof slope fronts a relevant location
Class D	The erection or construction of a porch outside any external door of a dwelling house, where the external door in question fronts a relevant location
Class E	<ul style="list-style-type: none"> ❖ The provision within the curtilage of a dwelling house of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwelling house as such; ❖ The maintenance, improvement or other alteration of such a building or enclosure; where the building or enclosure, swimming pool or other pool would front a relevant location.
Class F	The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such, where that hard surface would front a relevant location
Class H	The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location
	<i>* The above being development comprised within Part 1, Classes A, B, C, D, E, F and H referred to in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, and not being development comprised within any other part]</i>
	Minor Operations:
Class A	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure , where the gate, wall, fence or other means of enclosure would front a relevant location
Class C	The painting of the exterior of a dwelling house or any building or enclosure within the curtilage of a dwelling house, where the work would front a relevant location
	<i>* [the above being development comprised within Part 2, Classes A and C, referred to in Schedule 2 to the said Order (1995), and not being development comprised within any other part]</i>
	Demolitions:
Class B	Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure , where within the curtilage of a dwelling house and fronting a relevant location.
	<i>* [The above being development comprised within Part 31, Class B, referred to in Schedule 2 to the said Order (1995), and not being development comprised within any other part]</i>

If you are hoping to carry out any of the above referenced works, you will require Planning Permission

Unoccupied buildings

Buildings in a desperate state of repair, particularly those that are important to the character or appearance of a conservation area, may become cause for concern, either because their condition places them at risk, or they become a danger to public safety.

In such cases, the Local Authority and members of the public may approach the Secretary of State for Culture, Media and Sport. If it appears to the Secretary of State that the preservation of an unoccupied building in a Conservation Area is important for maintaining the character or appearance of that Area, and if its condition is a cause of concern, powers may be exercised under Section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A notice can be served on the owner, to direct that urgent works be undertaken to prevent further deterioration of the building. The works are restricted to emergency repairs, keeping the building wind- and weatherproof and safe from collapse. However, if the owner fails to comply, the District Council itself may carry out the work and recover the costs from the owner.

BREACHES OF PLANNING CONTROL AND ENFORCEMENT

It is a criminal offence to execute, or cause to be executed, without first obtaining Listed Building Consent, any works for the demolition of a listed building, or any works of alteration or extension, which would affect its special interest. This includes theft of architectural fixtures, for example chimneypieces, wall panelling, plastered ceilings, doors, etc. It is also an offence to fail to comply with the terms of any condition attached to a Listed Building Consent.

Similarly, it is a criminal offence to carry out demolition or works, which would require Conservation Area Consent, without having obtained this in advance.

A survey of all the Listed Buildings in Stroud District was carried out in early 1993. The purpose of this survey was to obtain the information necessary to analyse the condition of the Listed Buildings and to provide a register of those considered to be at risk. This is known as the Buildings at Risk Register, which is periodically updated and amended. For enforcement purposes, the register also provides a photographic record against which unauthorised alterations can be compared.

In order to prevent the deterioration of poorly maintained listed buildings, the Local Planning Authority has powers to serve a Notice to carry out urgent repairs to an empty or partially occupied listed building, the cost of which can be recovered from the owner. In severe cases, it can serve a Repairs Notice requiring the owners to carry out suitable repairs, following which, if the notice is not complied with, it can compulsorily purchase the building from the owners.

For further information and advice,
please contact:

The Conservation Team
Development Services
Stroud District Council Offices, Ebley Mill,
Westward Road, Stroud, Glos. GL5 4UB
Telephone: 01453 766321

www.stroud.gov.uk

Planning Enquiries: 01453 754442

The fieldwork for this review was carried out
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MAPS

1. EXISTING CONSERVATION AREA BOUNDARY

- ◆ Map 1 shows the Conservation Area boundary (including the 1997 amendments).

2. SUB AREAS 1 AND 2

- ◆ Map 2 shows the boundaries of the two sub areas contained within the overall study area.

