



South Gloucestershire Council

Doynton Conservation Area

Supplementary Planning Document

June 2013

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This Supplementary Planning Document (SPD) provides an appraisal of the Doynton Conservation Area. It sets out the main features contributing to the distinctive character and appearance of the conservation area along with a suggested strategy for its preservation and enhancement. The SPD will supplement the policies of the South Gloucestershire Local Plan and forthcoming Core Strategy and will be used when assessing the merits of development proposals.

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Introduction

The Doynton Conservation Area was designated in 1983 in recognition of its special architectural and historic character and appearance. It is a settlement with a deep history stretching back to Anglo-Saxon times. Today the village remains a modest size, centred around the Church of the Holy Trinity which dates from the 12th Century. The village contains a range of distinguished houses and farmhouses and more robust agrarian cottages, achieving a harmony through their common use of local White Lias stone. In addition to this, the village is surrounded by, and contains a considerable amount of, green and rural space.

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.

The development of this document has been led by the community to ensure that it strongly reflects local views on the village and the important special characteristics that define it.

Purpose of the document

This review has sought to identify the main elements that contribute to the special character or appearance of the conservation area and provides a strategy for its preservation and enhancement. By defining the special character of the conservation area, the review will help to ensure that future development preserves or enhances the conservation area and its setting.

Following consultation, the adopted leaflet will supplement Policy L12 in the adopted South Gloucestershire Local Plan and Policy CS9 of the future Core Strategy, giving additional guidance against which development proposals will be assessed. It should be read in conjunction with these documents, which include planning policies for the protection and enhancement of the historic environment and landscape character.

Applicants seeking planning permission are expected to provide an assessment demonstrating how their proposals will preserve or enhance the significance, character or appearance of the conservation area and its setting. Proposals having a harmful impact will be refused.

Please note: This conservation area appraisal sets out the main elements contributing to the character of the conservation area. It is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

What is a conservation area ?

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'**.

Designation provides recognition of the collective value of buildings and their settings and emphasizes the need to protect not just the individual buildings, but the distinctive character of the area as a whole. Many features contribute to this special character including trees, hedges, boundaries, walls, gardens, open spaces, groups of buildings, the degree of enclosure and coherence as well as the size, scale, and detailing of the buildings.

Location and setting

Doynton sits within a distinctive hilly landscape approximately 5.7km and 8km away from the urban fringes of Bristol and Bath respectively. The village is covered completely by green belt designation, and a portion of it also lies within the Cotswolds Area of Outstanding Natural Beauty (AONB).

Doynton is located in a broad valley between the dramatic Cotswold escarpment to the south-east and the rolling hills around Abson and Pucklechurch to the north-west. It also sits upon the southern banks of the river Boyd, which is a tributary of the river Avon.



Doynton's character is principally that of a historic agrarian community, set in a distinctive valley landscape.
© Tristan Dewhurst

The valley is a natural feature of the landscape which has, in part, been created by the southward passage of the river Boyd. The edges of valley are clearly defined, particularly to the south, though the landscape in between retains an undulating character.

The river Boyd is fed by a number of tributaries, meeting with two of these watercourses within the conservation area. One stream passes along Watery Lane and Toghill Lane, before crossing the fields and the remains of the Medieval fish ponds and joining the Boyd. A further small stream runs westward through the northern part of the conservation area along Diddingtone Firs and Court Farm. The land immediately surrounding the village is broad and sweeping, with some small pockets of vegetation and mature specimen trees.

The geology of the area is particularly notable because of the White Lias stone found in the bedrock of the area. This stone ranges from beige to white and has a chalky appearance despite being a durable hard stone.

Overview of special character and interest

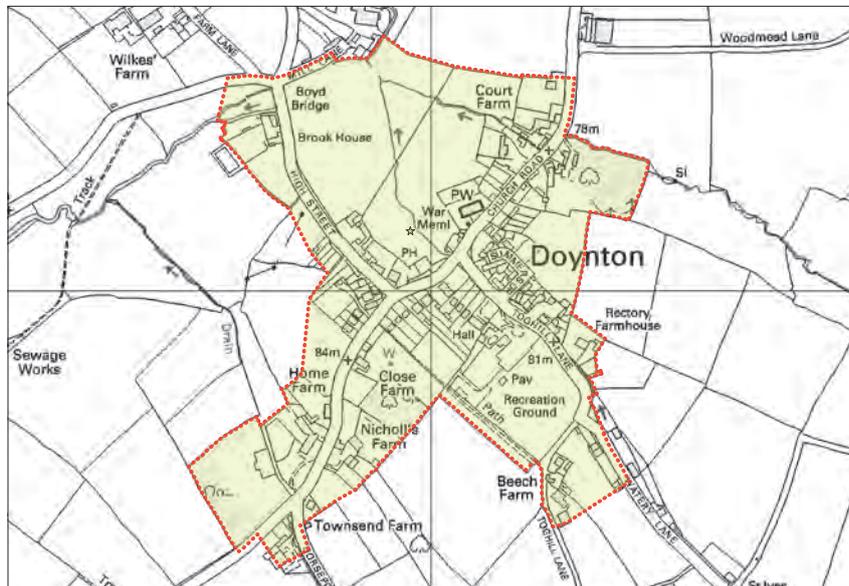
Sited on the lower slopes of the Cotswolds, Doynton stands as a charming and genuine example of a former agrarian community. Its special character and interest originates in principal from the genuine nature of its agricultural and rural vernacular, though the captivating landscape, setting and depth of history in the village also contribute to its significance. The unique combination of these factors make a significant contribution to the Green Infrastructure of the wider area; the open spaces, biodiversity, cultural and heritage assets that enhance quality of life.

In plan form, the village has a notable cruciform shape resulting from the incremental ribbon development which has occurred throughout its history. Though modest in size, it comprises a relative diversity in the characteristics of the built and natural environment. A substantial part of the conservation area encompasses the landscape setting around the village. Whilst not part of the built environment, it is nonetheless a crucial aspect which characterises the village's nature and contributes positively towards the distinctive aesthetic of the area.

The history of the settlement dates back to Anglo-Saxon and Medieval times, evidence of which survives in parts of the village to this day. However, much of the historic environment present today dates from the 17th, 18th and 19th centuries when agricultural industry was more active. Today, the role of agriculture and rural industry in Doynton is diminishing as the

village increasingly becomes a purely residential settlement. This brings with it demands and pressure for new development which could affect the character of the area.

The built environment is characterised primarily by a relatively humble rural vernacular, with more imposing and distinguished houses peppered throughout the village. Buildings are typically smaller and more densely packed in the centre, with larger dwellings and farmhouses sitting within open plots on the outskirts. A harmonious character has been achieved throughout the village through the use of White Lias stone in many of the buildings. White Lias is also commonly used in the walls that border many of the routes into and through the village.



