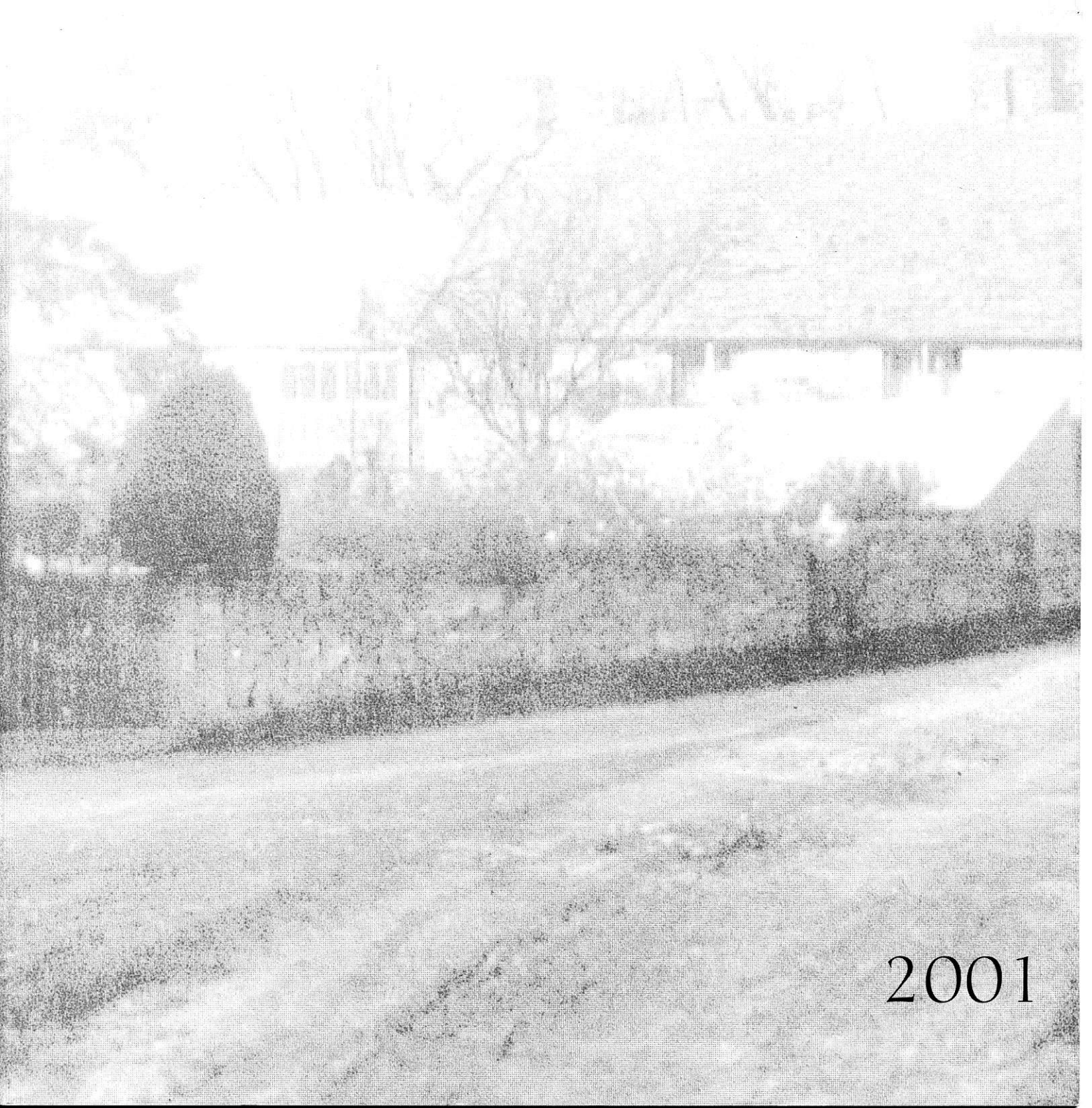


The Village Design Statement for the Parish of Sevenhampton



2001



The Village Design Team who prepared this statement

were:-

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Our thanks are due to:-

John Lanfear who instigated the project

Jill Gardner who acted as secretary

Cotswold District Council Conservation officers

Jeremy Voaden of Gloucestershire Rural Community Council

The Gloucestershire Rural Community Council has
arranged the funding for the project from various
sources.

Published June 2001

INTRODUCTION

The Village Design Statement for the Parish of Sevenhampton was instigated by the Gloucestershire Rural Community Council, and the Parish Council appointed a team to prepare the document.

