

BOURTON-ON-THE-WATER CONSERVATION AREA STATEMENT

Planning guidance
for owners, occupiers
and developers



Cotswold District Council

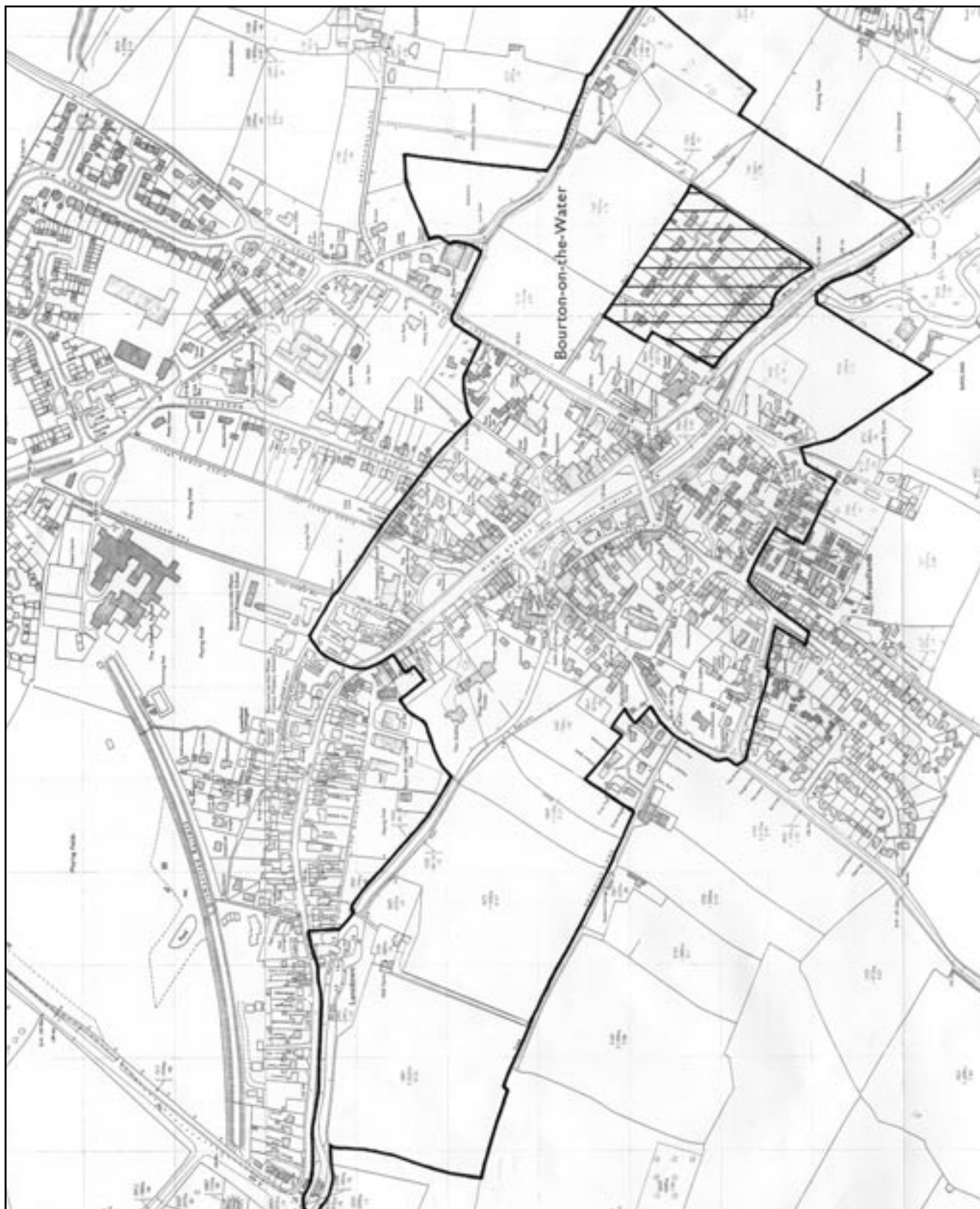
June 2002

CARING FOR THE COTSWOLDS

Bourton-on-the-Water lies in the broad valley of the River Windrush and is one of the largest villages in the district. It is recognised as one of the most popular tourist attractions in the Cotswolds. The centre of the village is picturesque, with ornamental low stone bridges spanning the clear waters of the River Windrush, and a broad village green flanked by many fine Cotswold stone buildings, all providing the setting for one of the most photographed Cotswold scenes.

The aim of the conservation area is to conserve and enhance the older parts of the village, while maintaining a balance between tourism and the natural beauty of Bourton-on-the-Water.

BOURTON-ON-THE-WATER CONSERVATION AREA



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The original focal point of the village was roughly the middle of the High Street. The main bridge over the river at this time was Mill Bridge.

Bourton-on-the-Water Conservation Area was first designated on 7 July 1971, and the boundary was altered on 1 June 1989 and 11 January 2000.

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* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

This Statement provides guidance on how the preservation or enhancement of the character or appearance of the Bourton-on-the-Water Conservation Area can be achieved.

Local planning authorities are required to *formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas* (Section 71 of the Act). This Statement fulfils that statutory duty.

In making a decision on an application for development in a conservation area, *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area* (Section 72 of the Act). While this should ensure that harmful change is not allowed, some

changes, normally not requiring planning permission (known as permitted development), could still damage the special qualities of the area. Local authorities have special powers to issue directions removing certain permitted development rights from properties if it can be shown that this is necessary. A direction to this effect has been made covering part of the Bourton-on-the-Water Conservation Area.

This Statement should be read in conjunction with the most recent versions of the *Cotswold District Local Plan*, the *Gloucestershire County Structure Plan*, and national planning policy guidance, especially Planning Policy Guidance Note 15 (PPG15) - 'Planning and the Historic Environment'.

This Statement has been prepared by Cotswold District Council in consultation with Bourton-on-the-Water Parish Council. A draft was circulated at a public meeting held on 15 April 1999 in Bourton-on-the-Water, and comments or suggestions were taken into account in this final published version. The Statement was adopted by Cotswold District Council as supplementary planning guidance on 11 January 2000.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

HISTORY



*A view of 1930's Bourton. This placid scene contrasts with today's busy and vibrant village centre.
(Photograph courtesy of Mr Sambell, The Butts Studio)*

Bourton-on-the-Water's history dates back to Anglo-Saxon times following the establishment of an early Iron-Age camp, built on the highest part of the vale and known as Salmonsbury. The name Bourton itself is Saxon in origin, derived from the words burh meaning fortification or camp, and ton, which means estate or village. The combination of these words can be taken to mean 'the village beside the camp'.

The presence of gravel is largely responsible for the early use of Bourton for human occupation and the continuity of settlement. The earliest evidence of human activity comes from the northern end, in the Slaughter Bridge gravel spread. By the eleventh century the church was established at the north-western end of the post medieval village.