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●●●●● Conservation Area Boundary

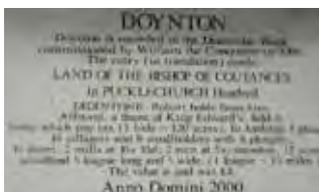
History and development

The earliest physical evidence of human activity in the area is a flint chipping site to the east of Doynton at Toghill, dated to the Late Mesolithic and Neolithic periods (c8000BC - c2200BC). Other early archaeological remains include burial mounds and Roman villa sites, one of which is situated to the north-east of the conservation area alongside the tributary watercourse that passes Court Farm. Little is recorded about this villa, other than the use of local ochre as a decorative pigment, and it is unlikely to be the origin of the settlement as understood today.

Doynton's earliest origins are in fact thought to date to Anglo-Saxon times. The Saxon Charter of Pucklechurch, dating to approximately 950AD, incorporates much of the land now covered by the Parish of Doynton and is the first allusion to a settlement here.

The earliest documented evidence of a settlement in Doynton is made within the Domesday Book in 1086AD, where it is referred to as 'Didintone'. The reference suggests a small but established feudal settlement centred around two mills, with arable and pastoral farming and woodland in proximity to the village. One of the mills is understood to have been a corn mill, while the other was later recorded as a tucking and fulling mill.

The early 'heart' of the village was centred upon the area occupied today by the Holy Trinity Church and Court Farm. Today, the remnants of the original 12th century church are still visible in the form of the herringbone masonry and hagioscope (or 'leper window') embedded in the wall. The church has seen incremental additions throughout its history, with the current tower dating to approximately 1644.



Far left: Aerial photo of the medieval fish ponds.
© Doyntonvillage.org & Simmons

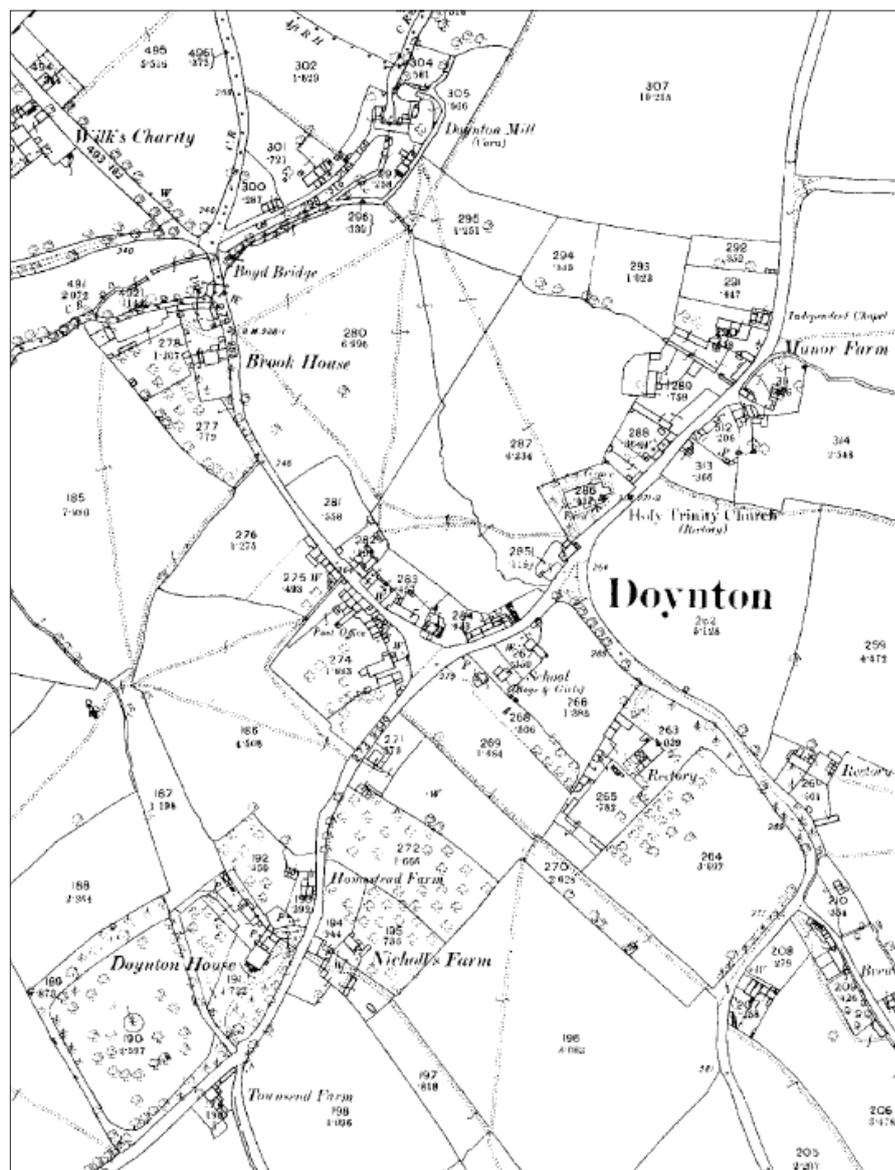
Top left: A splendid example of herringbone masonry and a small leper window are all that remains of the 12th century church.
© Tristan Dewhurst

Bottom left: A stone plaque commemorating Doynton's Domesday Book entry.
© Doyntonvillage.org

To the north of the Holy Trinity Church, on pasture land that historically belonged to the Abbey of Glastonbury, are the remains of Medieval fish ponds. The absence of a later title for the fish ponds suggests that they fell out of use following the dissolution of the monasteries in 1539.

The river Boyd was critical to the survival and prosperity of the people of Doynton, providing not just water, but also a source of power to the mills and a source of fish for food and recreation. Perhaps most tellingly, the Boyd's name is derived from the Celtic word meaning 'blessing' or 'benefit'.

Doynton c1880



Circa 1880 First Edition Ordnance Survey Map of Doynton

Doynton's purpose as a community built upon an agricultural economy continued throughout the latter half of the last millennium. During this period, it is clear that arable and pastoral agriculture formed the backbone of the village. The corn and grist mill continued to operate through to the 19th century whereas the tucking industry was in decline by the end of the 17th century. Various cottage industries were also prevalent, including boot and shoemaking and a smithy. The Old Brewery was also a purveyor of local ales, adding further diversification to the local economy and land use.

Several notable buildings were constructed during this period. The Old Brewery, the Old Rectory, Doynton House, Rectory Farm House and Brook House all stand out within this period as charming examples of distinguished housing. Contrastingly, the remainder of the village was predominantly populated with more practical and robust vernacular buildings, many of which were adapted, improved and gentrified as architectural fashions changed and their owner's wealth increased. The Poor House is one such building that appears to have been entirely refaced in the 19th century, whereas the stonework of the two storey Twain Cottage illustrates its original appearance as a smaller building with low eaves and characteristic gabled dormers. The Holy Trinity Church also saw works in 1865-6 to extend the existing building along the northern façade, altering its historic cruciform footprint.