3. LISTED BUILDINGS AND ARTICLE 4 BUILDINGS

- ◆ Map 3 identifies the location of the listed buildings and Article 4 buildings found within the conservation area.

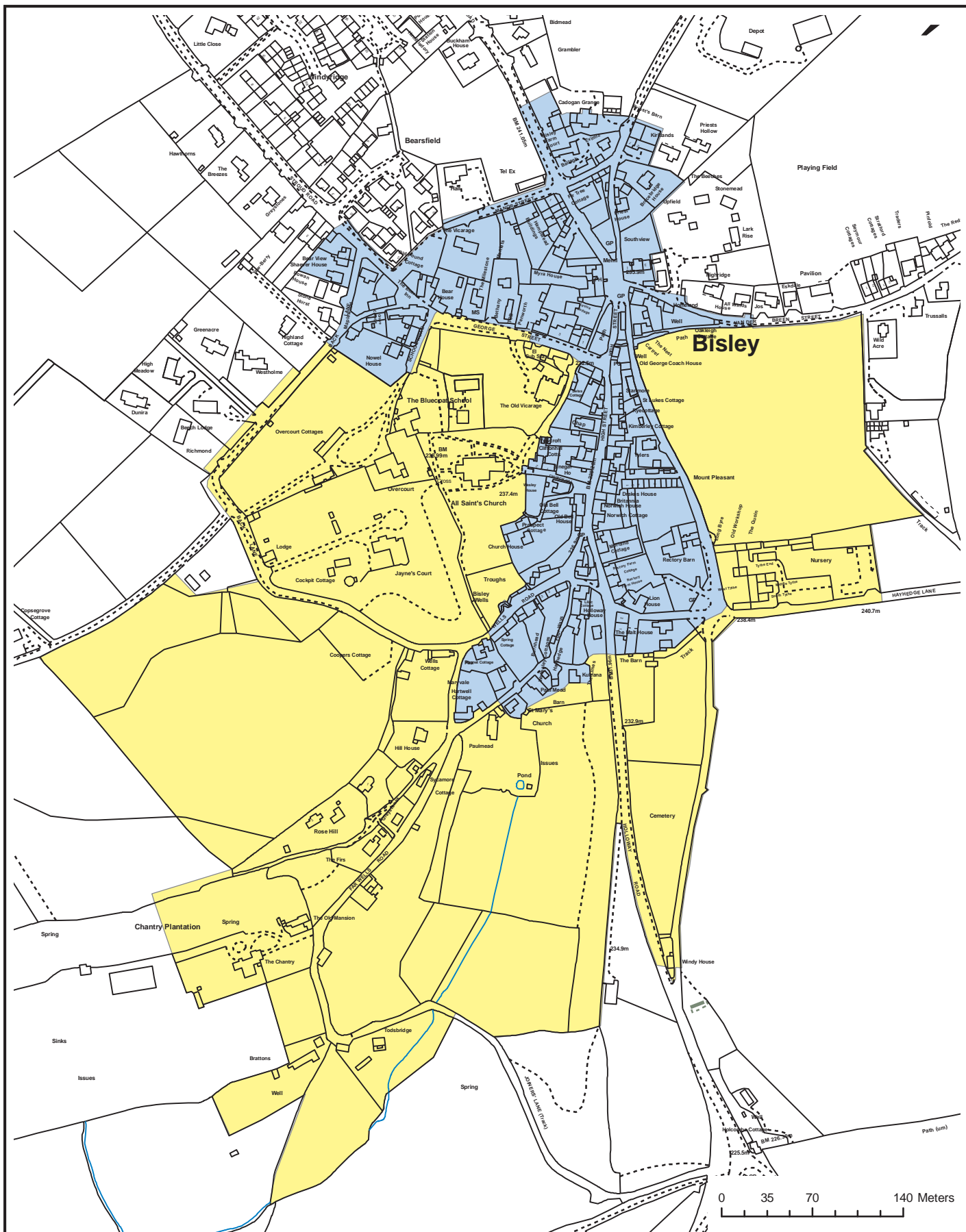
4. NEUTRAL ZONES

- ◆ Map 4 identifies the neutral zones found within the conservation area.

