



# Great Badminton Conservation Area

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# Introduction

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'. Once designated, the local planning authority has a statutory duty to ensure that any proposed development will preserve or enhance the character or appearance of the conservation area and its setting.

South Gloucestershire has 30 Conservation Areas. Great Badminton was designated a conservation area on the 30<sup>th</sup> July 1975 and an appraisal leaflet was published following this designation. This document is not a review of Great Badminton Conservation Area but sets out the information as produced in an accessible format supported by current policy context, pictures and mapping.

## Policy Context

Local authorities have had the ability to designate locations of 'special architectural or historic interest' as conservation areas since 1967 when introduced as part of the Civic Amenities Act. Section 69 (2) of the Planning (Listed Building and Conservation) Act 1990 legislates that authorities are to carry out reviews of existing conservation areas from 'time to time'. Section 72 also states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Historic England produces guidance on conservation area appraisals and the management of conservation areas.

The National Planning Policy Framework (NPPF) sets out national planning policy and must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF defines conservation areas as 'designated heritage assets' and sets out in Paragraph 202 that local authorities should 'recognise that heritage assets are an irreplaceable resource and should conserve them in a manner appropriate to their significance'. Paragraph 204 states that when designating conservation areas local planning authorities should ensure the area justifies this status because of its special architectural or historic interest.

South Gloucestershire Core Strategy 2006-2027 sets out in CS9 that the 'natural and historic environment is a finite and irreplaceable resource', and expects that new development will conserve, respect and enhance heritage assets.

South Gloucestershire Policies, Sites and Places (PSP) Plan policy PSP17 states that Development within or affecting the setting of a conservation area will be expected to:

- preserve or, where appropriate, enhance those elements which contribute to their special character or appearance; and
- pay particular attention to opportunities to enhance negative parts of conservation areas and to draw on local character and distinctiveness.

# Setting

The village of Great Badminton enjoys a picturesque setting situated on the high Cotswolds approximately 6 miles east of Chipping Sodbury. Badminton House (grade I Listed), the home of the Duke and Duchess of Beaufort, is visible in the distance from the approach roads across the Cotswold plateau (see figures 1 and 2). The village is famous for the annual Horse Trials organised by the Estate.



Figure 1. View southwards over Cotswolds Plateau to Badminton house

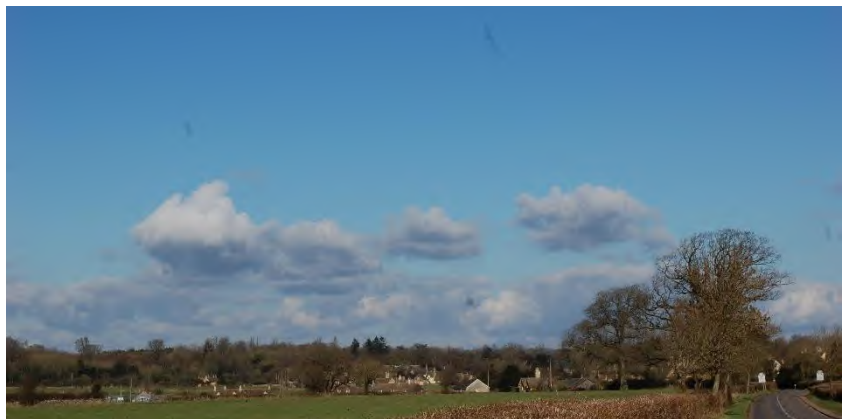


Figure 2. View north towards Great Badminton from Station Road

The village is located within the Cotswolds Area of Outstanding Natural Beauty and Badminton Deer Park is listed on the Register of Parks and Gardens of Special Historic Interest in England.

# History

Badminton House is an impressive Palladian mansion. It was built for Henry, Third Marquess of Worcester and First Duke of Beaufort in 1682, the original house being the central block and wings on each side. The rest of the House including pediment and cupolas is mainly of the early 18<sup>th</sup> Century and is chiefly the work of William Kent. The house is not open to the public.

Kent was a leading figure in Palladian movement and also designed the magnificent Worcester Lodge at the end of the three-mile ride from North entrance to the House. It is a superb park building containing a Palladian dining room over the archway. The castellated farm buildings were designed by Kent's successor, Thomas Wright.

Kent was also an innovator in landscape gardening organising the Great Park to provide a visual setting and pleasing vistas from the house. The park dates from the 13<sup>th</sup> century and was used for hunting and raising horses. Until the 18<sup>th</sup> Century, deer and horses were the main quarry. The Badminton Hunt is credited with starting the fashion for fox hunting and breeding special staghounds and harriers in about 1760. Numerous buildings and follies such as the hermitage were built by Kent to add extra interest. The landscaping was later extended by "Capability" Brown in the late 18<sup>th</sup> Century.

Great Badminton is an estate village which contains a wealth of historic buildings, many of which are listed in their own right. The wide High Street is lined with estate houses (see figure 3).



