

FNP13 CONSERVING LOCAL HERITAGE ASSETS

Supporting Information – January 2022

List and Details of the Proposed Local Heritage Assets

FNP13 CONSERVING NON-DESIGNATED HERITAGE ASSETS

The Neighbourhood Plan identifies the following as Non-Designated Local Heritage Assets as listed in Appendix 2. This is not an exhaustive list and further NDHAs may be identified in the future that meet the criteria provided in the CDLP Policy EN12.

Each Non-Designated Local Heritage Asset has been assessed against the criteria provided in Policy EN12 of CDLP 20011-2031 para. 10.12.2 p. 154, for

- a) buildings and structures and
- b) historic parks and gardens.

The criteria under which each asset is put forward, has been added, as a letter, in the column, 'Site + description + criteria for selection'. Each asset is presented with a number, description, criteria for selection, photograph and map (all maps created using Parish Online).

BUILDINGS AND STRUCTURES

- A. Architectural interest
- B. Historical interest
- C. Age
- D. Rarity
- E. Aesthetic merits
- F. Selectivity or representativeness
- G. Integrity or 'sense of completeness
- H. Historic association
- I. Landmark status
- J. Group value
- K. Known architect/designer/builder
- L. Social or communal value

PARKS AND GARDENS

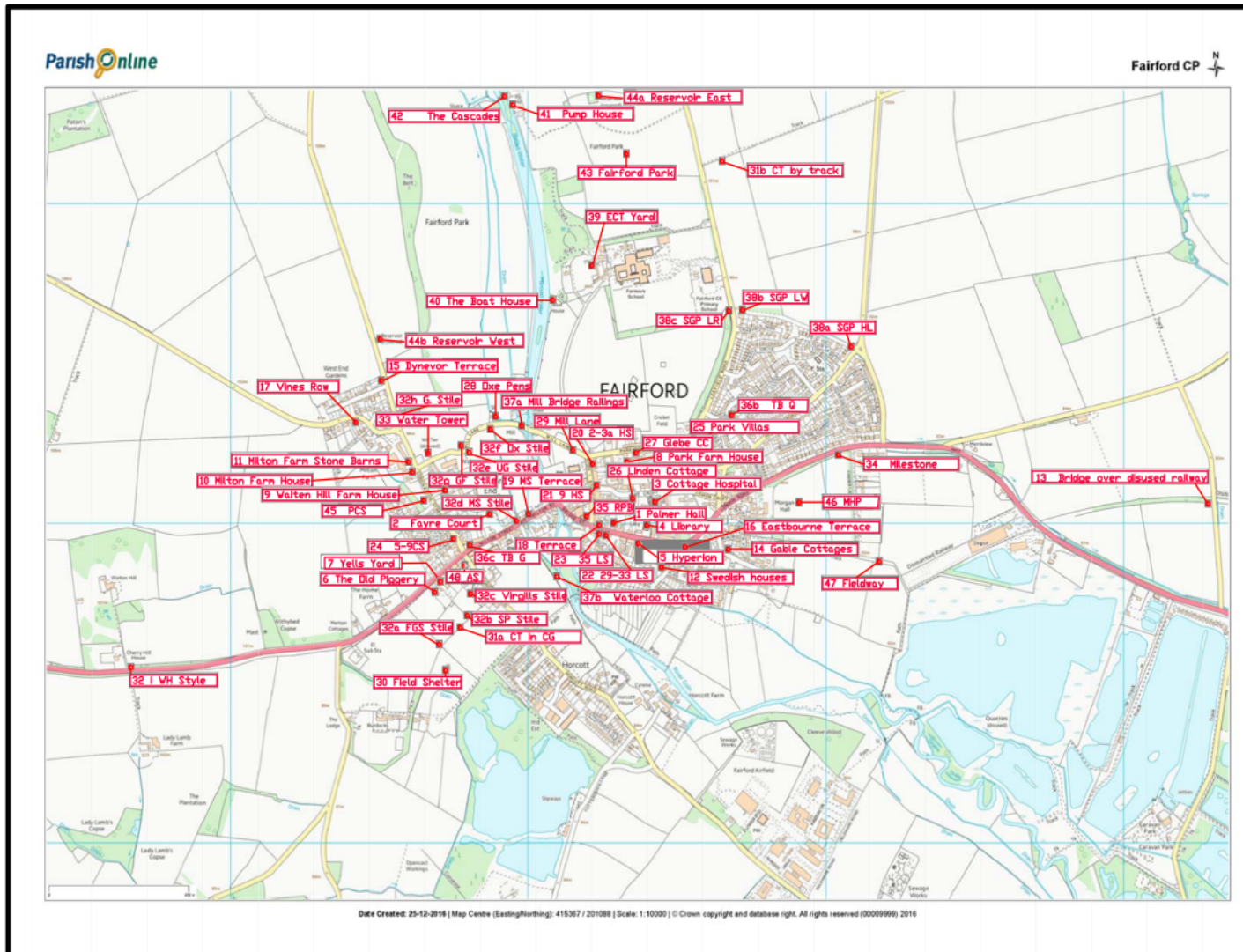
- M. Historical interest
- N. Proportion of the original layout still in evidence
- O. Influence on the development of taste whether through reputation or reference in literature
- P. Early or representative of a style or layout
- Q. Work of a designer or of local importance
- R. Association with significant persons or historical events
- S. Strong group value

Proposed Non-Designated Local Heritage Assets include:




