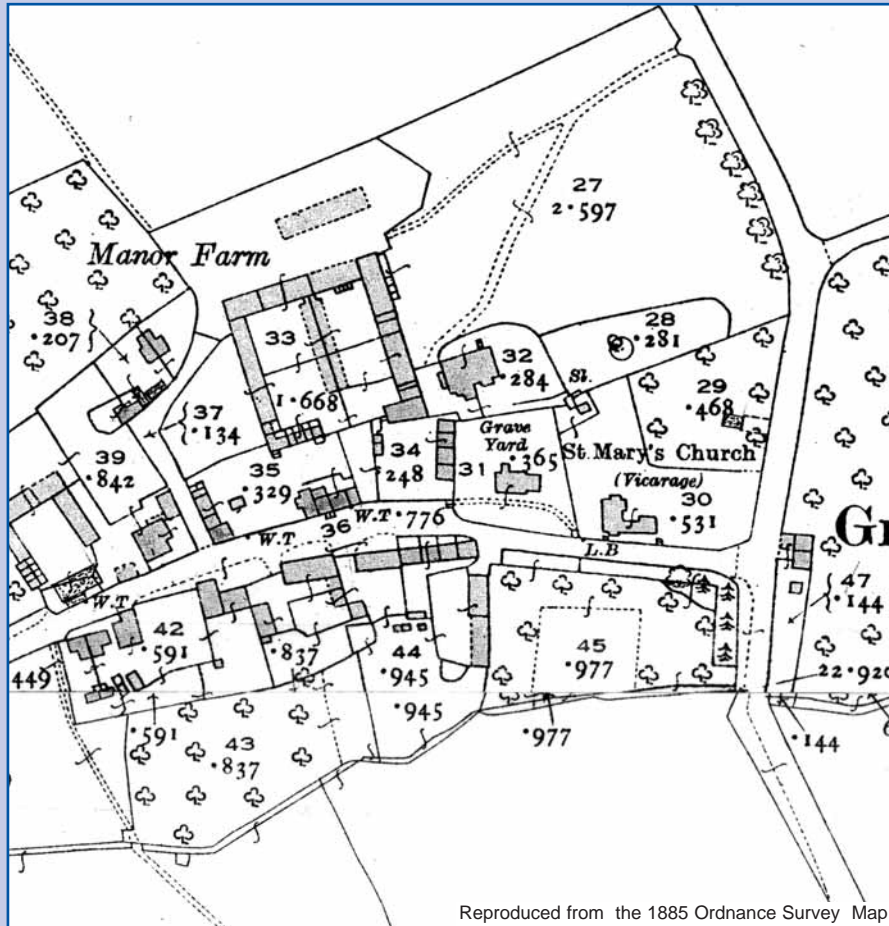


# Great Washbourne

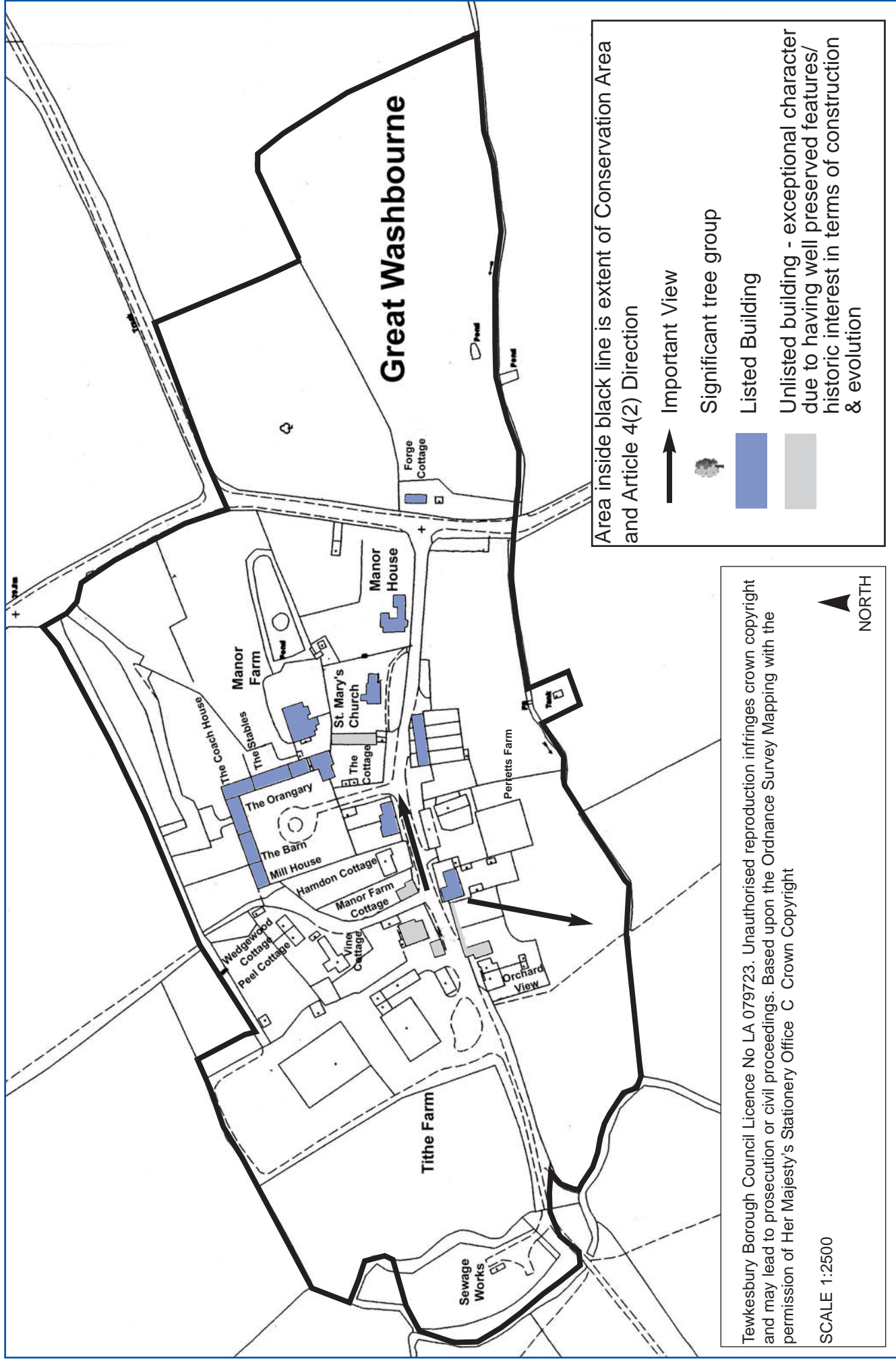


Reproduced from the 1885 Ordnance Survey Map

## CONSERVATION AREA Character Statement

May 2002

# Great Washbourne Conservation Area



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## PREFACE

Great Washbourne is a small, rural village, once part of a large agricultural estate, that has undergone remarkably little modern development, other than increasing conversion of agricultural buildings to residential use.



The Church is a major focal point in the village

## Purpose of the Conservation Area

Great Washbourne Conservation Area was designated on 6th November 2001.

The purpose behind conservation area designation is not to prevent any future change, rather it is to ensure that whatever change does occur is carefully managed. The definition of a conservation area is "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance." Planning (Listed Buildings

and Conservation Areas) Act 1990, section 69 (1)a. Changes should be sympathetic to what has been identified as the character and appearance of the area. In that way it can be preserved - and if necessary enhanced - not just for our enjoyment, but also for that of generations to come

## Purpose of the Conservation Area Appraisal

This document identifies the special architectural and historic interest, character and appearance of Great Washbourne. It indicates how this will be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of development control decisions and environmental improvements.

## SITUATION

Great Washbourne is in the Civil Parish of Dumbleton, at the northern edge of the County of Gloucestershire. Situated within a Special Landscape Zone, it is immediately adjacent to the Cotswolds Area of Outstanding Natural Beauty.

The overriding character of the surrounding countryside is arable, although there is an orchard to the east of the village. Several paddocks to the west were also once orchards and retain several fruit trees. The orchard to the east, and a pastoral field to the south of the village retain particularly fine 'ridge and furrow', indicating medieval arable cultivation.