Figure 3. View west down the High Street



The fine row of almshouses (grade II\* Listed) date from about 1714 and were founded by the First Duchess for retired servants. They bear the Beaufort badge in triplicate, the badge being a feature elsewhere in the village (see figures 4 and 5). Essex House (grade II\* Listed) located at the village entrance to Badminton House dates from the early 18<sup>th</sup> Century (see figure 6).



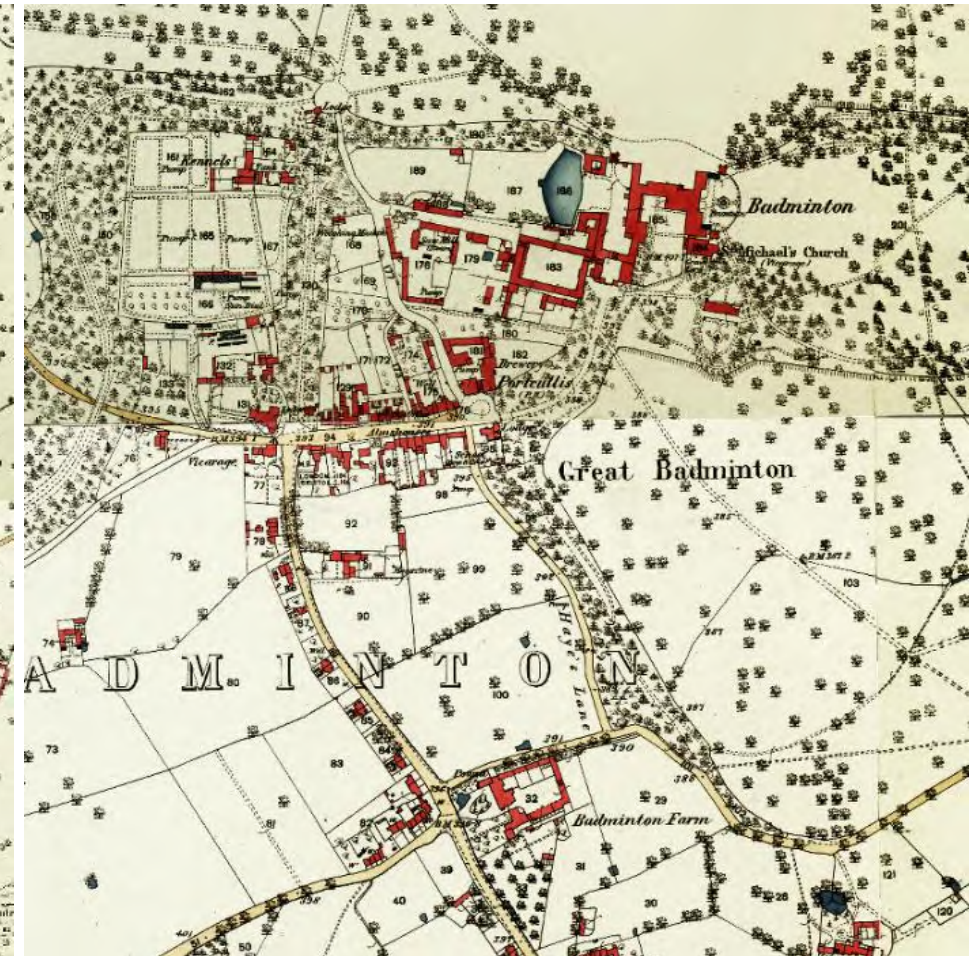
Figure 4 and 5. Almshouses

The church of St Michael and All Angels (grade I Listed), attached to the house was built as a simple rectangle with tower in 1785, replacing the medieval church. The chancel and apse were added in 1875.



Figure 6. Essex House





Circa 1880 Ordnance Survey map Great Badminton  
Source: <http://maps.bristol.gov.uk/knowyourplace/>



# Character

The High Street leading to Badminton House forms a wide avenue, the stone walls being a particular feature (see figures 7 to 11). Unbroken facades couples with the height of the buildings create a sense of enclosure. The street is visually and physically enclosed at each end by banks of trees. At the eastern end the grassed turning circle flanked by the 'Old Portcullis' and Essex House provides a frame for the gates leading into the formal Parkland (see figures 12 and 13). This also marks the end of the 'public' area.



Figures 7 to 11.  
Stone walls  
surrounding the  
High Street



Figures 12 and 13. Turning circle and gates to parkland



To the western end of the High Street The Old Vicarage (Grade II Listed, see figure 14) and The Cottage (Grade II Listed, see figure 15) form an impressive gateway into the village and further add to the sense of enclosure from High Street. Pump Cottages (Grade II Listed) on the opposite corner are a particularly attractive feature with their recently restored stone tiled roofs and decorative timber detailing.



Figure 14. The Old Vicarage



Figure 15. The Cottage and gateway to Kennel Drive

North of the village the distinctive farm buildings and stables (Grade II\* Listed) contrast with the scale of Badminton House. The backdrop of trees to the north form a visual boundary to the built area (see figure 16).