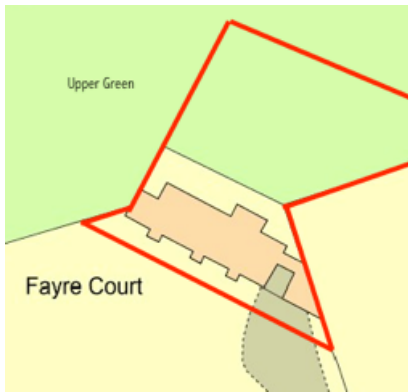
1. Palmer Hall	2. Fayre Court	3. Fairford Cottage Hospital	4. Library/Old School
5. Hyperion House	6. The Old Piggery	7. Yells Yard	8. Park Farm House
9. Waiten Hill Farm House	10. Milton Farm House	11. Milton Farm Stone Barns	12. Swedish Houses in The Plies
13. Bridge over disused railway	14. Gable Cottages	15. Dynevor Terrace	16. Eastbourne Terrace
17. Vines Row	18. Terrace of Houses between Mr Ernest in the Market Place and The Plough, London Street: 7A, Tynedale, The Plough Inn (Terrace)		
19.. Terrace of Cottages on Milton Street backing onto Lower and Upper Green: (MS Terrace)		20. 2,3,3a High Street (2-3a HS)	
21. 9 High Street (9 HS)	22. 29,30,33 London Street (29-33 LS)		23. 39. 35 London Street (35 LS)
24. 5-9 Coronation Street (5-9 CS)	25. Park Villas	26. Linden Cottage	27. Glebe Court Canopy
28. The Oxpens	29. Mill Lane	30. Cotswold Stone Field Shelter (Field Shelter)	31a. Cattle Trough in Carters Ground (CT in CG)
31b. Cattle Trough by Track in Field E of Polish Camp Site (CT by Track)	32a. Fairford Gate South Stile (FGS Stile)		32b. The Short Piece Stile (SP Stile)
32c. Virgills Stile	32d. Milton Street Stile (MS Stile)		32e. Upper Green Stile (UG Stile)
32f. Oxpens Stile (Ox Stile)	32g. Gassons Field Stile (GF Stile)		32h. Garretts Stile (G Stile)
32i Waiten Hill Stile (WH Stile)	33. Gassons Field Water Tower		34. Milestone
35. Red Pillar Box, Market Place (RPB)		36b Telephone Box: Queensfield (TB Q)	
36c. Telephone Box: The Green, Coronation Street (TB G)		37a. Iron Railings on Mill Bridge	37b. Iron Gates to Waterloo Cottage
38a. Stone Gate Pillar – Hatherop Lane (SGP HL)		38b. Stone Gate Pillar – Lovers Walk (SGP LW)	
38c. Stone Gate Pillars – Leafield Road (SGP LR)		39. Entrance arch and Ernest Cook Estate Yard (ECT Yard)	
40. The Boathouse	41. Pump House at The Cascades		42. The Cascades
43. Fairford Park	44a. Reservoir – East	44b. Reservoir – West	45. Paddock on Coronation Street (PCS)
46. Morgan Hall Park including Jones' Field (MHP)	47. Fieldway		48 Applestone Court (AS)


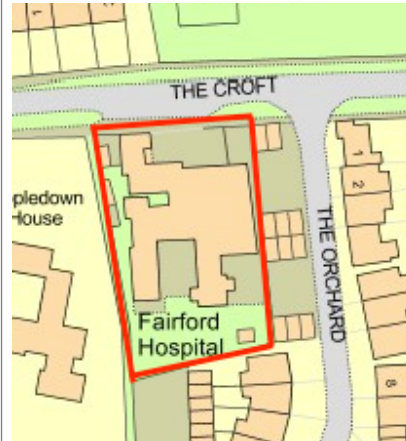


Map showing positions of Non-Designated Local Heritage Assets

Abbreviations key - see brackets in list above, and in detailed descriptions below








Proposed Non-Designated Local Heritage Assets – detailed descriptions

Ref. No.	Site + description + criteria for selection (see above)	Photograph	Map showing position and curtilage Not to scale	Comments - significant features
1	<p>Palmer Hall 75 years old, built on land donated by Arkells, funded by Colonel Palmer. The jarrah floor came from the 'Huntley and Palmer' building in Reading. It has been heavily used by local residents ever since it was built.</p> <p>Criteria A, B, H, I, L</p>			Facade, roofline, wall, pillars and courtyard facing street.
2	<p>Fayre Court Built about 1920 with Arts and Crafts influence and historic connections with the Countess Rothes who was a survivor of The Titanic disaster in 1912 and lived there with her husband Colonel McFie for a number of years. NB The map for Fayre Court is NOT accurate. Recent housing developments here and the lack of any outline for the Fayre Court land extending into Upper Green make this impossible. Recognised in planning decision (including appeal) as a NDHA</p> <p>Criteria A, B, H, I</p>		 <p>Rough estimate only. This would need to be carefully checked, particularly the boundary of Fayre Court land extending into Upper Green.</p>	Facade and roofline with chimneys facing onto Upper Green. Cotswold stone wall. View of house from Upper and Lower Green