## ORIGINS

The origins of the name Washbourne seem fairly clear, wasser, meaning water and bo(u)rn, meaning a small stream, a clear reference to the Washbourne Brook. There has been considerable variation of the name's prefix. In the Middle Ages the village was called Abbot's Washbourne (Wassebourn' Abbatis), but this was expediently changed at the Dissolution of the Monasteries to King's Washbourne. The final change occurred in the mid-seventeenth century when, following the execution of Charles I and the establishment of the Commonwealth, the reference to the deposed monarchy was dropped and the village became Great Washbourne.

In 1086 the Domesday Book recorded Great Washbourne as belonging to Tewkesbury Abbey, and in the twelfth century William, Earl of Gloucester, confirmed the Manor of Washbourne on the abbey; the village remained in monastic possession until the Dissolution in the early sixteenth century.

In 1557 the Manor of Washbourne was granted to the Fortescue family and in 1622 sold to the Royalist

Cravens. During the Civil War the property of prominent Royalists was forfeited by Parliament and the Manor of Washbourne was sold to one Philip Starkey in 1646, but it was returned at the Restoration and remained the property of the Craven family until 1836. By 1856 the Manor had come into the possession of the Prance family, the Prances were the first owners of the village to actually live in Great Washbourne, where they stayed until 1936. In 1906 the manor was sold to Henry Eyres of Dumbleton Hall, so uniting the Manors of Great Washbourne and Dumbleton. Some of the properties in the village and much of the surrounding land passed to the Dumbleton Trust in 1969; the remainder of the properties in the village have been sold off into private ownership.

The village was always deeply involved with agriculture; records show that, with the exception of a weaver in 1608, no people were recorded working in any area other than agriculture. From the sixteenth century to 1812, none of the tenants held freeholds, the estate being split between the Lord of the Manor, and the rectory estate; in 1812 the entire parish was subject to Parliamentary field enclosure.

## EVOLUTION

The manor house (now Great Washbourne House) is believed to be built on the foundations of an ancient structure. The eleventh century church is close to the manor house, which is common, as increasingly from that time, manorial lords decided to build churches which were sited conveniently close to their houses and those of their tenants. This was how the parish system developed; prior to this a smaller number of important minster churches had sufficed. The rest of the village developed westwards along the main street in an unplanned fashion. The timber-framed houses which survive were probably built in the seventeenth century, but there must have been some earlier dwellings of which no trace is evident.

The last significant change in the appearance of Great Washbourne was in the nineteenth century with the construction of two model farms; Tithe Farm and Manor Farm. These are large brick buildings which contrast with the stone and timber framing used previously as the standard building materials. A growth in the profitability and commerciality of farming in the early-mid Victorian period promoted agricultural innovation and expansion and the investment in new building. These buildings were typically on a much larger scale than in the past. From the 1880s an economic down-turn severely affected the profitability of farming. The result in Great Washbourne, entirely dependent on agriculture, was that its development virtually ceased before the dawn of the twentieth century.

## SPECIAL ARCHITECTURAL & HISTORIC INTEREST

The special architectural or historic interest of a place depends upon more than just its buildings. The layout of streets, spaces between buildings, views, ground surfaces, boundary treatment and trees - features which can loosely be described as 'landscape' - are also important. The level of noise and activity, such as traffic, will also contribute or detract.

The special interest of Great Washbourne emanates from the following sources, which are special for the reasons given.

The strong presence of agricultural buildings close to dwelling houses, this ties the village to its agricultural history.

The prominence of traditional vernacular building materials and details, which adds variety and interest to the village.

Unmarked road surface without kerbs, helps to create the feeling of a place where motor vehicles are not significant.

Spaces between buildings which allow frequent views of the surrounding hills, contributing to the village's relaxed, tranquil atmosphere.

Attractively shaped coniferous trees, which, together with the church on its raised burial ground form the main focal point and create an unplanned picturesque environment.

## CHARACTER & APPEARANCE

The key sources of the special interest given above can be analysed further, by looking at their character and appearance in detail. This section should therefore be used as a source of reference when planning new development and changes to existing features.