The Statement is a 'follow on' from the Village Appraisal and is to be adopted by the Cotswold District Council as a supplementary guide to the 'Local Plans' for Sevenhampton and Brockhampton.

This Statement has been prepared following a questionnaire sent to all households, public meetings, an exhibition and consultation with the Parish Council. We hope that it expresses the views of all residents.

Its aim is to describe the character and qualities of both villages, pointing out those features which make the villages unique. We hope that it will ensure that future changes and new buildings will take into account the thoughts put forward in this Statement.

Although the major part of both villages are designated as 'Conservation Areas' there are many minor alterations which can be carried out without obtaining planning permission. (Any demolition however, including boundary walls does require permission). If you live in a listed building, nearly all alterations and additions require listed building consent and woe betide you if you forget to ask.

We are fortunate in having an excellent Planning Authority with helpful conservation officers who are always willing to give advice before pencil is put to paper (Tel. No. 01285 643643). They produce a superb set of 'Design Guides' covering windows, dormers, porches, chimneys, etc, all of which are available free.

Your house and what you do to it affects the environment in which you live and the appearance of the village. We hope this Statement will help you maintain the character of the villages and any work will be in scale, well mannered and following the vernacular tradition.

This does not rule out innovative designs and new materials but they must be in scale and sit comfortably with their neighbours. Each age has its own style which adds to the varied character of the villages. We would not wish to encourage a slavish following of past styles.

There have always been changes in our villages and the new millennium will bring many more. We choose to live in these villages because we cherish their unique character and we must ensure this is preserved for future generations.

The statement will be used as an informal document to assist the Cotswold District Council Planning Dept., and is addressed to:

1. Statutory and Public Authorities.
2. Planners, developers, architects and builders.
3. All local householders and businesses.

We hope it will be a tool to help manage long term change not prevent it.

HISTORY

SEVENHAMPTON

Before there was a village at Sevenhampton, there was a small settlement called Sennington on the hillside to the west of Manor Farm. All that can be seen now are the outlines of the cottage and chapel walls.

We don't know why it was abandoned in the 12th Century, but a new settlement was built at lower Sevenhampton by the present ford (an enclosed village of seven houses?).

The houses would have been a very simple structure - with a thatched roof and a hole in the top to let the smoke out. The animals and people probably shared the same building.

Although they had primitive houses they built a stone church in the 12th Century which, altered and extended many times, is our present church.

By the church is the Tudor manor house. A fire in 1957 burnt down the south wing and the remaining part is now two dwellings.

Below the church was a tithe barn. This was demolished in 1870 and a fine Victorian vicarage was built in 1851.



The village grew and in 1870 a school was built. Pupils came on foot from a wide area. It was closed in 1971 since when the children of the the village have been taken by bus to other larger schools.

BROCKHAMPTON

Brockhampton doesn't mean "The Badger's Village" but is "The Farmstead of the people living by the brook" - the infant Coln running through Brockhampton and Sevenhampton. There was, without doubt, an early village here, but the real development came in 1640 when the original Brockhampton Park was built by Paul Peart who also built a number of stone cottages for his workers. The present 'Craven Arms' is thought to be one.

In the mid 1800 there was considerable development up the hill to the east.

A brewery was constructed in an old 18C building - its chimney stands today.

Cottages were built for workers in the Quarry further up the hill, including a pub which older residents remember - 'The Stag and Hounds' now a private house.

Most of the cottages on the south side of the road have their backs tight against the road and faced the original track from the quarry to Manor farm.

At this time two chapels were built and near the Craven Arms a row of six cottages for estate workers.

The Reading Room at the end of the Village Hall was built as a school in

1868 and turned into a reading room in 1887. It then became a village club & Col. Rhodes added the Hall in 1902 in memory of his son killed in the South African War.

There was later development along the road leading towards Belas Knap.

There were several shops to serve the residents and the last closed in recent times, but we are now served by several mobile shops and we have a Post Office in the Village Hall.



THE SETTING

The villages of Sevenhampton and Brockhampton nestle in the green valley that is the birthplace of the infant River Coln. Their residents benefiting from the protective cloak of Cleeve Hill, an escarpment which keeps the north-westerly winds at bay.

Steeped in history, the valley has been home to a succession of people, from the ancient Celts to the conquering Romans and European farming folk, all who have left their mark on the land.

