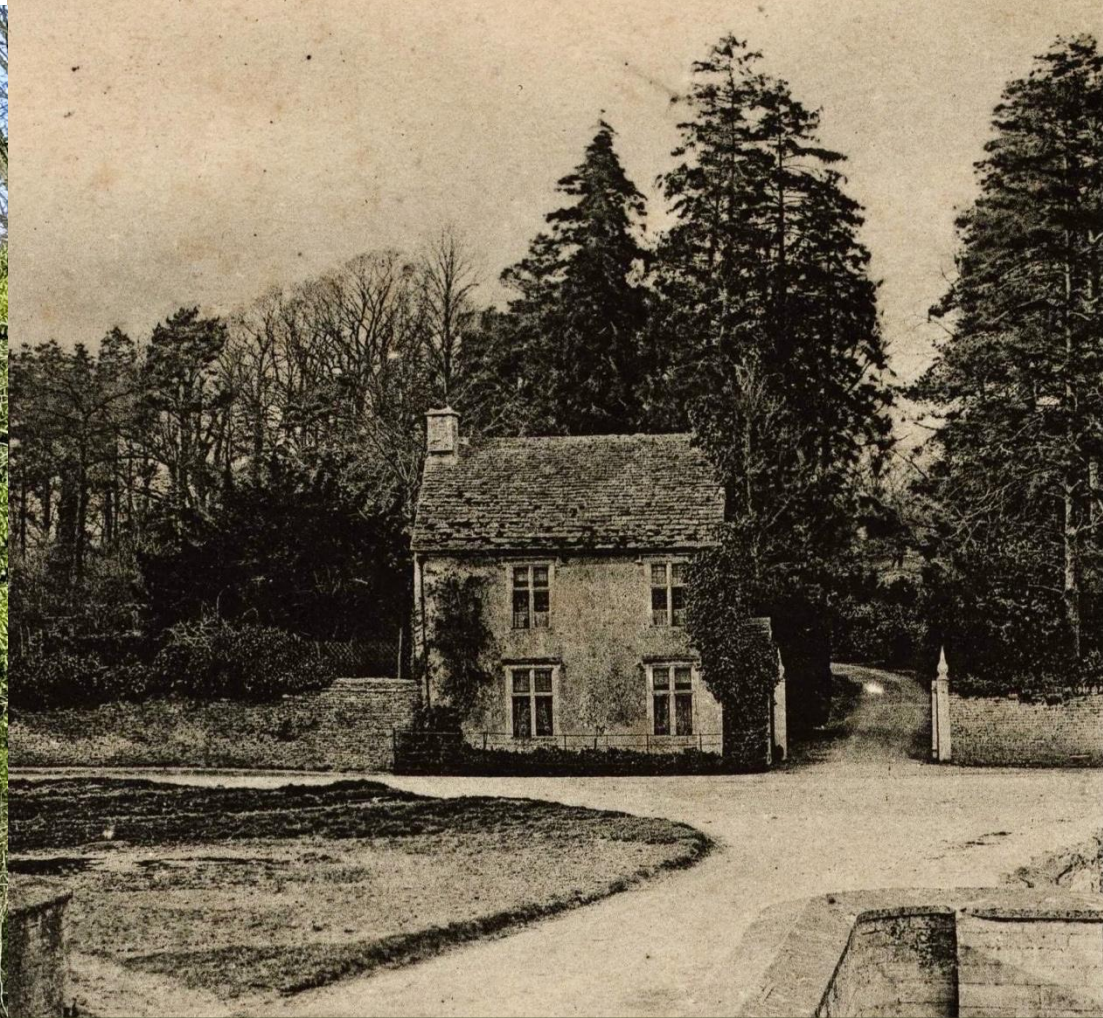




Ampney Crucis Conservation Area Appraisal

Ampney Crucis Parish Council &
Residents' Action Group
June 2026

*Cover image (left) Lodge to Ampney Park view from the bridge looking north.
Cover Image (right) Same view as above circa 1900 (Gloucestershire Archives)*

Acknowledgements

This document has been produced with thanks to Natalie Fenner of NCF Heritage and Victoria Thomson of Thomson Planning & Heritage, on behalf of Ampney Crucis Parish Council and the Ampney Crucis Residents' Action Group, as co-sponsors.

Field surveys were carried out between February and May 2026 and this document has been produced in close consultation with members of both co-sponsor bodies, as well as other village residents.

Note

This appraisal seeks to provide a comprehensive assessment of the special architectural historic interest of the conservation area. However, the reader should not assume that details which may contribute to the character of the area, but are not mentioned here specifically, can be dismissed by reason of their omission.

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1.0 Introduction

What are conservation areas?

Areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, conservation areas exist to protect the features and the characteristics that make a historic place unique and distinctive. Cotswold District Council (CDC) has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. In addition to statutory controls, both national and Local Plan policies help preserve the special character and appearance of conservation areas and their setting where they contribute to their significance. CDC has the largest number of conservation areas anywhere in England (144), and Ampney Crucis' conservation area was first identified by CDC in 1980 as being an area of special architectural and historic interest, worthy of protection, and reviewed in 1990.

What is the purpose of a conservation area appraisal?

- Identifies and analyses the special architectural or historic interest of the conservation area.
- Defines the conservation area boundaries.
- Increases public awareness and involvement in the preservation and enhancement of the area.
- Provides a consistent basis for informed planning decisions.
- Helps to guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality design which responds to the sensitive surroundings.

How might living in a conservation area affect you?

If your home is within the conservation area and you are considering making any changes to your property, it is always worth seeking advice from the council or from an external adviser. Examples of some of the issues affecting conservation areas include:

- Most demolition works within the conservation area require planning permission.
- There are tighter restrictions on permitted development and advertising.

- Applications for planning permission may need to be accompanied by a heritage statement or heritage impact assessment.
- If you intend to cut down, top or lop any trees with a trunk diameter more than 7.5cm (measured at 1.5 metres above ground level) you must notify the council at least six weeks before the works are undertaken.

For further information on conservation areas, how they are managed and how this might affect you, please see Cotswold District Council's website and Historic England's advice on living in conservation areas.

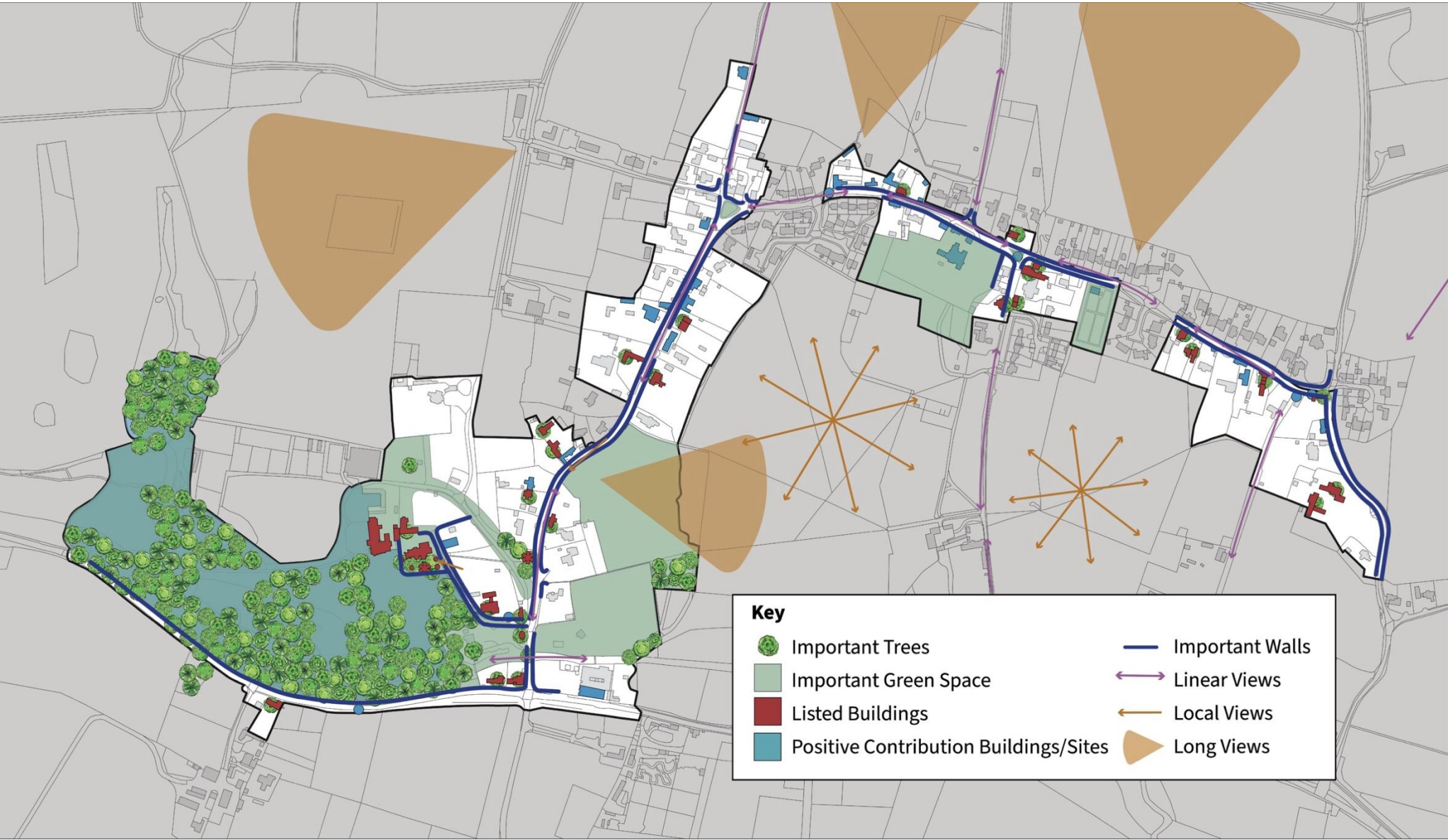
Planning policy context

The Ampney Crucis conservation area comprises three distinct parts, all of which are located in the rural parish of Ampney Crucis. The parish is subject to the district-wide Cotswold District Local Plan 2011-2031 (under review at the time of writing). Also relevant are the National Planning Policy Framework (NPPF), and Planning Practice Guidance (PPG).

Methodology and Consultation

This appraisal was produced in order to conform to current best practice advice published by Historic England. This has involved the collection of information from publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area. In addition to wider community consultation, a draft of this appraisal underwent stakeholder review, and the resulting feedback was then incorporated into this document.

2.0 Ampney Crucis Conservation Area Master Map



3.0 Summary of Special Interest

This assessment of special interest or significance reflects the definition of significance set out in the NPPF. The determination of significance is a key guiding factor in planning decision-making, and all decisions should flow from an understanding of the significance attached to the site. Significance is defined as ‘the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not just from its physical presence but also from its setting.’ The determination of the significance of heritage assets is based on statutory designation and professional judgement against four broad interests: archaeological, architectural, artistic and historic.

Significance of the Ampney Crucis Conservation Area

The primary significance of the Ampney Crucis conservation area is as a modest scale rural Cotswold village, drawing characteristics from the historic London Road, and parallel Ampney Brook with its two mills, and the wider agricultural landscape. The dispersed nature of several historic farmsteads has resulted in the horseshoe shaped form of the village as a whole, through which a single principal route winds its way. In appearance, it is characterised by the almost universal use of Cotswold stone.

The conservation area lies approximately 800m south of the south-eastern boundary to the Cotswolds National Landscape. It is inward-looking for the most part, albeit strongly embedded in the wider agricultural landscape, traversing its gentle slopes. It is further characterised by its extensive greenery, with trees present throughout, and green spaces of varying sizes.

Key features include:

- A historic core just north of Ampney Brook, which includes the church, Ampney Park and the site of a historic mill.
- Several landmark green junctions around the war memorial, The Pound, and the school, instead of a clear centre to the village.
- Several dispersed farmstead clusters, which are now connected to the historic core by the single lane which forms the distinctive horseshoe shape to the village and has remained largely unchanged in form since the late 17th century. Secondary lanes leading off this principal route form a north-south grid over the settlement.



Fig 3.0.1 (top) Hunts Hill 1923 (courtesy of the Thompson family)

Fig 3.0.2 (below) Hunts Hill largely unchanged in 2026

- Large open areas to the north and south of the village, combined with multiple footpaths and narrow green lanes/tracks, which root the village within its wider rural agricultural landscape setting.
- Important trees and green spaces.
- Largely tranquil pastoral setting except to the south-west corner of the village which is dominated by the frequent vehicular movements along the A417 (former London Road).
- Important stone walls forming a strong building line throughout the village.
- A high proportion of picturesque vernacular historic buildings, primarily residential, including cottages, farmhouses and barns, which are recognisably 'Cotswold' in character.
- Stone in its multiple forms, which gives the village as a whole a remarkably cohesive architectural character.
- Minimal street furniture or visual clutter, which helps retain an authentic historic character. The lack of street lighting in particular ensures dark skies make a distinctive contribution to the settlement's nighttime rural character and reinforces a sense of separation/isolation from other nearby settlements.
- An important series of views, experienced when travelling along the principal lane through the village, with multiple additional viewpoints along footpaths, secondary lanes and junctions forming strong connections with the surrounding rural landscape (see Figs 3.0.1 – 3.0.3 for past and present examples).

Abbreviations

For ease of reference, buildings, structures or sites which have no statutory designation but which are considered to make a positive contribution to the character and appearance of the conservation area will be referred to throughout this report in the abbreviated form of PC (positive contribution) along with their corresponding reference number: a full list, including reference numbers, is included in Appendix 3. All listed buildings will be referred to by their grade (e.g. 'Grade II', or – in Appendix 2 – 'GV II', relating to a listed building which has 'group value' in connection with other listed buildings), and scheduled monuments referenced by SM, with full details provided in Appendices 1 and 2.



Fig 3.0.3 View from The Pound looking northwards.

4.0 Setting and Location

4.1 Location and Geography

Ampney Crucis is a historic village located approximately 3 miles east of Cirencester and 5 miles west of Fairford.

Gaining the first part of its name from the Ampney Brook which runs through the southerly part of the village and is a tributary to the Thames, Ampney Crucis is one of four 'Ampneys' along the same watercourse, each with its name differentiated by its church dedicationⁱ, in this case Crucis being Latin for 'of the cross' due to Holy Rood church (Grade I). The civil parish of Ampney Crucis is fairly large but sparsely populated, and predominantly agricultural in nature. Settlement is focused around the main village, and the nearby hamlet of Hilcot End, both in the southernmost part of the parish, just north of the brook, and the A417 (former London Road) which runs parallel.