Left: The huddle of buildings to the north of the conservation area mark the site of one of the village's two original mills.

Below: Then and now. An image of the Poor House, showing its rudimentary form prior to its re-fronting in the 19th century. © Doyntonvillage.org & Dewhurst



It is also during this period that the layout and form of the village becomes more recognisable. The tithe map of 1839 shows the village taking a cruciform shape along Bury Lane and Church Road, Toghill Lane and High Street. The map also shows the emergence of a village with multiple focal points or centres (polycentric). It is clear that, in addition to the group of buildings around Church Farm, a second centre became established around the Cross House junction. During the mid to late 19th century, this area became the focus of activity in the village. In addition to a post office, two public houses, a blacksmiths and shops, a small school was also erected on the south east side of the junction. At the edge of the settlement, an independent Congregational Chapel was built in 1862.

The early 20th century saw little change in the village, and it retained a predominantly agricultural focus with the surrounding land seen as suitable for fallow, rotation and meadow grass. The latter half of the twentieth century, by contrast, saw a comparatively significant amount of change in the village. In addition to the gradual decline and closure of traditional industries and businesses in Doynton, there became a greater preponderance towards new residential development.

In the second half of the 20th century, housing was erected along Church Road, Toghill Lane and facing the Cross House junction. Unlike the recent developments around Summers Drive and Perrymans Close, these 20th century buildings were built in contemporary styles dissimilar to the existing built environment. The combination of a decline in the traditional activities in the village and a relative rise in residential housing has seen the village shift away from its historic use as a working and industrious settlement to one with a more sedentary and residential character. In spite of the expansion of the village the cruciform settlement pattern remains visible.



Left: The Cross House

Below left: 20th century housing that was designed with little regard to enhancing local distinctiveness. © Tristan Dewhurst

Below: Recent developments have been more successful in integrating new dwellings into the village.



Spatial analysis - routes, spaces and footpaths

The routes through Doynton are notable for their informality of shape and layout. Whilst a handful of drives and paths have clearly been implemented with a formal aesthetic intent, it is clear that the roads of the village simply had the purpose of connecting the different areas of the village in the most practical manner. More often than not, the roads throughout the village lack any formal pedestrian pavement and curbs, and are defined by simple grass verges, boundary walls and hedgerows. This lends them a pleasant and rural quality though it has been remarked that this also makes passage through the village somewhat unsafe for pedestrians.

Today, this informal layout provides its own aesthetic that is a welcome attribute of the village, but it should be remembered that this was more an organic coincidence than intentional design. The roads throughout Doynton have widely retained an informal rural appearance, and by and large have resisted contemporary pressures and expectations of highway networks. The rise of car usage has seen tarmac become the prevalent paving and surface treatment, but this is a more modern addition. Historically, the village would likely have had simple macadam surfaces.

The village is also crossed by a number of public footpaths, which are also important to the character of Doynton. These footpaths allow passage through the village and away from the central cruciform. Their passage through a range of fields allows penetration into the landscape setting of Doynton, and an appreciation of the village from a wider array of perspectives. One of these routes, running north-east along the Boyd, is today known as the Monarchs Way, and is reputed to be the route that King Charles II took in flight from Oliver Cromwell during the English Civil War.



Left: The narrow, enclosed, sinuous lanes reinforce the rural character of the area. © Tristan Dewhurst
Left: A long, panoramic view across the conservation area from Bottoms Farm Lane towards Doynton House and Brook House.
© Tristan Dewhurst

Right: The Monarchs Way © Tristan Dewhurst

The relationship and role of space in the village is also a central element to the character as we see it today. It is particularly the dramatic shifts from tightly enclosed spaces to broad, sweeping landscapes that are of note in the village, and this is essentially a contrast between the urban fabric of the village, and its rural setting.

The approaches to the village are of particular significance for local distinctiveness. From almost all approaches, the roads have developed a very narrow and constrained appearance, afforded by a combination of the slender and tapering roads and prominent boundary walls, hedgerows and dwellings often built right up to the highway. This containment is retained for the most part in the village's core, but gaps between the buildings and structures provide some relief from this.

By contrast there are numerous areas where space is characterised as wide and open. This is most often where there is no development, and the land retains use as pasture or fallow land. From these locations, the cluster of village housing can usually be seen, although the rolling landscape sometimes obscures it from view.

Views and vistas

Given the topography around Doynton and the prominent and significant landscape setting within and around the conservation area, there are a wide variety of interesting and appealing views and vistas which make a substantial contribution to the special character.



Left: Buildings against the road add to the sense of enclosure and create funnelled approaches into the village. © Tristan Dewhurst



Right: A long, panoramic view across the conservation area from Bottoms Farm Lane towards Doynton House and Brook House. © Tristan Dewhurst

Long views are afforded through and out of the conservation area. Particularly notable are those towards the Cotswold escarpment and Freezing Hill. Fetching views are also available towards Abson to the north-west of Doynton.

The townscape and local topography has also created a number of local views within the conservation area. Some of these allow linear views along particular routes or towards particular buildings, although many of these are also 'developing' views which change as one travels throughout the village. One notable example of this is the approach from Bury Lane, where a bottleneck road opens up gradually affording a local vantage of the village centre. Another interesting view is that from the north side of the churchyard across the Medieval fish ponds towards the group of buildings at Doynton Mill.

Landscape, trees and green spaces

The overwhelming character of the village is one of verdant, open countryside, with a predominantly agricultural character, though the landscape also contains elements of a more raw, natural and untamed quality, such as around the watercourses. As well as contributing to the character and appearance of the conservation area, these watercourses are also of important wildlife and amenity value.



The watercourses around Doynton are distinctive landscape features and important wildlife corridors. © Tristan Dewhurst

The topography around Doynton provides an engaging and appealing setting, with a high number of wide open spaces around the village. Many of the fields around Doynton are grazing pastures, with some in use for arable farming. This imbues the area with an appealing rugged and unkempt landscape setting.

Historically, Doynton sat to the south of a very large area of woodland running in a broad belt along the line of the Cotswold Hills and to the east of the Royal Forest of Kingswood. There is evidence in the historic landscape surrounding the village of intensively cultivated fields indicating a relatively open landscape setting with sporadic pockets of woodland such as Dyrham Wood.

Within the settlement itself, groups of mature trees contribute to the verdant, leafy character of individual areas, whilst well-established hedgerows contribute to the sense of enclosure of fields, gardens and roads throughout the village. Positive contributions are also made by well-maintained verges and private gardens.

Listed buildings and buildings of merit

Doynton Conservation Area contains 35 buildings or structures that are included in the national List of Buildings of Special Architectural or Historic Interest, and three locally listed structures/features including the former Three Horseshoes public house, and the bridge plaque on Horsepool Lane. The majority of buildings in the village, however, are not designated.