Figures 17 and 18. Farm buildings and backdrop of trees to the North of the Village



To the south of the village there are a number late 18<sup>th</sup> and 19<sup>th</sup> Century houses and several thatched cottage ornees, many of which are listed (see figures 19 and 20).



Figures 19 and 20. Cottages to the South of the village

Rustic verandas and diamond window panes (see figures 21 and 22) further add to the charm and individuality of the village. The use of local materials such as Cotswold stone and stone tiles enhances the character of the village (see figures 23 and 24), which together with the local vernacular architecture creates a harmonious built form within this high open landscape.



Figures 21 and 22. Examples of diamond window panes in Great Badminton



Figures 23 and 24. Examples of Cotswold stone and stone tiles in Great Badminton

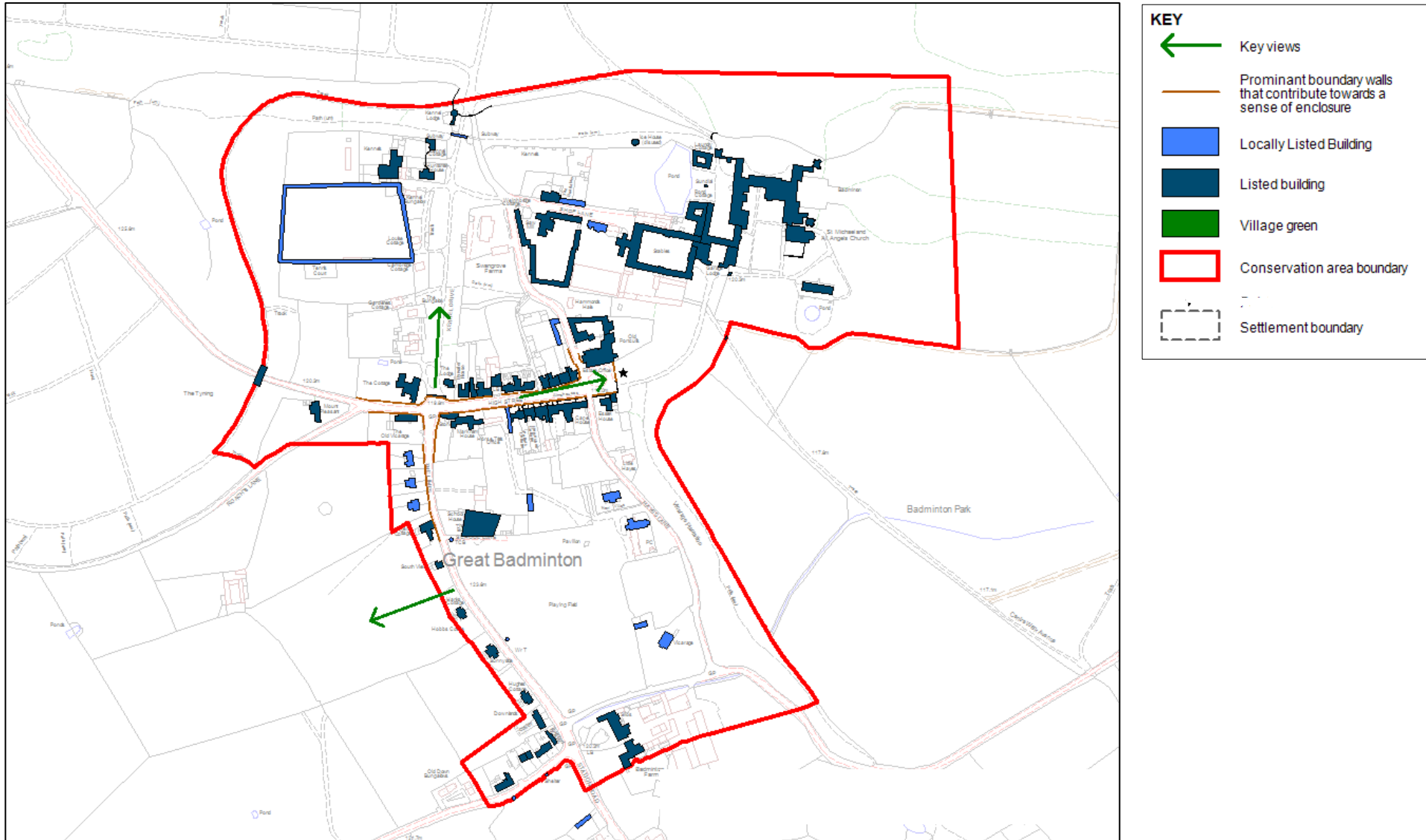






Various building styles in Great Badminton

## Summary map



# Contacts

The council is keen to work with the local community and other parties to help preserve and enhance this special area. If you wish to assist in any manner or have any further suggestions, please let us know.

For further information or advice please contact:

**Conservation Officer**  
**Strategic Planning Policy and Specialist Advice Team**  
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