In the twelfth century, the village of Bourton began to assume its orientation along the course of the River Windrush. By the late seventeenth century the village stretched along the north-east side of the Windrush from the church to Slaughter Lane (later called Station Road), and on the south-west side formed a rough square round Sherborne Street and Threadneedle Street (now Victoria Street).

The focal point of the village was roughly the middle of High Street, where it crossed a wide green, on which were the village stocks. The main bridge over the river at this time was

Mill Bridge, known then as 'Broad Bridge', or 'Big Bridge' (built in 1654). By 1773 the two parts of the village were connected by four bridges. The one opposite the green (Narrow Bridge) had been built in 1756 and the one further downstream (Payne's Bridge) was rebuilt in 1776. In 1911, local benefactor George Frederick Moore built New Bridge, the road bridge that leads from High Street to Victoria Street. Finally, Coronation Bridge, opposite the Old New Inn, was built in 1953, replacing an earlier wooden one dating back to the early eighteenth century. All the bridges, including the later ones, have three arches, are slightly humped and have very low parapets.

Bourton grew in size and prosperity from the mid-seventeenth century, stimulated by agricultural changes in the parish and the establishment of a solid core of middle class tradesmen and business men. This was reflected in the size and architectural richness of the houses being built. In the seventeenth and eighteenth centuries, the south-west side of the village provided most of the new building sites for cottages and larger houses and consequently this part of the village increased in area and density. During this period the High Street was lengthened at each end and, in the nineteenth century the north-west extension was enlarged further, creating the area known as Lansdown (previously Mill Lane).

Between 1862 and 1962 Bourton was served by a railway station, around which a small settlement grew. Moore Road was created in 1920 (by George Moore) to link the station to the centre of the village. In the period between 1931 and 1951 the population of Bourton-on-the-Water increased by over a half. The many new houses being built included those along the Rissington Road, which engulfed the small hamlet of Nethercote.

The increased use of motor transport after the First World War brought a considerable amount of holiday traffic to the village and, by the end of the Second World War, the scale of the local tourist industry and the type of attraction offered to the visitor had changed considerably. The Model Village was opened in 1937 (one of the first in the country), in the grounds of the Old New Inn and since then other attractions such as 'Birdland', the Perfumery, the Motor Museum and the Model Railway have been created, resulting in increasing numbers of tea-shops, souvenir shops and guest houses.

BOURTON-ON-THE-WATER IN THE LANDSCAPE

Bourton-on-the-Water is one of the largest villages in Cotswold District. With a population of about 3,200, it rivals the District's third largest market town, Moreton-in-Marsh. The village lies in the wide, flat valley of the River Windrush, just north of its confluence with the River Dikler.

The Windrush is the larger of the two rivers, flowing in a south easterly direction through the centre of the village. As the name Bourton-on-the-Water implies, it plays a particularly important role in the history, character and setting of the village. The Dikler lies to the east. It flows due south, and encloses a number of lakes which border the south-eastern side of the village and which are remnants of past gravel

extraction. These lakes cover a substantial area but, unusually, are not readily visible except from a few vantage points on the surrounding hills.

Situated on a low spur, Bourton is 130 metres above sea level at its centre, rising another five metres to the north, towards the recent industrial estate expansion. The valley in which the village sits is encircled by the tree-fringed 'wold' plateaux edge, dotted with villages. Although dissected by roads and rivers, to the eye, the ring of hills appears continuous and uninterrupted. Here, the elevated villages of Clapton-on-the-Hill, Great, Little and Wyck Rissington, and Upper and Lower Slaughter overlook their larger neighbour. A less auspicious onlooker is a telecommunications tower which sits on the skyline above Wyck Rissington.

However, it is not the high ground or the surrounding villages which dominate the landscape in this area, but the patchwork of fields, neatly divided by hedgerows, walls, and copses, which extend out from the village up the gently sloping hillsides. Whilst some larger areas of woodland are visible to the north, it is the traditional arable and pastoral agricultural landscape which provides the setting for the village.

The original siting of a settlement at Bourton-on-the-Water was undoubtedly influenced by the wealth of natural resources in this location - water from the River Windrush and high quality agricultural land in the delta between the Windrush and the Dikler. However, man-made features have also had an impact. The line of the Fosse Way is particularly noticeable here, cutting a straight line through the landscape to the west of the village, at right angles to the route of the River Windrush. The line of the more modern, but now redundant and dismantled railway is also clearly visible, both within the village and in the surrounding landscape, highlighted by embankments lined by trees.



The village of Bourton-on-the-Water sits in the Windrush valley, encircled by the tree fringed 'wold' plateaux edge.

THE CHARACTER OF BOURTON-ON-THE-WATER

Until the 1920s and 30s, Bourton-on-the-Water was a quiet, if large, village. In places this timeless, rural character survives and can be enjoyed along the footpath south of the River Windrush between Lansdown and Sherborne Street and the open countryside around Pock Hill and Clapton Row. Today, however, Bourton is generally perceived as a bustling holiday resort, largely focussing on the village centre between Birdland and High Street at its junction with Sherborne Street.

Here, in the summer, the wide greens and footpaths spill over with day trippers and, while they impose an undeniable pressure upon this precious historic environment, are nevertheless a very important part of Bourton's character as a holiday centre.

It is remarkable that such marked contrasts in character can be found in such close proximity; the river as far as the Mill Museum being a quiet, sequestered place, whilst below the Broad Bridge, children paddle in its waters and ducks flock to be fed. Visitors picnic along its banks and sail boats in its smooth though lively waters. Out of season, however, the



The river dominates the centre of Bourton and provides a focal point for visitors to the village.

village still retains an urban, quiet charm. Its historic links with the open countryside are maintained to the south west of the village, as has been noted, and to the east, where the Manor Field meets Station Road. This field and those in the vicinity of Burghfield have a parkland quality and are well furnished with mature trees. The approach along the Rissington Road from Nethercote, with its wide verges lined with trees and hedges, and a brook running along its southern side, has a rural atmosphere, quite disassociated from the suburban development further east.

Bourton is the focus of many public footpaths and bridleways, and bands of serious walkers are often to be seen gathered in the High Street quite early in the morning before they leave on their rambles, and later that day, returning, mud spattered and weary to seek refreshment in one of Bourton's many tea shops and public houses.

A CLOSER LOOK AT THE VILLAGE

The character of Bourton-on-the-Water has become very complex, being full of contrasts and variety. Some parts of the village are composed of tightly-packed groups of cottages (particularly around Victoria Street and off Rectory Lane), while in other areas there are substantial houses in generous grounds, such as the Manor in Station Road, Harrington House in Sherborne Street or Burghfield House at the eastern end of the village.

The rural fringes also have a character of their own and need separate consideration. This part of the statement describes the conservation area in some detail. The five distinct character areas are:

- 1: The western entry into Lansdown and fields to the south
- 2: High Street and surroundings, including the lower part of Moore Road and Rectory Lane
- 3: Around the Old New Inn and Rissington Road
- 4: Station Road, Cemetery Lane and Burghfield
- 5: The south-western part of the village, including Letch Lane, Victoria Street, Clapton Row, Bow Lane and Sherborne Street

1: The western entry into Lansdown and fields to the south.