Once part of the kingdom of Mercia the easterly hills above Brockhampton offer an unparalleled view of the ancient capital at neighbouring Winchcombe.

Today's dwellings reflect the changing style of the three hundred years. Many constructed of the local, honey toned oolitic limestone which has helped make the Cotswolds an "area of outstanding natural beauty". Evidence of extensive quarry workings abound throughout the parish, including possibly deep mines where larger and more durable stones were extracted.

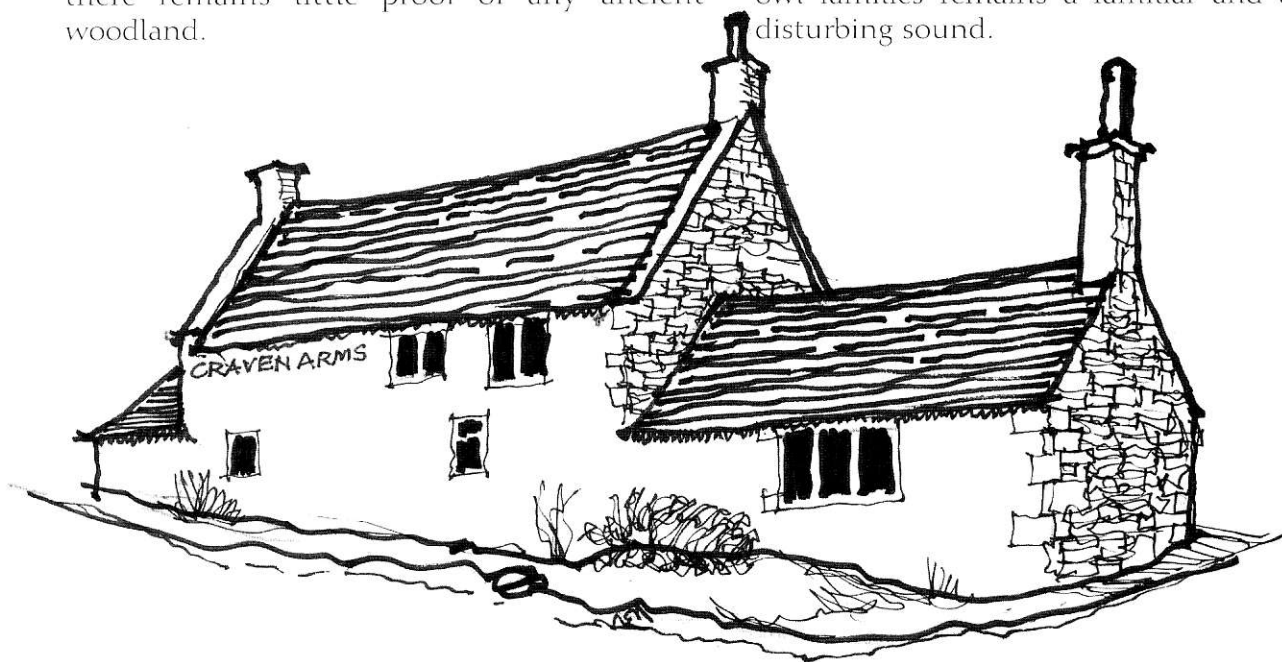
A sprinkling of woods and copses are a common theme throughout the valley although there remains little proof of any ancient woodland.

Surprisingly though, nature has benefited from the subsidised farming methods of recent times, where set-aside has proven to be an alternative to food production and incidentally re-introduced a myriad of forgotten flora and fauna.

Strolling along the parish's extensive network of footpaths and bridleways inevitably brings its daily rewards of sightings of fox, hare rabbits, partridge, pheasant and Roe deer. Birds of all kinds, including migratory species pass through the climatic valley, including Blackcaps, Skylarks, Goldcrest, Greenfinch, Stonechat, Fieldfare, Redwing, Woodpecker, as well as thrushes and tits of every kind.



At night the continuous hoot of the various owl families remains a familiar and at times disturbing sound.



Set like a huge cross in the greenest of valleys, the random plan and design of the parish creates a dilemma for its residents who would argue as to the heart and centre of this lovely place. Is it the church where folks gather in common prayer? Is it the village pub, The Craven Arms, where people drink to a healthy future? Is it the millennium post box? The latest community project which marks the passing of an era and the celebration of another century of stability in a "Cotswold hideaway" that is the lovely parish of Sevenhampton.