3	<p>Fairford Cottage Hospital 1887. Financed by public subscription and funded by the town up to the formation of the National Health Service. Still in use as an outpatients' clinic despite closure for in-patients - at the heart of the town</p> <p>Criteria A, B, H, I, L</p>			<p>Facade, rooflines (different heights), front courtyard, use of different materials. One of the very few buildings in Fairford constructed from the local red brick from Waiten Hill brickworks at Waiten Hill c.1850-1920 (recent research)</p>
4	<p>Library / Old School This building was purpose-built as an infant school in 1873 on Church of England land with a contribution from Lady Mico's Charity trustees, using stones from the demolished workhouse. There had been an infant school in the town since 1831 and this building, even when it became part of Fairford Church of England Primary School in 1955, remained the classroom for infants until the school moved to its present site in 1988. At this time it was extended to create the present-day library, but the old building still houses the children's section of the library and still has strong links with the school. Very much at the heart of the town, this building has fond memories for many living in Fairford today.</p> <p>Criteria A, B, C, H, I, L</p>			<p>Facade with gothic windows and bell tower. Clear open space in front and down to road. Boundary of cotswold stone walls. Courtyard garden.</p>

<p>5. Hyperion House (Hyperion) C18th – the site of the vicarage from C17th-1946. This has a prominent, landmark position on the A417 and marks the entrance to the centre of town. In 1662 the Fairford Booke refers to the A417 here as Vicaridge Street. The building has gone through various incarnations since WW2, vicarage, hotel, turf accountant, nursing home. Property not directly referred to as a NDHA by CDC, but acknowledged as an important historic building in the Conservation Area. HER Ref. No. 20583 Criteria B, C, H, I, M</p>			<p>Facade</p>
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<p>6. The Old Piggery</p> <p>These buildings have taken on much greater significance in recent years as they mark an increasingly fragile boundary between old and new, town and countryside, conservation area and beyond. They are the first indication of the historic character of the town on the main entrance to the town from the west; the large barn marks the agricultural, rural character of the town and so has landmark status. It is thought that all these buildings may have had links with The Retreat, the old 'lunatic asylum' / until recently, Coln House School.</p> <p>Criteria B, E, F, I, J</p>	  <p>The Old Piggery Barn</p>		<p>High cotswold stone walls. Different roof heights. Unique barn configuration. Cotswold stone tiling.</p>
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<p>7.</p>	<p>Yells Yard</p> <p>These buildings, together with The Old Piggery buildings, have taken on much greater significance in recent years as they mark an increasingly fragile boundary between old and new, town and countryside, conservation area and beyond. They are the first indication of the historic character of the town on the main entrance to the town from the west. It is thought that all these buildings may have had links with The Retreat, the old 'lunatic asylum' / until recently, Coln House School.</p> <p>Criteria B, E, F, I, J</p>			<p>High cotswold stone walls linking walls and buildings for 10m approx., Mixed roof heights. Change of pitch in roof on barn adjacent to The Old Piggery, from 45 degrees to 33.5 degrees, matching similar change of pitch on roof of listed building 'Ivy Villa' at end of wall run. Impression of working buildings. Skyline</p>
<p>8.</p>	<p>Park Farm House</p> <p>Park Farm House, built 19th century as part of the Fairford Park Estate. The lodge at the drive entrance to the estate (listed) and the farmhouses (Milton, Park and Waiten Hill) are the only remaining buildings of some prominence which have links with the old estate. Recently, permission has been given to bring the gate forward (17/04869/FUL)</p> <p>Criteria B, F, H, I, J</p>			<p>Square, solid, substantial - a dominance, balance and simple form. Similar to other farm houses in the town eg. Milton Farm House. Ashlar stonework. Double hipped roof. Unusual open covered area. Slim, delicate pillars.</p>

9.	<p>Waiten Hill Farm House Waiten Hill Farm House, built in 1894 as part of the Fairford Park Estate. The lodge at the drive entrance to the estate (listed) and the farmhouses (Milton, Park and Waiten Hill) are the only remaining buildings of some prominence which have links with the old estate. HER Ref. No. 47327</p> <p>Criteria B, F, H, I, J</p>			<p>Dominant, simple, clean form. Highly visible from Upper Green. Chimneys.</p>
10.	<p>Milton Farm House Milton Farm House built 19th century as part of the Fairford Park Estate. The lodge at the drive entrance to the estate (listed) and the farmhouses (Milton, Park and Waiten Hill) are the only remaining buildings of some prominence which have links with the old estate.</p> <p>Criteria B, F, H, I, J</p>			<p>Square, solid, substantial - a dominance, balance and simple form. Similar to other farm houses in the town eg. Park Farm House. Ashlar stonework. Double hipped roof. Prominent position at entrance to Mill Lane.</p>

11.	<p>Milton Farm Stone Barns These are some of the last remaining functional traditional farm stone barns in Fairford. Valuable in their own right, adding variety and structure to the edge of the Special Landscape Area (SLA), they are an important aspect of the view to the west from the SLA</p> <p>Criteria B, F, H, I, J</p>	 <p>View from Special Landscape Area (Gassons Field)</p>  <p>View from Coronation Street</p>		<p>Gable ends with typical high level door/window. Street frontage with lack of openings - maintaining identity as a barn.</p>
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12.	<p>The Swedish Houses in The Plies</p> <p>These wooden houses were bought from Sweden post WW2 as the only fast build houses available. It is known that similar buildings are listed in some towns. These houses are significant in that the wooden exteriors are relatively unchanged since they were built and are unique in the area.</p> <p>Criteria A, B, H, L, M</p>		 <p>The Swedish Houses are now split into 2 areas; one house was demolished in order to create the access to Courtbrook.</p>	<p>Black, narrow vertical strip timber construction - unique in the town</p>
13.	<p>Bridge over disused railway</p> <p>East Gloucestershire Railway was opened in 1873 to link Fairford with Witney. It closed in 1962 and this is one of the few stone structures on this railway line remaining in the parish. It is hoped that the proposed Fairford/Lechlade foot/cycle path will follow the old railway line, and this bridge would be an integral part of such a project.</p> <p>Criteria B, H L</p>			<p>Structure to remain as a bridge to facilitate proposed Fairford - Lechlade cycleway (running beneath)</p>