The village occupies a site which slopes gently southwards towards the brook – and gently upwards to the east – and is surrounded by the undulating landscape of the Cotswold lowlands. Within the wider landscaped grounds of Ampney Park, the source and early stages of the current brook, combined with several areas of interconnected lake alongside, appear to be remnants of a lower section of a larger historic watercourse which drained the uplands between the main channels of the Churn and Coln (Fig 4.1.1), but which has now much diminished from its earlier form. The presence of two historic mills in Ampney Crucis and records of the London Road being partially diverted in the 18th century close to St Mary's Church to avoid a treacherous ford (just east of the parish boundary) also indicate that the Ampney Brook, whilst now presenting a picturesque babbling form, historically was both more physically powerful and influential in its contribution to the village's development.

The geology of Ampney Crucis is predominantly oolitic limestone, ideal in its uses as a building material but known to be relatively poor at supporting arable farming. A narrow band of cornbrash exists at the southern fringes of the village, near the brook, and includes the A417.

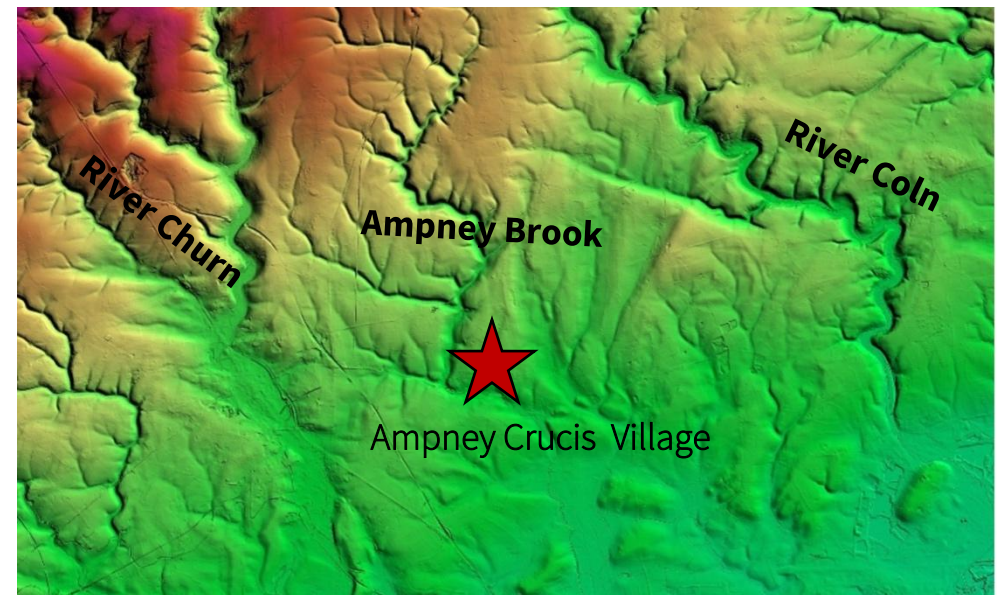


Fig 4.1.1(above) Landforms around Ampney Crucis (Parish Online)

Fig 4.2.1 (below) View north-west from behind School Lane



4.2 Setting

The undulating landscape within which Ampney Crucis is located is important to both the character and appearance of the village, and to its setting. From the north, the village appears nestled in its rural surroundings: the houses along the northern boundary of the conservation area are intermittently visible, masked in part by vegetation and in part by the topography. This contributes significantly to the discrete character of Ampney Crucis and underscores its rural identity. There are nevertheless strong linkages to the countryside beyond, over which these northern properties have views (Fig 4.2.2); the various lanes and footpaths which criss-cross the fields to the north not only provide well-used points of access for the wider community but also provide their own views through the landscape.

To the north-east of Ampney Crucis is Hilcot End, a small hamlet which, whilst physically separate, retains strong links to Ampney Crucis: the village and hamlet are each visible from the other, separated by a small rise in ground between the two, and Hilcot End has traditionally relied on the services available in Ampney Crucis. There are physical links, too, as evidenced by the footpath marked at its northern end by a surviving stone stile which connects with Dudley Corner. This relationship also contributes to the character of the conservation area.

To the east of Ampney Crucis, the undulations in the landscape are gentler, but the open fields provide an important buffer between the village and its other near neighbours, Ampney St. Mary and Ampney St Peter.

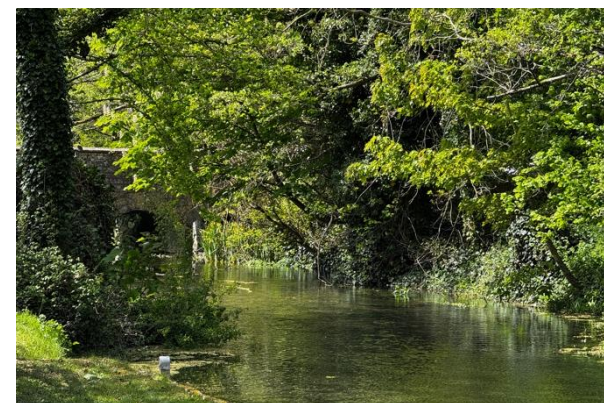
To the south of the two easternmost sections of the conservation area, the setting comprises a large open green area sloping gently downwards to the Ampney Brook and the London Road (Fig 4.2.1). The former is largely hidden, except around the bridge (Fig 4.2.4), although its impact on the evolution of the village remains clear due to the presence of two mills, one within and one outside the conservation area. This largely green space is punctuated by paths and lanes, and a small amount of highly dispersed housing. Nevertheless, this area is far from homogeneous, with gentle swells in the landscape, trees scattered throughout and bordering the edges, and an occasional drainage ditch or minor watercourse. This forms an important part of the agricultural



Fig 4.2.2 (top) Undulating countryside to the north of the conservation area

Fig 4.2.3 (centre) Northern portion of Ampney Park, bounded by wall.

Fig 4.2.4 Ampney Brook adjacent to the listed bridge



heart of the village, retaining a pastoral quality, and is key to access and leisure activity around Ampney Crucis, as well as to views to and from the conservation area (Fig 4.2.1).

The westernmost part of the conservation area's southern boundary borders London Road, except for a small extension across the road to include Waterton Farmhouse (though its barn, also listed, is excluded). Here, the village is a little more outward-facing, albeit with a modest entrance to Ampney Crucis across the late 18th century/early 19th century bridge (Grade II), on the site of its medieval predecessor. The setting is still largely pastoral, with the fields south of the road sloping very gently upwards (Fig 4.2.5), further reinforcing the village's predominantly self-contained character. In contrast to the overall tranquillity which characterises much of the village, this south-western edge is inevitably busier due to the proximity of the road and its traffic.

The south-western boundary of the conservation area is strongly defined by the walls and landscaped enclosure of the Ampney Park estate (Fig 4.2.6); beyond to the west the London Road winds its way through open countryside towards Cirencester.

North of the conservation area boundary, which runs through the Ampney Park estate, the full extent of the historic landscaped grounds remain marked by the distinctive walls which appear unchanged from those shown in Kip's engraving of 1712 and form a key part of the village's historic character (see Fig 6.3.1). To the north-east is an area of



scattered development, some modern (such as along the lane linking Back Lane to The Pound), but which still reinforces the rural quality of the area.

Fig 4.2.7 the sunken southern portion of School Lane, leading northwards past the cluster of buildings which were historically known as Ford Hill Farm.



*Fig 4.2.5 (Far left) Fields to the south of the village, beyond the London Road.
Fig 4.2.6 (Left) South-western boundary of Ampney Park and the conservation area.*

5.0 Background.

5.1 Historic Development

There is archaeological evidence of settlement in and around Ampney Crucis parish from at least the Iron Age, with cropmarks and aerial photography suggestive of early farmstead enclosures close to the parish boundaries, and the Ranbury Ring hillfort (scheduled monument) less than 2km to the south-east of the village, later re-used as a Roman camp. With Akeman Street running through the parish and the Fosse Way forming part of its north-west boundary, there is also considerable evidence of fairly widespread Roman settlement across the parish as a whole (Gloucester Historic Environment Record (HER) records refer to a probable Roman settlement south of Akeman Street covering about 12 hectares of ground, but there are multiple find sites across the parish documenting Roman evidence), with a notable funerary urn uncovered along the London Road in 1777, now held at the Ashmolean Museum in Oxford. Settlement clearly continued and consolidated during the Saxon period, with evidence of Saxon construction to both Holy Rood church (Grade I) and also the church at Ampney St Peter (Grade II*).

Ampney Crucis, recorded as 'Omenie' in the Domesday Book, is listed as having had a church, mill and manor, as well as 25 households in 1086, a well-established settlement for its time. This earliest core of the village focused on the northern bank of the Ampney Brook and incorporated the current church building which is known to feature some pre-Norman fabric in its north wall, as well as the sites of Sterry's Mill and Ampney Park, which – despite now being occupied by later structures – are likely the original sites of the other two significant structures.

From the 11th century through to the mid-16th century, the church and its associated assets in Ampney Crucis were administered, supported and managed by Tewkesbury Abbey. Whilst relatively little is known about the settlement as a whole at this time, both of the stone crosses erected in the village date from this period, with the decorative head of the churchyard cross (see Fig 5.1.1) featuring four faces, all of which link to Tewkesbury Abbey (the cross in the churchyard is both a scheduled monument and listed at Grade I; the cross at the roadside end of Church Walk is a scheduled monument and listed at Grade II). The church building (Grade I) also underwent significant

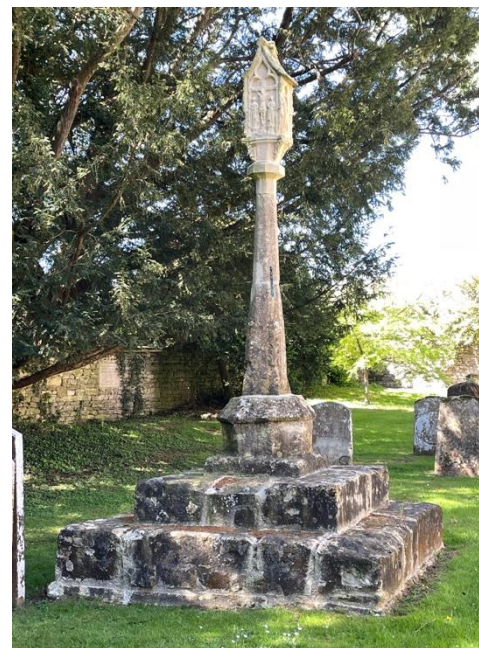


Fig 5.1.1 (left) 14th century churchyard cross

Fig 5.1.2 (right) Gatepiers to the potential site of Durncourt

rebuilding under the Abbey's patronage, with a new chancel, west tower, reroofing of the nave and a new east window dating between the 12th and 15th centuries. As with much of the Cotswolds, it is likely that sheep farming expanded considerably in the village under the direction of the Abbey, with its geology well suited to grazing by large flocks of Cotswold sheep. An ancient sheep-house with association to Tewkesbury Abbey (Grade II) existed in the north-western part of the parish, giving its name to Sheephouse Lane (Sheephouse Farm, Grade II), which commences approximately 1km north of the main settlement.

Whilst nothing is known of the manor house between the 12th and 16th centuries, there was likely a structure of some form on or near the current site of Ampney Park, when John Pleydell was granted the manor in 1562. The current building at Ampney Park (Grade II) is understood to have originated in the late 16th to early 17th century as an extension or replacement to living accommodation. The house and wider park, described in 1671 as 'a modest mansion in a park next to the church with ten hearths'ⁱⁱ have undergone several phases of redevelopment. Johannes Kip's illustration from

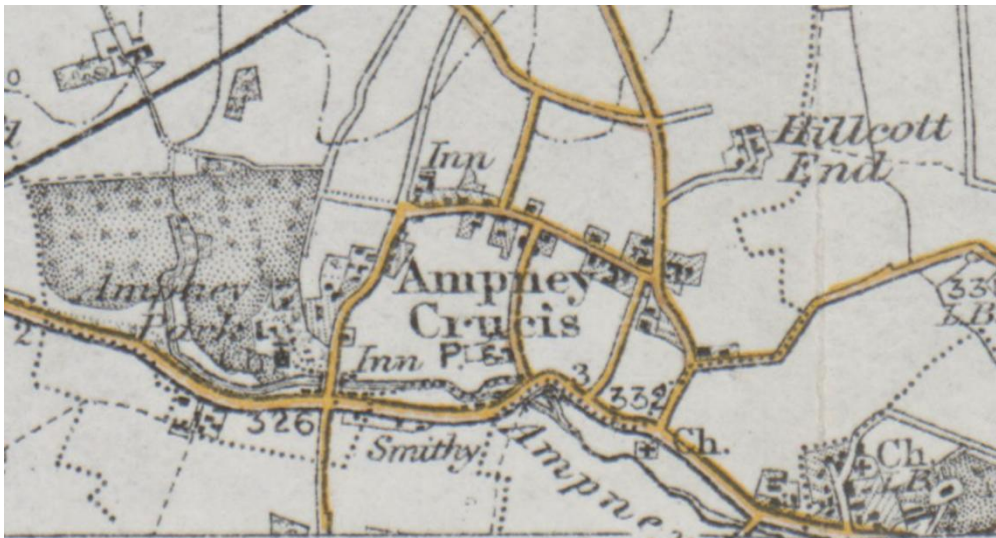


Fig 5.1.3 (top) Extract from Isaac Taylor's 1777 map of Gloucestershire, NLS maps

Fig 5.1.4 (below) OS 1st Ed map 1884, NLS maps

1712 (Fig 6.3.1) clearly shows the tall central block likely dating from the early 17th century, but which had already undergone some fashionable classical additions by the early 18th century. A new north wing was added during the Blackwell family's residence, likely in the early 19th century, and further alteration and extension was undertaken following Edmund Cripps' acquisition in the 1890s.

Beyond Ampney Park, the village is understood to have had a second substantial house 'of seven hearths'ⁱⁱⁱ which was, until at least 1608, home to the other local gentry family, the Lloyds^{iv}. Different sources indicate that this house was situated in the north-eastern part of the village and may have been known as Du(r)ncourt, dating from a similar time to the Pleydell family's acquisition of Ampney Park. Whilst there is no building of this name now extant, the name Durncourt appears in several field names and on a row of 20th century cottages in the northern part of the village. There has been the suggestion that the extant gate piers embedded within the stone wall opposite Dudley Farm House (Fig 5.1.2), mark its former entrance (PC – AC30). A significant cluster of buildings is visible on 1st Ed OS maps in this location (Fig 5.1.4) but are lost by 1901 (2nd Ed OS), corroborating a local account of the 'Elizabethan' house near Dudley farm being demolished due to structural instability, around the turn of the century^v.

Whilst there is no other known 16th century development remaining within Ampney Crucis, there are a good number of buildings dating from the 17th century including the lodge to Ampney Park, No. 8, Nos. 37-38 and Dudley Farm House, amongst others – all are Grade II listed. The spread of these buildings indicates that despite an initial concentration of historic development at the south-west corner of the settlement, by the 17th century, the village had extended outwards and obtained the dispersed form which it retains today (Fig 5.1.3). Forming distinct clusters around historic farmsteads, interspersed by open areas of arable, meadow and pasture – which were (and remain) criss-crossed by footpaths and lanes – buildings were connected by an elongated village street which stretched in a horseshoe-like formation from the south-west corner, northwards to a small area of green known as The Pound, eastwards towards Dudley Farm, and then southwards again towards the brook.