The western approach to the village, from Bourton Bridge on the Fosse Way, immediately sets the scene for Bourton's close relationship with the River Windrush. This runs beside the road on the south side, separated from it by an important grass verge and lined by an impressive row of mature, pollard willows. From this attractive foreground are views to the south across well-kept farm land to the hills beyond. Westwards from the bridge, footpaths and bridle paths run to Naunton along the Windrush valley. Eastwards, the Mill House, sited close to the road and the first building of historic distinction, marks the commencement of the main built-up area.



The western approach to the village is characterised by the River Windrush running alongside the road and lined by an impressive row of mature, pollard willows.

The north side of the road is best described as mature suburbia. Most properties, some dating from the inter-war period, are set well back from the road and have large gardens surrounded by dry-stone walls and hedges. Running east from the Mill House, High Street weaves its way towards the village centre, and a footpath runs beside the river to Sherborne Street.

From Sherborne Street, the footpath, which is narrow at this point, leads off the road to the rear of Sherborne Terrace. This is not particularly attractive, being hemmed in on one side by close boarded fencing and on the other by a dry-stone wall and a good deal of mature tree and shrub planting. Around the corner is an iron kissing gate and beyond this the riverside meadows open out in pleasing contrast. The dry-stone wall, enclosing gardens to the left, continues but the unfenced footpath cuts diagonally across the ridge and furrow meadows to the riverbank.

Across the river, in the grounds of the Manor House, there is a circular dovecote visible from the footpath. These gardens are well planted with mature trees that come right to the water's edge and overhang it. The Manor House can be seen from here, a mellow stone building with steep, stone slate roofs, timbered dormer windows and arresting chimney

stacks. A particularly fine old Chestnut tree spreads its branches over the river.

It is regrettable that the curtilage of the nearby house called The Gables is, in contrast, fenced off on the meadow-side boundary and there is none of the pleasing interaction between gardens, river and countryside that occurs near to the Manor House. Historic, overgrown field boundaries divide these river meadows in an approximately north-south direction. There are some good individual trees and, beyond Pockhill Lane, fields rise to the skyline and provide a pleasing backdrop to the village's best rural edge. Further on, the footpath is wire fenced as far as Manor Farm, and this again is regrettable because the historic relationship between the river and its water meadows has been lost.

The area of land between the river and The Naight is a dismal mixture of large, unprepossessing buildings surrounded by extensive areas of tarmac. The delightful character of the riverside and its unifying relationship with the Manor House and the Mill House depends entirely upon the thin belt of tree and shrub planting that stands on the north bank. This precious and vulnerable asset must be preserved.



The agricultural and un-manicured character of the water meadows behind the Lansdown end of the High Street is in sharp contrast to the more urban, formal parts of the village centre.

The riverside footpath joins Lansdown at the Mill House and this building provides an important focal feature as one proceeds westwards along the footpath. In periods of low winter sunlight the ridge and furrow of the water meadows that have not been ploughed stands out in sharp relief. The continued agricultural use of these meadows is particularly appropriate. This is an old, un-manicured and pleasing area, a great contrast to the urban, formal part of the village centre.

Looking back eastwards from the path across the meadows, the distinctive flat topped cupola of Harrington House can be seen peeping above the rooftops. This is an area of particular peace and charm, distinct from the rather frantic heart of the village in high summer time. The only sounds emanate from the flowing river, the bleating flocks of grazing sheep and birdsong.

2: High Street and surroundings, including the lower part of Moore Road and Rectory Lane.

At the north-western end of the High Street, the conservation area starts at Church House, a pleasing Edwardian building that stands in gardens edged by high stone walls. These are sited close to the road and immediately suggest that one is approaching the heart of the village. The buildings on the right hand side of the road also stand well forward and have attractive railings. This close relationship of walls, trees and buildings creates a feeling of anticipation as the street curves to the left. It is unfortunate that Naight Cottage has timber



The footpath running behind the grounds of the Manor House links Lansdown with Sherborne Street.



St. Lawrence's Church and The Rectory can be glimpsed behind a long ashlar wall. This borders the High Street and is backed by a row of pleached Limes.

panelled fencing behind its roadside dry-stone wall. However the removal of the incongruous Leyland Cypress trees directly behind this has considerably enhanced the conservation area. The view back is not of any merit, being largely composed of modern buildings.

After the containment created, on the right, by Cottesloe, with its pretty lattice porch, and the travel agent's, which has a good bay window and carriage entrance doors, and on the left by the row of stone cottages, including Japonica Cottage and Allerton Cottage, High Street widens to become a more formal street, somewhat like an avenue. Further ahead one has the alluring focus of mature trees. On the left hand side lies Rectory Villa with its unusual castellated and columned bay window, and the long run of wall built of fine orange ashlar to the front of the Rectory. This wall is backed by a row of pleached limes. The entrance to St Lawrence's Church lies between Rectory Villa and Millwood Video. Its hexagonal, capped gate piers and spear-head iron gates are worthy of note.

Opposite, on the south-west side of the road, a good stone wall with a pedestrian gateway, defined by square ashlar pillars, topped with huge ball finials, contains the space. Beyond this a terrace, with railed forecourt gardens, steps back from the road and provides the important southern containment to this space.

Moving south-eastwards along the High Street one can appreciate the pleasing Georgian façades of the houses on

the south-west side with their well executed Victorian additions, whilst to the north east, Glebe House, a fine early nineteenth century house (originally the rectory) with a superb fan light above the doorway, stands back from the road and is seen in close relationship with the south elevation of St Lawrence's Church which stands on slightly elevated ground. It has a well-tended churchyard containing some interesting eighteenth-century monuments. The tall stone columns on the outbuilding of the Old Rectory Coach House are interesting features.

The drive to the Manor House opposite is announced by two fine, ball-finial capped ashlar gate piers and good, swept-top iron gates. Buildings on both sides give an immediate sense of containment to this entrance drive and the tall, mature, Lime trees on either side create an arcaded atmosphere.

A narrow lane (Rectory Lane) leads off the High Street to an intimate enclave of cottages. These are mostly very small and tightly packed together. Eventually, the lane crosses the line of a footpath that marks the north-eastern edge of this part of the conservation area.

Further down the High Street, important focal features are the cupola and turned finials on the Victorian building that now houses the public toilets. This building has a forecourt contained by very robust, square-section railings with unusual, heavy, bobbin-like finials between each bay. Next to it the building line steps abruptly forward, most houses (now shops) standing along the pavement edge.

The centre of Bourton is just east of this point, its essence being the river Windrush flowing beneath shallow-arched bridges and beside wide, linear greens generously planted with trees. Buildings respectfully step well back from the river. Whilst there are some extremely good examples of architecture of several periods, many being individualistic in style, far too many of them are degraded by garish shop fronts, signage and blinds.

Car parking too, is an intrusive element. Nevertheless, when free from visitors, this area has particular charm and tranquillity and contains the essential ingredients that go to create pleasing and fulfilling town-scape. The trees, village green, well articulated spaces, and buildings have a harmony of scale and materials and proclaim an immediate sense of place.