THE VILLAGES OF SEVENHAMPTON PARISH

The parish boundary extends from Salperton parish and Hampen cottages to beyond Whitehall, enclosing the villages of Sevenhampton and Brockhampton, which lie in the valley, formed by the River Coln, the majority of the built up area of which is designated a conservation area.

Two small groups of buildings creating Sevenhampton are located on opposite sides of a steep valley. The upper has developed along a cul-de-sac known as Church Lane, where St. Andrew's Church and burial ground are situated, together with the former Vicarage. Along the Winchcombe Road are four modern detached houses, the original Manor House and Manor Farm.

The lower part of Sevenhampton is mainly on one side of Gassons Lane which leads through fields to Brockhampton.

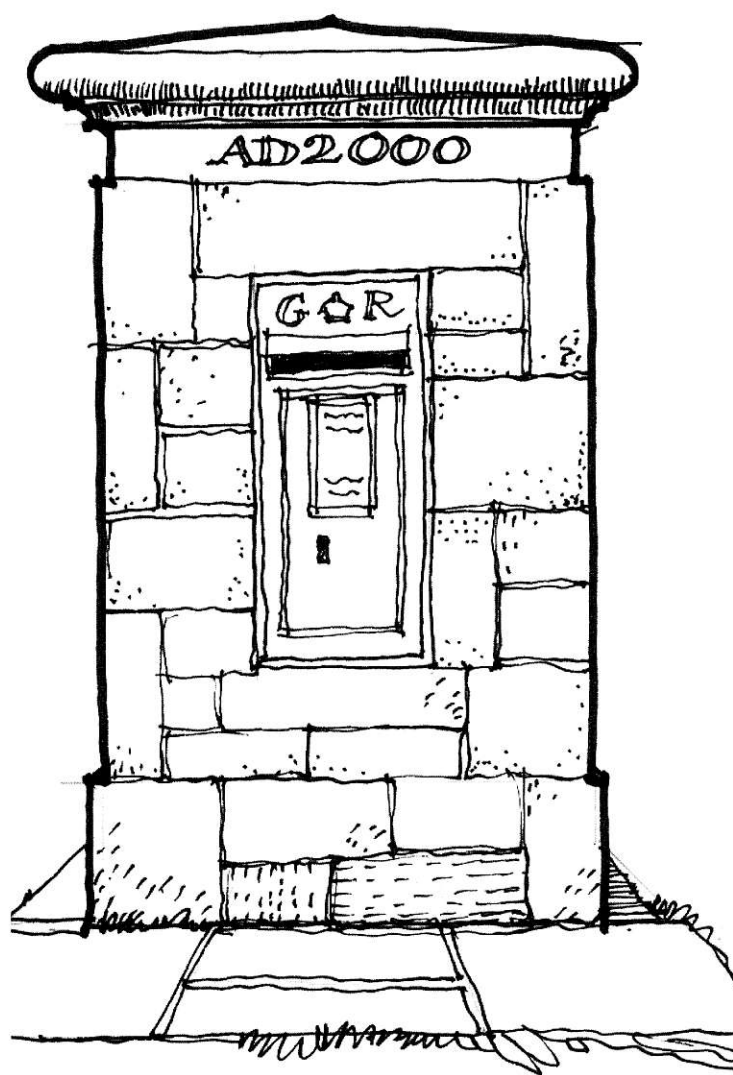
Many old cottages exist and between these and the old school building, some modern properties have been erected. The small village green with a dominating sycamore tree, seat, telephone kiosk and notice board provide a focal point above the ford, with the connecting lane joining the Winchcombe Road. The nearest limited facilities are at Brockhampton.