The 18th and 19th century developments within the village followed the pattern already established by the 17th century, adding further farm buildings and cottages around the

horseshoe (see the First Edition OS of 1884: Fig 5.1.4). The notable addition during the 18th century was the school, endowed by the Pleydells from 1722, and initially run from a converted barn until a dedicated school building was finally constructed in 1791 (see Fig 5.1.5). This building was extended in 1861, adding a new girls' school and a dwelling for the mistress to its east end. The combined historic structure (Grade II) was subsequently converted to full domestic use, when a flat-roofed structure was added adjacent in the mid-1960s.



Fig 5.1.5 Dedication plaque attached to the school dated 1791

Cottages throughout the village, most of which were owned by Ampney Park until the early to mid-20th century, and occupied by tenants who served the estate^{vi}, often fulfilled some form of commercial function in addition to their domestic one, retaining evidence of their commercial heritage through their names. Whilst the modern village retains only The Crown at Ampney Brook, and the offices for C. P. Jefferies at The Pound, as commercial premises, the village was largely self-sufficient until the early part of the 20th century, retaining a post office, a village shop near the school, a cobbler, tailor, butcher, blacksmith, undertaker and baker. The building now known as Five

Bottles (PC – AC14), due to the bottle ends embedded within its road-facing gable, was formerly the site of the village brewery, with the adjacent malthouse and barn (PC – AC15) to the rear, both in brewing use until the early part of the 20th century. The cottages opposite (Grade II) were also used as a malthouse at one stage, later reverting to cottages and now a single dwelling known as No. 14-15. The brewery served the Butchers Arms (PC – AC09), ‘a free licensed beer house situated at the top end of the

village with tap room and newly built skittle alley’^{vii} which had been built in the mid-19th century. As the name suggests, the Butchers Arms was also home to the village butcher, with an onsite slaughterhouse and butchery remaining into the 20th century. The pub finally closed in the late 20th century, and was converted to residential use. A Primitive Methodist Chapel occupied a site close to the Butchers Arms from 1902 to 1998. Following its closure, its stone steps were turned into a commemorative bench close to the village school (see Appendix 3), which is the focus of an annual ‘bench party’ in memory of the chapel and its attendees.

In the early part of the 20th century, the only notable addition to Ampney Crucis was the Arts and Crafts-style Village Hall (PC – AC 18), constructed from local stone, which commemorates Richard Cripps, the son of Sir Frederick Cripps of Ampney Park, and was formally opened in 1930.

During the latter half of the 20th century the village experienced a number of infill developments, with notable new cul-de-sacs introduced at The Donkey Field and The Pleydells, cottages at Durncourt, and the conversion of the farmyard at Dudley Farm, incorporating its Grade II-



Fig 5.1.6 The Pound tree, circa 1960, courtesy of the Thompson family

listed threshing barn, traditional pigsties (PC – AC37) and stables (PC – AC38). These new developments included a good number of bungalows as well as some two-storey development, most of which was constructed in locally made Bradstone and other forms of reconstituted stone, subtly differentiating it from the traditional village vernacular. The notable loss of a significant number of mature elm trees following the Dutch Elm Disease outbreak of the 1970s had a significant impact upon the appearance of the village, particularly the removal of the Pound Tree (Fig 5.1.6), which had dominated the north-west corner of the village for well over a century, and the row of elms linking the Pound Tree to the former Brewery site. All would have resulted in a greater sense of openness, providing gaps which were later filled by late 20th century development. The latter part of the 20th century also saw the end of milling operations in Ampney Crucis. Having been run by the Sterry family for over 110 years, but with the milling of corn known to have taken place there since before Domesday, the conversion of Sterrys Mill (PC – AC22) to a dwelling with brook-side landscaped gardens in the 1970s had a significant impact upon the riverside setting of the entrance to the village.

Twenty-first century developments in the village have focused upon either individually commissioned replacement dwellings, or a cluster of new homes in and around converted former agricultural buildings, east of The Pound. Several of these new dwellings have incorporated natural stone and local vernacular detailing, in order to harmonise with the character of the village.

6.0 Spatial analysis

6.1 Layout and Street Pattern

Ampney Crucis has a distinctive horseshoe-shaped form, with a single lane (6.1.4) as the spine of a generally informal arrangement of roads, mostly unnamed. Instances of smaller roads branching off this lane are infrequent but important, forming a grid-like pattern beyond the horseshoe, with a strong north-south emphasis. The oldest of these lanes is that leading to Holy Rood Church and Ampney Park (which also exits Ampney Park to the west, through private land, to join the A417/London Road). Junctions are relatively infrequent, but are marked with small triangular green spaces, for the most part, each punctuated with a single tree. These green junctions are important landmarks within the village and contrast starkly with the unvegetated junctions at the entrances to more recent infill developments outside the conservation area. A good example of this is 'The Pound' (see Fig 6.1.1), in the north-west of Ampney Crucis, a small area of common land which marks a bend in the main route through the village, and the beginning of a lane running east and then north, and another running directly north.

East of The Pound is Allotment Lane, punctuated by a triangular and tree-marked green space at its southern end (Fig 6.1.3); further east is another lane running north and south of the village and broadly marking its eastern extent. Pig Lane (Fig 6.1.2), south of the main lane through the village and close to Dudley Farm is a restricted byway, mostly now used as a public footpath but likely to be another historic lane stretching southwards towards the brook. School Lane features another of the triangular, tree-marked green spaces at its northern end, where it meets the main lane through the village.

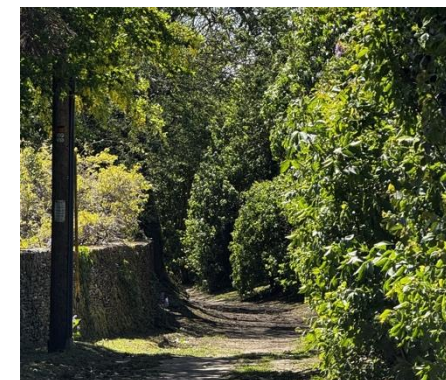


Fig 6.1.1 (top left) The Pound junction looking north.

Fig 6.1.2 (top right) Pig Lane looking south

Fig 6.1.3 (below left) Looking north along Allotment Lane from the junction close to the school.

Fig 6.1.4 (below right) The eastern end of the lane through the village.

Important Views



6.2 Key Views

Please see the map on the previous page.

Within the conservation area, a continuous series of linear views up and down the winding principal lane is a significant contributor to the character of Ampney Crucis and unfolds with travel through the village (Fig 6.2.1 & 6.2.3). Another important linear view is obtained from and adjoining the listed bridge over Ampney Brook, up and down the watercourse and including the bridge itself; this view is all the more important given the general inaccessibility of Ampney Brook (see cover image). A short linear view from the lane to the church provides the only vista of Holy Rood Church within the village (Fig 6.2.2).

Other important linear views are obtained up and down the lanes and footpaths which run north-south from the conservation area. The view south along School Lane and leading out of the conservation area offers narrow views down an increasingly sunken lane towards the cluster of buildings historically known as Ford Hill Farm (Fig 4.2.7), whilst Pig Lane, further east, provides a narrow southerly view along a tightly defined route, lined with greenery (Fig 6.1.2). To the north, the narrow rural lane running out of the village from The Pound, with its steep sided banks and scattering of outlying buildings, funnels and frames views to and from the village through the countryside within which Ampney Crucis nestles (Fig 3.0.3). The parallel Allotment Lane gives a similar view into the countryside, albeit without the banks and scattered development either side, making the view slightly wider. The return view from Allotment Lane is punctuated by the tree and stone bench on the greenspace at the road junction.

A broad view over the landscaped grounds of Ampney Park (some of which form the northernmost portion of the conservation area) is obtained from Back Lane (see Fig 4.2.3). Particularly important wide views which define the village's isolated rural setting are experienced in the two large fields to the north of the conservation area (see Fig 4.2.2), looking both into the countryside northwards and back into the village, where the settlement's inward-facing character is very apparent. The broad view east from in front of the Old Bakery (PC – AC19) across the open fields firmly underscores the important rural character of the village (Fig 6.3.2), and is of particular note in the way that the street

scene opens up here, having been constrained by high stone walls and the narrow width of the lane at the southerly end of the conservation area. The substantial open areas either side of School Lane, accessed by footpaths, provide wide views over the southern edges of the conservation area (see Fig 4.2.1) and make clear how the horseshoe-shaped settlement wraps around the landscape.

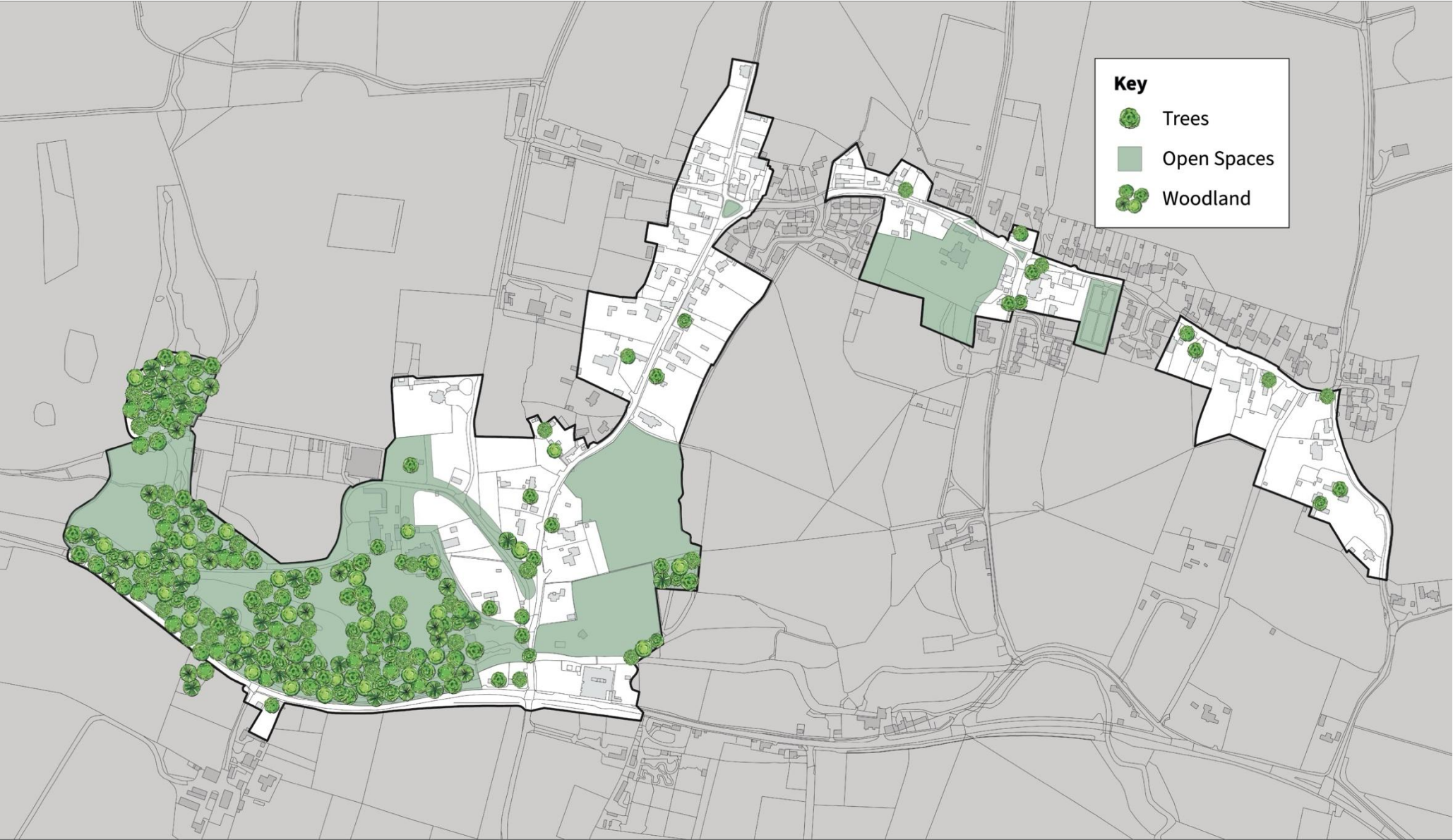


*Fig 6.2.1 (top)
View east
through the
village from The
Pound.*

*Fig 6.2.2 below
left) Holy Rood
Church*

*Fig 6.2.3 (below
right)) View
north through
the village south
of The Pound.*





6.3 Green Spaces and Public Realm

Please see the map on the previous page.

The open spaces in Ampney Crucis make an important contribution to the character of the village, in terms of their impact on the overall layout and density of development, aesthetics, and the overall experience of the place. The smallest green spaces are amongst the most characteristic, namely the triangular green junctions dotted along the principal lane, each further marked by a tree (see Fig 6.1.3); the westernmost, The Pound, is recognised as common land (Fig 6.1.1), and serves as a focal point for views as well as a key landmark within the village. The lane is further provided with grass verges of varying sizes where the width of the road permits, and the village's distinctive stone walls are often topped with hedges (see Fig 6.4.4): whilst stone predominates, Ampney Crucis is also a very green environment.

The largest green space within the conservation area is the partially included landscaped grounds of Ampney Park, a significant physical and historic presence within the village, and important to the village's character and form (see Fig 6.3.1). The landscape was initially laid out in the 17th century, later being amended in the 18th century and the 19th century. Surviving features include the axial route from the south elevation of the house to Ampney Brook, and the original terracing visible in the Kip engraving at the south face of the house, as well as water gardens, water courses, ponds and lake, a wooded area to the north-west of the house, the boundary wall to the north, and various 18th century structures, including the 19th century gate (Grade II), and 17th/19th century entrance lodge (also Grade II). Within the Park's bounds lie a number of small stone quarries, infrastructure to manage the flow of Ampney Brook, and indeed the current source of Ampney Brook.

Adjoining Ampney Park is the churchyard of Holy Rood Church, another important and historic greenspace (see Fig 6.2.1) largely encircled by the Park's boundaries. East of the lane, just beyond the bridge over the Ampney Brook, and located on the former West Mead meadow is the village cricket ground. A cricket club was formed in the village in the 19th century. The area now covered by the car park was previously treed but is now



Fig 6.3.1 Engraving of Ampney Park by Johannes Kip, 1712 (Gloucestershire Archives)

the first visible opening out of the relatively enclosed southern portion of the village on arrival from the London Road, hinting at what lies beyond.

To the north of the cricket ground is a historic field still in use for grazing (Prior Mead), with footpaths at its perimeter for access to the surrounding countryside (see Fig 6.3.2).