## LAYOUT

Great Washbourne is very small and is essentially a single, short narrow street with no subsidiary roads. It has a very flat character and the main street has only a slight curve, which means that, due to its short length, most of the buildings along it are visible from any point. No single building dominates the village, even Manor Farm which appears prominent on the map, fails to dominate in reality due to its set-back from the street front.

## BUILDINGS

### Building Types

Farm buildings and former farm buildings are closely woven into the layout of the village, but the predominant character is now residential.

### Scale

The domestic buildings are generally low, one and a half or two storey, vernacular cottages, typical of an agricultural estate village. Exceptions to this are the mid-seventeenth century Manor House (formerly Manor Farm), and the nineteenth century Great Washbourne House (formerly the Rectory). These are substantially larger, two and a half storey buildings, displaying more polite architectural features, in other words, those which were a product of fashion rather than basic necessity. The church is small and low, without a tower.

### Orientation

Most of the houses are set back from the road behind shallow, enclosed front gardens. The Manor House and Great Washbourne House are set within larger gardens, in accordance with their status. The farmsteads are set back further from the road, with their open yards facing it. Since all of the buildings are fairly well spaced, views of the paddocks behind them and the countryside beyond are frequent.

### Significant Historic Buildings

There are seven listed buildings within the village of Great Washbourne:-

- The Church of Saint Mary - Grade I - 12th & 17th centuries
- The Manor House - Grade II - 17th century
- 1-4 (Church Cottages) - Grade II - 17th century
- 17 and Manor Cottage - Grade II 17th century
- 18 and 19 - Grade II - 17th century
- Forge Cottage - Grade II - 17th century
- Great Washbourne House - Grade II - 18th & 19th centuries

There are two groups of unlisted, but attractive nineteenth century brick agricultural buildings arranged in the 'model farmstead' manner. Those formerly belonging to Manor Farm have been converted to residential use. The stone built Tithe Farm House and small stone-walled, hipped roofed barn next to it are a prominent part of the street scene. Other attractive historic buildings are the Old School House; red brick and probably nineteenth century and The Cottage, which was once four very small dwellings, possibly at least 300-400 years old if the mullioned windows are original.

## Materials

The use of building materials reflects what would have been available locally at the time as materials were only transported large distances for very expensive, high status buildings. The building materials used in Great Washbourne reflect this; the more prestigious buildings, such as the Church and



Tithe Farm Barn

the Manor House are built from stone, whilst humbler, agricultural workers' cottages, are timber framed. Later, during the seventeenth and eighteenth centuries, the use of stone and brick became more widespread, both as nogging (infill panels) for older timber buildings, and as a structural material for new ones. Thatch was gradually replaced by hand-made flat clay tiles.

## WALLS

### Stone:

The twelfth century Church of Saint Mary is built from limestone rubble, although the seventeenth century chancel extension is coursed, dressed limestone. The Manor House, and the majority of Great Washbourne House are also constructed from coursed, dressed limestone. Forge Cottage, although being primarily timber framed, also has its southern gable-end built from coursed, dressed limestone; probably because the forge was situated at that end, so a fire-proof material was essential. 18 and 19 (now one house) has random, dressed limestone on the ground floor and a timber frame on the first floor, but this stonework is probably a later addition that obscures a full-height timber frame.

The timber framed buildings all have stone plinth walls, and 17 and Manor Cottage, alleged to have been an inn, has a large raised step/mounting block.

### Timber Framing:

The majority of the old cottages in Great Washbourne are timber framed, most dating from the seventeenth century and displaying the 'box frame' pattern of square panels typical of the region. The use of materials which were readily available

locally, was typical of agricultural workers dwellings of the time. These buildings would originally have had wattle and daub nogging (infill panels), and would usually have been limewashed. Limewash was often tinted with ochre or other natural pigments and covered the timbers. Blacking timbers only became common in the nineteenth century.

### **Brick:**

As soon as chimneys replaced smoke hoods and ridge vents, these were built in brick for obvious safety reasons. Locally produced, orange-red brick, with a subtle degree of shading in the colour was used in the repair and maintenance of existing timber framed structures. Typical repairs of this kind include the replacement of wattle and daub infill panels with brick as seen at Forge Cottage. Occasionally, where the timber frame as well as the panels failed, a complete elevation could be replaced in brick, such as at Manor Cottage on the gable end. Otherwise brick as a principle building material does not seem to have made a significant appearance in Great Washbourne until the nineteenth century, when the fine complex of agricultural buildings was built at Manor Farm.