The view back towards the church is pleasing too, with a prominent Lime tree forming a canopy over the road junction near the telephone box and the Windrush Cafe that provides the formal termination of the green's western end.

A particularly pleasing composition of buildings is the cluster that surrounds Broad Bridge, which consists of The Motor Museum, (originally a working water mill called Lower Mill), the group of cottages at the end of Sherborne Street and the more formal Old Manse Hotel. The war memorial is a key feature here and water, trees, and greensward are all very important.

This central area of Bourton-on-the-Water is essentially landscape dominated. The homogenous local stone of the buildings compliments this perfectly. Unfortunately, the Rose Tree Restaurant, the Mad Hatter Restaurant, the Kingsbridge Inn and others have expanded to create outside eating spaces in their formerly domestic gardens, a change that is very intrusive. Boundary railings have been removed and plastic furniture, which looks out of place, has been introduced. This visual clutter degrades so much of this, arguably the most sensitive, area of the village.

The potentially very attractive small green between the Dial House Hotel and the High Street, and the area of grass beneath the Blue Cedar, has been cluttered by an assortment of bollards, tubs and signs. In the winter, it is the simple, uncluttered nature of the areas of grass by the river which are fundamental to the well kept, linear appearance of the village centre, and this aspect of the character of the place should be preserved and reinforced.

The footpath, leading past the Dial House Hotel at its eastern end, is the route by which most coach-borne visitors reach the centre of the village. It is enclosed along its first stretch by tall dry-stone walls, although its character changes once the junction with the path leading from Station Road to the Avenue is reached. This route is currently paved in tar macadam, and it would be beneficial if it were to be re laid in a more traditional material.



The undeniably picturesque village centre, with the River Windrush flowing beneath attractive, low, stone bridges, is bordered by wide village green and buildings set back respectfully.



The small green separating the Dial House Hotel with the High Street is at its best when uncluttered by the presence of bollards, tubs and signs.

Also, the modern paving in front of many of the shops is regrettable. Historically, blue clay pavements appear to have been used in Bourton and these would be far more appropriate than the patterned concrete pavements that have been introduced in recent years. Modern bound aggregates, which imitate stone hogging, would also be appropriate here.

Around this central space, certain buildings stand out as providing the key, character-defining features. On the north-east side of the road, the old forge (now tea rooms) displays fine classical architecture, the sash windows having fully moulded architraves and pediments. The pedimented doorway was large enough for horses to be led through to be shod in the forge to the rear. Nearby, Vine House, a more traditionally Cotswold building, has resisted commercialism by retaining its original external features, and the Dial House Hotel, set back beyond a small triangular green, is a fine late seventeenth-century building. Back onto the street frontage, Lloyds Bank is a grand late-eighteenth century former house, with classical features typical of that date, especially the ‘Diocletian windows’, pedimented doorcase, rusticated quoins and full-height canted bay windows. The quality of all of these, and other buildings in the centre of Bourton, is often obscured by the commercial and tourist activity around them.



Lloyds Bank occupies a grand, late 18th Century former house. This displays classical features of that date, including diocletian windows, a pedimented doorcase, rusticated quoins and full-height canted bay windows.

On the south-west side, over the river, the late-Victorian Cotswold Tudor revival style of architecture is well represented by the Victoria Hall and Riverside House, both with prominent chimney stacks. The Old Manse Hotel, nearby, is more urbane in character, with sash-windowed Georgian fenestration and a respectful siting.

The eastern end of the green is terminated by a run of buildings set at right angles to the river. High Street is pinched tightly in and the more rural character of Rissington Road is seen ahead. This point of enclosure frames an enticing glimpse of the riverside greens and trees when approaching the centre of the village from the east along the Rissington Road near Halford House.

Beyond Riverside Coffee House, the broad river is contained on the north side by a private garden edged with simple railings and, on the right, buildings present a united front fairly close to the footpath, but separated from the river by an important grassed verge on which stand some visually significant trees.

3: Around the Old New Inn and Rissington Road.

The view north west from Coronation Bridge, has a pleasing tranquillity. The river curves gently to the right and, walking north-westwards, the extent of the green, the river and its bridges gradually unfolds. Again, water, trees and grass are all intrinsically important elements to the character of the place.

Particularly significant buildings at this crossing point include the ebullient Cotswold Tudor style house Fairlie, with its steep gables topped by finials, and paired diagonal chimneys. Nearer the bridge, and set back from the river, is the cream lime-washed, rough-cast, north-west elevation of Windrush House with its unusual Venetian inspired first floor leaded-light windows. Across the river, and close to it, is the Painted House (formerly called The Cottage), its garden separated from the water by a sophisticated run of walling that includes a section with stone balusters. The stone wall returns on the lane frontage and this feature together with the Yew that arches over the footpath, is important in enclosing the view along the street at this point, focussing attention on the Old New Inn which provides a terminal feature to the view north east from Clapton Green.

The Old New Inn, with the Clock House opposite, and their associated boundary walls and mature tree planting, mark the eastern entry to the historic village centre. Behind the Old New Inn is the famous model village, a one-ninth scale copy of the village as it was in 1936 when work started on the model. It was completed in 1940 and is one of the first of its kind in the country.

The Rissington Road approach from the Cricket Bungalow is quite rural in character despite the car park on the left hand side, and the former council housing on the right. The road is lined with wide grass verges, and furnished with ample tree planting. The brook which runs along the south-west side of the road introduces the watery theme which becomes prevalent throughout the village. The Windrush flows closely



The Cotswold Tudor Revival style house 'Fairlie' is set back from the river and is characterised by steep gables topped by finials and paired diagonal chimneys.

beside the road between the Clock House and Birdland. The meadow and orchard that lie beside the river to the south west are important areas of open space that maintain Bourton's historic physical relationship with the surrounding open countryside.

4: Station Road, Cemetery Lane and Burghfield.

Good dry-stone walls line either side of Station Road, the northern entry into Bourton-on-the-Water. These are punctuated by pedestrian or vehicular accesses.

Significant buildings on the right include Manor Lodge and its adjacent outhouse with a hipped roof and an open ended bay on piers. Attached to this are the distinctive high boundary walls of the Manor itself. The front of the Manor can be glimpsed between the pair of ashlar gate-piers, situated down a short driveway between similar high walls. The façade facing Station Road comprises a three storey, four-gable front with many pleasing traditional features such as stone mullioned casements, coped gables with ball finials and characteristic ashlar chimney stacks. The Baptist Church and adjoining coach house are further examples of attractive buildings in this street.

Further down Station Road, towards its junction with the High Street, buildings front the road on either side, those to the right behind low dry-stone walls or railings, while those to the left are directly onto the street. The road gradually narrows as it meets the village High Street.



The front of the Manor (which dates from the 17th Century) can be glimpsed between a pair of ashlar gate piers on Station Road.

The view is terminated by a row of houses, now entirely adapted to form shops.