This meadow plays a critical role in helping to defining the shape and character of Ampney Crucis as well as providing an important link to the village's agricultural origins and ongoing relationship with its rural setting.

In the northern part of the village is the Ampney Crucis Burial Ground, gifted to the village in 1888, with a mock-Tudor mortuary chapel (PC – AC03) at its centre (see Fig 6.3.3) and replica of the 14th century cross in the churchyard. This formally laid out green space provides an unexpected but welcome break in the residential development and provides views south to the countryside beyond.

Throughout the village, the generally small front gardens to properties and trees contained therein, enclosed by and visible over boundary walls, make an important contribution to character, emphasising the residential nature of the conservation area, and softening the dominance of stone (see Fig 6.1.4). Overall, the green spaces and public realm of the village are very well maintained.

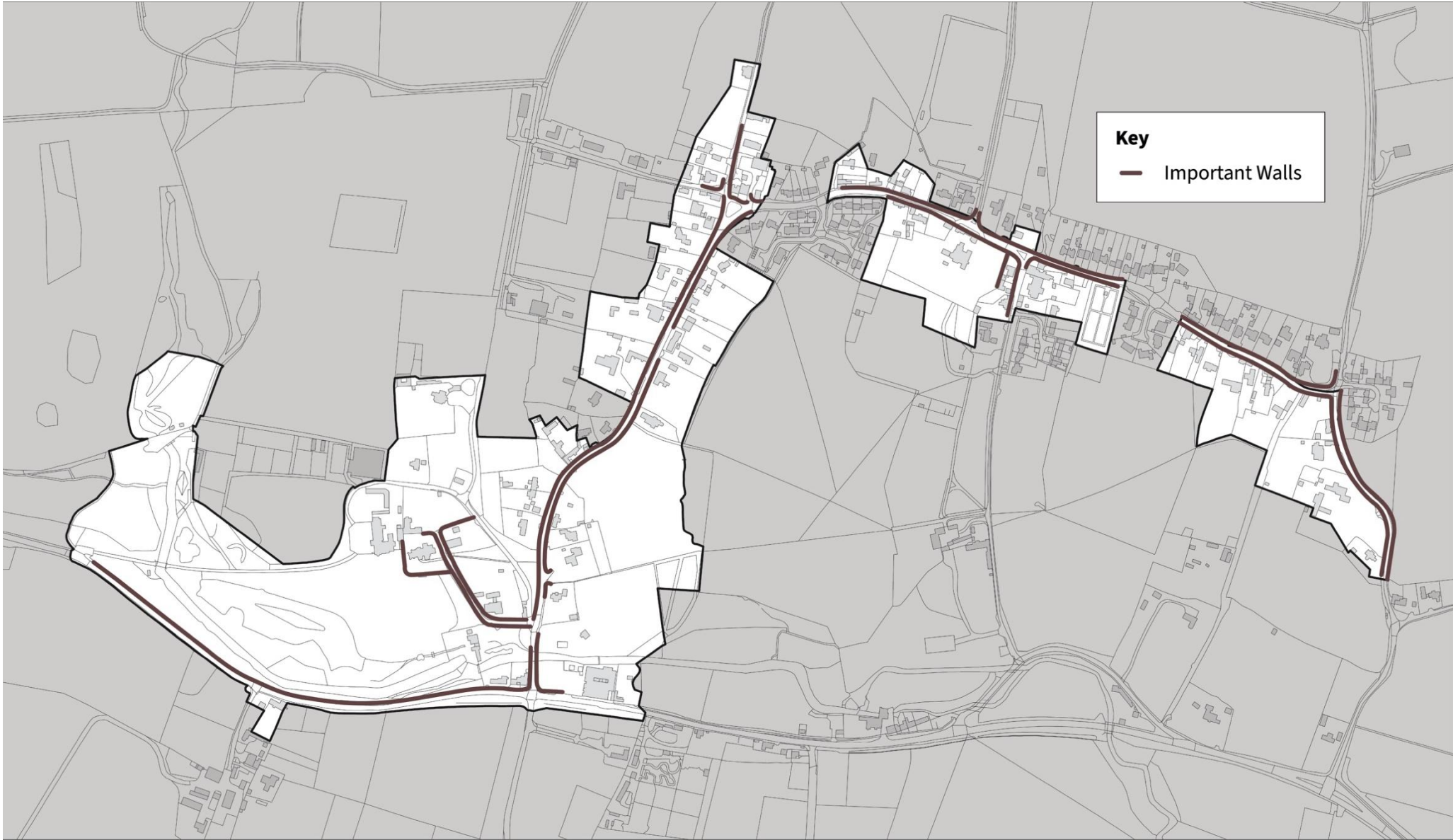


Fig 6.3.2 (above) Rural landscape and activity within the conservation area



Fig 6.3.3 (left) Mortuary Chapel within the detached burial ground in the north-east of the village

Important Walls



6.4 Boundaries

Please see the map on the previous page.

Virtually all property boundaries within the village, especially those fronting the lane, are stone, of mid height (1-1.25m), with either hard masonry (Cotswold stone) or cock and hen style capping (Fig 6.4.1). These are now often paired with high hedging to provide privacy to the dwellings but a strong sense of enclosure to the street (Fig 6.4.4). Higher walls with finer detailing and formal coping (Fig 6.4.2) are associated with the higher status buildings such as Ampney Park, and Ampney House. Sections of fence are rare and conspicuous except where they subdivide or enclose the open expanses of fields, meadows and paddocks. Only one small section of simple metal railing is known to exist in the village at the Old Post Office (Fig 6.4.3). Given this building was formerly attached to the smithy, this may be a form of historic trade sample installed in a prominent position as an advertisement of the blacksmith's skill.

The majority of gates are of timber in an open style, allowing views through into the former areas of yard which exist between clusters of older buildings. Metal gates are comparatively rare and tend to be reserved for higher status buildings such as Ampney Park (Fig 6.4.5) – where they are accompanied by large, formal stone gate piers and listed at Grade II – though there is a notable modest scale but high-quality example at the Malt House (PC – AC15: see Fig 6.4.6).

Another distinctive form of boundary treatment is the consistent use of granite setts to form kerbs, where there are pavements and kerbs within the conservation area.

Fig 6.4.1 (top left) Cock and hen style capping to drystone wall

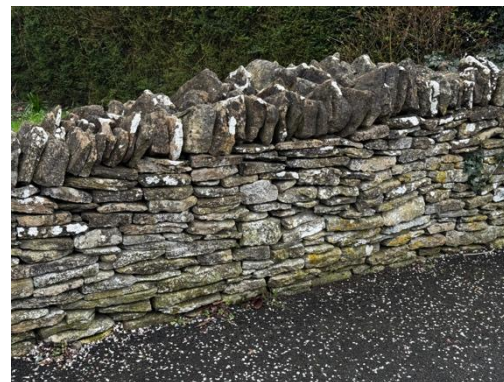
Fig 6.4.2 (top right) Mortared stone wall with more formalised masonry capping

Fig 6.4.3 (centre left) Short section of metal railings to the Old Post Office and Smithy

Fig 6.4.4 (centre right) Walls within the village, topped by hedges, form a strong sense of enclosure.

Fig 6.4.5 (below left) Formal gatepiers and fine metalwork gate to Ampney Park

Fig 6.4.6 (below right) Attractive small-scale hand-wrought metal gate to the Malt



6.5 Street Furniture

As a rural village, Ampney Crucis has a limited amount of street furniture, but what exists generally makes a positive contribution to its character. Immediately apparent within the conservation area is the absence of street lighting, which reduces visual clutter, and, at night, ensures that only occasional illuminated windows can be seen, and that the dark skies above the village can be appreciated.

Perhaps the most significant piece of street furniture is the 14th century wayside cross marking the path to Holy Rood Church, confirming the importance of Ampney Crucis by that time, and the use of its road network (designated as both a Grade II listed building and as a scheduled monument: see Fig 6.5.1). To the south is another cross, the Ampney Crucis war memorial (Grade II), erected in 1921 on land provided by Sir Frederick Cripps (Fig 6.5.2), which, together with its surrounding memorial garden, forms a focal point on arrival to the village.

Another 20th-century feature is the bench at the southern end of Allotment Lane (PC – AC34), which, as noted above, was created from the stone steps of the village's former Primitive Methodist Chapel in the 1990s. A further locally crafted insertion in the streetscape is the bench created within the front wall at 25, Ampney Crucis (PC – AC07), partially formed from a mill stone.

In common with much of the rest of Gloucestershire, Ampney Crucis is rich in stone stiles. Within the conservation area there are four of the slab type serving their original purpose, all of which are visible from the lane through the village or from the London Road (all are considered PC – AC26-29: see Fig 6.5.4 as an example).

More immediately visible within the village are three post boxes, all wall-mounted (see Fig 6.5.3 for the most recent example, but all three are considered to make a positive contribution: AC31-33) - a form introduced in 1857. The oldest, from the reign of Edward VII, is within the rubblestone wall on the lane to Holy Rood Church. The others date from later in the twentieth century: the first, from the reign of George VI, is located at the northern entrance to Pig Lane, whilst the most recent post box, dating from the reign of Elizabeth II, is located between residential properties in the middle of Ampney Crucis,



Fig 6.5.1 (top left) 14th century wayside cross.

Fig 6.5.2 (top right) War memorial

Fig 6.5.3 (below left) Wall-mounted post box, one of three in the village.

Fig 6.5.4 (below right) Stone stile

on the principal lane. All three are considered to make a positive contribution to the street scene.

There are few road signs or street signs in the conservation area, meaning that visual clutter is extremely limited. Plastic bollards near the listed bridge, with an adjoining

plastic waste bin, a plastic grit bin half-way through the village, and row of plastic bollards to The Pound, are conspicuous in their colour, material and placement, and do little to preserve or enhance the conservation area. Elsewhere, stone bollards make a more subtle and positive contribution.

6.6 Trees

Please see the combined green spaces and trees map on page 17.

Trees are particularly prevalent in the well-watered southern portion of the conservation area, notably around Holy Rood Church and Ampney Park. Along the Ampney Brook (Fig 6.6.1), a band of woodland intensifies the sense of enclosure created by the narrow road and proximity of boundary walls and hedges. This same band of woodland also provides significant habitat for birds which intensifies the experience of birdsong at the entrance of the village and heightens the contrast with the road noise along the A417. The landscaped grounds of Ampney Park also retain a significant amount of woodland, particularly alongside watercourses, as well as a significant line of mature lime trees running north to south, a surviving element of the historic designed landscape (see Fig 6.3.1). The importance of woodland to the amenity of the area between the principal lane through the village and the route to Ampney Park from the lodge is recognised by a cluster of Tree Preservation Orders (TPOs), protecting yews, sycamores, hazels, limes and oaks. A particularly tall pine at The Old Orchard, on the junction of the lane through the village and Allotment Lane, is also protected. It should be noted that all trees in conservation areas are subject to a measure of protection, irrespective of specific TPOs, requiring the local planning authority to be notified of proposed works at least six weeks before they are undertaken – please contact Cotswold District Council for further advice.

Individual trees are also scattered liberally throughout the village. Some are in the public realm, as at The Pound, which historically had a very prominent elm tree (Fig 5.1.6), but now retains a smaller beech in its place which is very important to the space's function as a landmark within the village (see Fig 6.1.1), and at Prior Mead. Most are within private gardens, to the front and rear of properties (Fig 6.6.2), and, together, contribute significantly to the streetscape and overall character of the village.

Beyond the conservation area, trees are also important to the wider setting of the village, appearing within the extensive hedgerows, in lines, and as solitary features (and habitats) within the historic rural landscape (see Fig 6.3.2).



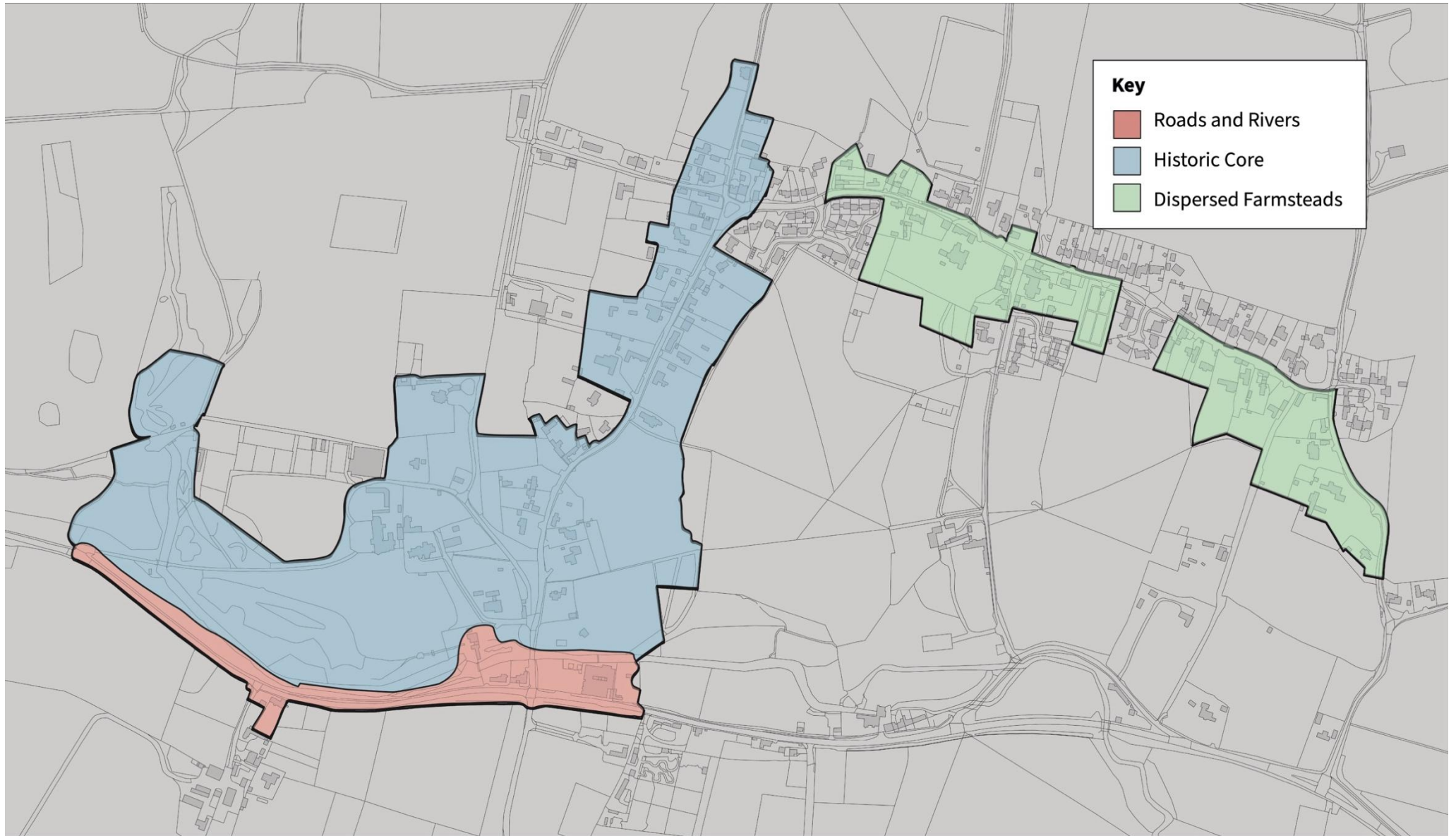
Fig 6.6.1 (top) Bridge over the Ampney Brook and related trees

Fig 6.6.2 (below left) Trees in private spaces

Fig 6.6.3 (below right) Trees as a backdrop to the entrance to the village

7.0 Character Analysis

Character Areas



7.1 General Character and Definition of Character Areas

Please see the map on the previous page.