Within the village, there are a number of features that are considered by the community to have local historic interest or which contribute to the character or appearance of the conservation area. These include:

- K6 Red Telephone Box
- Bronze Bridge weight plaques
- Cast Iron Post Box
- Stone walled bus shelter
- Rubble Stone Walls
- Wrought Iron Gates



Bridge plaque. © Tristan Dewhurst

Landmark buildings

Landmark buildings distinguish an area and form keystones to local character. Only a few landmark buildings have been noted here, which is in part due to the relative size of the village but is also reflective of the harmony and homogeneity of the built environment throughout Doynton.

Holy Trinity Church

Holy Trinity Church acts as a landmark within the village. In relative terms, the tower stands much higher than the rest of the roofscapes throughout the village, and its location at the centre of the village form ensures its role as an orientating focal point, appropriate to the historic, civic importance of the church in Doynton.

Doynton House (a) Doynton House remains the best example of 17th century Jacobean architecture within the village, and stands at the south-western end of the village along the Bury Lane approach. Its distinguished character is an appealing announcement of one's arrival within Doynton.

Brook House (b) Brook House sits on the High Street approach to the village, and borders the River Boyd. It is among the more grand buildings of Doynton, typifying a mix of 17th and 18th century architectural styling, interpreted with rural vernacular. As with Doynton House, it dignifies the south-bound approach to the village.

The Old Brewery (c) The Old Brewery house occupies a spacious and airy plot at the south-eastern end of the conservation area. This large, 18th century house is a prominent, 2 and a 1/2 storey building designed in a Neo-Classical style with large mansard roof and a similarly designed coach house to the north east.



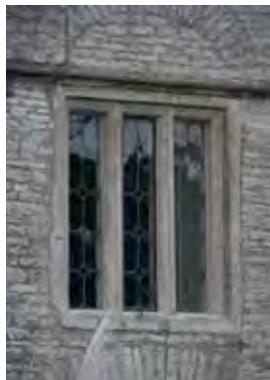
Left:
Holy Trinity
Church is an
important
landmark in
the village.
© Tristan
Dewhurst



The Cross House In architectural terms, the Cross House is not particularly distinguished from the others in its vicinity; however, the building's size and prominent role in the street scene provides an anchor for the Bury Lane-High Street junction. The pub also has a special role as a thriving centre of community activity.

Material palette

Walling: Walls in the conservation area are predominantly in the locally sourced White Lias, with Cotswold limestone having been used on the recent Summers Drive development. Pennant stone is occasionally found in the village, for instance on the 20th century Village Hall. The stone is typically roughly hewn and found as coursed rubble and random rubble walling, the latter being used in agricultural and low-status buildings. Dressed stone, including White Lias, Bath Stone and Pennant stone, can be found in use as lintels, jambs, cills, label moulds and quoins, particularly in 19th century properties. Some instances of painted render and roughcast walling can be found in the village.



Top left: The locally quarried White Lias makes an important contribution to local distinctiveness. © Tristan Dewhurst
Top right: Cotswold Stone has been used as an alternative in recent developments.

Left: 17th century window at Doynton House. © Tristan Dewhurst

Middle: Traditional timber sash and casement windows contribute to the character of the area. © Tristan Dewhurst

Right: Clay pan tiles are a common feature of the area. © Tristan Dewhurst



Roofing: Roofing materials are predominantly clay double roman and pan tiles, with natural Welsh slate found on some of the higher status houses. There are occasional instances of natural Cotswold stone tiles being used. Modern artificial slate and concrete tiles are being introduced as replacements to traditional roofing materials although these tend to diminish the traditional character of the area.

Windows: The majority of windows in the conservation area are constructed in timber and comprise traditional flush fitting casements or vertically sliding sashes, the latter typically have a six-over-six glazing bar arrangement. Many of the 17th century buildings have stone mullioned windows with timber or metal casements. Modern storm-proof casements, PVC-u and aluminium windows and doors are also evident.

Key architectural features and details

Many buildings in the conservation area have typically high gable ends on steeply pitched roofs with prominent, stone or brick chimney stacks positioned at the ridge. Many of the 17th and early 18th century buildings make use of prominent gabled dormers to light the attic spaces whereas later houses and cottages tend to have plain, unbroken roof slopes. Distinctive mansard roofs are found in a discrete area around the Recreation Ground, notably on the Old Rectory, the Old Brewery and its associated outbuildings. Roofs are also found with stone coped gables and occasionally with stone parapets.

Doors traditionally tend to be constructed in timber, either as plank or panelled doors and are frequently painted. Porches are found throughout the village, ranging from open stone porches with pitched roofs to unassuming stone hoods supported on brackets.

There is a pleasant mix of vernacular cottages and polite houses spread throughout the village. Most outbuildings are modest and lacking in distinctive architectural decoration.

Stone boundary walls are important features of the conservation area and are traditionally topped with perpendicular stone coping, sometimes in 'cock and hen' style. More contemporary treatments use dressed coping stones. Low stone boundary walls often define modest front gardens.

Later 19th century properties display distinctly decorative timber bargeboards.