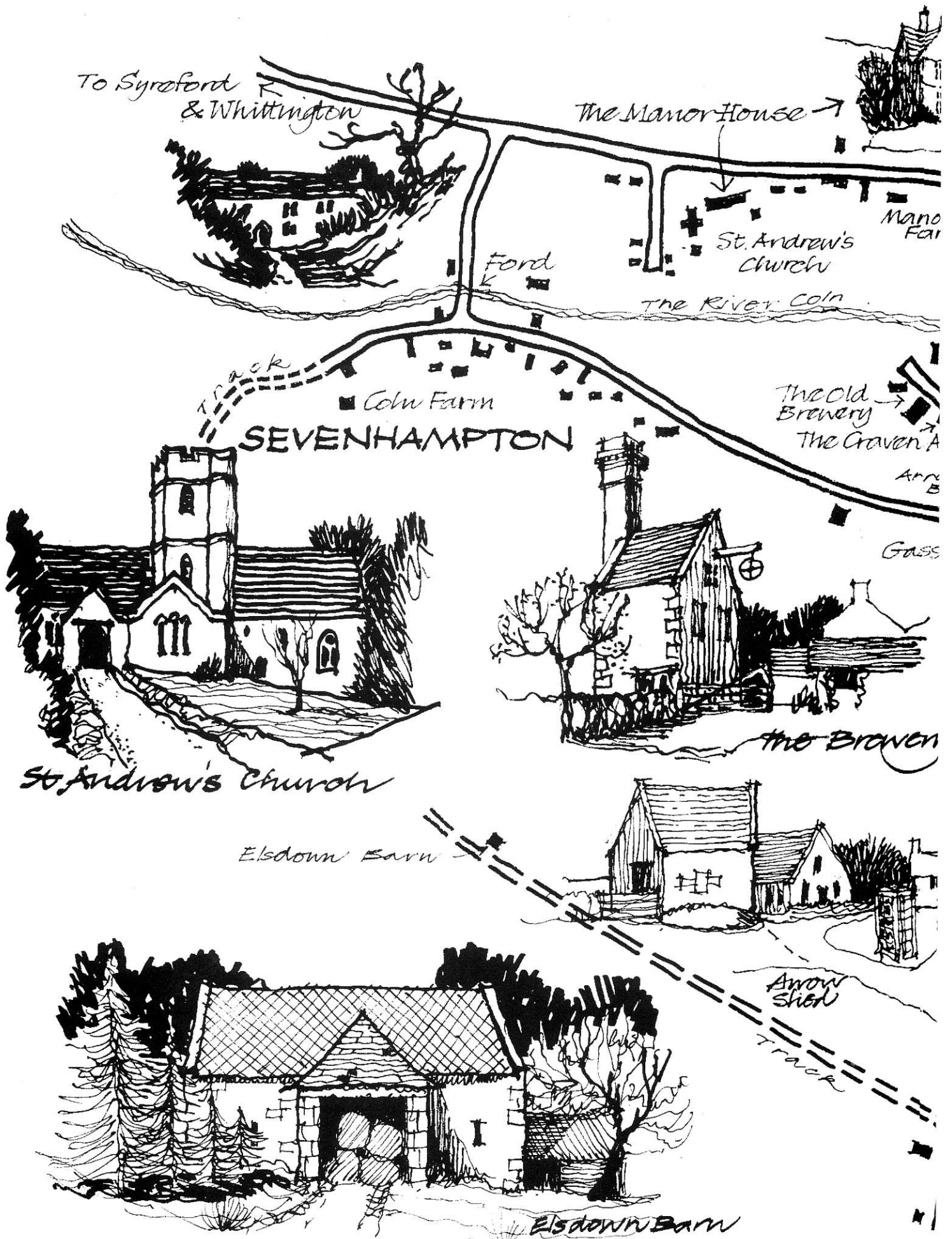
Brockhampton consists of three areas. Brockhampton Park sited between the Winchcombe Road and the River Coln was built as a Victorian House, around a 17th century nucleus manor, and stands with impressive parkland and lakes. It was converted with separate ownerships in 1979 which included the outbuildings. Fronting the Winchcombe Road on the opposite side is the Deer Park, now a horse training stable. Further along, in the direction of Winchcombe, is a ribbon of modern houses extending into the Tewkesbury Borough Administrative District.

The main area of the village has developed around a minor crossroads by a green with a millennium postbox and the familiar red telephone kiosk. One lane has traditional properties including a former lodge, Dower house and Village Hall housing the Post Office. Another lane leads to the original brewery with its distinctive brick chimney, a public house catering for meals surrounded by a mixture of old, modern and altered properties. Between this area and Gassons Lane, leading to

Sevenhampton, is the Arrowshed and old rickyard, while further up the hill from the crossroads are three sets of semi-detached houses called Chapel Cottages, built by the local authority.

Following the through road from the green towards the hilltop are cottages making up the third area. Many back elevations front onto the road, thus allowing the fronts to enjoy extensive views. Earlier quarrying in former times encouraged the development in housing, and since those days some infilling has occurred as well as some conversions.