On the east side of Station Road, the Manor Field stretches away to Burghfield, a large house which, in the winter, can be seen peeping between its mature surrounding trees. The roadside boundary of this field is a dry-stone wall that has been badly repaired with new cement capping, and it has had ugly height reduction in various places. This feature is of such importance in the street scene that the correct repair and reinstatement of the wall to its original height is essential.

The enclosure of this side of the road is reinforced by a line of Beech trees which arch over it. Along the southern boundary of the field a footpath links Station Road with others near Burghfield. This is narrow and muddy with inappropriate fencing. Together with the paraphernalia that clutters the far paddock, these fences deserve tidying up to preserve the traditional scene. The field rises very slightly toward its northern boundary with Cemetery Lane which is believed to be a raised earthwork associated with the historic Salmonsbury camp.

The Lych gate serving the cemetery is a prominent feature viewed across Manor Field. Cemetery Lane has the character of an open, country lane. Its elevation allows views out across the valley of the River Dikler towards the Rissington Hills and south, back towards the centre of Bourton. The openness of the field on the south side provides a particularly important foreground to the Manor and other old buildings in the heart

of Bourton. All of these buildings cluster well together, the colour of their stone walls and roofs are distinctively mellow. The roofscapes are lively and punctuated by chimney stacks. Few modern buildings intrude upon this view which is another good example of the historic relationship which existed in the past between Bourton and the open countryside, before this century's suburban development. Above the rooftops the fields rise to the Clapton road, terminating in a level skyline fretted by trees. The northern edge of Cemetery Lane is well defined by the dressed stone wall of the graveyard. Its associated trees are prominent features from Station Road. To the east of the well-tended allotment gardens is a strong and important boundary of trees many of which are distinctive Scots Pine. The meadows beyond this provide a very pleasing foreground to views across the Dikler Valley. The lane is much more enclosed at this point with tall trees on the northern boundary and a high stone wall opposite which encloses the garden of Burghfield. The lane's character has been somewhat spoilt by the erection of close-boarded fencing which gives a suburban character to the otherwise pleasant rural appearance of the lane.

Burghfield House itself is a handsome, Georgian building with distinctive bay windows. The wooded grounds contain two fine, specimen Cedars of Lebanon. Despite its proximity to the village, Burghfield still maintains the character and appearance of a country house, surrounded by parkland. Unfortunately, some of the paddocks and footpaths are poorly fenced with posts and wire. The traditional and correct fencing would be horizontal, iron, parkland railings. The



The footpaths which link Station Road with others near Burghfield deserve tidying up to preserve the traditional scene. The repair of the remaining horizontal, iron parkland railings and the replacement of other unsuitable fences with this type would enhance this part of the conservation area.

repair of those remaining and the replacement of the other unsuitable fences with this type would greatly enhance this area. Such fencing has an air of sophistication entirely appropriate to the setting of an English country house.

The meadows that Burghfield overlooks to the south also have a parkland air with individual specimen Chestnut and Walnut trees. The field boundary on the eastern side is important since it provides a visual screen to the post-war housing development beyond, and also forms the eastern boundary of the conservation area.

5: The south-western part of the village, including Letch Lane, Victoria Street, Clapton Row, Bow Lane and Sherborne Street.

The approach down into the village from Clapton, between high banks and over arched with trees, is particularly attractive. As the village is reached, level, ridged and furrowed fields where sheep graze, lead down to Pockhill Lane.

The boundary wall to the house called Chilverstone and garden trees provide a strong terminal feature to this approach, at the junction of Sherborne Street and Letch Lane, indicating arrival at the edge of the historic core to Bourton-on-the-Water. Letch Lane has an appealing rural character with wide grass verges, a gently curving road line, and well maintained houses and gardens. This is a very quiet backwater. The wide verges and the views across the fields

to the west make this a pleasing, gentle transition between the open countryside and the village centre.

On the north side of Letch Lane, Springfield Cottage boasts a uniquely attractive timber garage with barge boards crowned with spike finials and turned pendants and horizontal sliding side windows. The entire structure is clad in cream painted timber weather boarding. This is a well crafted little building with great personality and is an asset to the conservation area and Letch Lane in particular.

Good stone walls line the street on the north side and, at the eastern end, on both sides. The view is terminated at the east end by a building and a gnarled Field Maple that leans over the road. At Letch Lane's junction with Victoria Terrace, a high Box hedge surmounts the dry-stone wall and is a strong feature in this part of the conservation area. Looking north towards the village centre along Victoria Street, initially this is a wide space containing generous mown greens. Further on buildings cluster more closely together and hug the building line. As one nears the village centre the trees beside the river are in evidence peeping above the roof tops.

Across the road, the High House on the corner of Clapton Row is a pleasing, unaltered building with simple, iron railings and a gate delineating its forecourt. Sadly, many of the properties along the row have been spoilt by the incorporation of inappropriate replacement windows. Simple, forecourt railings, which are such a feature of Bourton, survive here in large quantity.



The attractive timber garage adjacent to Springfield Cottage is a unique and distinctive feature within the conservation area.

Letch Lane has an appealing rural character, with wide grass verges and well maintained houses and gardens, set behind attractive stone boundary walls.



On the south side, the 1904 Christadelphian Meeting Room (originally built in 1868 as a Primitive Methodist Chapel) is a striking building, built of rock-faced rubble with ashlar dressings and incorporating arched windows. It stands next to a cluster of buildings that include Lucy's House, Hatty's House, Chapel House and Weavers Cottage which pinch tightly together as the road curves to the left towards Clapton Green. Cottages and stone walls on either side funnel the eye toward the green, a very pleasing space with three specimen trees.

On its eastern side Rose Cottage and Tuesday Cottage stand close to the road. Beyond, the fine stone boundary wall of Lyncroft House helps to define the space, and Lyncroft House with its mature trees reinforce these features. On the west side, a terrace of buildings stand back from the road but these, at two storeys in height, are an effective enclosure and are complemented by their boundary walls and clipped hedges.

Closer to the river, The Cottage stands beside the road. This building has been spoilt by the incorporation of inappropriate doors and windows, a poor porch and hard cement rendering all in contrast to its gentle and characterful north elevation. Trees in the meadow to the west of Lyncroft House and in Birdland can be seen from Clapton Row and reinforce the village's historic association with the countryside around. The green is another of those sequestered backwaters that are in marked contrast to the bustling heart of Bourton only yards away.

Returning back to Clapton Row, Lucy's House and Hatty's House together with the Christadelphian Meeting Room accentuate the curve in the road and act as a terminal feature. A similar visual function on emerging from Clapton Row into Victoria Street is provided by Broadlands House, opposite.

The junction of Bow Lane and Victoria Street is disappointing. The north-western part has a preponderance of high stone and reconstructed stone walls and buildings that deserve to be relieved by tree planting. Bow Lane itself is rather harsh, being an area of tarmac tightly defined by good stone walls and outbuildings on the north side. The continuity afforded by these features is, unfortunately, lost by the wide vehicle entrances as one approaches the rear of



Clapton Green is a pleasing open space within the conservation area.