Ampney Crucis appears to have developed as an elongated lane extending from an historic core at what is now the south-west corner of the village, just north of both the river and the main east-west highway (now the A417, formerly the London Road). Whilst the river and road represented the commercial focus of the village, the lane extending north and eastwards appears to have connected several dispersed historic farmsteads, with narrow lanes and footpaths dividing up the large expanses of arable, pasture and meadow to both the north and south of the village which formerly served these farms. The conservation area is currently divided into three distinct sections: 1) an elongated section on the west side of the village running from the A417 and ending around The Pound in the north-west corner, 2) a central section commencing opposite The Pleydells and ending around the junction with the school, and 3) a smaller linear section encompassing the south side of the lane around the north-east corner of the village, terminating with Dudley Farm House. The conservation area was first designated in 1980, and its boundaries revised in 1990. The boundaries appear to largely represent extant historic development as it appeared on the First Edition OS map of 1884, omitting distinct sections of modern infill development at The Pleydells and The Donkey Field. The three current sections are not considered to represent distinct character areas.

Having examined how the village has developed over time, the following character areas have been identified and are shown on the map on the previous page:

1. Historic Core
2. River and Road
3. Dispersed Rural Settlement



*Fig 7.1.1.1 (above) Lane leading north through the Historic Core.
Fig 7.1.1.2 (left) The Old Rectory (Grade II), one of the larger properties.*

7.1.1 Historic Core

Commencing just beyond the bridge, with the war memorial on the left, the cricket ground on the right and the lodge to Ampney Park in the centre (see Fig 6.6.3), the historic core of Ampney Crucis stretches along the narrow lane (Fig 7.1.1.1) up to The

Pound in the north-west corner of the village. As arguably the most picturesque part of the settlement, framing views of its south-western entrance, the historic core includes Ampney Park and its formally enclosed landscaped grounds, as well as the church, both of which are key components of the earliest known settlement of 'Omenie'. The lane is distinctively narrow and enclosed in this part of the conservation area, with only short views possible due to its winding route but also due to the strong prevalence of walls, hedging and trees.

Trees in general are significantly more densely arranged in this character area when compared to much of the village, creating a strong sense of privacy, particularly around (but not limited to) Ampney Park. Trees also contribute to a strong sense of tranquillity, and when combined with the high number of listed buildings, or indeed historic buildings generally (for those which make a positive contribution see Appendix 3) give a strong sense of history. With relatively little modern infill within and around this character area (and indeed a strong sense of screening where it does exist), parts of the streetscape have a distinctive timeless quality. This is particularly noticeable around the Old Bake House (PC – AC19) where south of the road the conservation area incorporates an important and substantial green space which continues to be used for sheep grazing. This is the only point in the conservation area where the pastoral landscape comes up to meet the buildings in such a direct way, retaining a very tangible connection with the agricultural origins of the settlement.

Built form within this character area is similar to much of the village in its characteristics, though there is a degree more architectural aspiration due to its historic dominance (examples include the church (Grade I), Ampney House (Grade II) and its lodge (also Grade II)), and a tendency for buildings of slightly larger scale, such as the Old Rectory (Grade II Fig 7.1.1.2), the Malthouse (PC – AC15), Old House (Grade II) and Cumberland House (PC – AC13), all two storeys.



Fig 7.1.2.1 (above) The Crown alongside the main road

Fig 7.1.2.2 (right) View from the bridge westwards towards Sterry's Mill



7.1.2 River and Road

The relatively flat linear area at the southern edge of the village is both physically and practically defined by the Ampney Brook on one side and the London Road (A417) on the other. Whilst the course of the river has not altered, what is now a picturesque riverside lined with trees (Fig 7.1.2.2) has in the past been a more powerful watercourse, serving two mills since at least the 19th and early 20th centuries. Milling activities ceased during the course of the 20th century, but the retained buildings demonstrate through their sheer scale and prominence (relative to much of the more modestly proportioned vernacular development in the village) the historic importance attached to their industrial activity.

The road – a long-established route towards London via St John’s Bridge, Lechlade, and turnpiked in 1726 – underwent some diversion around the south-east corner of the village during the 18th century, as a result of treacherous fords causing difficulties for stagecoaches navigating it. Further straightening of the roadway took place during the 20th century, resulting in an overall widening of the streetscape from what was likely a more enclosed and sinuous route. Development along the roadside is scattered and tends to be of modest scale fronting the road. The Old Forge and Post Office (Grade II), and The Crown public house (PC – AC24, see Fig 7.1.2.1) all clearly located to serve and benefit from their roadside position, form a distinct commercial and industrial cluster around the principal entrance to the village, enhanced further when combined with the mill (PC). Whilst conversion and 21st century upgrades will have no doubt gentrified some of the more rough, utilitarian aspects of these buildings, their historic character remains legible, albeit in a more quaint form.

Nevertheless, the road noise and frequent fast-paced vehicle movements along the A417, along with a well-connected and outward facing character, mark this part of the conservation area out for its contrast to the relative tranquillity, isolation and inward-looking (insofar as this relates to buildings looking inward to the street) character of much of the rest of the village.

7.1.3 Dispersed Rural Settlement

From examination of historic mapping as well as on the ground evidence, it is clear that a large proportion of Ampney Crucis as a settlement has resulted from the development of a number of discrete farmsteads and clusters of agricultural buildings spread across the gently sloping fields on the north side of the Ampney Brook. This includes Birch Farm (Grade II) and Dudley Farm (a mix of Grade II and PC – AC37-38) on the east side, Home Farm (now Old Farm Barn near Dudley Farm, all PC where it remains), Cottage Farm (outbuildings to Ampney House PC – AC05), Range Cottage (Grade II) and its barn, a cluster of farm buildings at the Lakes (PC – AC17), and the former Ford Hill Farm south of the centre (Grade II farmhouse and associated farm buildings). The historic presence of two ‘pounds’ in the village (The Pound in the NW corner, and the Village Pound where the current school car park is located) – where free-grazing animals could be enclosed

(impounded) to prevent them wandering too far – is also indicative of the sheer quantity of free-roaming livestock which must have previously scattered the village environs.

Farmstead clusters typically have at least one main house or cottage of two storeys with two or more elongated outbuildings of a mix of single and two storeys. These are arranged in inward-looking, courtyard-type groupings around a central yard, adjacent to the lane. All nevertheless had historic connections to the surrounding mix of fields and meadows to support their agricultural activities, with footpaths and narrow routes such as Pig Lane further emphasising this integrated rural landscape. The larger farmhouses tend to be somewhat grander in their proportions and detailing, such as the Old House and Birch Farm (both Grade II), and many of them are individually listed. All other recognisable clusters of former agricultural buildings, particularly where they retain clear characteristics of their former functional use, are considered to make a positive contribution to the conservation area. Other cottages and buildings which gradually formed the continuous lane through much of the village, tend to be, by contrast, lane-fronting and of a modest scale two storeys, such as Nos. 25-26 (PC – AC07). Many of these are also listed, and where unlisted several are considered to make a positive contribution – see Appendix 3. Whilst modern infill now occupies the place of several former older cottages or previously open spaces, virtually all maintain important stone front boundaries and are constructed from a palette of broadly sympathetic materials in a scale and density which is considered to sustain the established character.



Fig 7.1.3.1 Nos. 37 and 38 (Grade II): likely former farmhouse with several former barns and other former agricultural buildings in the vicinity.

7.2 Activity and Uses (Prevailing and Former)

As a cluster of early structures close to the brook and the principal road (the A417/London Road), Ampney Crucis made good use of its position, and not just for the supply of fresh water and power: the roadside offered the opportunity to serve passing trade (pub, and smithy, and later post office). Through the retention of The Crown in use, the historic commercial character of this part of the village has been retained, albeit in a more gentrified and less intensive form, but the loss of the historic milling function and smithy (Fig 7.2.1) during the course of the 20th century has resulted in significant domestication and picturesque landscaping around the south-west entrance to the village. The creation of the village cricket ground has further emphasised the transition at this end of the village from what was likely a more informal, functional and busier area, to a bucolic country village idyll.

Whilst the Park and its substantial landscaped grounds have dominated the west side of the village, offering employment to a good number of village residents in supporting domestic and gardening roles well into the 20th century, the wider agricultural landscape, much of which was also controlled by the Park, has been the main source of employment and leisure for residents over the centuries, lending much of the village a much more tranquil and rural quality than the south-west entrance.

With a clear mix of arable and pastoral farming taking place to make best use of the relatively poor quality of local soils, the number of relatively small-scale farmsteads suggests that this was more domestic scale production than an active commercial landscape. Whilst farming activities in the main part of the village have reduced in intensity, resulting in many of the traditional agricultural buildings being converted sensitively to domestic use, farming nevertheless continues to this day as an important part of the village's character. The more modern industrial-scale agriculture and its associated buildings are now generally relegated to the edges of the main settlement.

Despite limited public transport links and public services beyond the Village Hall and School, the attractive historic Cotswold character as well as the tranquil rural setting have made the village a highly desirable place to live, reliant upon the wider amenities available in either Cirencester (3 miles west) or Fairford (5 miles east). The village as a whole is now almost exclusively residential in character, but retains localised evidence

of former commercial uses. The former Butchers Arms (PC – AC09), which closed in the late 20th century, is a notable recent example, but the complex of buildings around Five Bottles (PC – AC14), which represent the site of the village's former brewery, is an important historic grouping which ceased brewing functions almost a century earlier.

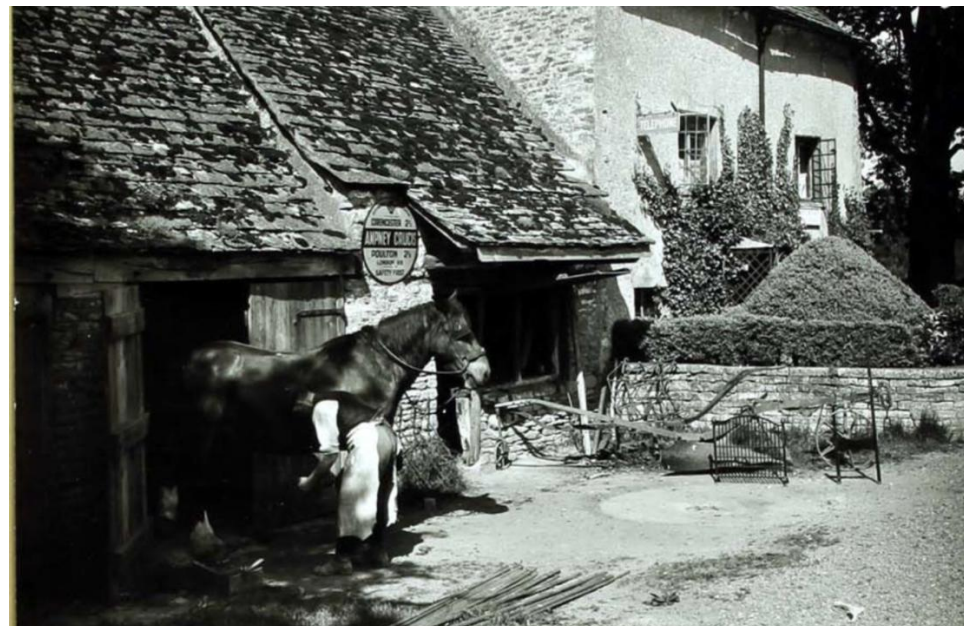


Fig 7.2.1 The Smithy and Old Post Office circa 1905 (Gloucestershire Archives)

7.3 Building Height and Massing

The majority of buildings within the conservation area are of a modest two storeys, though there are a few even smaller-scale one-and-a-half storey buildings, such as the pair of cottages at Nos. 25-26 (PC – AC-07), and the linear road fronting range of Trinity Cottage (Grade II: Fig 7.3.2). 1-3 Lake Cottages (PC – AC16: Fig 7.3.1) are somewhat of an anomaly at three storeys, though their positioning at the bottom of Hunts Hill ensures the structure does not dominate the surrounding smaller scale development. In addition, there are several instances of attics being used as an extra floor, such as at Mill Cottage (late 16th to early 17th century, now listed at Grade II) and even Ampney Park, over the oldest 17th century block (Grade II).

Buildings dating from the 19th century onwards tend to have somewhat more generous proportions, many employing symmetry in their front elevations and a more regular overall appearance to extensions and openings, as can be seen at Gorston House (the former Butchers Arms, PC – AC09: Fig 7.3.3). This contrasts with their earlier, more vernacular neighbours, whose forms tend to be smaller in proportion overall, and are largely irregular, combining openings of varying scale, with extensions in several directions, such as The Old Bakery (No. 12, PC – AC19: Fig 7.3.4). Buildings with particular architectural aspiration such as the 19th century girls school extension, Ampney House and its associated walls and structures, and even the 20th century Village Hall, all share patronage of the Ampney Park Estate, with several including datestones to commemorate their original patrons.



Fig 7.3.1 (top left) 1-3 Lake Cottages, exceptional in its three storeys

Fig 7.3.2 (top right) Trinity Cottage on School Lane.

Fig 7.3.3 (below left) Gorston House, the former Butchers Arms pub.

Fig 7.3.4 (below right) The Old Bakery

7.4 Common Details and Materials

7.4.1 Materials



Fig 7.4.1.1 (above top) Coursed local rubblestone



Fig 7.4.1.2 (above) Reconstituted stone used on infill

Stone: Stone (Fig 7.4.1.1) is without question the defining material throughout Ampney Crucis. Whether used for roofing tiles, boundary walls, mullioned windows, wall masonry or decorative features, locally quarried limestone, the majority of which was likely sourced from known quarry sites just north of the main village, can be found throughout, and is one of the main factors in giving the village such consistency of character. Its versatility allows it to be used on the refined gate piers at the entrance to Ampney Park (Fig 6.4.5), just as easily as it is employed in more simple circumstances such as the humble stone stiles which occur around the village (Fig 6.5.4).