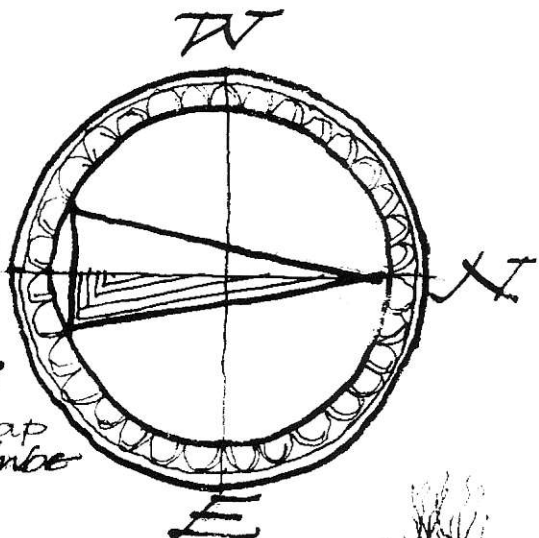
SEVENHAMPTON AND BROCKHAMPTON



↑ To Whitehall Farm
& Cleeve Common

S

To →
Belas Knap
& Winchcombe



Brockhampton
Park

Brockhampton Court

The Rhodes Hall



Brockhampton Park

New Post Box

The Dower
House

BROCKHAMPTON



The Rhodes Hall

The Quarry

The Grange



porch
at the
quarry



Baker's
Wood

To Winchcombe
& Hawling

BREAKNECK
PLANTATION

LT0A436

2000

NOT TO SCALE

LOCAL ECONOMY

1. Farming - 7 working farms
(Gassons Farm, Manor Far, Soundborough Farm, pt Charlton Abbotts Estate, Home Farm, Whitehall Farm, Crogan Hill Farm).
2. Conversion of Redundant Farm Buildings etc. for Businesses rather than Residential - but retain inherent character - None.
3. Working from Home - at least 20.
4. Transport for working in Cheltenham -
Public bus approximately 8.00 am to Cheltenham. - for weekdays approximately 6.00 pm back to villages. Also many private cars.
5. Horse Training
Endurance riding
1 Race Horse training establishment
1 string of Polo Ponies
Approximately 8 other people have horses for pleasure and stable them around the Parish.
6. Quarries
A working quarry at Soundborough Farm. Also evidence of redundant ones around the Parish.
7. Builders - 1 firm of family builders
8. Public Houses - The Craven Arms
9. Bed & Breakfast - 2 homes do this.
10. a. Holiday Cottages - 3
b. Weekenders or Occasional use - 9
plus numerous apartments in Brockhampton Park.
11. Post Office
A small Post Office was created from a storage cupboard and a lobby in the Village Hall. All Post Office business together with banking facilities can be carried out here, plus the sale of cards and stationery. Bookings for the halls are undertaken here. Parish Council minutes and plans can be viewed here.
12. a. Milk - Delivered to doorsteps 3 times weekly.
b. Papers - Weekdays and Saturday delivery am and pm.
c. Bread - Delivered to houses 3 times weekly.
d. Fish Vans - Frozen fish in bulk once in a while.
Bennetts call twice a month with frozen foods.
e. Laundry - Delivered / collected weekly.
f. Library - Van calls at 4 venues in the Parish twice a month.
13. Retirement Homes
None.

GOOD AND BAD FEATURES IN THE VILLAGES

WE LIKE:

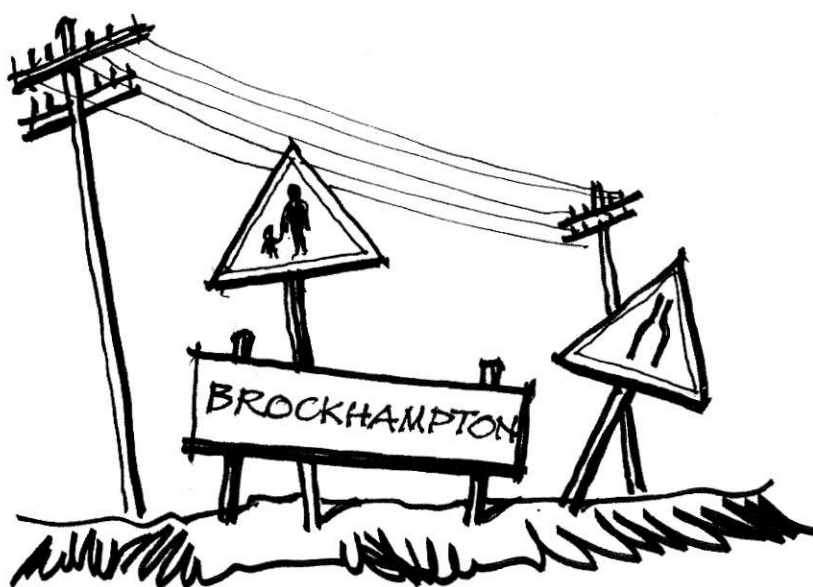
Lack of Street lighting
Porch Lights on Houses
The Old Public Water Tap Recesses
Old Red Phone Boxes
Benches Around the Villages
Foot Paths & Bridleways
Notice Boards - Formal & Informal
Open Spaces Giving Distant Views
The New Pillar Box
Having a Post Office
Old Insurance Fire Signs



