

3.6 Buildings of the Conservation Area

Listed Buildings

The Cirencester South Conservation Area contains a fairly low number of listed buildings within its boundary compared with the Conservation Areas north of Lewis Lane / Querns Lane [CA1, CA2 & CA3]; this is most likely because the majority of the historic buildings it contains are Victorian or later in date. Of the 30 listed building entries on the Register, two are listed Grade II*, namely 1 Querns Lane / Watermoor Road [130], and the Church of the Holy Trinity, Watermoor Road [129], which was designed by George Gilbert Scott and constructed between 1847 to 1851.



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The remaining 28 entries are listed Grade II and include:

- Watermoor House, Watermoor Road [131];
- 28-34 Tower Street [132];
- 50-58 Chester Street [133];
- The Old School, Lewis Lane [134];
- Cirencester County Junior School, Victoria Road [135];
- 12 & 14 City Bank Road [136];
- 7, 9 & 11 Querns Lane Almshouses [137].

All the listed buildings make a positive contribution to the character and appearance of the Conservation Area. They are shown coloured red on the Built Heritage Asset Map P below. A table summarising all the Listed Buildings and their grades can be found at Appendix B.



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Positive Unlisted Buildings

The Cirencester South Conservation Area contains many historic unlisted buildings and structures which have been identified as contributing positively to the special architectural and historic importance of the Conservation Area. Such Positive Unlisted Buildings are shown coloured pink on the Built Heritage Asset Map P below and include:

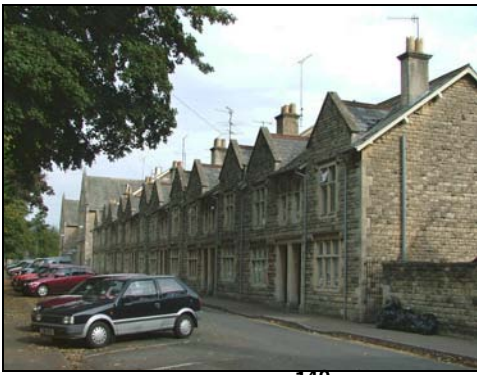
- Mid- to late-nineteenth century housing along Tower Street [138];
- Late-nineteenth century semi-detached dwellings on St Peter's Road [139];
- Bingham Hall and adjacent housing, c.1908, King Street [140];
- Early twentieth century terraced housing in Purley Road [141];
- 34 The Avenue [142];
- Three-storey plus basement houses at 19-25 The Avenue [143];
- Brick terraces such as that at Ashcroft Gardens [144].



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Buildings of Townscape Merit

There are a number of good examples of Buildings of Townscape Merit in the Cirencester South Conservation Area. They are identified in yellow on the Built Heritage Asset Map P below and include:

- Minerva Court, Tower Street / The Avenue [145-46];
- Bingham Close linking The Avenue with Lewis Lane [147-48];
- The small pavilion in St Michael's Park [149];
- The sports hall to rear of Paternoster School, Watermoor Road [150] viewed from the grounds of Holy Trinity Church.



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Neutral buildings

There are a few buildings within the Cirencester South Conservation Area which can be considered Neutral Buildings are shown in beige on the Built Heritage Asset Map P below. They include:

- Modern dwellings on Beeches Road [151];
- Paternoster School, Watermoor Road [152];
- The church hall [1971] in the grounds of the Church of Holy Trinity, Watermoor Road [153-54];
- Temporary hut accommodation and flat roofed buildings in the grounds of Cirencester County Junior School, Victoria Road [155].



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Negative Buildings

The Cirencester South Conservation Area contains a few buildings and structures which significantly detract from its special character and appearance and consequently have been identified as Negative Buildings. They are shown in brown on the Built Heritage Asset Map P below. They include:

- Commercial premises operating from Querns Lane [156-57];
- 1970s housing blocks facing onto London Road and Victoria Road [158];
- Cambray Court accessed from Chester Street and impacting on both Chester Street and Victoria Road [159-60];
- Bennett's Garage, Victoria Road / Purley Avenue [161-2].