<p>14.</p>	<p>Cable Cottages Cable Cottages are agricultural workers' cottages, probably dating back to C18th. By the 1960s they had fallen into such a state of disrepair that demolition was planned. However, the outcry was such that they were saved. The long battle that was fought led directly to the foundation of Fairford Preservation Trust which had its 50th anniversary in 2016 (now amalgamated with other groups as Fairford Community Voice). All cottages are included, Nos. 1-7</p> <p>Criteria A, B, C, F, I, J</p>			<p>Small-scale, 1.5 storeys, facades with fine detailing. Terrace all sharing same roofline but with individualised frontages.</p>
<p>15.</p>	<p>Dynevor Terrace These are good examples of Victorian agricultural labourers' cottages - the majority of such cottages in Fairford are either C18th or C20th. All are included, Nos. 1,3,4,5,6,7,8.</p> <p>Criteria A, B, C, F, I, J</p>			<p>Simple facades and uncomplicated continuous roofline.</p>

16.	<p>Eastbourne Terrace</p> <p>These are good examples of Victorian agricultural labourers' cottages –the majority of such cottages in Fairford are either C18th or C20th. All four properties, Nos. 1-4 are included in the NDHA designation.</p> <p>Criteria A, B, C, F, I, J</p>			<p>Facades with architectural stone features (lintels quoins, dental work, friezes) mixed with cotswold stone, elongated windows, porches. Uncomplicated continuous roofline.</p>
17.	<p>Vines Row</p> <p>These are good examples of Victorian agricultural labourers' cottages – the majority of such cottages in Fairford are either C18th or C20th. All are included, nos. 1,3,5,6,7,9,10</p> <p>NB The boundary across the gardens is uncertain as no boundary line appears on the OS map.</p> <p>Criteria A, B, C, F, I, J</p>			<p>Facades with repeated pattern of porches and dormers.</p>

<p>18.</p>	<p>Terrace of Houses between Mr Ernest in the Market Place and The Plough, London Street: 7A, Tynedale, The Plough Inn (Terrace) The terrace of houses between Mr Ernest in the Market Place and The Plough, London Street. These are fronting burgage plots, some of which are listed, and are typical of the buildings which line the main road through Fairford and are characteristic of the town. Tudor Cottage, London House and No.3 London Street are already listed so this designation includes 7a, neighbouring Tynedale and The Plough only. Their significance arises as they form an integral part of this terrace. Criteria A, B, C, E, F, G, J</p>		 <p>The map shows 7a with Tynedale to the left, and The Plough Inn (PH) abutting the 'Hall' boundary.</p>	<p>Terrace facade and roofline. Similar heights. Cotswold vernacular design</p>
<p>19.</p>	<p>Terrace of Cottages on Milton Street backing onto Lower and Upper Green (MS Terrace) The terrace of cottages on Milton Street, backing onto Lower and Upper Green. The range of these buildings is typical of the buildings which line the main road through Fairford and are characteristic of the town. Includes Lantern Cottage + Nos. 16,15,14,13,12, 11,10 and 5 Criteria A, B, C, E, F, G, J</p>			<p>Terrace facade and roofline. Varied heights (1.5 and 2.5). Cotswold vernacular design. Rear facades and roofline visible from Upper and Lower Green.</p>





<p>20.</p>	<p>2, 3, 3a High Street (2-3a HS) This designation should be considered alongside that for 9, High Street. These are the only buildings in the High Street and Market Place which have no specific grading. However, they form a crucial element of the C18th streetscape and, as they are positioned directly opposite the Grade 1 St Mary's Church, the preservation of the integrity of the buildings is vital. They are part of the setting within which the surrounding listed buildings are appreciated. Once bakeries/shops these buildings are now all residential. Criteria B, C, E, G, H, J</p>			<p>Balanced Georgian buildings, Clean roofline and facade. Sash windows.</p>
<p>21.</p>	<p>9 High Street (9 HS) This designation should be considered alongside that for 2,3,3a, High Street. These are the only buildings in the High Street and Market Place which have no specific grading. However, they form a crucial element of the C18th Georgian streetscape. They are part of the setting within which the surrounding listed buildings are appreciated. Since the turn of the C20th this had been a shop (Powells, then Hopes) but the building is now residential. The shop front has been retained and a glass panel with the history of the shop inserted. Criteria B, C, G, H, J</p>			<p>Cut stone, balanced Georgian facade - sash windows. Old gas lamp.</p>