5. TREE PRESERVATION ORDERS

- ◆ Map 5 identifies existing Tree Preservation Orders within and lining the Conservation Area boundary

 Conservation Area



BISLEY STUDY AREA



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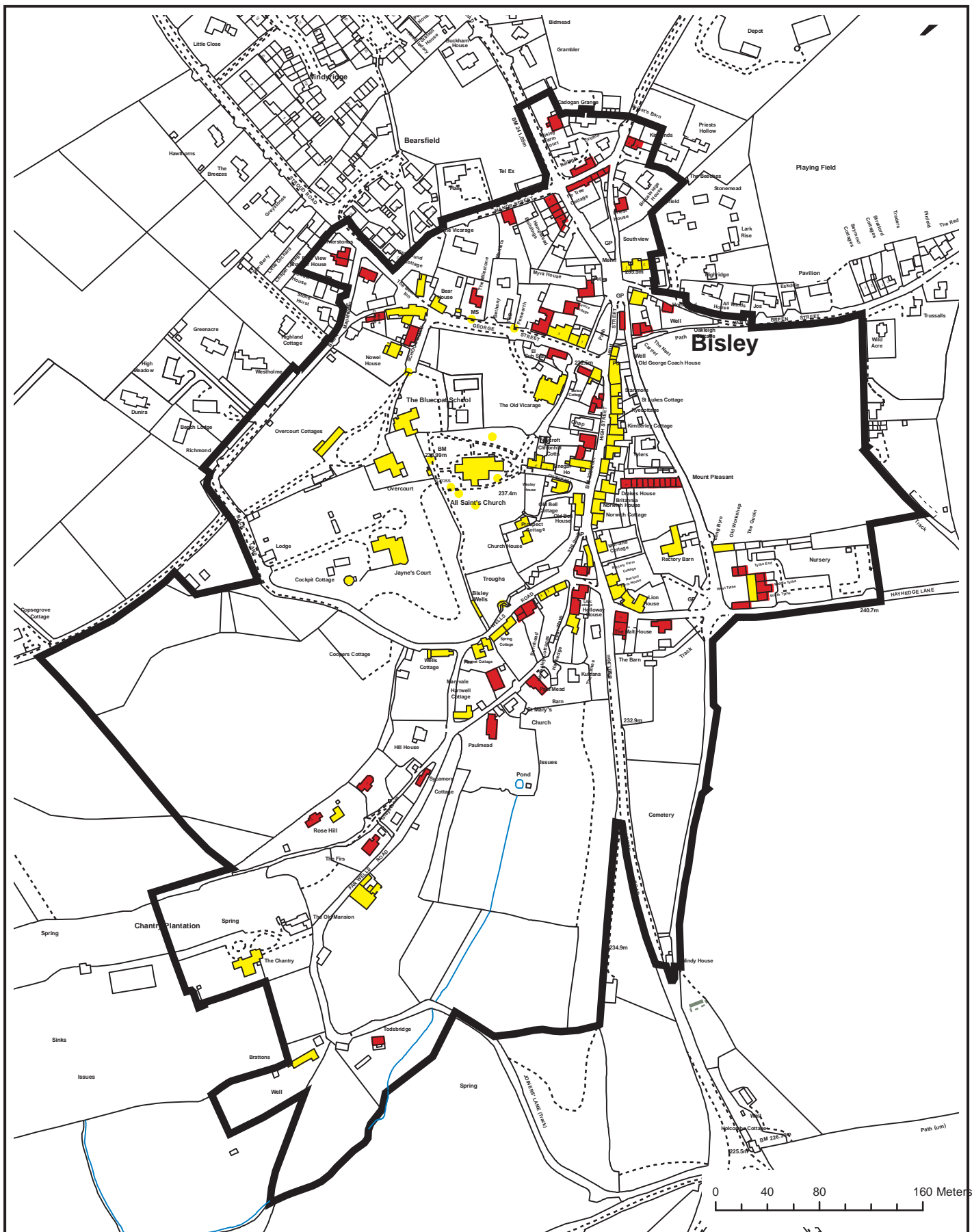
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MAP 2: SUB-AREAS WITHIN THE STUDY AREA