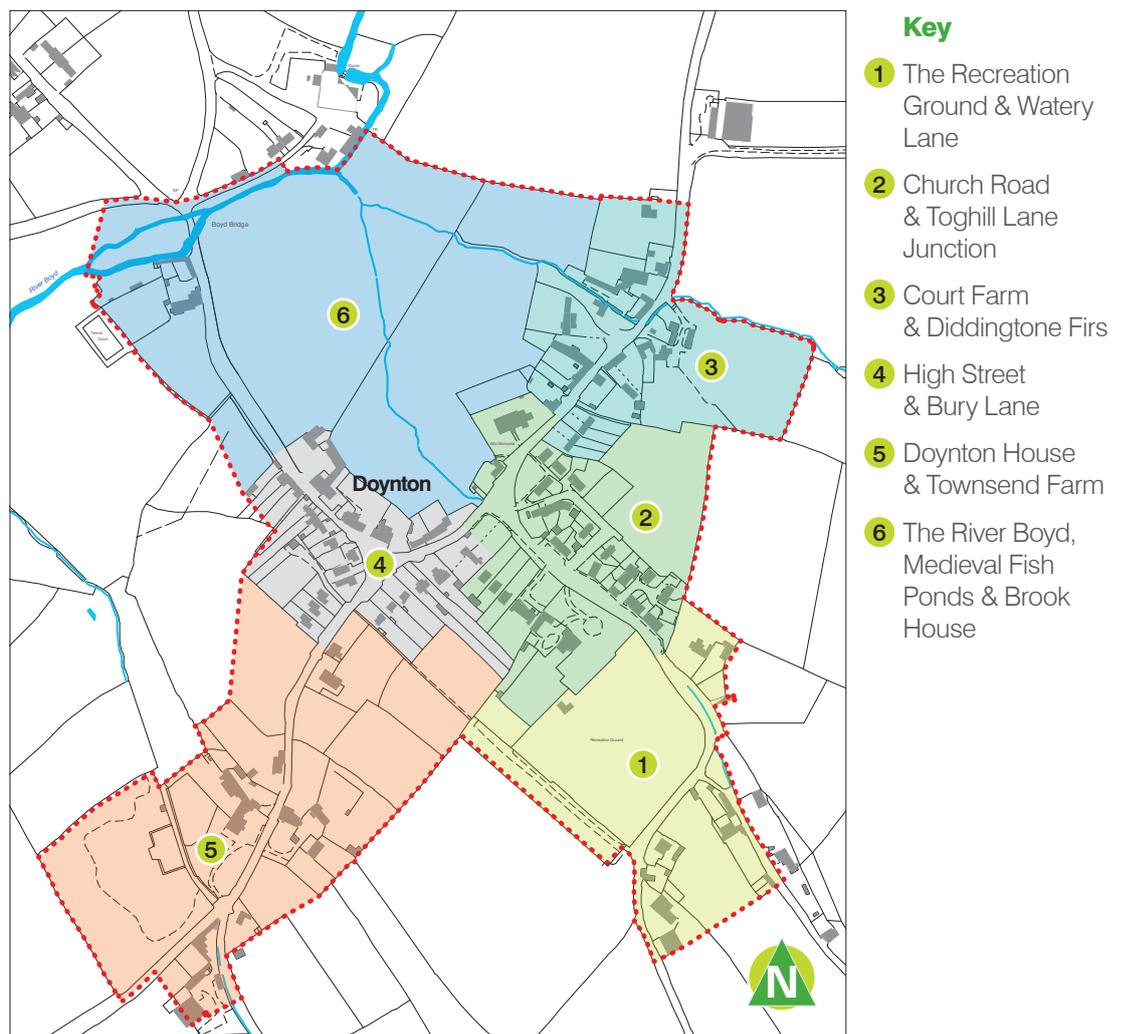
Top; Close Farm, an early 19th century formal house with stone parapets.
© Tristan Dewhurst

Bottom:
19th century semi-detached houses. The use of a traditional pallet of materials reinforces local distinctiveness despite the differing architectural style.
© Tristan Dewhurst

Character area analysis

The conservation area contains a number of distinctive areas reflecting the various functions, uses and development of the settlement. Though these areas may share common characteristics, the division has been based upon important qualities which distinguish each area. The characteristics of each of these areas are described on pages 19 to 26 and are shown on the plan below.

It is important to note that this analysis will not constitute a full catalogue of items which are important to the area, but rather it will highlight the elements which are considered to be of significance and value in contributing to the character of each area. Naturally, the boundaries of each character area are figurative and not intended as fully discrete designations.



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Area 1: The Recreation Ground and Watery Lane

This area is predominantly undeveloped open space, used for a mixture of recreational purposes and local agriculture. At the centre of this area is the recreation ground, located on land donated, along with the Village Hall, to the residents of Doynton by the Clarke family of Tracy Park. This area has an important civic role as one of the few large open spaces available for public activities and gatherings in the village, and hence forms a focal point for some of the village's activities. Further to the south-east, the land around Beech Farm retains its traditional agricultural use.

Development is typified almost exclusively by large, detached historic dwellings in spacious landscaped grounds, often accompanied by smaller, stone built ancillary structures. The larger, more gentrified homes display architectural styles appropriate to their age, namely Jacobean and Neo-Classical and are two to three storeys in height, the third storey typically contained within the roof-space and lit with prominent dormers.

Rectory Farm House and the Old Brewery are good examples of this type in the area. Both these buildings bestow the area with a distinguished character given their more dignified and mannered appearance. More modest and ancillary buildings are not stylised to a particular architectural period, but reflect a rural dialect.

Views across and out of this area engender a sense of light and airy openness. Longer views towards the Cotswold Escarpment and Freezing Hill are identified as positive attributes of the area. The watercourse that runs along the eponymous Watery Lane and Toghill Lane is an attractive feature that provides the interest and delight of natural running water. The Watery Lane and Toghill Lane are also typical of the funnelled approaches characteristic of the village; however, they are purely access roads to the houses and farmsteads further south, rather than through routes. As such, these roads take on a more tranquil character. The mature trees around the large houses and the recreation ground are an important landscape feature of this area.



Above: The Rectory Farmhouse, with prominent gabled dormers and stone mullioned windows.

Left: The Recreation Ground is at the heart of this area and forms one of the village's focal points. © Tristan Dewhurst

Area 2: Church Road and Toghill Lane junction

This area forms one of the two key centres or nodes of the village. Its character is defined by the interesting juxtaposition of buildings, boundary treatments, open spaces and views into the adjoining fields and to the Cotswold escarpment to the east.

The Church is a landmark feature in this character area, though it is not in a prominent position at the centre of this area. Rather, the junction and the green bordering it act as the natural focal and nodal point, with the former poor house sitting prominently at the junction. Though it can be accessed via a sets of steps and a sloped path, the green is often misinterpreted as defensible space of the recent development, rather than a public open space.

The village hall forms a key building of this character area. The hall dates back to the 1930s, until which point this site was undeveloped, so its historic role within the village is limited. The building makes effective use of rubble-faced pennant stone in random courses to bring a new treatment to the area. Since the village's shops have closed, the hall has become a central focus of the village's remaining trade, hosting a fortnightly market and part-time post office service.

The Old Rectory is another of Doynton's more grand houses. It is now not easily visible from the highway, owing to a high-hedge along the front of the property.



The centre of the village has a very spacious character.

While the area is an important part of the village today, evidence suggests that for much of the village's history it remained largely undeveloped. The majority of buildings in this location have been built after the mid-twentieth century, and the area is now predominantly residential in land-use. The buildings to the north and south side of Toghill Lane are mostly two storeys in height, with those to the south being set well back from the road behind long, established front gardens that soften the visual impact of the houses.

The Summers Drive development on the north side is a recent introduction that marks the first time in the village's history that a development has created a spoke or cul-de-sac pattern of housing. Whilst this still sits within the boundary of the settlement it is a shift in the density and urban grain away from pure ribbon development. These buildings have been designed in a distinctly rural vernacular using a Cotswold stone as opposed to the local White Lias.

A lack of planting on the road side verges, however, means that they remain very exposed and consequently create a harsh edge to the Lane compared with the landscaped properties opposite.

To the rear of this development, it opens directly onto Summers Field with extensive views of the surrounding countryside and Cotswold escarpment. This small pasture is now partly used for allotments and has recently been planted with fruit trees and a Jubilee Oak to complement Queen Victoria's Jubilee Lime planted in 1897.