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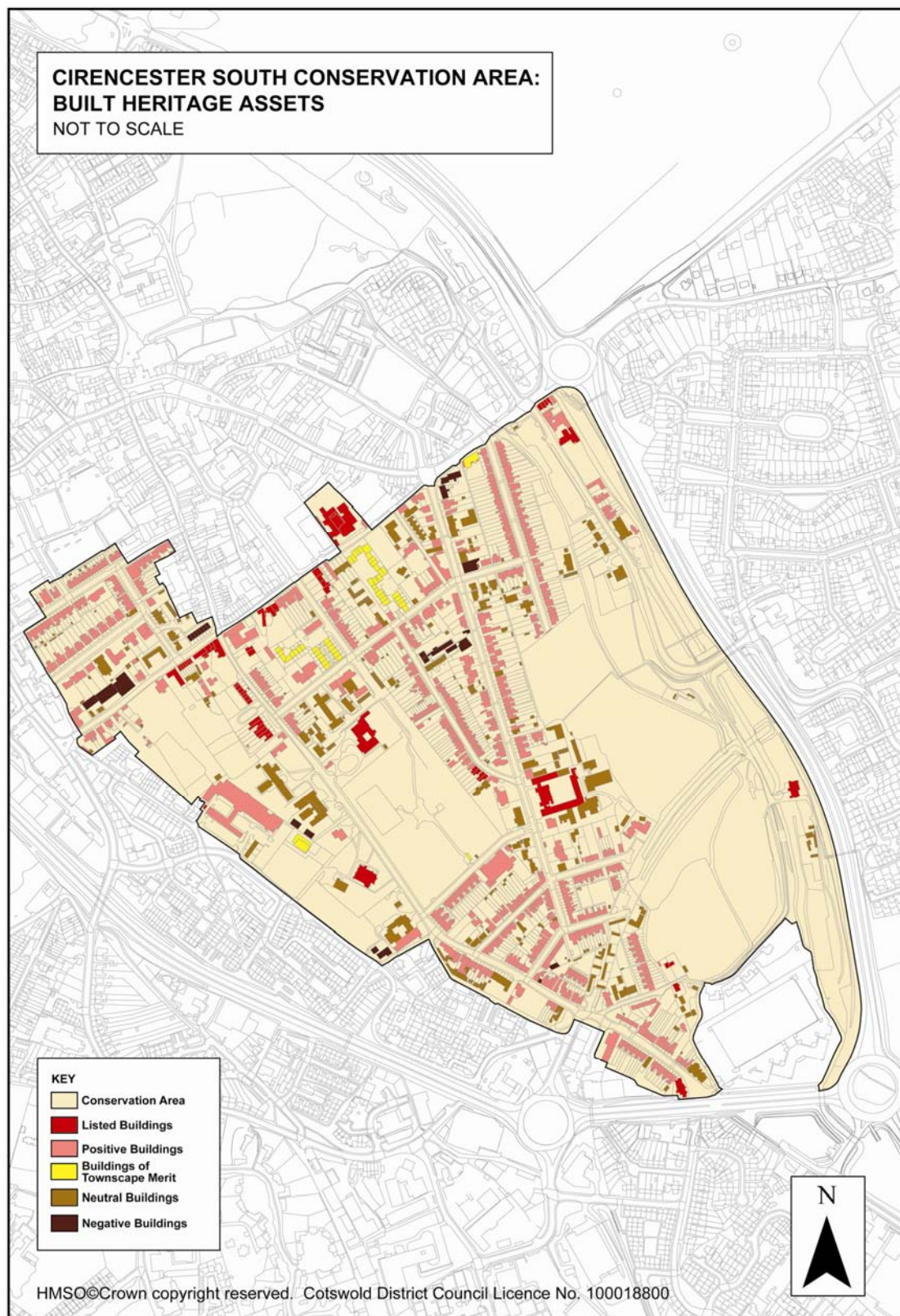
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Map P

Distinctive Local Features

The Cirencester South Conservation Area features a large number of architectural features, some quite small in nature, which combine to provide the area with added visual appeal and a distinctive and memorable identity. A

most noticeable feature, in comparison with the Conservation Areas in the older parts of the town, is the greater variety of building materials together with the widespread use of brick and limestone, often in combination, but also Welsh slate, red clay tile and timber boarded panels used to produce decoration. Pebbledash features highly in Purley Road and occasionally elsewhere in the area, used decoratively and in combination to produce some features distinct to this Conservation Area.

Distinctive local details within the Conservation Area include the following:

- Timber sash windows, often with margined lights, in decorative stone or contrasting brick surrounds, often with keystones and /or sills supported on simple scrolled corbels [163-66];
- A wide variety of bay windows, some canted, with parapet or half-hipped slate roofs often in pairs and /or spanning two storeys [167-74];



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- Paired doorways, with simple or decorative fanlights over timber panelled doors, set within either square-headed or arched-headed openings, often incorporating decorative chamfered edges [175-82];



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- Use of engineering brick, Staffordshire blue bricks or red brick with terracotta edging for domestic pathways [183-85];
- Decorative use of terracotta panels and coloured brick, often in combination with polychrome decoration, and contrasting with smooth limestone ashlar dressings to windows, doors, quoin strips and flat bands or string courses [186-88];



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- Stone and brick chimneys, some with decorative and/or polychrome banding and clay pots, and as part of lively rooflines [190-197];
- Royal Mail letter boxes set into walls [241];
- Rockfaced limestone elevations with ashlar dressings [163, 175, & 208];
- Patterned slate and tile [195-97];
- The use of historic ironwork for railings and decorative detail including balconies, porches and rainwater goods [175, 206-09 & 239-40];



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- Circular elements of decoration including windows and railings [210-13];
- Date stones and name signs incised into ashlar stonework [201-5];

- Enamel road signs and painted road and building signs [198-200, & 242];
- Brick and/or limestone boundary walls, combined with limestone pillars for gateways incorporating various pedimented capping designs [214-28];



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- Good quality traditional timber shopfronts [232-4]
- Decorative timber bargeboards and finials to gables [237-8];
- Decorative timber-frame panels to gables, porches and oriel windows [235-36];



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