Reconstituted stone: Whilst not traditional, Bradstone and other reconstituted stone products of the 20th century (Fig 7.4.1.2), many of which were originally developed and based upon locally available aggregate, are also prevalent in the village, used as walling and roofing on a good number of infill developments of the mid to late 20th century. Whilst of a very different and much flatter appearance and tending to be employed on building forms which are only modest in relation to their vernacular neighbours, its colour nevertheless harmonises with the widespread use of natural stone.

Other materials: Brick, render, clay tile and slate are comparatively rare, and are generally only noted where they have been used sparingly as part of alterations or extensions. The mortuary chapel in the detached graveyard (Fig 6.3.3) is a notable exception, where the distinctive Victorian, mock-

Tudor style has introduced blackened timber framing with rendered panel infill, beneath a clay tiled roof, unlike anything else in the village. Timber cladding is only noted in areas where the buildings formerly had a functional character such as the mill or former agricultural buildings.

7.4.2 Local Details

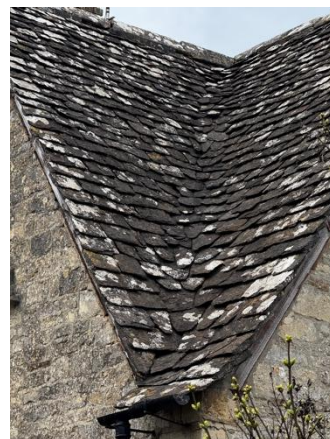


Fig 7.4.2.1 (top left) Diminishing courses of stone tiles swept to valleys.

Fig 7.4.2.2 (top right) Steeply pitched gablets

Roofs: Ampney Crucis has a distinctive roofscape defined by sections of steeply pitched straight ridge, arranged in either linear or rectilinear groupings, with a stepping down of ridge height applied to extensions/additions. Roof forms are simple, and whilst there are a few examples of lean-tos, ridges (with the addition of gables or gablets fronting the lane: see Fig 7.4.2.2) have a strong visual presence. Roof valleys of vernacular buildings employing stone tiles tend to be swept (Fig 7.4.2.1) whilst eaves to the majority of buildings are plain and shallow with no overhang or exposed rafter feet or fascia boards. Dormers, where they exist, are of small scale, with steeply pitched roofs and slim cheeks. The majority of chimneys are integrated to end gables, with some retained in stone but many having been replaced in later brickwork.



Fig 7.4.2.3 (left) Simple plank door with painted timber lintel



Fig 7.4.2.4 (centre) 20th century replacement plank door with traditional style ironmongery and a flat projecting canopy



Fig 7.4.2.5 (right) Stone gabled porch with central plank door and hood mould above.

Porches and doors: There are a number of examples of enclosed solid stone gabled porches, and a few localised examples of open canopies. All share steeply pitched roofs, which – alongside the gables, gablets and dormers to the roof – create strong visual continuity. Doors are typically planked with blackened metalwork fixings. Several feature small sections of glass to illuminate hallways beyond.

Outbuildings: The majority of historic outbuildings are constructed in stone (Fig 7.4.2.6), though there is some localised use of timber, particularly where structures had a functional purpose such as former farm buildings or the mill. All share simple vernacular detailing and tend to be sparsely fenestrated. Modern outbuildings tend to be formed in timber and of smaller overall scale.



Fig 7.4.2.6 (top) Modest stone outbuilding



Fig 7.4.2.7 (centre left) Leaded stone cross window

Fig 7.4.2.8 (centre) Timber side opening casement, likely 20th century replacement

Fig 7.4.2.9 (centre right) Timber side opening casement with leaded glass

Fig 7.4.2.10 (below left) Stone mullion window with replaced central opening metal casement.



Windows and doors: See Figs 7.4.2.7 to 7.4.2.10. Cottages tend to have relatively small scale, flush fitting, side hung, timber casement windows set within squared reveals with exposed timber or stone lintels. Most now feature a single horizontal glazing bar, though this is likely a more modern arrangement replacing the multi-pane glazing which existed previously. A notable exception is the mid-19th century extension to the old School House (Grade II) with some retained sections of octagonal windowpanes. There are also a number of stone mullion windows with hood moulds above, within some of the oldest properties within the village. These tend to have multi-pane leaded metal casement windows. Stone cross windows, typical of the late 17th century, also feature amongst the older properties in the village, the most prominent example being to the lodge at Ampney Park. As with other stone mullioned windows, these tend to have leaded multi-panes to much of the window and a single metal framed casement to one of the larger lower lights. There are relatively few sash windows, due to the relatively small number of late 18th century to early 20th century buildings added to the village when such features were common, but the Old Post Office at The Pound (PC – AC11) features ‘8 over 1’ windows, whilst the Malt Cottage (no. 14, Grade II) features ‘6 over 6’ un-horned sashes to the upper floor.

8.0 Assessment of Condition

8.1 General Condition

The overall condition of the conservation area is good: buildings are occupied, and well-maintained. New buildings and alterations to existing buildings are generally handled sensitively in terms of design and materials, and blend well into the existing character and appearance of the village.

Green space is also well-managed and contributes positively, and the streetscape is also largely in good condition, including the consistent retention of the stone edging to pavements.



Fig 8.2.1 (above) Plastic bollards installed at The Pound

Fig 8.2.2 (centre right) Plastic bollards and a poorly sited waste bin at the entrance to the village

Fig 8.2.3 (far right) Grit bin and late 20th century phone booth on a prominent village corner.



8.2 Key Threats

The stone boundary walls at the front of properties are of particular importance to the character and appearance of the conservation area and should be retained – and included within new developments. The triangular green spaces at road junctions are characteristic features within the conservation area and should be introduced for new development.

Street furniture, where it exists, is often well-considered and sited, such as the provision of stone benches. The emergence of plastic street furniture is of some concern, as is its siting: plastic bollards and waste bin on the roadside to the north of the bridge are visually intrusive (Fig 8.2.2), as are the plastic bollards at The Pound (Fig 8.2.1). A plastic grit bin and modern telephone box (Fig 8.2.3), are visually prominent on the sloping curve of the principal road through the village. Where such features are necessary, the use of more traditional materials such as timber or stone would be preferable, as used elsewhere in the conservation area.

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10.0 Glossary

- **Capping:** a layer of stone (often decorative) on top of a wall to protect the wall beneath from water ingress.
- **Cock and hen:** a form of capping (see above) involving slim pieces of stone placed on end, perpendicular to the wall beneath.
- **Cornbrash:** a blue/grey limestone, medium- to fine-grained, weathering to an olive shade.
- **Cotswold stone:** a durable oolitic limestone, in shades of yellow (with warmer tones in the north of the Cotswolds, and paler in the south).
- **Heritage assets:** buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets are either 'designated' or 'non-designated'.
- **Heritage statement/impact assessment:** an analysis of the significance of heritage and the impact of proposals upon it.
- **Hood mould:** a projecting moulding above a door or window to throw off rainwater, also known as a drip mould.
- **Lintel:** a beam over an opening such as a door or window.
- **Listed building:** a building or structure deemed to be of special architectural or historic interest by the Secretary of State. Buildings are listed at Grade I, Grade II* or Grade II, with Grade I being the highest grade. Works that would affect the character of a listed building require listed building consent to be obtained.
- **Permitted development:** permitted development rights allow certain types of development to take place without the need for a planning application.
- **Roof components:**
 - **Eaves:** the overhanging edge of a roof.
 - **Fascia boards:** boards fixed horizontally to the ends of roof trusses, serving both an aesthetic and protective function.
 - **Gable:** the vertical part of the end wall of a building contained within the roof slope, usually triangular.
 - **Gablet:** a small gable.
 - **Rafter feet:** the end of the rafter which sits on the wall plate.
 - **Ridge:** the highest horizontal peak where two sloping roof planes meet.
 - **Roof valley:** where two sloping roof surfaces meet and form a channel for rainwater.
- **Scheduled monument:** a building or structure deemed to be of national importance by the Secretary of State, and added to a schedule. Nearly all works to scheduled monuments require scheduled monument consent.
- **Setting:** the surroundings in which a heritage asset is experienced.
- **Significance:** the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Vernacular:** buildings designed without architects, which use local materials in traditional ways.
- **Window components:**
 - **Casement window:** a side-hinged window.
 - **Cheek:** the vertical side wall of a dormer window.
 - **Cross window:** a window with the transom and mullion forming a cross.
 - **Dormer:** a window that projects from the pitch of a roof.
 - **Glazing bar:** bars made of wood or metal between window panes.
 - **Reveals:** the vertical side of a window or door opening, between the wall and frame.
 - **Mullion:** the vertical component of a window, dividing it into sections.
 - **Sash window:** a window with sliding glazed panels within the frame.
 - **Transom:** the horizontal component of a window, dividing it into sections.
 - **8 over 1, or 6 over 6, etc:** these refer to the number of glazed panes in the upper portion of a sash window versus the lower section.

Appendices

Appendix 1 – Designated Heritage Assets

See map on the following page for distribution. Note that the conservation area itself is also a designated heritage asset.

Scheduled Monuments

- Wayside Cross at Ampney Crucis, List Entry Number: 1014411
- Churchyard cross in Holy Rood churchyard, List Entry Number: 1014416

Listed Buildings

Grade I

- CROSS IN CHURCHYARD OF CHURCH OF THE HOLY ROOD, List Entry Number: 1090016
- CHURCH OF THE HOLY ROOD, List Entry Number: 1172051

Grade II*

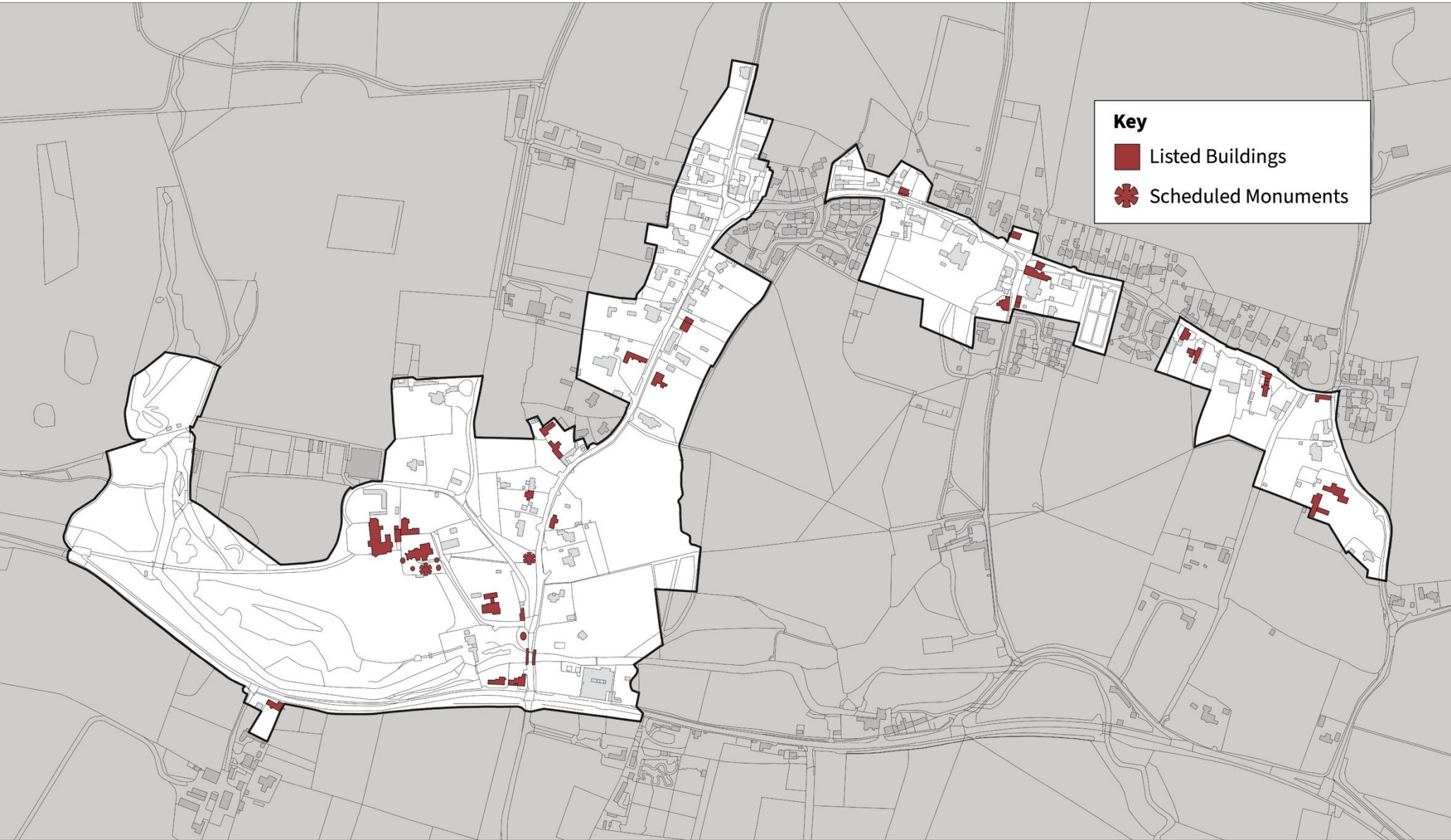
- There are no buildings within Ampney Crucis Conservation Area which are Grade II*

Grade II

- STONE GABLES, List Entry Number: 1172166
- THE OLD HOUSE, List Entry Number: 1090022
- COTSWOLD COTTAGE, List Entry Number: 1089988
- RIDGE COTTAGE, List Entry Number: 1172146
- 29, AMPNEY CRUCIS VILLAGE, List Entry Number: 1341000
- STRATTON MONUMENT, ABOUT 4 METRES SOUTH WEST OF SOUTH WEST TOWER BUTTRESS IN CHURCHYARD OF CHURCH OF THE HOLY ROOD, List Entry Number: 1172077
- 14 AND 15, AMPNEY CRUCIS VILLAGE, List Entry Number: 1172144
- CHERINGTON/TIMPANY MONUMENT, ABOUT 8 METRES EAST NORTH EAST OF CROSS IN CHURCHYARD OF CHURCH OF THE HOLY ROOD, List Entry Number: 1090017
- AMPNEY PARK, List Entry Number: 1090018
- ROAD BRIDGE OVER AMPNEY BROOK, List Entry Number: 1340997

- MILL COTTAGE, List Entry Number: 1172179
- FORMER SMITHY ADJOINING THE OLD POST OFFICE THE OLD POST OFFICE, List Entry Number: 1090028
- 8, AMPNEY CRUCIS VILLAGE, List Entry Number: 1172132
- BIRCH FARMHOUSE, List Entry Number: 1090014
- BARN AND STABLES AT BIRCH FARM, List Entry Number: 1090015
- 37 AND 38, AMPNEY CRUCIS VILLAGE, List Entry Number: 1090025
- WATERTON FARM HOUSE, List Entry Number: 1341376
- 36, AMPNEY CRUCIS VILLAGE, List Entry Number: 1172155
- GATEPIERS AND GATES AT AMPNEY PARK AND ADJOINING CURVED WALL, List Entry Number: 1090013
- PUMPHOUSE ON AMPNEY BROOK, List Entry Number: 1090026
- War Memorial, List Entry Number: 1411036
- THE COACH HOUSE, List Entry Number: 1340999
- TRINITY COTTAGE, List Entry Number: 1089987
- GARDEN COTTAGE, AMPNEY PARK, List Entry Number: 1172099
- KING/RADAWAY MONUMENT, ABOUT 4 METRES SOUTH EAST OF SOUTH PORCH IN CHURCHYARD OF CHURCH OF THE HOLY ROOD, List Entry Number: 1172083
- SMITH MONUMENT, ABOUT 6 METRES EAST SOUTH EAST OF CROSS IN THE CHURCHYARD OF CHURCH OF THE HOLY ROOD, List Entry Number: 1172089
- THE LODGE, AMPNEY PARK, List Entry Number: 1305297
- THE OLD VICARAGE, List Entry Number: 1090019
- ROADSIDE CROSS NORTH OF CHURCH PATH, List Entry Number: 1090020
- BARN IMMEDIATELY TO NORTH WEST OF WYCHELM, List Entry Number: 1172124
- 9, AMPNEY CRUCIS VILLAGE, List Entry Number: 1305298
- LEECH, FLUX AND HERBERT MONUMENTS, ABOUT 3 TO 5 METRES SOUTH OF SOUTH EAST TOWER BUTTRESS IN CHURCHYARD OF CHURCH OF THE HOLY ROOD, List Entry Number: 1340998
- DUDLEY FARM HOUSE, List Entry Number: 1341001
- THE OLD SCHOOL HOUSE, List Entry Number: 1341019
- COBBLER COTTAGE, List Entry Number: 1090024
- THE PADDOCK, List Entry Number: 1090023
- WYCHELM, List Entry Number: 1090021

Listed Buildings and Scheduled Monuments



The map below shows all the records held by Gloucestershire Historic Environment Record covering the Ampney Crucis conservation area (sand coloured). The marked records are detailed in the table on the following pages.