Community orchard with Jubilee Lime and the more recently planted Jubilee Oak to the left.

Area 3: Court Farm and Diddingtone Firs

This area is particularly distinctive due to the relationship of the buildings, boundaries and space. On approach to Doynton from the north, the space transforms rapidly from a road bounded by hedgerows with open views across Doynton's setting, to a narrow passage constricted by a high wall on one side and dense tree cover on the other. This quickly opens out again around Court Barton and Court Byre, but retains a firm sense of enclosure. The road then narrows again before opening out in the Church Road/Toghill Lane junction.

While not the centre of the village today, historic records indicate that this was the site of the original settlement. While the functional centre of the village is usually felt to be around the two main road junctions, this area is nonetheless distinguished due to its appearance as an enclosed node of the village. The space is defined by a linear and well defined eastern side formed by a terrace of cottages, and an open, more spacious western side comprising a jumble of historic farms and former outbuildings. This area is home to some of the village's most appealing cottages, most of which sit close to and parallel with the highway and are typically two storeys in height. These cottages are predominantly small scale, with vernacular proportions and a distinctly rural character. Larger former farm buildings sit in more generous plots further away from the highway. Smaller, ancillary buildings are also evident and share a similar rural vernacular with stone walls and clay tile roofs.



Above: One of the many tributaries of the River Boyd.
© Tristan Dewhurst

Left: View along Church Road towards the church tower.

The area has seen some modern housing development. A range of semi-detached buildings along Church Road are all that remain of a former mid-twentieth century council housing development, and there are pockets of other contemporary buildings. Domestic conversions are common here, notably a number of the former farm buildings, and the former Congregational Chapel; the latter having been heavily altered with the introduction of incongruous dormers, windows and domestic paraphernalia.

The local topography is of interest here too. The stream has caused a noticeable depression and gully, which provides an interesting variation to the topography as well as being an audible feature. As Church Road progresses south-west, it continues to rise and a series of successive views open up to eventually reveal the Church. Modest garden spaces and verges also make a positive contribution to the area, and bring a welcome leafy quality.

Area 4: High Street and Bury Lane

This area represents the second centre and nodal point of the village, as the counterpart to the Church Road and Toghill Lane junction. The junction here is also a broad open space, bounded on three sides by housing and the Cross House Inn.

Local views can be enjoyed along Bury Lane and Church Road, though this character area remains impenetrable to longer views for the most part. A notable local view, however, towards the Holy Trinity Church can be seen from the junction over the top of Roselands and Purbeck cottages. The roads along High Street and north-east along Bury Lane both descend with the local topography.



Above: The former school has been converted to a dwelling.

Left: An attractive terrace of stone built cottages.

This area has a history of being the centre of village activities, and formerly was home to two of the village's former post offices, a school and two public houses. This role continues to a more limited extent today, and the area remains a centre of village activity. Just one of the pubs is open today, although the iron hanging sign bracket remains a physical indication of the former Three Horseshoes public house. A haulage yard is also located next to the building creating a sense of activity and movement within the village.

As with the area around Court Farm, this character area contains a number of attractive 18th and early 19th century cottages, chiefly arranged with their ridges parallel to the High Street to create a degree of enclosure. Most are two storeys in height and are either built right up to the highway, or set back slightly with a modest garden to the front. Many buildings exude a simple rural vernacular, with limited decorative treatment that reflects their origins as humble workers cottages. Others, by contrast, such as those around the Cross House junction are more classical in their proportions and architecture. There are also examples of 19th century gothic revival in the area. More recently, modern houses have been erected along Bury Lane, and on infill plots. These have made some efforts to reflect the local vernacular, but generally lack the distinctive use of natural Lias stone, Cotswold stone and rubble courses.

While much of the road surfaces here are tarmac, there are some small examples of stone setts which add an appealing feature to the village. The age of these setts, however, is questionable. Notable elements of street furniture here include the cast iron post box and a K6 red telephone kiosk.

Area 5: Doynton House and Townsend Farm

This area is situated at the rural fringes of the conservation area and has the dual quality of being both enclosed and leafy around Doynton House, and then becoming more open, bright and panoramic on approach to the village centre. Bury Lane itself winds in an S bend towards the village and passes through these areas of relative enclosure and openness. This creates a pleasant approach that benefits from the attractive and visually stimulating juxtaposition of high stone walls, mature trees, prominent verges, and panoramic views out to the wider countryside.

This part of the conservation area has a lower density of buildings, which mostly sit in more generous plots. However, the proximity of individual buildings to the road line aids in retaining a sense of enclosure and intimacy. Buildings in this area tend to be two to three storeys in height and there is an interesting mix of classical and vernacular architectural styles.

Doynton House sits clearly as the most distinguished in this area, if not the entire conservation area. Its 17th century Jacobean style, with high gables and mullioned leaded windows, set an architectural tone which has been repeated elsewhere in the village, notably in the Rectory Farmhouse and

Brook House. The house also sits in generous and picturesque gardens, around which a public footpath runs.

Other buildings in the area tend to be the larger farms established at the periphery of the village and comprise the farmhouse and associated outbuildings. Close Farm is one such example. It is an attractive building dating to the late 18th century, and exudes the Neo-Classical architectural style typical of the period. It is also one of the most prominent examples of an unlisted building of merit within the village. The grade II listed Townsend Farm also stands as a prominent example of both the Doynton vernacular and one of the historic farmsteads of the parish.



Doynton House

Area 6: The River Boyd, Medieval fishponds and Brook House

By comparison to all other character areas in the conservation area, this location is almost totally devoid of buildings. A prominent building in this character area is Brook House, which stands as a fine example of 17th and 18th century architecture. The defining physical characteristic of this area is its extreme openness, rural quality and its historic relationship with the village.

For the most part, this area is open pasture land, with an absence of structures or trees within it, though it has its own distinctive character with an important role within the conservation area. These pastures historically were part of the medieval fishpond network, the remains of which are still visible as undulating earthworks in the landscape.

To the north, just outside the conservation area boundary lies Doynton Mill and its associated group of outbuildings. Physically, the area around Doynton Mill is somewhat divorced from the main settlement, not least by the river Boyd as a natural barrier. However, this area has historically had an important connection with the main village with the mill being critical to the historic and current economy of the village. Despite recent extensions and alterations, this group of buildings form an interesting backdrop to views from the churchyard and contribute to the setting of the conservation area. The sound of the water cascading over the wier and through the brook also contribute to the character and ambience of the area.

The High Street descends into a shallow cut into the landscape which provides yet another enclosed approach to the central village.

Though this area is predominantly without structures, wide panoramic views of the built environment can be seen, notably from the church yard and from the bottom of the High Street. The roofscape of the village forms part of longer views to the south-east, while the mill is also prominently visible. Long views towards the Cotswold escarpment are also possible. Extensive mature tree cover around Brook House gives the building privacy and adds a verdant and attractive character to the area.