22.	<p>29, 31, 33 London Street (29-33 LS)</p> <p>This designation should be considered alongside that for 35 London Street as these are all the buildings in this terrace which are not listed. Thus the maintenance of their integrity is a vital for the setting of the listed buildings + they form an important setting for the entrance to the historic Market Square. They are modest but attractive cottages dating back to the C19th. The Victoria County History Vol 7 p71 states that ‘a street running ESE. from the southern apex of the market-place’ was included in an area of burgages in 1307; the layout of the existing properties reflect that of burgage tenements ie. a house on a long and narrow plot of land. In the 1970s, two properties were joined to create No. 31.</p> <p>Criteria B, C, G, H, J</p>			<p>Terrace facade and roofline. Similar heights. Cotswold vernacular design.</p>
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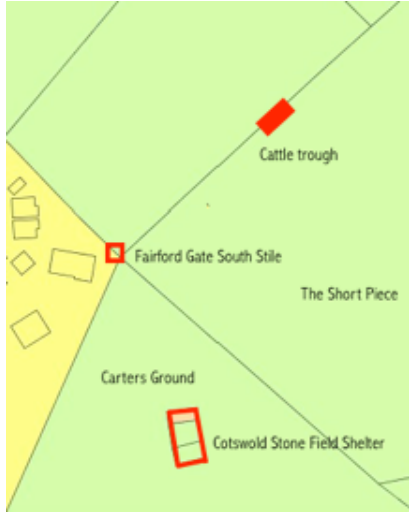

23.	<p>35 London Street (35 LS)</p> <p>This designation should be considered alongside that for 29, 31 and 33 London Street as these are all the buildings in this terrace which are not listed. Thus the maintenance of their integrity is a vital for the setting of the listed buildings + they form an important part of the access to the historic Market Square. No.35 is a particularly idiosyncratic building with its dormer/oriel windows, unique in the town. The Victoria County History Vol 7 p71 states that 'a street running ESE. from the southern apex of the market-place' was included in an area of burgages in 1307; the layout of the existing property reflects that of the burgage tenements ie. a house on a long and narrow plot of land.</p> <p>Criteria B, C, G, H, J</p>			<p>Small cantilevered bay windows.</p>
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24.	<p>5 – 9 Coronation Street (5-9 CS)</p> <p>These are the only unlisted buildings in the terrace and their integrity is crucial not only to the other listed buildings in the terrace, but also to the many listed buildings opposite. Most buildings date from the C19th or early C20th although, according to Victoria County History Vol 7 p72, 'Building along the road had begun by the later 18th century.'</p> <p>It was named Coronation Street to commemorate the coronation of Edward VII (1902) – not Queen Victoria as is commonly assumed.</p> <p>Criteria B, C, G, H, J</p>			Terrace facade and roofline. Similar height. Cotswold vernacular design
25.	<p>Park Villas</p> <p>This pair of attractive, early Victorian villas are in a prominent position at the intersection of 3 roads and so have landmark status. The ironwork boundary fencing is an integral part of this NDHA designation – made by William Chew, who also made the railings on Mill Bridge (37a) and the gates to Waterloo Cottage (37b)</p> <p>Criteria B, L, J, K</p>			Terrace facade and roofline. Cotswold vernacular design


26.	<p>Linden Cottage</p> <p>Located in The Croft, a highly valued area of town, tranquil and with buildings generally set well back from the road within generous gardens. Many of the buildings are listed and Linden Cottage is a vital component to their setting and to the street itself.</p> <p>Criteria</p> <p>E, G,</p>			<p>Facade, roofline and porch. Cotswold vernacular design</p>
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<p>27.</p>	<p>Glebe Court Canopy This canopy is a mirror image of one on the other side of the access road (part of Park Farm House - No. 8). These 2 canopies together form a distinctive entrance to this cul-de-sac off Park Street. Criteria B, E, G, J</p>	 <p>Matching canopy at Park Farm House (No. 8)</p>		<p>Unusual open covered area. Slim, delicate pillars.</p>
<p>28.</p>	<p>The Oxpens The Oxpens – the external structure here has been revovated and reroofed (stone tiles were stolen several times). It dates back several centuries as a site for keeping animals and was mentioned as Wormstalls in C17th deeds. Within the SLA. Criteria A, B, C, D, H, I, L</p>			<p>Low roofline, open seating + byres. Wooden posts set on stone plinths with timber cap and beam above. Wooden door through to Pitham Brook with stone slab stile. Open area in front.</p>

29.	<p>Mill Lane</p> <p>Mill Lane is part of the drove road system from the Welsh Way to Lechlade. It is thought that the height of the banks could have been due to the need to corral the cattle before crossing Mill Bridge.</p> <p>Features include steep verges, Cotswold stone walls (retaining in places), sinuous line, proximity to historic buildings, the fall down to the River Coln, and location in the rural landscape. It extends from Coronation Street to High Street and designation includes lining Cotswold stone walls. Within the SLA</p> <p>Criteria B/M, C, D, E, H, I, L, N</p>			<p>Sinuous sunken roadway lined with cotswold stone walls.</p>
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<p>30. Cotswold Stone Field Shelter The field shelter dates from the early C19th and appears on an 1828 map. It is a home for bats and includes a surrounding pen which suggests its use as a shelter for shepherds during lambing. Sheep are still grazed in the field. Recognised in CDC planning considerations as a NDHA (16/01766/OUT) HER Ref. No. 12840 Criteria A, B, C, D, I</p>		  <p>Detail from 1834 Map GA P141MI71</p> <p>In need of sympathetic restoration, possibly with a view to providing roosts for bats eg. install partitions for warmth and shelter, and ensure appropriate air-flow and humidity. Low level cotswold stone barn with enclosing high stone walls creating a protective pen.</p>
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31a.	<p>Cattle Trough in Carters Ground (CT in CG)</p> <p>Early C20th 2-sink composition stone trough, stamped HJ Godwin Ltd Quenington on ball-cock cover. Embossed with 3 diamond shapes. Pipe fed, water levels controlled with ball-cock and valve. Not specifically highlighted as a NDHA in CDC planning decision, although stone walls etc included.</p> <p>Criteria B, H, K</p>			Locally manufactured
31b.	<p>Cattle Trough by Track in Field East of Polish Camp Site (CT by Track)</p> <p>As 31a. Early C20th 2-sink composition stone trough, stamped HJ Godwin Ltd Quenington on ball-cock cover. Embossed with 3 diamond shapes. Pipe fed, water levels controlled with ball-cock and valve.</p> <p>Criteria B, H, K</p>			Locally manufactured