Simple Cottage Gardens
The Village Greens
The Community Spirit with all
the Activities and Societies

WE DON'T LIKE:

Flat Roofs
Security Lights that Dazzle
Too Many Road Signs



Over-use of Conifers
The Ugly Fence around the
Pumping Station above
Brockhampton
Electricity Poles & Overhead Wires
Potholes!

DESIGN GUIDE

The buildings of the parish are generally of stone, some are brick and others have a rendered finish.

Roofs vary from real Cotswold stone, imitation stone, concrete tiles, welsh slates to even one remaining thatch.

The use of stone in new work is to be encouraged. It continues the local tradition and helps the local economy. Reconstructed stone, however, does look a poor imitation. Consider light coloured colourwash on brick or render to contrast with stone window surrounds if they can be afforded. Sadly stone is an expensive material nowadays.



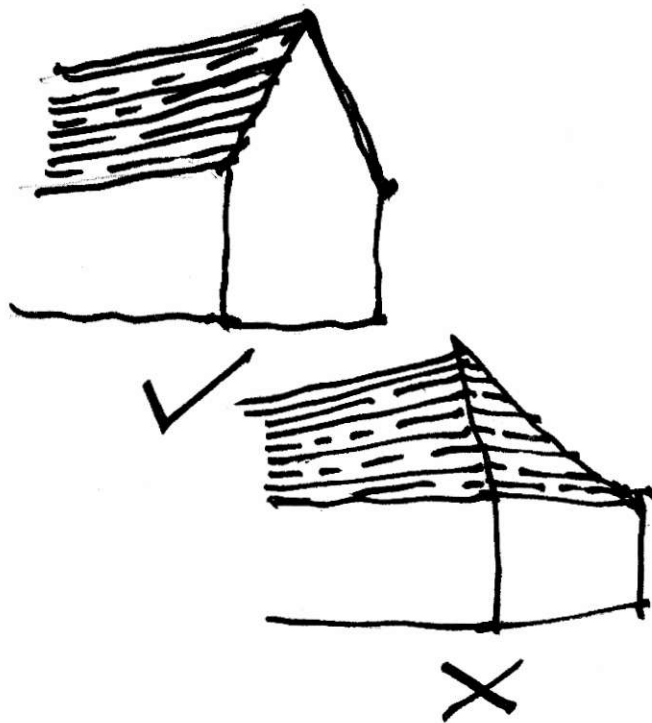
Pointing is almost as important as the stone - use a soft coloured lime mortar with a slightly recessed brush finish. A hard 'struck' cement is to be avoided, not only because of its look but also because it retains moisture and causes frost decay of the stone.

When considering an extension to an existing cottage, make sure it is the right scale and does not dominate the existing building. Cotswold District Council rightly considers a cottage should not be doubled in size, spoiling as it would the integrity of the existing building and with it further altering the social structure of the village. If you want a much bigger house, buy one. Don't spoil a cottage.

Roof coverings can add a variety to the street scene but try to keep roof slopes steeper than 45 degrees. It is the local tradition as stone tiles should not be laid at a lower pitch.

Always keep the eaves as low as possible. A part sloping ceiling at first floor level with dormer windows look well. A new building with high eaves looks out of place among small cottages.

Let the roofs have gabled ends. Hipped ends are not a normal Cotswold feature as leadwork was needed on the hips and is only found in later and more expensive buildings.