The bridge over the River Boyd is a modest Lias and pennant stone structure with two segment vaulted arches. The river itself is an attractive part of this area, as are the two watercourses that run as tributaries to it. A low stone wall with cock and hen coping borders the road at this point and defines the location of the bridge.



Top: Brook House and its outbuildings define the northern entrance into the village. © Tristan Dewhurst

Left: The historic mill outbuildings alongside the River Boyd form an attractive and picturesque edge to the conservation area.

Right: The mill complex nestles in the landscape and is an important part of the setting of the conservation area.

Keeping and enhancing character

Conservation area appraisals are a celebration of the special characteristics that define the area and contribute to local distinctiveness and the significance of an area. It is important to understand the factors that contribute to the significance and character of the area so that they can be managed appropriately and effectively. Whilst the appraisal focuses on the protection and enhancement of the conservation area, many of the objectives may also contribute to Green Infrastructure objectives in accordance with policy CS2 of the Core Strategy.

New development in the village

From the mid 20th century onwards, the village has seen notable amount of development at its core. Unfortunately, some of these modern developments, particularly along Toghill Lane and Bury Lane, do little to reinforce local distinctiveness. Whilst in themselves of a neutral and inoffensive design, they do not reflect the local vernacular either in their style or use of materials. Such developments undermine the qualities that make the character of the conservation area distinctive and special.

By contrast, the developments at Summers Drive and Perrymans Close have made a considerable effort to reflect a distinctive and simple rural vernacular, and have done so more successfully than most developments that have occurred during the post-war era.

Preservation and enhancement strategy

- Ensure good quality design in all new development and alterations that is sympathetic to the character and appearance of the conservation area. Proposals should have regard to the historic grain and pattern of development, scale, form, massing, building lines and respect open spaces that contribute to the character of the conservation area.



Perrymans Close.
© Tristan Dewhurst

- New development should protect important views, vistas and open fields that contribute to the character, appearance or setting of the conservation area and the setting of designated heritage assets.
- Sustainable drainage systems/techniques (SuDS) should be used for any development to reduce runoff, improve water quality, and benefit biodiversity and aesthetics.
- Seek to ensure that new development is designed to enhance environmental sustainability (energy and water conservation, waste management, biodiversity, sustainable materials and construction) in accordance with Policy CS1 of the emerging Core Strategy.

Building materials and styles

A significant element of Doynton's character comes from the prominent use of natural stones, including grey Cotswold stone, limestone, slate, pennant stone and especially White Lias. Their use, along with other natural materials, throughout the village in its historic development has afforded a harmonious and locally distinctive quality. The comparative rarity of locally sourced White Lias stone is a challenge to repairs and new developments, so care also is needed in the selection of alternative natural stone, as this plays an important role in identifying and distinguishing place.

The recent developments along Toghill Lane illustrate this point well. The new dwellings have been faced with coursed rubble faced Cotswold stone. Cotswold stone itself is not entirely alien to Doynton; however, the variety used within these developments has a much more yellow and honey appearance than the cream and grey stone more common in the village. In its young and unweathered state, this is an intrusive material that clearly marks these as modern developments with a slightly incongruous appearance. The clean yellow appearance of the stone will weather and fade over time, and indeed this is already happening among the more exposed elements. However, it is unlikely to overcome this disparity completely.



Left: Locally quarried White Lias.

© Tristan Dewhurst

Right: Cotswold Stone has been used in recent developments.

© Tristan Dewhurst

Since the middle of the twentieth century an array of different building materials have also been introduced which are alien to the traditional material palette of the village. Among the materials employed in the more modern housing have been concrete pan tiles, artificial slates, aluminium and PVC-u windows frames, reconstituted stone, metal-framed windows, render, pebble-dash and concrete. The use of inappropriate materials undermines the local distinctiveness and the special character of Doynton and should be resisted where possible. This applies as much to street surfaces as it does to buildings and walls.

Preservation and enhancement strategy

- Development and alterations of any building in Doynton should seek to use materials common to the historic palette of the village. Use of natural stone is particularly important and locally sourced stones should be sought. Use of White Lias stone will be encouraged in new development.
- Ensure repairs and alterations to designated and non-designated heritage assets are carried out sensitively and that any works to buildings, features and their settings are considered in relation to the historic context and use appropriate materials, scale and detailing.
- Retain, repair or reinstate traditional features and details, windows, doors, chimneys and stone walls etc in a sympathetic manner.
- Reduce the impact of modern development and soften the impact of intrusive features by using native planting and natural stone walls.

Micro-generation and sustainable retrofitting

The village has seen a considerable growth in the number of micro-generation installations, the majority being solar photovoltaic and thermal panels. At the time of writing, these are deemed 'Permitted Development' in respect of unlisted dwelling houses. This makes the management of such development problematic, particularly when seeking to avoid any issues of cumulative impact. Additional controls apply to listed buildings and their associated outbuildings, and buildings other than dwelling houses.



Left: Solar PV Arrays mounted on dwellings along Mill Lane intrude considerably upon the northward panorama across the grazing fields.
© Tristan Dewhurst

Right: Panels should be mounted in locations that do not intrude on important views or the streetscene.
© Tristan Dewhurst

'Soft measures', such as insulation, draught-proofing, secondary glazing and energy efficient lighting and appliances can make valid contributions to the reduction of the carbon footprint of listed and traditional buildings without affecting their character and significance. Such measures are always preferable in the first instance over micro-generation installations that may impact visually upon the village's character.

Where micro-generation installations are proposed, there will often be opportunities to site the equipment sensitively and discreetly, such as in hidden valley roofs or on roof slopes that do not face onto key views or onto the public highway.

Preservation and enhancement strategy

- Encourage the installation of micro-generation equipment in locations that respect and preserve the character and setting of historic buildings, the character or appearance of the conservation area, and key views through the village. Where permission is required, development that is considered harmful to the character or significance of heritage assets will be resisted.

Changing population and activity levels

This appraisal and its associated community consultation has identified that the village has been undergoing a gradual transformation since the mid 20th century which is impacting the historic uses and activities within the village. The decline of traditional sources of employment within the village has seen its character as working village eroded. For the most part, there has been a shift towards the village becoming an almost purely residential community, yet the total loss of activity, industry and agriculture in the village would be undesirable and would betray the original character of the village. A continued level of activity in the village is entirely appropriate to its character. Nevertheless, associated issues of traffic, noise, fumes and dust must be appropriately mitigated and should not have an adverse impact upon the character and significance of Doynton. Ensuring that the built heritage remains occupied and active is critical to securing its continued survival.



Left: An active farmyard along the High Street; simultaneously a suitable and characteristic land use, but also a somewhat unsightly and intrusive element.
© Tristan Dewhurst

Preservation and enhancement strategy

- Ensure alterations, new development or changes of use are appropriate and enhance the character and economic vitality of the historic settlement.
- Development proposals for light industrial and agricultural development should only be permitted where satisfactory mitigation of issues such as dust, fumes, noise and visual intrusion can be ensured.