## **ROOFS**

### **Thatch:**

Although no thatch currently survives in the village, it would have been the most common, most readily available and the earliest roofing material in use. Late nineteenth century photographs show Manor Cottage with a single-storey timber framed wing, which had a hipped, thatched roof. Church Cottages also had a thatched roof to a large weather-boarded structure, probably agricultural, abutting its west gable-end. The thatch was simply laid, with no raised ridges or decorative features of any sort.

### **Stone Slates:**

Stone slates were the first more durable and fire proof material used to replace thatch and the majority of the older buildings in Great Washbourne have roofs of this type. Though first used on high status buildings, like the Manor House, they are also seen on humbler dwellings, like Church Cottages. Like thatch, stone slates require a roof pitch in excess of 45 degrees to shed water properly, so steeply pitched roofs are a characteristic of the village.

On a number of buildings stone slates have been replaced with modern concrete tiles, which have none of the attractive texture and colour variation of natural stone and do not make any positive contribution to the character of the area.

### **Clay Tiles:**

Clay tiles were a later replacement for thatch, from the seventeenth century onwards. Industrial production from the nineteenth century made clay tiles a readily affordable roofing material, hence their use on the agricultural buildings at Manor Farm (since converted to residential use). In colour the clay tiles vary quite widely from a red-brown to a rather dark brown. The shades are mixed quite randomly on the same roofs and give an attractive visual texture reflecting variation in the firing temperatures during the production process.

## **WINDOWS**

### **Stone Mullions:**

This is the earliest form of window and is typical of prestigious buildings, hence their use on the church and Manor House. Glazing was achieved with wrought-iron opening casements and leaded glazing. Great Washbourne House, built later, emulated the status of these earlier buildings with its mullioned windows, but the glazing has been replaced with sheet glass.

### **Timber Casements:**

Timber casements were the cheaper option to stone mullioned windows and tend to be seen in lower status buildings and on less important elevations, hence their use on the rear of Great Washbourne House. Such windows were common in the seventeenth and early eighteenth centuries and were fitted with leaded glazing and wrought-iron opening lights.

Church Cottages have eight oriel windows along the first floor, at least two of which are original (seventeenth century). These are composed of timber mullions (the originals have an ovolo moulding), and would have held leaded glazing, although plate glass had been installed by the end of the nineteenth century. Leaded lights became unfashionable after the manufacture of larger sheets of glass pioneered by the Victorians, and favoured for the unobstructed view, modern appearance and reduced maintenance burden. Softwood casements were always and should always be painted and not stained for a traditional appearance.

The remainder of the timber casements in the village appear to be twentieth century, and have glazing bars dividing each light into six or more panes. The most recent development of the timber casement seen in the village is the late twentieth century storm proofed standard window in timber or PVC. The heavy sections used and the overlap of the casement frame over the window frame gives them a bulky appearance which looks wrong compared with the slim sections of timber used traditionally (see page 9).

## LANDSCAPE FEATURES

### Spaces, Views and Focal Points

Generous gardens form spaces between buildings which allow views southwards towards distant hills. This contributes to the open, relaxed feeling which the village conveys. The view looking east, with the church on its raised burial ground as a focal point and wooded hills and tall pines as a backdrop, is the most memorable feature of the village.

### Trees

The rural character of the village is emphasised by a significant number of trees, including many coniferous trees which are unusual and add a picturesque touch. On approaching from Alderton, one travels through a landscape with few trees, just hedges either side of the road. Great Washbourne is announced by a group of trees which stand out from this landscape. Within this group are some coniferous examples in the grounds of Great Washbourne House. They are typical of the nineteenth century taste for exotic tree species. In contrast to this, the rest of the settlement features few trees, although a prominent group of yews line the southern boundary of the churchyard.

An orchard known as 'Rams Close' to the rear of Forge Cottage contains distinctive ridge and furrow remains and is of value for that as well as the layout of the trees within it. A similar orchard lies to the west of Tithe Farm.