Key

- SUB AREA 1: CENTRAL CORE
- SUB AREA 2: OUTER AREA



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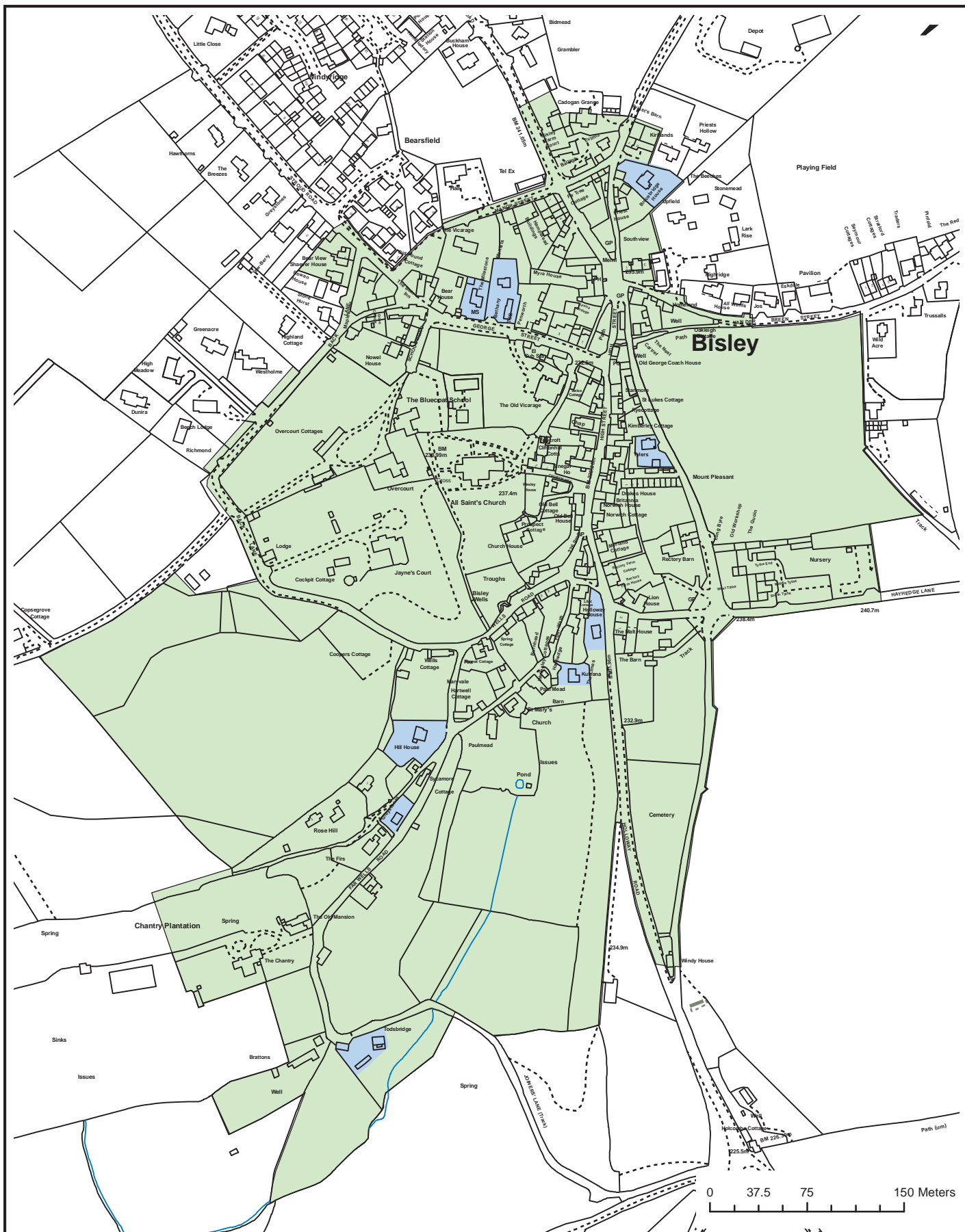
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MAP 3: ARTICLE 4 AND LISTED BUILDINGS WITHIN THE CONSERVATION AREA