Pedestrian network

The ability to enjoy and experience the conservation area on foot has been identified as an important characteristic of the village, and great weight should be given to protecting the pedestrian network and system of public footpaths around the village. These footpaths form part of a wider network of open spaces and assets that enhance quality of life (Green Infrastructure).

Many of the roads around Doynton do not have any pavement, forcing pedestrians to walk at the road side. Visibility, however, is restricted by the sinuous road layout, walls and hedgerows which are all distinctive characteristics of the village. The situation is exacerbated by rapid shifts in the speed limits, from national speed limit in the surrounding roads to 30mph. The ability to safely move on foot through the village is, therefore, of particular concern to residents. Any proposed resolution would, however, need to ensure that it respected the narrow and enclosed character that defines the approaches to the 'village of walls', and the simplicity of the rural roads around the village.

Preservation and enhancement strategy

- Ensure any highway works or traffic calming measures are managed to safeguard adjoining historic buildings, important features and the historic character and appearance of the conservation area.



Above: A 30mph limit is in force throughout the village. © Tristan Dewhurst

Left: The rural character of the village is reinforced by the lack of pedestrian footpaths.

- Ensure that the network of public footpaths around the village remains well maintained and accessible. Developments that require the closing or alteration of footpaths should be conditioned at the planning stage to secure the return to their original character.
- Protect and enhance the public rights of way as important Green Infrastructure assets and recreational resources.

Landscaping

The presence of non-indigenous planting has been highlighted as an issue within the village which undermines local distinctiveness, though it is recognised that this is not an issue with a clear cut answer. Planting and trees that are non-indigenous in nature introduce an incongruous element to the village's natural environment which is arguably harmful to local distinctiveness. However, viewed differently, such trees still contribute positively to the natural and verdant qualities of the village. There are at least three specimens of Sequoia trees around the village which have been highlighted as incongruous, though as tall arboreal structures, they add an appealing interest to the local skyline. Additionally, the conifers and pines that back the buildings along the High Street are also thought to be an incongruous and obtrusive element, though they also provide welcome screening of the more utilitarian structures in the yard.

The impact of equestrian uses in the fields within and surrounding the conservation area has not been identified as a particular issue although evidence of some 'horsiculture' activities are evident in places. The use of white tape to divide fields, the introduction of modern stable buildings, jumps, horse boxes and other paraphernalia can have detrimental impact on the character and appearance of the landscape and should be managed appropriately.



The attractive landscape setting is punctuated by the tall Sequoia trees. © Tristan Dewhurst

Preservation and enhancement strategy

- Landscaping schemes for new development should only incorporate carefully considered and approved planting. Boundary shrubs and large trees should be of native species. Existing specimens of non-indigenous species should be managed to ensure that they are not unreasonably obtrusive to the local character.
- Seek to preserve and enhance the recreational ground, open spaces, fields and gardens that contribute to the rural character of the conservation area and resist the proliferation and encroachment of equestrian related equipment and fencing.

Archaeology

Doynton has a rich history dating as far back as the Roman and Anglo-Saxon period. As a result the area is of considerable archaeological interest. However, modern land uses and activities have disturbed, and in some cases caused a loss of, archaeology which provides a significant insight into the village's history.

Most notably, in the last few years part of the network of the Medieval fish ponds has been filled in. The comparative rarity of these surviving ponds, and their significance to the history and landscape of Doynton make their preservation highly important.

Preservation and enhancement strategy

- Resist development which would result in harm to, or the loss of the surviving earthworks of the medieval fishponds.



Aerial photography from the 1970s shows the extent of the fish ponds prior to partial infilling. © Doyntonvillage.org & Simmons

Buildings at risk

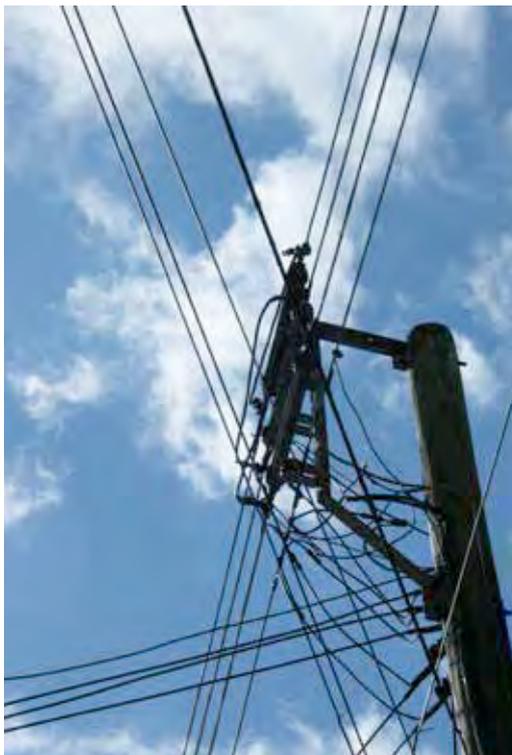
This appraisal has considered all existing buildings within the conservation area and for the most part the buildings within the area are generally in a good state of repair. There are examples of deteriorating buildings, though these are almost exclusively functional agricultural buildings with no intrinsic merit.

Overhead power and telephone lines

A network of telephone and electrical wiring has developed above ground within the conservation area. Overhead wires are a particularly intrusive feature of the village which intrude into the landscape and skyline and harm the historic character and appearance of the village. In addition, elevated electrical transformers are notable throughout the village.

Preservation and enhancement strategy

- Encourage utility companies to tackle the damaging and detrimental appearance of the overhead wires by routing them underground.



Overhead power and telephone cables are considered by many to be intrusive and unappealing.
© Tristan Dewhurst

What happens now?

This leaflet was adopted as a Supplementary Planning Document (SPD) on 12th June 2013. The contents of this document will be taken into account when assessing planning applications and other proposals in the area. Applicants will need to provide an assessment of the character to demonstrate how their proposals will preserve or enhance the character of the area. Proposals that fail to have regard to the guidance in this SPD and which have a harmful impact will be refused.

In the preparation of this document, the Parish Council undertook an assessment of the special character of the area in line with Government and English Heritage guidance. Views of local residents and other interested parties were sought which then fed into the appraisal process and preparation of the draft document. Consultation on the draft document and enhancement and preservation strategy took place between February and March 2013 by way of an advertisement, publication on the council's website, public meeting and circulation of the leaflet within the conservation area. Comments and proposed amendments to the document were subsequently reported to the lead members for Planning, Transport and Strategic Environment prior to adoption. (For details see Public Participation Statement – available from the council).

Do you have any comments?

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

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If you need this information in another format or language please contact 01454 868004

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