Approaching from Alderton, a significant group of trees announce the village

### Ground Surfaces

The gravelly, light coloured tarmac road surface of the main street contributes to the informal, agricultural character of the village, as does the lack of kerbstones, markings and streetlights.

## Boundary Treatment

Boundary walls and fences are a feature of the village. The raised churchyard has the most prominent boundary treatment, with a stone retaining wall and brick gate piers at the top of a flight of stone steps. Nineteenth century wrought-iron hurdle fencing encloses the grassed area opposite Great Washbourne House. This acts as a clue to the former ownership of this settlement, such fencing being commonly found on large estates. A long low dry stone wall encloses the garden to Old School House, forming an important visual element at the western end of the village.

Broad grassed verges between the road and properties are also important contributions to the rural character and contribute to the feeling of spaciousness.



School House and its dry stone wall

## PRESERVATION

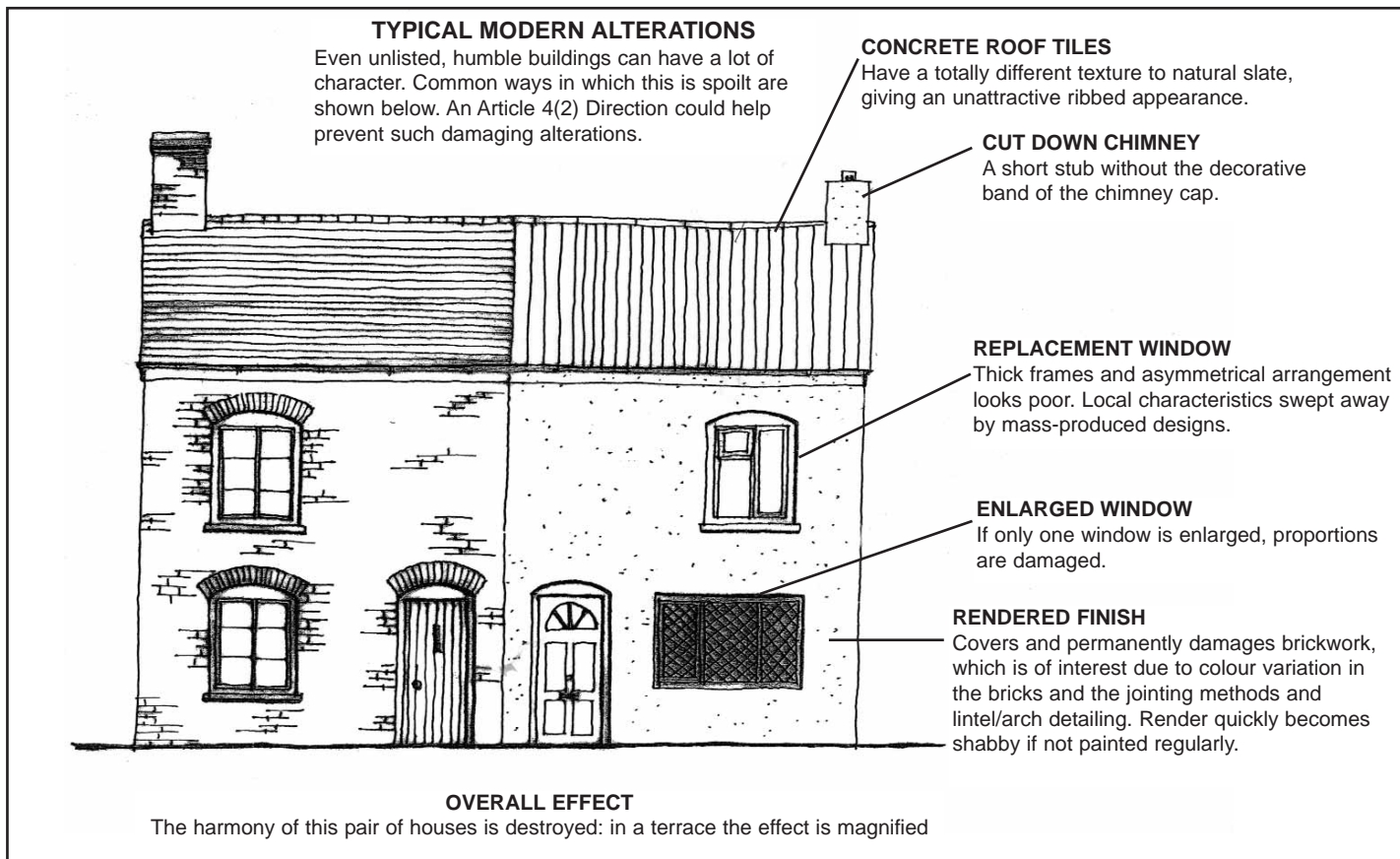
In order to ensure that the special interest of Great Washbourne is preserved, any applications that affect the conservation area will be considered in relation to the following guidelines:

### Existing Buildings

Existing buildings within the conservation area will be preserved by the following ways:

### Listed Buildings

Buildings (and other structures and monuments) that have been included by the Secretary of State for Culture, Media and Sport on the statutory list of buildings of special architectural or historic interest are protected by the 1990 Act. This states that works which involve the demolition, or which would materially affect the character or material appearance of a listed building (alterations, extensions etc.), may not be executed without first obtaining listed-building consent.



Seven structures within the conservation area are listed. Whilst the aim of listed-building legislation is to preserve these buildings for their own sake, any changes affecting them will also be considered in terms of the effect on the conservation area and in relation to the design guidance below.

## Unlisted Buildings DEMOLITION

The demolition of unlisted buildings within the conservation area requires Conservation Area Consent (there may be certain exceptions). Demolition of unlisted walls, fences or other means of enclosure over one metre high facing a highway and over two metres high elsewhere also requires Conservation Area Consent.

## ALTERATION

Although many alterations to all types of buildings can be controlled by planning permission, changes that are ordinarily classed as 'permitted development' (that is to say, they do not ordinarily require planning permission), could still take place to unlisted dwelling houses that would damage the character of the conservation area. That many of the houses within the village retain much of their original character and appearance is to the credit of those owners who have carefully preserved their buildings. However, there is no guarantee as to the future.

## EXTRA PLANNING CONTROL: ARTICLE 4 (2) DIRECTION

An Article 4 (2) Direction has been made which means some alterations to houses, which previously did not require planning permission, now require it for elevations fronting a highway or open space.

The principal alterations that are covered by this are alterations to windows, doors, porches, chimneys, bargeboards, roof coverings, gates, walls, fences and painting the exterior where it has not previously been painted.

Installation of satellite dishes on elevations facing a highway, and stone, timber, plastic or tile cladding require planning permission in a conservation area.

All applications for planning permission and Conservation Area Consent within the conservation area will be considered with reference to the Conservation Policies in the Tewkesbury Borough Council Local Plan to 2011, Revised Draft Deposit. Those policies most immediately relevant to Great Washbourne are listed below (the entire Local Plan may be viewed at the Council Offices, or most public libraries).

## SUBJECT: CONSERVATION AREAS- GENERAL POLICY CON1

Within conservation areas special attention will be given to the desirability of preserving or enhancing their character and appearance. Proposals that preserve or enhance the historic built environment



and landscape quality will be supported. In appropriate cases environmental enhancement schemes within conservation areas will be implemented. Special attention will be given to the protection and enhancement of historic features that contribute to the townscape and historic character. Particular importance will be attached to the retention of traditional materials in the repair and refurbishment of existing buildings, and in the construction of new buildings and other works.

**SUBJECT: CONSERVATION AREA:  
SETTING AND IMPACT  
POLICY CON2**

In proposals for development within or in close proximity to a conservation area, particular attention should be paid to the development's impact upon the conservation area and its setting including any existing trees. Full details of design and materials to be used will normally be required in such cases. Thus planning applications in outline form will only be accepted in exceptional circumstances. Where new development or re-development is proposed within a conservation area, it must be to a high standard of design and preserve or enhance the character and appearance of the conservation area in terms of scale, form, materials and quality. Drawings (and in the case of major development or development on particularly sensitive sites; scale models), must normally be submitted which clearly show the proposed development in its townscape context of setting. Proposals retaining traditional building lines within designated conservation areas will be favoured and consideration may be given to relaxing approved policies and standards if, by doing so, features of particular townscape merit in the conservation area under serious threat can be retained.