<p>32a.</p>	<p>Fairford Gate South Stile (FGS Stile)</p> <p>Cotswold stone slab upright let into Cotswold stone wall on one side. Single flat stones form half steps on either side. Same on both sides of the stile. The stile is a feature of an old PROW (BFA10), providing access to local fields and a route through from Marston Maisey Lane. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria</p> <p>B, E, G, H, J, L</p>			<p>Large single piece stone slab. Stone steps.</p>
<p>32b.</p>	<p>The Short Piece Stile (SP Stile)</p> <p>Solid stone slab let in to Cotswold stone wall on either side. 3 narrow steps of varying heights made of stone and concrete. 2 narrow steps of concrete and stone on The Virgills side. The stile is a feature of an old PROW (BFA10), providing access to local fields and a route through from Marston Maisey Lane. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria</p> <p>B, E, G, H, J, L</p>			<p>Large single piece stone slab. Stone steps.</p>


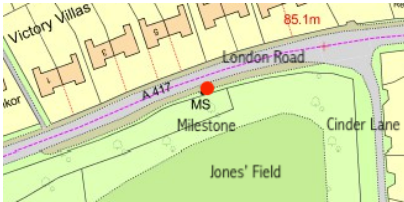

<p>32c.</p>	<p>Virgills Stile</p> <p>Solid stone slab let into Cotswold stone wall on both sides but on one side the wall itself forms a low part of the stile. Small stone step on one side only. The stile is a feature of an old PROW (BFA10), providing access to local fields and a route through from Marston Maisey Lane. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>	 <p>The stone is worn from years of use, showing area where hands have been placed.</p>		<p>Large single piece stone slab. Stone step.</p>
<p>32d.</p>	<p>Milton Street Stile (MS Stile)</p> <p>Solid stone slab upright with stone, probably granite, cobbled steps on both sides. Let into the natural Cotswold stone walls on either side. The stile is a feature of an old PROW (BFA10), providing access to Upper Green PROWs (BFA11, BFA12). Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>			<p>Large single piece stone slab. Stone steps.</p>





32e.	<p>Upper Green Stile (UG Stile) Solid stone slab upright let into Cotswold stone wall on either side. Upper Green side is a single concrete step. Mill Lane side are three steps made from a mixture of stone risers, stone and concrete treads, decreasing in width towards the lane. The old, damaged fabric of this stile has been replaced with concrete. The stile is a feature of an old PROW (BFA11), providing access to Upper Green. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>			<p>Large single piece stone slab. Stone steps.</p>
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32f.	<p>Oxpens Stile (Ox Stile) Concrete upright let into Cotswold stone wall. Each side top step is concrete. Mill Lane side the lower, narrow step is all stone, with riser and cobble tread. The old, damaged fabric of this stile has been replaced with concrete. The stile is a feature of an old PROW (BFA12), providing access to Upper Green. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>			<p>Concrete imitating original stone slab stile. A few stone steps.</p>
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<p>32g.</p>	<p>Gassons Field Stile (GF Stile) Concrete upright let in to Cotswold stone walls on either side. 3 steps up from the lane, with stone risers and a mixture of stone and concrete treads, decreasing in width towards the lane, the longest being let into the Cotswold stone wall. Gassons Field side, one tread only with stone riser and concrete tread let into the Cotswold stone wall. The old, damaged fabric of this stile has been replaced with concrete. The stile is a feature of an old PROW (BFA11), providing access to Gassons Field. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>			<p>Concrete imitating original stone slab stile. A few stone steps.</p>
<p>32h.</p>	<p>Garretts Stile (G Stile) Concrete upright, treads (half steps) and posts. Similar on each side. The stile is a feature of an old PROW (BFA11), providing access to Gassons Field. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>			<p>Concrete imitating original stone slab stile. A few stone steps.</p>






32i.	<p>Waiten Hill Stile (WH Stile) Solid stone stile extending from low Cotswold stone wall on one side. Damaged through use and overgrown with ivy today. This stile marks the beginning of PROW BFA7, providing access to the town from the adjacent Waiten Hills brickworks (operating c.1850-1920). Bricks from here were used for Fairford Hospital (No. 3.) some houses in West End and elsewhere in the town. Recorded in the Glos stone stile project https://www.cpreglos.org.uk/creating-a-record-of-gloucestershire-stone-stiles/</p> <p>Criteria B, E, G, H, J, L</p>			Stone slab stile.
33.	<p>Gassons Field Water Tower Gassons Field Water Tower is a landmark building overlooking the town and stands as a marker on PROW BFA11, a well-used footpath. It dates from c1900 and was used to fill mobile water tanks that transported water to cattle.</p> <p>Criteria B, D, I</p>			High cotswold stone tower; minimal openings on E. Facade only, simple line. Steep pitched roof.