Harrington House. Trees in the grounds here over-arch the road in a pleasing manner, and help to soften the hard surface treatment.

A small hipped roofed outbuilding “grows” out of the high garden wall of Harrington House and is crowned by a pretty carved finial. The Georgian building, Leven House, at the end of the road with its tall, white-painted sash windows with architraves, is a pleasing terminal feature, its stature in contrast to the more vernacular buildings on the south side.

Looking south down Sherborne Street from Broad Bridge, the Warren (the north elevation of Leven House) provides a key terminal feature where Bow Lane and Sherborne Street divide. The building is prominent, and forms a part of an important group with Harrington House.

At the junction of Pockhill Lane and Sherborne Street there are pleasing views out across the open countryside. Turning and looking back towards the village, the road curves away to the right and the view is stopped by the building adjacent to Harrington House. To the right, high walls enclose the road. Springfield House, a three storey sash-windowed Georgian building, stands at right angles to the road overlooking its gardens, enclosed behind a tall stone boundary wall.

Directly ahead stands Sherborne Terrace, a finely detailed mid seventeenth-century building with an impressive south elevation. Its windows are mullioned and the façade is

punctuated by pigeon holes. The building was re-modelled and re-faced in 1914, the final effect being very picturesque. There is a tight constriction between the end of Sherborne Terrace and Leven House before the space opens out again in front of Harrington House.

When viewed from the footpath behind Sherborne Terrace one is immediately confronted with the fine Palladian façade of Harrington House. This superb building is arguably the finest in Bourton. The classical screen dividing its forecourt from the street has gate piers which are rusticated and incorporate vermiculated blocks (carved to look like worms). The ball finials are likewise enriched. Spearhead railings top the walls on either side, and a line of pollard limes stand on the verge that separates the frontage from the road. This exceedingly fine building has had some unfortunate alterations, especially to the wings and notably the balconies and fire escapes. Nevertheless, this still remains a tremendous architectural tour de force.

Looking towards the village centre the view focuses on the old forge, with its fine doorway. This street narrows considerably near to the Duke of Wellington on the left. Roofs run both parallel to the road and at right angles to it and, as throughout Bourton, varied roof-lines and the lively silhouettes provided by chimney stacks, form an important part of its architectural character. The paving in front of the Duke of Wellington is worthy of mention because these blue clay pavements appear to be an important historic feature in



The fine palladian facade of Harrington House can be seen behind low walls, topped with spearhead railings and linked to rusticated gatepiers, all of which contributes greatly to the character of the conservation area and deserve careful consideration.

Bourton, and are far preferable to the general present day use of tarmac or concrete pavements.

As Broad Bridge is approached, the building line widens out again and a panorama of buildings on the north side of the High Street unfolds. The public toilets with its steep gabled roof and attractive cupola, the adjacent hardware shop and the Edinburgh Woollen Mills shop are each bold, distinctive buildings with divergent roof lines, best viewed from this location. Partly obscured by trees, they contrast with the low, single-storey gabled cottages beside the old forge, but this contrast in architectural styles and scales is part of Bourton's character. The buildings are unified by a homogeneity of walling materials and are subservient to the landscape dominated space which they address.

Turning to the right before Broad Bridge is reached, a narrow lane runs behind the Rose Tree Restaurant and the front of the Old Manse Hotel. It is hemmed in by tightly packed cottages and boundary walls, this being in marked contrast to the openness of the High Street greens. Both places complement each other by virtue of their very dissimilar character. Compared with most modern shop fronts in Bourton-on-the-Water, that of the wine bar here is a creditable exception.

The majority of the buildings along this lane have little architectural distinction having been subject to many alterations. Nevertheless, the lane's character is reasonably pleasant and intimate, and its juxtaposition of buildings and their distinctive yet similar style creates a lively sense of spatial interest.



Moving south down Sherborne Street, the road narrows considerably near to the Duke of Wellington. The Warren provides a key terminal feature where Bow Lane and Sherborne Street divide.



The lane running behind the Rose Tree Restaurant is hemmed in by tightly packed cottages and boundary walls, resulting in a pleasant and intimate character.

ARCHITECTURE AND BUILDING MATERIALS

The buildings we see in Bourton today span a period of at least 300 years. Their rural origins can be seen in the many cottages that survive, frequently single storey in height with an attic, and gabled dormers. There are imposing nineteenth and early twentieth century public and commercial buildings in the centre of the village, often exuberant in style and detail. Lower Mill, the Victoria Hall and Lloyds Bank are good examples.

Between these are a whole range of architectural styles and periods. Most of these respond very closely to the area's local building traditions, of steeply pitched roofs, mullioned or mullioned and transomed windows, ashlar chimney stacks, and coped gables. Riverside House and Fairlie are two particularly good examples, both built at the end of the nineteenth century. They are substantial, extremely well-crafted and carefully detailed.

Bourton also has many fine Georgian buildings. Harrington House is of an exceptionally high quality, but the Old Manse and the old forge are particularly noteworthy. Malavan House and the unaltered elevations of the Kingsbridge Inn also typify this style of architecture with ashlar facades and elegant box-sash windows. The Kingsbridge Inn has a particularly pleasing entrance door fronting the river with a well-detailed fan light over. All its windows have architraves

with key stones. Its principal façade is faced in ashlar with coursed rubble on subsidiary elevations. This treatment is not unusual in Bourton. The theme of window openings with architraves is repeated on the Water Gallery, the riverside façade of which retains some unusual casement windows.

Whatever the style of building, the consistent use of local stone throughout the village unites all Bourton's buildings in an harmonious way.

Many of the earlier buildings, and those later ones that follow local tradition, have steeply-pitched stone slate roofs with swept valleys, and coped gables. Gabled roof dormers are much in evidence. Roofscapes are an extremely important element and are crowned by tall, generous chimney stacks, mostly of dressed stone and ashlar with moulded cornices and weathered plinths. Coped gables are frequently topped by carved finials, occasionally these being found above the kneelers as well. Some buildings have diagonally-set chimney stacks, occasionally rising laterally from the side walls. Riverside House and the Victoria Hall both have stacks of this type. In the latter building they are a key feature of its riverside elevation. A few brick chimneys are to be found.

With the advent of the railways, Welsh slate became an alternative roofing material. This was sometimes laid to steep pitches replacing the local stone slates. Many Georgian buildings have much shallower roof pitches, for example, the Windrush Cafe, which has a low-pitched hipped roof whose hips and ridges are finished with leaded timber rolls.

This building has a wide eaves projection and is not at all in the vernacular tradition. Nevertheless, it provides an important focus to the green where its distinctive style is seen to good advantage, and its natural local stone walls ensure that it blends comfortably with its neighbours.

Vernacular-inspired buildings have mullioned or mullioned and transomed windows, usually incorporating the drip moulds that are so characteristic of the region. The Dial House Hotel has mullioned and transomed windows though without label mouldings, typical of the late seventeenth century. A string course runs across the building directly above the head of the ground floor windows. In the nineteenth century the extravagant use of stone associated with these windows tended to give way, on poorer buildings, to straightforward, flush-fitted timber casements. Neo classical buildings incorporated box sashes. The earlier windows were multi-paned and the later Victorian ones were either glazed with large sheets of the then newly developed plate glass, or of another common pattern, two panes above two panes.