**SUBJECT: VISUAL IMPACT OF PARKING  
PROVISION, STREET FURNITURE AND  
THE REINTRODUCTION OF LOST  
FEATURES AND INTRODUCTION OF  
NEW FEATURES IN CONSERVATION  
AREAS  
POLICY CON3**

Within designated conservation areas, the materials used and the design and layout of parking areas and the provision of vehicular accesses must minimise the adverse visual impact that may arise from such development. Consideration may be given to relaxing approved policies and standards if features of particular townscape merit under threat can be retained.

Within designated conservation areas new and replacement street furniture should be of appropriate design and materials to preserve or enhance the character and appearance of the

surrounding street scene.

Proposals for the reintroduction of a lost historic feature or for the introduction of a well-designed new feature will be encouraged where it can be shown that preservation or enhancement of the character or appearance of the conservation area will result.

**SUBJECT: DEVELOPMENT INVOLVING  
DEMOLITION WITHIN A CONSERVATION  
AREA  
POLICY CON4**

There is a presumption in favour of retaining existing buildings, walls and structures within a conservation area. Only in exceptional circumstances, where an existing building, wall or structure of importance to the character of the conservation area is proved to be completely beyond repair will its demolition be permitted. Any proposals for replacement should be in accordance with Policy CON2. Demolition of a building in a conservation area will only be permitted where the proposals for the re-use of the site are acceptable. The implementation of planning permission for such demolition will be conditional upon the letting of a contract for the approved redevelopment of the site.

**SUBJECT: OPEN SPACES, WATER  
FEATURES, HEDGEROWS AND TREES  
WITHIN CONSERVATION AREAS  
POLICY CON5**

Planning permission will not be granted for development that adversely affects important open spaces, water features, hedgerows and trees within designated conservation areas.

Notification must be given to The Council before felling or lopping trees in the conservation area.

**NEW DEVELOPMENT:  
DESIGN GUIDANCE**

The designation of a conservation area does not automatically preclude any further development, however, it does seek to ensure that it would be appropriate to the character of the area. Any proposed development should be in accordance with the following guidance:

New buildings or extensions should reflect the general pattern of building within the village, especially in scale and proportion, although there is scope for some architectural invention, provided that this is sympathetic to the existing architecture.

Materials used should be in accordance with those

traditionally used in that particular part of the conservation area, and should maintain a similar mix.

Any new buildings or extensions should be located on their sites in a similar way to the general pattern of building in that part of the conservation area.

Boundary walls and railings should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing.

The local plan policies referred to previously will form the basis for making development control decisions with regard to new development and extensions.

### **ENHANCEMENT**

Within the conservation area there are a number of features that could be said to compromise or detract from its overall character and appearance, the replacement or removal of which would enhance the character of the area. These include:

- Mid-late 20thC metal framed agricultural buildings which are out of scale and character with the traditional designs and materials which predominate.
- Unsympathetic replacement windows in uPVC and stained timber.

The Borough Council will strive to find solutions to these negative elements by negotiation with owners and other interested parties.

### **A SPECIAL NOTE ON WINDOW REPLACEMENT**

Windows have become the most frequently replaced parts of a building in recent times and failure to respect traditional materials and patterns has ruined many an otherwise untouched façade. The windows identified as negative features above may be appropriate on modern buildings, but they almost always damage the character and appearance of old buildings. This is because the use of heavier glass, poor quality timber and modern materials means that glazing bars and frames usually have to be thicker and more clumsy looking, in order to achieve the same strength of an equivalent piece of good quality slow grown pitch pine. Rubber beading strips to the glass instead of mitred painted putty alter both the appearance and the texture of the window and can be recognised instantly even from a distance. Where double-glazing can be accommodated into traditional timber frames it will be acceptable on unlisted buildings. In all cases frames to patterns which complement the building's style will be encouraged.

### **GRANT-AID.**

Tewkesbury Borough Council runs 'Environmental Improvement Grants', aimed at encouraging schemes to protect and enhance the environment of the Borough, including both natural-landscape environment, and historic-built environment. The aim of the scheme is to preserve and encourage local distinctiveness and variety through the use of traditional methods and materials.

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