34.	<p>Milestone Probably Fairford's oldest signpost, this white-painted, cast iron nameplate is bolted onto stone which in turn is embedded in the Cotswold drystone boundary wall of what was Morgan Hall Park (now Jones' Field). Similar milestones are Grade 11 listed.</p> <p>Criteria B, C, D, E, I</p>			To be retained and conserved in any rebuilding of the wall.
35.	<p>Red Pillar Box, Market Place (RPB) Royal Mail, cast iron ER11 pillar box. Typical of the British street scene.</p> <p>Criteria B, F, H, I, L</p>			To be retained.

36b	<p>Telephone Box: Queensfield (TB Q) K6 telephone box designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of the coronation of King George V. This is the K6 (Kiosk No. 6) type which has become Britain's iconic red telephone box although there were 8 kiosk types altogether.</p> <p>Criteria B, F, I, J, L</p>			To be retained and/or repurposed.
36c	<p>Telephone Box: The Green, Coronation Street (TB G) K6 telephone box designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of the coronation of King George V. This is the K6 (Kiosk No. 6) type which has become Britain's iconic red telephone box although there were 8 kiosk types altogether. It now houses a defibrillator.</p> <p>Criteria B, F, I, J, L</p>			To be retained and/or repurposed.

37a.	<p>Iron Railings on Mill Bridge Iron railings on Mill Bridge - fine examples of Victorian metalwork, built in 1868 by William Chew, who owned the local iron foundry.</p> <p>Criteria B, C, E, I, K, L</p>	  <p>'CHEW' name still visible on foot of iron post</p>		To be retained.
37b.	<p>Iron Gates to Waterloo Cottage Fine examples of Victorian metalwork, built by William Chew, machinist and engineer, who owned the iron foundry on the site of today's Waterloo Cottage.</p> <p>Criteria B, C, E, K</p>			To be retained.

38a.	<p>Stone Gate Pillar – Hatherop Lane (SGP HL)</p> <p>Stone gate pillars – Lovers Walk entrance to Fairford Park from Hatherop Lane. This is one of the markers for the original entrance to Fairford Park Estate. Some still retain the holes for hanging gates and/or some of the ironwork. They have social value as markers of an important footpath PROW BFA17.</p> <p>Criteria B/M, C, H, I, J, S</p>			<p>Cotswold stone formal square pillar; one of 4 (38a, 38b, 38c) all with matching capping.</p>
38b.	<p>Stone Gate Pillar – Lovers Walk (SGP LW)</p> <p>Stone gate pillar – Lovers Walk entrance gates to Fairford Park looking back from Leafield Road. These are markers for the original entrance to Fairford Park Estate. Still retains the holes for hanging gates and/or some of the ironwork. They have social value as markers of an important footpath. PROW BFA17</p> <p>Criteria B/M, C, H, I, J, S</p>			<p>Cotswold stone formal square pillar; one of 4 (38a, 38b, 38c) all with matching capping. Ironwork.</p>

38c.	<p>Stone Gate Pillars - Leafield Road (SGP LR)</p> <p>Stone gate pillars – entrance gates to Fairford Park from Leafield Road. These are markers for the entrance to Fairford Park Estate. They retain the holes for hanging gates and some of the ironwork.</p> <p>Criteria B/M, C, H, I, J, S</p>			<p>Cotswold stone formal square pillar; one of 4 (38a, 38b, 38c) all with matching capping. Recessed decorative detailing with motif.</p>
39.	<p>Entrance arch and Ernest Cook Estate Yard (ECT Yard)</p> <p>These are nearly all that remain of the buildings which once served Fairford Park. Some outbuildings of the house (dating from 1661, now demolished) were demolished in the late C18th / early C19th when the house was joined to a reorganised stable court and it is this stable court which is now the yard used as the main offices and housing for the Ernest Cook Trust Estate: a key reminder of the history of Fairford Park.</p> <p>Criteria A, B, C, E, H, I, J</p>	 		<p>Low level yard, continuous roof height. Decorative brick window surrounds. Dressed stone arch and cotswold stone walls.</p>

40.	<p>The Boathouse</p> <p>The boathouse is a delightful building. It is still functioning and is one of the remaining features of Fairford Park's Pleasure Gardens, laid out by William Eames in the 1790s</p> <p>Criteria</p> <p>A, B, C, D, E, H, K/Q, M, N,</p>			<p>Cantilevered bay window, decorative timber work, porch forming part of the roof with steps. This building should remain unaltered (apart from restoration as needed).</p>
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41.	<p>Pump House by The Cascades Cotswold stone building dating 1880-1900 and still in use in mid-1950s. The original wooden sluice gate is still there. Water was piped from here to a reservoir (No. 44a). The Pump House was built to supply water to Fairford Park House (now demolished) and many of the businesses in town.. Local residents could also pay a fee to Fairford Estate for access to this water supply. Water to the town west of the river was on a different system (see No. 44b).</p> <p>Criteria B, F</p>		 <p>Map showing position of reservoir fed by Pump House</p>	<p>Simple cotswold stone structure. Possibly in need of sympathetic restoration, possibly with a view to providing roosts for bats/owls etc.</p>
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42.