Several examples of good lattice porches exist (at Cottesloe in High Street, for example) and the door case on the old forge is worthy of particular mention. The dormer window on this building is a crowning feature and dormers of a similar style, though with shallower pitches, are found on the building behind Polly Perkins and Oliver and Newman. This building, like so many more in the centre of Bourton, has been disfigured by the incorporation of insensitive shop fronts.



Riverside House displays many traditional features of the Cotswold Style such as a steeply pitched natural stone slate roof, diagonally set, ashlar chimney stacks, coped gables with finials, and mullioned windows with hood-moulds.



An attractive trellis porch is an eye catching feature.

Throughout the village, stone boundary walls, dry-stone and mortared, play very important roles in defining roads and footpaths, and linking buildings together. In an area where the craft of the stone mason was important, moulded chimney caps and ball finials are a frequent delight.

Together with the walls, forecourt railings are much in evidence, varied in design and infinitely pleasing. Good examples of simple, iron gates exist, those serving the church, the Manor House and Harrington House, are especially worthy of note. More ebullient, wrought iron gates are found at Sherborne House.



Several buildings in Bourton have diagonally set chimney stacks, occasionally rising laterally from the side walls, as seen here at Riverside House.

Originally, most of Bourton-on-the-Water would have had roads surfaced with stone hogging - that is stone crushed partly to a dust and beaten to form a smooth surface. Pavements are unlikely to have been separated from roadways until the early decades of the twentieth century. There is some evidence of blue brick paving, principally across the High Street end of the small green fronting the Dial House Hotel.

THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

PRESERVATION

It is the aim of the District and Parish Councils that the existing character and appearance of the Bourton-on-the-Water Conservation Area should be preserved or enhanced.

Preservation will be achieved by refusing permission for the demolition of any building or structure if its loss would damage the character or appearance of the area. Extensions and alterations will be expected to follow the design guidance set out below.

Neglected buildings, where these spoil the character or appearance of Bourton-on-the-Water, will be investigated. In critical cases action will be taken to ensure that repairs are carried out. As part of a survey of all listed buildings in the District, those in the Bourton-on-the-Water Conservation Area have been surveyed by the District Council, the work having been done during January 1993. No listed buildings in Bourton-on-the-Water Conservation Area were found to be in such poor condition that they were considered at risk from neglect, although two listed churchyard monuments were found to be in a poor state of repair.

Some open spaces have been identified as being crucial to the character of the place and should be preserved. The Cotswold District Local Plan includes a policy on Bourton-on-the-Water for the protection of four open areas within the conservation area. These are:

- Land south of Lansdown and alongside the River Windrush
- The central village green, including the small green in front of the Dial House Hotel and extending south east as far as the Painted House
- Land next to the Rissington Road car park, and land around Burghfield
- The Manor Fields

These are indicated on the maps accompanying the Cotswold District Local Plan.

Bourton-on-the-Water Conservation Area also falls within the Cotswold Area of Outstanding Natural Beauty. The Local Plan includes a policy intended to protect and enhance the landscape, and prevent any developments that could damage its character or appearance.

DESIGN GUIDANCE

The designation of the conservation area is not intended to prevent change, especially that which would enhance the character of the area and ensure Bourton-on-the-Water's continued economic vitality. The general design guidance for any work requiring planning permission in the conservation area is that the character and appearance of the area should be preserved or enhanced. In particular:

- New buildings or extensions should reflect the general pattern of building in Bourton-on-the-Water especially in scale and proportion, although there is scope for some architectural invention provided that this echoes Bourton's architecture.
- Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix. Extensions to buildings should be in materials that are sympathetic to the existing building.
- Any new building or extension should be located on its site in a similar way to the general pattern of building in that part of the area.
- Boundary walls and/or railings should be incorporated in the development in a similar way to those already in existence in that part of the area, and these should use similar materials and detailing.



One of the many listed buildings within Bourton. Changes to listed buildings need to be handled sensitively to protect their special character, or setting.

LISTED BUILDINGS

Some historic buildings are 'listed' by the Secretary of State for Culture, Media and Sport because of their special architectural or historic interest. Listed building consent is required from the District Council for any work that would affect the special interest of a listed building, whether inside or outside. More information about listed buildings is available from the District Council.

There are 101 buildings in the Bourton-on-the-Water Conservation Area that are listed and merit the tightest control over any changes to them. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them should also be considered in terms of the effect on the conservation area and the design guidance above.

THE PROTECTION OF OTHER BUILDINGS

There are several buildings and features within the conservation area which are not listed but which contribute to its character and appearance. While these are subject to some increased planning controls brought by the designation of the conservation area, changes could take place to them that would damage the character of the conservation area.

In Bourton-on-the-Water there are many unlisted buildings retaining much of their historic character through the survival of original, or appropriate installation of replacement, window and door designs. Stone walling remains unspoilt by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties. Normally, on dwellings, many such changes could be made without the need for planning permission.

With the support of the local community, a Direction has been issued removing permitted development rights from certain buildings, allowing control over changes to front elevations, boundaries, and any part of the building facing a public open space. A list of these properties is attached to this statement. On these properties, planning permission will be required for:

- Any extension or enlargement facing the highway.
- Formation of any new window or door openings.
- Removal or replacement of existing windows and doors.
- The replacement of painted finishes with stains on any woodwork or joinery.
- The addition or removal of render or claddings.
- Painting previously unpainted stonework.
- Installation of satellite dish antennae.
- Addition of porches, car ports and sheds.
- Changes of roofing materials (front roof slope only).
- Installation of rooflights (front roof slope only).
- Demolition of, or alteration to, front boundary walls or railings.

ENHANCEMENT PROPOSALS

Inevitably, there are a number of areas or features in the Bourton-on-the-Water Conservation Area which do not conform to the character of the area, and whose replacement or improvement would be beneficial. These have been the subject of a comprehensive analysis of the whole of the village, carried out for the District Council, with public consultation, and published as the Bourton-on-the-Water Concept Design in 1999. The projects listed in this Statement are more specific detailed proposals for the conservation area which have emerged from the character analysis undertaken, although these do co-ordinate with the concept design.

This statement lists the scope for improvement as a series of proposals for enhancement, although no timescale is set on when they will be achieved. As most involve utilities or local authorities, the District Council will take the lead in encouraging their implementation.

Grants may be available from the District Council to assist with enhancement projects of the kind listed below. Please check with the Council's Grant Co-ordinator for availability.

1 - Shopfronts and shop signs throughout the village.

In the last three decades the traditional village character of Bourton-on-the-Water has been badly affected by the inappropriate introduction of poor modern shopfronts and unsympathetic and over-dominant signing. In particular, this is a problem along much of the High Street and Sherborne Street, where shop blinds are also very intrusive.