Key

- ARTICLE 4 BUILDING
- LISTED BUILDING



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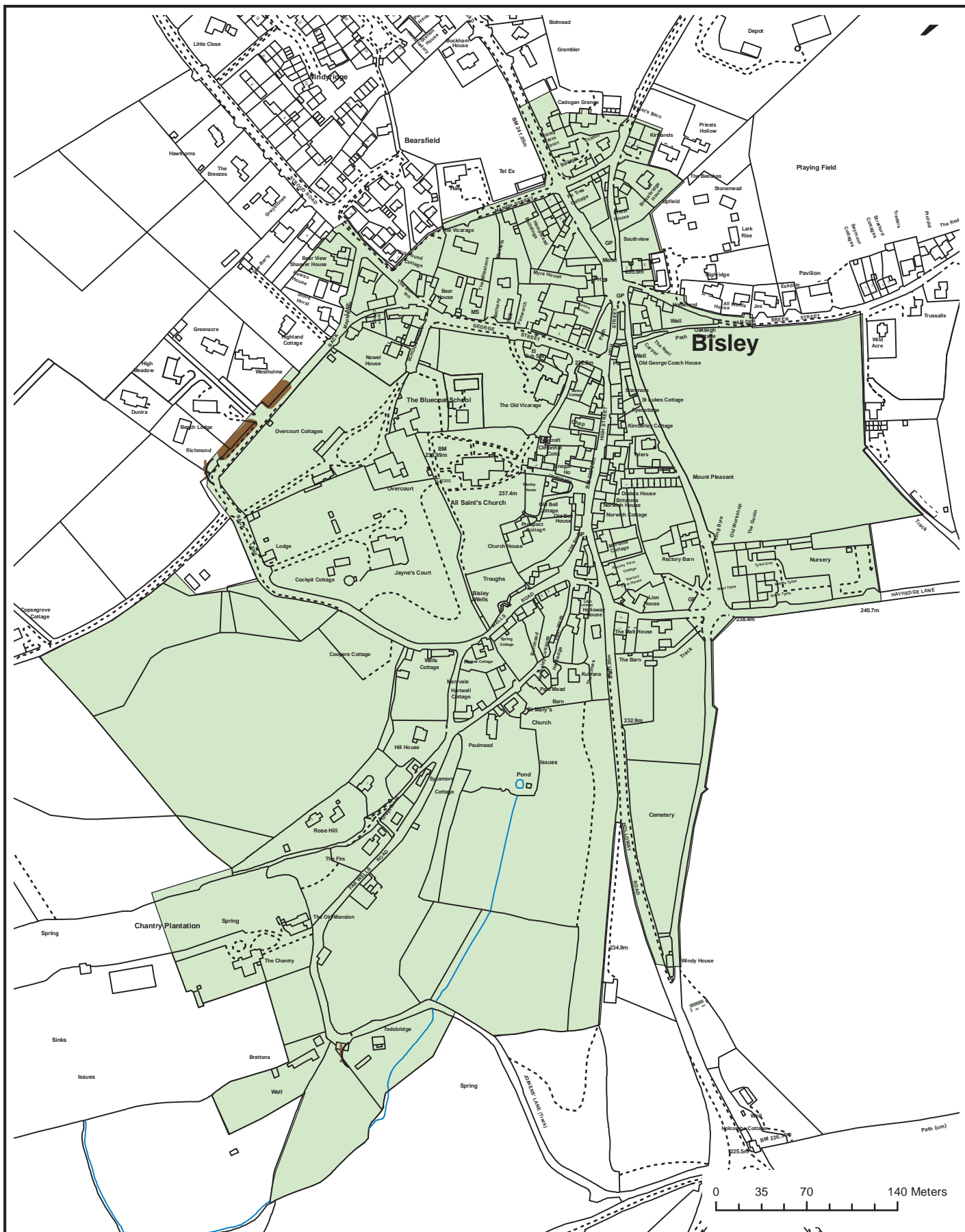
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MAP 4: BISLEY CONSERVATION AREA NEUTRAL ZONES