The Cascades



The Cascades (part of 'the wilderness') are notable remnants of the Pleasure Gardens of Fairford Park, laid out by William Eames in the 1790s. The Cascades themselves had already been constructed in 1757. They form part of the Pitham Brook permissive footpath and are frequently visited and admired by walkers. Designation includes sluices and waterworks which are vital to the continued operation of The Cascades.

Criteria




B, C, E, H, I, M, N, Q,



Timber footbridges with sluices, water races / leets. Weirs.

<p>43.</p>	<p>Fairford Park The gardens of Fairford Park were included in the landscaping of the park in the 1780s by William Eames. The house was demolished after WW2 but elements of the park, such as the Obelisk, remain and form one of the most unique features of Fairford: the southern end of the open parkland (photograph opposite) forms the northern boundary of the High Street, bringing the pastoral park-scape right into the centre of the town. It lies within the Special Landscape Area. Criteria M/B, E, I, K, L, N, Q</p>		 <p>The exact boundaries of the original Fairford Park are still being researched.</p>	<p>Open parkland with mature trees and views over Coln Valley</p>
<p>44a.</p>	<p>Reservoir – East Water from the Pump House (No. 41.) was piped up the bank to this reservoir which is positioned at the highest point on the eastern side of Fairford. The structure is now part of the industrial history of the town. Criteria B, M, N</p>			<p>Features and access obscured by tree growth.</p>

44b.	<p>Reservoir – West</p> <p>Water was pumped from a waterwheel in the Mill House, piped past the Oxpens (No. 28), across Gassons field to this reservoir which is positioned at the highest point on the western side of Fairford. The structure is now part of the industrial history of the town.</p> <p>Criteria B, M, N</p>			<p>Features obscured by undergrowth. Missing access hatch cover.</p>
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45.	<p>Paddock on Coronation Street (PCS)</p> <p>This is a small but significant area of green space within the town. – even more significant since the recent housing expansion on the western edge of Fairford. As far as can be established it has never been built on as, historically, the land west of the paddock was all common land. To the north was Milton Farm (once Bye’s Farm). Such small open green spaces within a settlement are typical features of Cotswold towns/ villages. It also makes an important contribution to the setting of the part of the Special Landscape Area and Fairford Conservation Area i.e. the cottages opposite/adjacent on Coronation Street.</p> <p>Criteria C, L, F, M</p>	 <p>The Paddock 2019</p>  <p>The Paddock - an orchard in 1834</p>		<p>Open area bounded by trees and old cotswold stone wall</p>
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46.

Morgan Hall Park including Jones' Field

Morgan Hall (originally Fairford Lodge) is a listed building and its position within extensive parkland, including a ha ha is well attested to in maps dating back to at least 1834. It is not clear when the parkland was split and Jones' Field was created; the earliest date for which records can be found is 1971, but it is likely that ownership of the field remained with the owners of Morgan Hall, the Walter Jones family, until the 1990s. Links with Edward Austin Abbey, Henry James and John Singer Sargent are described in Fairford Flyer Extra Nos. 11 and 12 in the Evidence Base. This designation should be considered alongside Historic England's guidance which states, 'In general, any pre-1948 structure that formed part of the land and was in the curtilage of the principle listed building at the date of the listing and is ancillary to the principle building, is considered to be part of the listing,' ie. the ha ha and wall extending into Jones' Field from Morgan Hall.

Criteria M



Morgan Hall Park – from Fieldway



Jones' Field – from Fieldway



Detail from 1848 Swalwell Map showing the full extent of the parkland of Fairford Lodge (now Morgan Hall)



Detail from 1921 OS Godfrey map showing the full extent of Morgan Hall Park (Fairford Lodge Park) including the ha ha.

The ha ha and Cotswold stone wall both of which extend into Jones' Field from Morgan Hall are pre.1948 structures and thus are part of the listing of Morgan Hall. Parkland with trees of varying ages. Thick hedge and cotswold stone wall between parkland and A417 - a significant feature viewed from the A417. Light, open screen of trees between the Park (Morgan Hall and Jones' Field) and Fieldway.

<p>47. Fieldway</p> <p>This path is particularly ancient as well as being particularly attractive. It appears on the old inclosure maps and probably linked with Cinder Path and Moor Farm. The section in question (though it continues further into Lake 104) runs from the beginning of BFA28 to the corner where BFA28 meets BFA30, then right along BFA30 to the end of the diversion for the railway embankment. The designation includes the hedgerows on either side of the path. The path to the left through Beaumoor Field is an important access path to Fieldway. Mentioned in the Inclosure document of 1769 as a boundary.</p> <p>Criteria M, P</p>		 <p>1828 OS map showing Fieldway</p>	<p>Varied widths with wide verges of self-sown vegetation and trees on both sides meeting overhead in places.</p>
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48.	<p>Applestone Court (AS) Late Regency/early Victorian institutional building of interest because it is largely in original condition and was built as part of the Asylum. It should be considered together with Coln House (listed) as being of 'high evidential and illustrative significance for the history of care for the mentally ill... Although the buildings have undergone much change they still retain a high degree of legibility of the functions and layout of the mid C19th asylum and its antecedents.'</p> <p>Criteria B, C, F, J</p>	 <p>Applestone Court South Facade</p>		<p>Horcott Road side - varied height high cotswold stone walls with stone copings. Cirencester Road side - stone infilled windows in cotswold stone wall. Flat, clean and shaped coping stones concealing all behind - clear uninterrupted view of sky above.</p>
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