The District Council will seek to encourage improvements such as the replacement of the worst shopfronts with more appropriate designs, the reduction of the effect of commercial signing, the removal of shop blinds where these are harmful, and the re-painting of any shopfronts currently decorated in inappropriate or garish colours. Guidance for these improvements will be found in the publications of the English Historic Towns Forum (of which the District Council is a member) listed below.

2 - A comprehensive scheme to replace the various pedestrian direction signs in the conservation area.

Over the years a wide, and somewhat uncoordinated mixture of pedestrian signs have accumulated throughout the centre of the conservation area. To enhance the appearance of the village, and to improve information to visitors, these need replacing with a comprehensive and purpose-designed range of signs. Care should be taken to ensure that this new signage does not over impose itself on the traditional character of the place.

3 - Improve paved surfaces in the centre of the conservation area.

There is some evidence that many pavements in Bourton-on-the-Water were laid in blue brick, such as that opposite the Victoria Hall, in the High Street. Although various more modern block materials have been used as an alternative

to tar macadam, these seem somewhat suburban in character and mechanical. Although extensive use of blue brick may not be desirable, this and other traditional paving materials should be re-introduced as any opportunity arises, especially in the High Street area.

4 - Various fencing and boundary improvements throughout the conservation area.

In various locations fences and other boundary treatments have been erected which are out of character with the traditional appearance of the conservation area. In particular, panelled timber fencing in Clapton Row, Cemetery Lane, and in the western part of the High Street, and also beside the river, should be removed or replaced with something more sympathetic. New parkland railings would enhance the setting of Burghfield House (best done as part of improvements to the public footpaths in this area).

5 - Repairs to the wall in Station Road alongside Manor Field.

The poor condition of this wall, with the inappropriate replacement of traditional capping by cement, and the frequent drops from its original height, have done much to harm this part of the conservation area. Restoration to its full height throughout, and traditional detailing with combers (topping stones on edge) should be carried out.

6 - The District Council car park in Rissington Road.

Various improvements should be made to preserve the traditional character of this part of the conservation area. In particular, the planting of indigenous trees would break up the appearance of the expanse of car parking, the front boundary verge and hedge needs reinstating, and the entrance should be simplified by the removal of the kiosk and gantries, and it should be reduced in width.

7 - Reduction in the visual clutter caused by various business around the village green.

Some business, especially restaurants and cafes, surrounding the green alongside the High Street and river, have spilled out into former domestic gardens. The overall effect of this is very damaging to this most important core of the village. Every effort should be used to prevent any further use of gardens in this way, and to reverse the current trend wherever possible.

8 - Improvements to grass verges and other landscaping.

In particular the island at the junction between Letch Lane and Clapton Road would benefit from the replacement of a rather incongruous planted border with road-verge grass. A typical local species of tree could be planted at the corner of Victoria Road and Bow Lane to enhance the character of this part of the village.

PROPERTIES COVERED BY THE ARTICLE 4(2) DIRECTION, REMOVING CERTAIN PERMITTED DEVELOPMENT RIGHTS

CLAPTON ROW (NORTH SIDE)

Pear Tree Cottage
No 6
Twin Cottage
No 9
Southview
Chardwar Cottage
Whitings
Weavers Cottage

CLAPTON ROW (SOUTH SIDE)

Christadelphian Meeting Room
Lucy's House
Hattie's House
Chapel House

CLAPTON ROW (WEST SIDE)

Well Cottage
Jasmine Cottage
Wynne Dene
Porch House
Craigmoor
Hollyhock Cottage

CLAPTON ROW (EAST SIDE)

Rose Cottage
Cosy Cottage
Tuesday Cottage
Fairlie

HIGH STREET (N. EAST SIDE)

Church House
Naight Bungalow
Newbury Cottage
Wadham Cottage
Japonica Cottage
Allerton Cottage

HIGH STREET (SOUTH-WEST SIDE)

Carfield
The Cottage
Cottesloe
Manor Close
Kevinscot

LETCH LANE (NORTH SIDE)

Wayside Cottage
Sentosa
Quince Cottage
Little Orchard
Grey Gables Barn
Springfield Cottage

RECTORY LANE (OFF EAST SIDE)

Florries Cottage
Chilli Cottage
Pearmain

SHERBORNE STREET (NORTH WEST SIDE)

Stepping Stones
The Old Malt Barn

SHERBORNE STREET (SOUTH EAST SIDE)

Rose Cottage
Jubilee Cottage

STATION ROAD (WEST SIDE)

The Old Coach House

VICTORIA STREET (E. SIDE)

Riverside House

VICTORIA STREET (WEST SIDE)

North House
South Lawn
Bow Cottage
Apple Tree Cottage
Alice's Cottage

FURTHER READING

Planning policy	<i>Gloucestershire County Structure Plan</i> , copies available from Environment Department, Gloucestershire County Council, Shire Hall, Westgate Street, Gloucester. <i>Cotswold District Local Plan</i> , copies available from Cotswold District Council, Trinity Road, Cirencester, Glos.
Government guidance	<i>PPG15 - Planning and the Historic Environment</i> , copies available from branches of HMSO.
Guidance on procedures	<i>Listed Buildings and Conservation Areas</i> , copies available FREE OF CHARGE from Cotswold District Council. <i>Protected Trees</i> , published by the Department of the Environment, copies available FREE OF CHARGE from Cotswold District Council.
Design guidance	<i>Traditional Casement Windows, Traditional Dormer Windows, Traditional Cotswold Chimneys, Porches, Stone Slate Roofing, Cotswold Design Code, and the Conversion of Historic Agricultural Buildings</i> - copies available FREE OF CHARGE from Cotswold District Council.
Guidance on the design of shopfronts	<i>Shopfronts and Advertisements in Historic Towns</i> and the <i>Book of Details & Good Practice in Shopfront Design</i> , published by the English Historic Towns Forum (EHTF), PO Box 22, Bristol, BS16 1RZ.
Comprehensive design scheme	<i>Bourton-on-the-Water Concept Design</i> , by Roger Evans Associates for Cotswold District Council, August 1999. This document contains proposals for improvements throughout the public areas in Bourton-on-the-Water, not necessarily in the conservation area. Copies may be viewed at Cotswold District Council, Trinity Road, Cirencester, Glos.
Village history	The most authoritative source on the village is the relevant volume in <i>The Victoria History of Gloucestershire</i> , the section written by C R Elrington and Helen O'Neil. This is best consulted in major libraries. <i>Harry Clifford, History of Bourton-on-the-Water, Gloucestershire</i> , was published in 1916 and is long out of print, but may be found in libraries.

Further guidance leaflets are to be published by Cotswold District Council.

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CREDITS

Text: Michael Thorndyke, Helen Ramsell, Geraldine LeCointe

Photography: Margaret Lister, Helen Ramsell



**For further advice and information
please contact:**

**The Heritage Service
Directorate of Development and Heritage
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX**

**Tel: 01285 623000 Fax: 01285 623920
email: conservation@cotswold.gov.uk
Website: www.cotswold.gov.uk**