HER Number	Name	Record Type	Description	Associated Events
12184 - MGC9163	Mill Cottage	Listed Building	GV II Formerly Mill Keepers Cottage, frontage late C16/C17th	
15919 - MGC11741	The Lodge, Ampney Park	Listed Building	GV II Small detached lodge, Mid C17th	
2011 - MGC560	Holy Rood Church	Listed Building	Grade I Foundations of Saxon date, tower C15th and restored C19th	EGC6681 1991 watching brief at Holy Rood Church, Ampney Crucis. (Event - Area. Ref: 49220) EGC9354 2006 archaeological watching brief at the Church of the Holy Rood, Ampney Crucis. (Event - Area. Ref: 52437) EGC2230 2007 archaeological watching brief at the Church of the Holy Rood, Ampney Crucis. (Event - Area. Ref: 28668)
43286 - MGC30939	Gatepiers and gates at Ampney Park and adjoining curved walling, Ampney Crucis.	Listed Building	Grade II Pair of gatepiers and flanking curved wall, probably late C19th	
43299 - MGC30949	Birch Farmhouse	Listed Building	GV II Large farmhouse, Late C17th /early C18th	
43300 - MGC30950	Barn and Stables at Birch Farm	Listed Building	GV II Barn with stable bay to right and projecting stable block in front, probably early C18th and C19th	

43303 - MGC30952	Road Bridge over Ampney Brook	Listed Building	Grade II Bridge carrying main village street over Ampney Brook, probably late C18th/early C19th	
43304 - MGC30953	Beech, Flux and Herbert monuments about 3-Monument 5m south of SE tower buttress in churchyard of Church of the Holy Rood, Ampney Crucis.	Listed Building	GV II Group of three chest tombs	
43305 - MGC30955	King/Radaway monument, about 4m SE of Monument south porch in churchyard of Church of the Holy Rood, Ampney Crucis.	Listed Building	GV II Chest Tomb of Thomas King died 1782	
43306 - MGC30956	Cherington/Timpany Monument 8m ENE of Monument cross in churchyard of church of the Holy Rood, Ampney Crucis.	Listed Building	GV II Pedestal tomb to Sarah Timpany died 1771 and Elizabeth Cherrington died 1789	

43307 - MGC30957	Smith monument about 6m ESE of cross in churchyard of Church of the Holy Rood, Ampney Crucis.	Listed Building	GV II chest tomb of William Smith Jr Died 1787	
43310 - MGC30960	Stratton Monument about 4m SW of tower in churchyard of Church of the Holy Rood, Ampney Crucis.	Listed Building	GV II chest tomb of Sarah Stratton died 1803	
43311 - MGC30961	The Coach House, Ampney Crucis.	Listed Building	GV II Former coach house and stables, probably early C18th, refronted later C18th. Features in Kips engraving of Ampney Park.	
43411 - MGC31003	Garden Cottage, Ampney Park	Listed Building	Small detached cottage, late C17th with C20th additions	
43412 - MGC31004	Ampney Park	Listed Building	Grade II Country House. Late C16th with large C18th extension to north and C19th additions	
43413 - MGC31005	The Old Vicarage	Listed Building	GV II former vicarage now private detached house, partly C17th enlarged C19th and with C20th additions.	
43414 - MGC31006	No 9 Ampney Crucis	Listed Building	Grade II Semi detached cottage, early C18th	
43415 - MGC31007	Wychem, Ampney Crucis	Listed Building	GV II Detached house. Early C18th with wing to NW of 1840s.	

43417 - MGC31009	Barn immediately to north-west of Wychelm, Ampney Crucis	Listed Building	GV II Small barn probably late C18th	
43418 - MGC31010	The Old House, Ampney Crucis	Listed Building	GV II Large detached house formerly farmhouse, partly late C17th, main range of mid C18th	
43423 - MGC31014	No 8 Ampney Crucis	Listed Building	Grade II Formerly probably two cottages now one large cottage, mid/late C17th	
43424 - MGC31015	The Paddock, Ampney Crucis Village.	Listed Building	Grade II Detached cottage, probably c1702 dated beam in main section, enlarged to north later in C18th	
43425 - MGC31016	Nos 14 and 15 Ampney Crucis Village	Listed Building	GV II Semi detached houses originally three cottages, early C19th	
43426 - MGC31017	Cobbler Cottage, No27 Ampney Crucis Village.	Listed Building	GV II Formerly two cottages, now one house, Late C17th/early C18th	
43427 - MGC31018	Ridge Cottage, No 28 Ampney Crucis village	Listed Building	Grade II Detached Cottage. Late C17th, altered C20th	
43428 - MGC31019	No 29 Ampney Crucis village	Listed Building	GV II Detached cottage, used as village stores and post office. Late C17th/early C18th	
43429 - MGC31020	No 36 Ampney Crucis village	Listed Building	GV II Detached cottage with gable end to street. Originally probably C17th, enlarged or altered and refaced in late C19th.	
43430 - MGC31021	Nos 37 and 38 Ampney Crucis village.	Listed Building	GV II Two adjoining houses, part of No 38 originally having been part of No 37. No 37 and part of No 38 of mid to late C17th, cross wing to No 38 of mid C19th.	

43431 - MGC31022	Stone Gables and No 41 Ampney Crucis	Listed Building	Grade II Formerly three cottages, now one large cottage and one small. Mainly built in C17th in 2 different sections and with part of No 41 being of late C19th or early C20th	
43432 - MGC31023	Dudley Farm House, Ampney Crucis	Listed Building	Grade II Formerly two cottages now one detached house. Early to mid C17th with extension to west of C20th	
43433 - MGC31024	Pumphouse on Ampney Brook, Ampney Park, Ampney Crucis	Listed Building	Grade II two small pumphouse buildings formerly operating slice and flow on Ampney Brook, probably C19th	
43437 - MGC31028	The Old Post Office and adjoining former smithy, London Road, Ampney Crucis.	Listed Building	GV II Formerly post office now detached house on corner. Probably mid to late C17th.	
43438 - MGC31029	The Old School House, School Lane, Ampney Crucis.	Listed Building	GV II Former school now private house adjoining C20th school to south. 1791 on plaque on south side.	
43439 - MGC31030	30 Trinity Cottage and 31 Ampney Crucis, School Lane, Ampney Crucis.	Listed Building	GV II Semi-detached cottages. Late C17th altered probably early C20th	
43440 - MGC31031	Cotswold Cottage, No 32 Ampney Crucis, School Lane, Ampney Crucis	Listed Building	GV II Detached cottage, late C17th/early C18th	
43481 - MGC31062	Ampney Crucis War Memorial, Ampney Crucis	Listed Building	Grade II War memorial, unveiled 1921	

47435 - MGC34111	Grade II listed Waterton Farmhouse, Ampney Crucis.	Listed Building	Grade II Detached house, probably early C18th	
2009 - MGC558	Wayside Cross	Listed Building and Scheduled Monument	Grade II Roadside cross north of church path, probably late C14-C15th	
9 - MGC9	Scheduled and Listed Building grade I status churchyard cross in Holy Rood Churchyard, Ampney Crucis.	Listed Building and Scheduled Monument	Grade I listed and SAM Restored standing cross situated in the churchyard of Holy Rood Church. Head dates to 1415.	
15171 - MGC11236	Excavation at Holy Rood Church	Monument	1993 small excavation in southern part of nave revealed a stone footing, evidence of burning and grave.	EGC2230 2007 archaeological watching brief at the Church of the Holy Rood, Ampney Crucis. (Event - Area. Ref: 28668)
16646 - MGC12287	Stone Stile	Monument	1992 located by PROW survey on footpath BAC17	
2003 - MGC552	Site of a Pound At Ampney Crucis	Monument	2003. Site of Pound shown on 1st to 3rd OS maps	
21192 - MGC15943	Possible shrunken settlement	Monument	1991 Possible shrunken settlement features, holloway, ridge and furrow and ponds identified at Ampney Crucis	

27954 - MGC19658	Watching brief at Fitzhamon House	Monument	2005. Linear feature noted at a depth of 1.3-1.45m and dumped layer of post medieval bricks similar to those used in footings.	EGC1931 2005 - A modern archaeological watching brief at Fitzhamon House, Ampney Crucis, identifying an undated linear feature and a layer of modern brick. (Event - Area. Ref: 27954)
3041 - MGC1481	Upper Mill	Monument	Upper mill with date stone of 1804 and machinery still in situ. Formerly a corn mill with 10ft undershot wheel.	
3358 - MGC1720	Turnpike of 1727 from Cirencester to St John's Bridge, Lechlade	Monument	The present A417, to the east of Cirencester, was referred to as the London Turnpike Road in documentation dated to 1772 and a turnpike side gate (SMR9826) was recorded in 1770 suggesting that the road was turnpiked by that date.	EGC262 The Hunters, Burford Road - desk based assessment. (Event - Area. Ref: 12760)
37870 - MGC26435	Large area of medieval to post medieval ridge and furrow are numerous earthworks associated with the field system comprising drainage ditches, field boundaries and plough headlands.	Monument	An area of contiguous medieval and/or post-medieval ridge and furrow is visible as earthworks, levelled earthworks and cropmarks on aerial photographs and has been mapped by the Cotswold Hills NMP 2008. associated with the field system comprising of drainage ditches, field boundaries and plough headlands.	

37891 - MGC2645	Post medieval water meadow centred on SP06370179	Monument	post medieval water meadow is visible as earthworks on aerial photographs and has been mapped by the Cotswold Hills NMP. It is located along the north bank of the Ampney Brook at Ampney Crucis and centred at SP 0637 0179. It extends over an area that measures roughly 330m east-west and 100m north-south.	
51240 - MGC36990	An area of contiguous medieval and/or post-medieval ridge and furrow is visible as earthworks, levelled earthworks and cropmarks on aerial photographs. The ridge and furrow is located within the parishes of Ampney Crucis, Driffield, Preston, Ampney St Mary and Barnsley.	Monument	Historic England UI - 1485443, NMR - SP 00 SE 93 "An area of contiguous medieval and/or post- medieval ridge and furrow is visible as earthworks, levelled earthworks and cropmarks on aerial photographs and has been mapped by the Cotswold Hills NMP.	EGC9654 2022 - Magnetometry survey of land at Harnhill, Driffield/Preston, Gloucestershire identified linear and curvilinear anomalies in the area around enc (Event - Area. Ref: 55110)

9827 - MGC7518	Coneygree at Waterton Farm	Monument	Five separate fields at this reference had "Coneygree" elements in their names in 1774 ,implying the existence of a rabbit warren at some time. No structures remain, and it is just possible that the names refer to a warren over the parish boundary in Driffield parish.	EGC5261 2014 geophysical survey of Cirencester Solar Park, Preston. (Event - Area. Ref: 47622)
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Appendix 3 - Buildings, Structures or Sites Which Make a Positive Contribution to the Conservation Area

In addition to their inclusion on the master map on page 4, please see the map on page 65.

National planning policy notes that certain buildings, structures or sites can make a 'positive contribution' to the character and significance of a conservation area, and this concept is explored further in advice produced by Historic England and in the Cotswold District Local Plan 2011-2031. This appraisal identifies a number of buildings, structures and sites which make a positive contribution to the Ampney Crucis conservation area (referred to with the abbreviation 'PC' throughout this document), having applied criteria set out in local planning policy and Historic England's published advice, and drawn on national and local planning policy, national guidance and advice, desk-based research, archival research, and onsite investigations.

The following list is a photographic record of each building, site or structure within the conservation area which has been identified as making a positive contribution, along with brief details of their significance and justification for their inclusion.

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 01	Old Farm Barn	///billiard.visits.harder	Yes	Building		Potential C17th	Part of a farm complex which remained substantially intact long into C20th. Farmhouse replaced in mid to late C20th and outbuildings converted to domestic use. Steeply pitched roof to barn with ventilation slots and gabled porch suggest threshing barn with a shelter shed/workshop to the front.

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 02	Outbuilding to the front of Penny Patch	///daunted.weeknight.stadium	Yes	Building		Late C18th to early C19th. Visible on 1 st Ed	Presumed to be historically associated with No. 38, but due to infilling now ancillary to a modern dwelling known as Penny Patch. Modest proportions and highly vernacular form of small ancillary structure.
AC 03	Burial Ground	///stuff.arise.redeeming	Yes	Building		Between 1884-1904	Mock Tudor mortuary chapel, single-storey timber framing with rendered infill over substantial stone plinth with clay tile roof. Qualifies on the basis of landmark status, aesthetic merit, communal value and architectural interest.
AC 04	Ampney House	///hairstyle.stormy.stall	Yes	Building		1871	Built as Ampney Cottage for the Cripps family. Small country house.