Key

NEUTRAL ZONES

CONSERVATION AREA



BISLEY STUDY AREA



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MAP 5: TPOS WITHIN THE CONSERVATION AREA

Key

TPOS

CONSERVATION AREA

GLOSSARY

Ashlar stone

Dressed stonework, where blocks are laid in regular courses with carefully squared sides and corners, often with fine joints.

Cornice

A projecting moulding at a wallhead, above windows and doors, or as the top horizontal division of the entablature in classical architecture.

Curtilage

An area of ground ancillary to and belonging to a building. The precise edges defining a building's curtilage are largely determined by the physical relationship between the building and its surroundings, and past and present ownership and use.

Diminishing courses

Where the size of roofing slates increase as they run away from the ridge.

Dormer windows

Windows projecting from the pitch of a roof.

Gable

The vertical part of an end wall of a building, contained within the roof slope.

'Great Rebuilding' phase

A process, which took place between the 16th and 18th centuries, transforming the housing stock of the country. Standards of living, particularly for those of affluence, were greatly improved.

Hipped roof

Roof with four slopes, the shorter of which are referred to as the hipped ends.

Horns

On *sash windows*, a small extension of the vertical stiles past the meeting rails. These appeared from the mid-19th century, to add stability to windows with fewer, finer glazing bars and larger panes of glass. Not a feature of early sash windows.

Hood-mould (also known as 'drip mould')

A projecting stone moulding, designed to divert water off the face of a wall, above doors, windows or archways. A typical local vernacular feature commonly combined with stone *mullions*.

Jetty

Projection of an upper storey in a timber framed building.

Mortar fillets

Triangular length of mortar at the verges of a roof, between the underside of the slates and the top of the wall.

Mullion window

Locally, these are windows with stone surrounds and stone upright 'posts' ("mullions"), which divide the glazed lights. Glass was traditionally directly glazed into the stone framework, with one or two opening lights set within iron sub-frames.

'Polite' architecture

A style of architecture introduced during the 17th century and based upon national and international pattern books. In direct contrast to *vernacular* styles which are built according to local traditions.

Rubble stone

Stone walls, either un-coursed or coursed roughly, with thick joints.

Sash window

Window where the opening lights slide up and down in a cased frame (see '*horns*').

Slates

Stone roofing material. Also referred to as stone tiles in the Cotswolds. Traditionally laid in *diminishing courses*.

'Strap' pointing (also known as 'ribbon' pointing)

Pointing which juts forward from the surface of the stone or brick usually carried out with cement- rich mortars. It is a highly unsuitable method of pointing historic buildings.

Swept valley

Roofing valleys formed by slates or tiles cut and laid into a curve, rather than lead or zinc flashing. Occurring at any junction where two roof pitches intersect at 90°.

Vernacular

An architectural style 'of its place,' using local materials and local craftsmen, according to local traditions. Usually refers to small houses and cottages of humble origins, but can also extend to large buildings of importance. Often referred to as the opposite of '*polite*' architecture, which is national or internationally influenced.

- Adopted 28th June 2007 -

For further advice and information,
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Where can I get more information?

This document provides a summary of what a conservation area involves. It is not a comprehensive statement of the law, the basis of which is found in the **1990 Planning (Listed Buildings and Conservation Areas) Act**.

You can find detailed information on the Government's policy in relation to the historic environment in its **planning policy guidance note, PPG15** (this can be found on the Planning pages of the government's website: www.communities.gov.uk). PPG15 forms a framework for planning policy nationwide, within which **Stroud District Council's Local Plan** policies are based. The Built Environment chapter of the current version of the District's Local Plan contains policies on development within or affecting the setting of a conservation area (www.stroud.gov.uk).