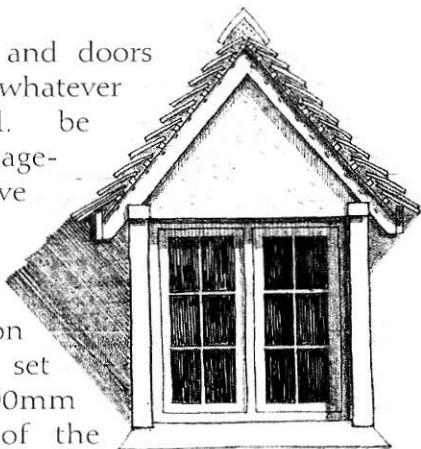


Chimneys are an important feature of the skyline. A well moulded cap can add a great deal to a chimney particularly if there is no television aerial. If you need a tall aerial consider sharing one with neighbours and positioning it unobtrusively.

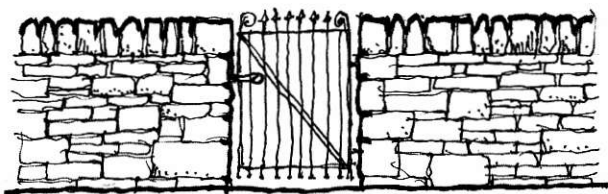
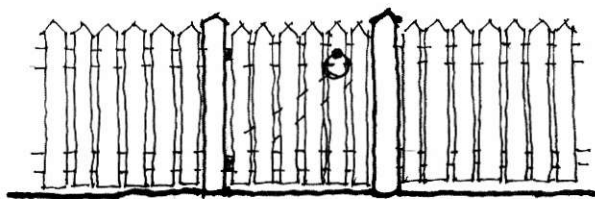
Design Guide continued

Windows and doors should, whatever material, be

simple and cottage-like. We don't live in a town and elaborate Georgian doors don't look right on a cottage. Try to set frames back 100mm from the face of the building to avoid a flat look. Avoid using stained wood against stone. It is the same tone and looks dull. Try to use white, or a light tint to give a little sparkle on a dull day. Have fun with the colour of the front door - be bold and strong - avoid fashionable tints - they'll be out of fashion next year!



Fences, stone walls (to be encouraged), railings and gates are strong visual elements. Keep them as simple as possible. Remember we are basically a rural community even though we may work at GCHQ!



Drives should be of hard Cotswold stone chippings (not red). Modern hard brick paving does look like an urban intrusion into a rural setting. Kerbs wherever possible should be in stonesets - not concrete. Unlike imitation stone - precast paving slabs look well as they discolour and age quickly.

Before you start work on any project, look at your surroundings. Think of the effect on them. Think carefully about scale and materials. Look around at what is good and what is ugly but, above all, whatever you can afford keep it well mannered, plain and simple.

Although the Planning Authority do not like breaking through existing boundary walls to provide off street parking, as they consider it interrupts the street scene, we think it is something that should be encouraged if done sensitively. Roadside parking in our narrow roads presents a problem and should not be encouraged where an alternative solution can be found. Remember a new access to a highway may need formal permission.

We consider that the Highways Authority and all Statutory Authorities should consult with the Parish Council before carrying out any work - road widening, kerbs, laybys, verges, etc.

We should continue to encourage the removal of overhead 'wirescape'. Any new electric or telephone cable should be laid underground.

If you are considering making a planning application it is always sensible to discuss it first with your neighbours or anyone else who might be affected. All planning applications are passed to the Parish Council by the Cotswold District Council. These are always looked at very carefully and opinions and comments are passed to the Planning Officer who makes a recommendation for approval or refusal. All applications are lodged at the Post Office for examination by any parishioners, and parish councillors are always ready to listen to peoples' views.

We consider that planning applications should always show adjoining properties with particular reference to heights and materials and the distances from the applicant's building, so that the effect on its neighbours can be judged.

Low cost housing is needed in our villages for local young people to give a balance of ages. Consultation, concern and help is needed from the local authority and all possibilities should be pursued.

Advice on all design and planning matters is always available
from Cotswold District Planning Department
Tel: 01285 643643

They produce an excellent series of free Design Guides on:-
Traditional Casement Windows
Traditional Dormer Windows
Traditional Chimneys
Guidance for owners of Listed Buildings
Traditional Stone Tiling

Recommended additional reading:-

"Old Cottages and Farmhouses in the Cotswold District"
by
W. Galsworthy Davie and E. Guy Dawber
Batsford 1905

"Cotswold Stone Homes"
by
Michael Hill and Sally Birch
Alan Sutton 1944

"Cotswold Stone"
by
F. Derrick
E.P Publishing 1974

"Buildings of the Cotswolds"
by
Dennis Moriarty
Gollanz 1989



Sydney R Jones

1907