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 05	Walls and flanking former stables/coach house to Ampney House	///ground.mattress.stag	Yes	Building		Circa 1871 C Cripps datestone to gable	Designed to book-end the entrance to newly built Ampney Cottage. Stone high wall with formal stone capping. Flanking buildings give impression of 'model farm'.
AC 06	Hunts Hill	///rips.unhappy.warned	Yes	Building		Late C18th to C19th	Vernacular stone cottage of two storeys with lean-to on north side, stepped down ridges, rubble stone, forms an important group with Cobblers (listed) and Nos. 24, 25-26
AC 07	25-26	///quail.inviting.lists	Yes	Building		Likely C18th	Vernacular pair of semi-detached cottages of one-and-a-half storeys with central passageway providing rear access. Modest scale and form.

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 08	24	///daunting.satellite.premises	Yes	Building		Likely early C19th	Vernacular stone cottage of two storeys, with front porch extension, extended at western end during C20th.
AC 09	Gorston House (former Butchers Arms)	///cared.stag.chestnuts	Yes	Building		1847	Landmark at northern entrance to village, with strong community connections. Former brewery and pub, which closed in 1997, now in residential use. Stone-built, with stone quoins, cills, and window surrounds. Retains ceramic 'West Country Ales' plaque (1958-1967), and some of the original outbuildings (described in 1899 sales particulars as 'a Three-quarter Brewery Plant, Malt and Grinding Houses, Office, Range of 3 Beer Store Cellars, a Six-quarter Malt House... a good Stone-built Building used as Beer Stores, Cart House, Trap House with good Granary over. Hay and Straw Stores. A Four-Bay Cattle Stall and Yard, Pigsties, a newly erected Three-Stall Stable, Saddle Room....').

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 10	High Meadow (12)	///hurtles.biggest.fade	Yes	Building		C17th/C18th	Possible C17th origins. Appears on C18th map. Pair of vernacular one-and-a-half storey stone cottages parallel to lane leading north out of village, heavily remodelled but overall form and scale as well as use of materials make clear historic domestic use. Exposed stone lintels and small-scale openings.
AC 11	Old Post House	///voltages.mailing.camper	Yes	Building		Circa 1900 (Not on 1 st Ed, but present on 2 nd Ed)	Three bay, render and slate, two storey building, incorporating the former village post office to ground floor and retains commercial shopfront as evidence. Distinctive use of render in a prominent position at The Pound and one of the very few instances of sash windows in the village.
AC 12	Rowan Tree Cottage (formerly Cumberland Cottage)	///swims.hotels.following	Yes	Building		Late C18th - 19th	Stone, two-storey cottage with regular arrangement of openings. Potentially two separate cottages later amalgamated (see masonry on street side).

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 13	Cumberland House	///eyelashes.improve.visa	Yes	Building		Late C18th – C19th	Substantial two storey plus attic stone dwelling, likely began life as two semi-detached buildings. Current stone windows appear to be a C20th insertion but may replace older mullioned windows. One remains to the rear.
AC 14	Five Bottles (16)	///templates.upward.glorious	Yes	Building		Late C18th to C19th	Late C18th to C19th two storey stone building, former brewery now converted to dwelling. Interesting graffiti scratched around former doorway in gable onto the road. Gable features 5 bottle ends embedded at high level, hence name. Stone reveals to cottage style windows. Gable on to the road. Forms an important group with the Malthouse, its barn (both unlisted) and the cottages opposite (Grade II) as a former commercial hub to the village. Brewery remained functional until 1920s.

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 15	The Malt House and Barn Cottage	///engrossed.musical.influence	Yes	Building		C18th to C19th	Vernacular core to the Malthouse, now heavily extended and incorporating former ancillary structures within domestic accommodation. Stone two storeys. Slight set-back and elevation from the lane gives the property greater prominence. Dense yew hedge forms a portal around attractive metal gateway with view to entrance. Barn to the rear, now converted was formerly part of the wider brewery site.
AC 16	Lakes Cottages 1-3	///changed.duty.refreshed	Yes	Building		Late C18th to early C19th	Short terrace of three matching, three-storey stone dwellings, largely retaining their original form. No. 2 now features a front porch extension. (Second image courtesy of Gloucestershire Archives GPS 15/42, circa 1910).

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 17	The Lakes	///mulls.share.mainframe	Yes	Building		Late C19th	Former agricultural buildings later converted to cottage and ancillary structures. Datestone to gable of current garage states 'WW 1878', whilst the current house datestone mentions 'JHB 1873'. Built of local stone with vernacular detailing and forms an important group with Lake Cottages 1-3.
AC 18	The Village Hall	///niece.items.meaning	Yes	Building		Formally opened 1929	Arts and crafts style single storey building commissioned by village and Cripps family, commemorating Frederick Cripps in stone above doorway. Built in one phase with stepped roof lines and lean-to at north end (second image courtesy of Gloucestershire Archives GPS 145/4).

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
							
AC 19	The Old Bakery (11)	///spans.dividing.oasis	Yes	Building			Highly vernacular, small-scale two-storey stone building with three gables to the front elevation and clear evidence of evolution. Varied fenestration, and various small-scale extensions. Distinctive view across the open ground to south-east (openness of streetscape means that the connection to the surrounding landscape is clear).
AC 20	Wigmore Cottage (10)	///stability.plea.game	Yes	Building		Late C19th with potential for some earlier fabric	Appears to partially incorporate some of the building which was formerly No. 9 (Grade II): this is supported by the Ordnance Survey 1 st Ed. mapping. Extended late C19th and remodelled C20th in local vernacular form. Forms part of a historic cluster with No. 9 (Wychelm), its barn and Old Bakery (considered early C18th according to listing).

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 21	Fitzhamon (opposite Holy Rood Church)	///roofer.socialite.yawned	Yes	Building		Late C19th	Two storey stone dwelling with stone tiled roof, and locally distinct hierarchy of stone mullioned windows to gable facing the church. Encloses the lane immediately opposite the church and forms an important grouping including the church and ancillary buildings and walls to Ampney Park, as part of the historic core of the settlement.
AC 22	Sterrys Mill (adjacent to Ampney Brook and south of Holy Rood Church)	///winners.shrub.ketchup	Yes	Building		Datestone of 1804 but may incorporate earlier fabric. Mill on site C11th	Evolved vernacular former undershot corn mill, on a historic site. Was in continual use until the 1970s when milling ceased and the buildings were converted to residential use. The Sterry family (hence name) milled here from 1860s to 1970s. Important view towards the mill in its landscaped grounds from the bridge (Grade II) and forms an important historic grouping with Mill Cottage at the south-west gateway to the village.

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 23	Ampney Park	///domestic.though.weary	Partial inclusion	Park and garden		C17th-C19th	Landscape initially laid out in C17th, amended C18th (as shown in 1712 Kip engraving: 'Amney, The Seat of Robert Pleydell, Esq') and C19th. Surviving features include the axial route from the south elevation of the house to Ampney Brook, and the original terracing from the Kip engraving at the south face of the house, as well as water gardens, water courses, ponds and lake, a wooded area to the north-west of the house, the C19th boundaries (including a curved feature in the boundary wall to the north), an C18th coach house (Grade II), a C19th gate (Grade II), and a C17th/C19th entrance lodge (Grade II)
AC 24	The Crown	///bounding.reeling.vehicle	Yes	Building		Late C17th?	Vernacular roadside cottages of one-and-a-half storeys, stone built and prominent along the former London road, now all amalgamated and much extended to form a hotel and public house. Has been an 'alehouse' since at least 1856

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 25	Stud Cottage (43)	///warmers.irrigated.walkway	Yes	Building		Mid to late C19th	Pre-1884 as it appears on Ordnance Survey 1 st Ed. Modest scale two-storey cottage of squared stone with stone lintels, sills and reveals. Not vernacular but deliberate C19th picturesque design overlooking open fields and formerly Dudleys Farm.
AC 26	Ampney Crucis	///model.trophy.mainland	Yes	Structure			Stone slab stile (Gloucestershire stone stiles project : Ampney Crucis 8 - ID: GS9301)

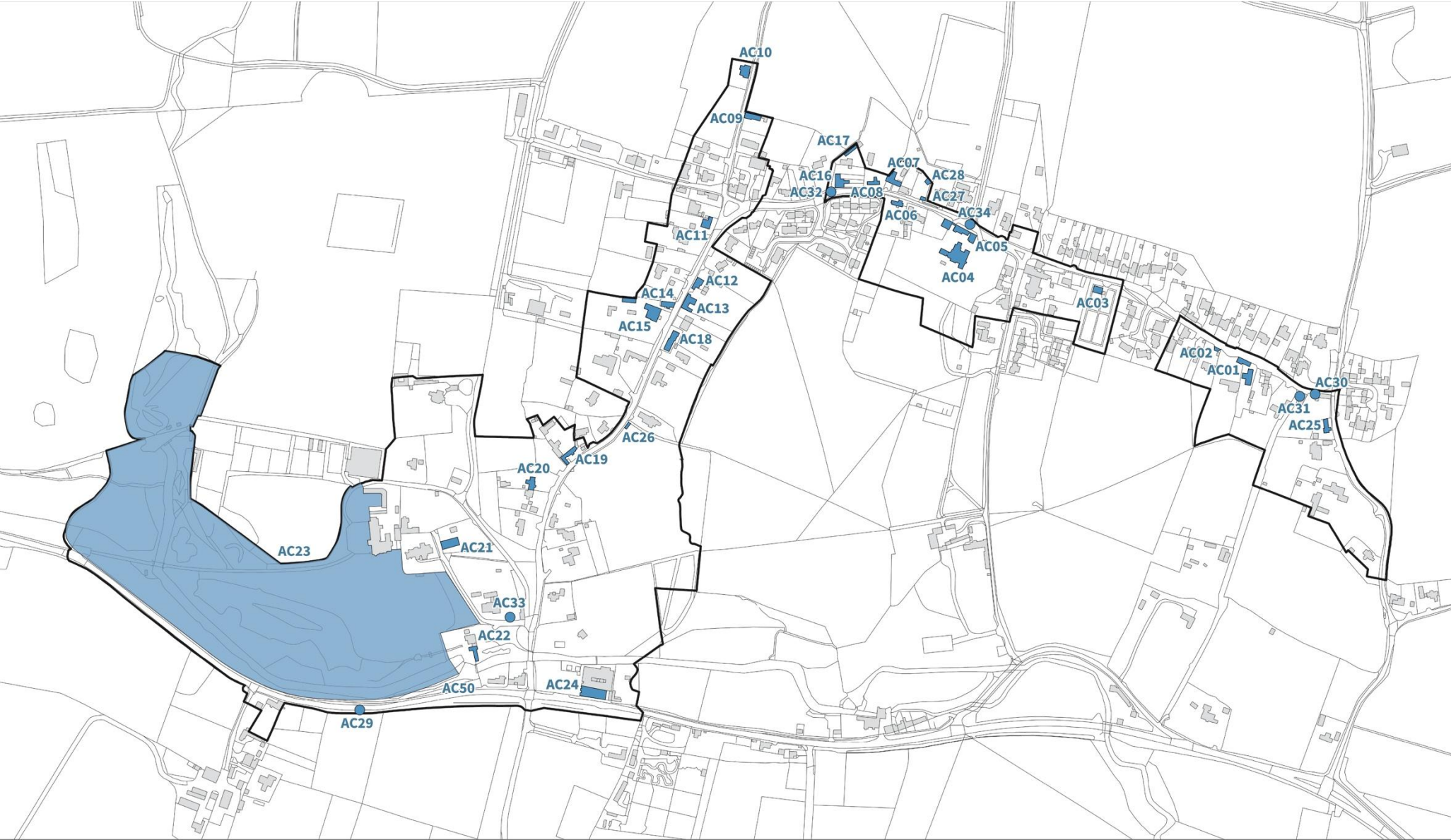
REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 27	Ampney Crucis	///trappings.swift.city	Yes	Structure			Stone slab stile (Gloucestershire stone stiles project : Ampneys 12 - ID: GS6240)
AC 28	To rear of principal lane, west of Allotment Lane	///streak.novelist.forms	Yes	Structure			Stone slab stile (Gloucestershire stone stiles project : Ampneys 11 - ID: GS6241)

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 29	London Road, east of Waterton Farm House	///valuables.pram.systems	Yes	Structure			Stone slab stile (Gloucestershire stone stiles project : Ampneys 10 - ID: GS9582)
AC 30	Junction of Village Street and Pig Lane	///repaying.healthier.speedily	Yes	Structure		C17th	Former entrance to Durncourt, the only other gentry house in Ampney Crucis after Ampney Park, home to Lloyd family in C16th-C17th (house demolished late C19th/early C20th).

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 31	Ampney Crucis	///sapping.stuns.untrained	Yes	Structure		C20th	George VI postbox, situated on a prominent corner of Pig Lane, as part of historic streetscene, combined with Dudley Farmhouse.
AC 32	Ampney Crucis	///condensed.pursuit.inert	Yes	Structure		C20th	Elizabeth II post box set within rubblestone wall adjacent to the entrance to Lakes and Lakes Cottages.
AC 33	Ampney Crucis	///interests.twinkled.treating	Yes	Structure		Early C20th	Edward VII post box set within the rubblestone wall on the lane leading up to the church

REF	ADDRESS	LOCATION	WITHIN CONSERVATION AREA	ASSET TYPE	IMAGE	DATE	DESCRIPTION/ JUSTIFICATION
AC 34	Ampney Crucis	///ramp.amicably.unfounded	Yes	Structure		C20th	Commemorative bench on a prominent junction opposite the school, created from the stone steps of the former Primitive Methodist Chapel which existed close to the Pound between 1908-1996. Plays host to the annual 'bench party' in the village
AC 50	Wall around Ampney Park	///pocketed.zebra.smoothly	Yes and no	Structure	 	C17th/18th	The early 18th century boundary of Ampney Park is shown in Kip's 1712 engraving, and remains visible on the ground today, marked by a wall of Cotswold stone which varies in height (it is higher on the boundary with the lane to Holy Rood Church, for instance, and adjoining the gate serving as the entrance from London Road - listed at Grade II) but is otherwise consistent other than for a semi-circular extension on its northern edge.

Buildings, Sites or Structures Which Make a Positive Contribution to the Conservation Area



Endnotes

ⁱThis is with the exception of Down Ampney from which its Down or 'Dune' comes from the Old English for lower downstream – A D Mills, A Dictionary of British Placenames.

ⁱⁱ Hearth tax records for Ampney Crucis of 1671, Gloucestershire Archives D83 – referenced in 'Transactions in the Fairford District', Bristol and Gloucestershire Archaeological Society Transactions 11 (1899), 25.

ⁱⁱⁱ Hearth tax, *ibid.*

^{iv} Hearth tax, *ibid.*

^v Paddy and Peggy Thompson, Ed. Tony Clack, A Cotswold Gem, 2005.

^{vi} In 1851, over 20% of the village were employed in some form by the estate.

^{vii} Lot 3 of an auction on 4th Sept 1899, at the Kings Head in Cirencester – see village archive documents on parish council website.