



# NORTHLEACH

## Design Statement

By Northleach with Eastington Neighbourhood Plan Steering Group

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## **1. BACKGROUND**

At its meeting in May 2014 Northleach with Eastington Town Council resolved to prepare a Design Statement in conjunction with its Neighbourhood Plan in order to further inform the approach to be taken in undertaking any future development, whether that be for housing, employment, alterations and extensions or otherwise, and in the protection of the existing heritage and landscape.

In furtherance of that resolution, the community was encouraged to put forward its views in particular at the open day on 5 July 2014 and also in the questionnaire and at the open day focusing on possible development sites held on 5 July 2014.

This Design Statement is the product of that consultation and forms part of the Neighbourhood Plan for the Parish. It covers the Town and the surrounding area up to the borders of the Parish.

## **2. THE AIMS OF THE DESIGN STATEMENT**

Design Statements were established by the Countryside Commission in 1996. Their major objectives are to:

- Provide a forum for the community to say what it is that they value about their village (or town) and how they would like to see it develop in the future
- Describe the distinctive character of the Town and Parish through its buildings and its landscape setting
- Demonstrate how this character can be protected and enhanced
- Provide guidelines for householders, architects and developers when new developments are proposed, so that they respect the character of the Town and Parish and make positive contributions to the local environment
- Influence the development of future policies to be adopted by the planning authority

In essence the Design Statement seeks to describe the unique visual characteristics of our Town and Parish. It is intended to inform and influence planners, property developers and those refurbishing current buildings. The Design Statement provides supplementary evidence that, as part of the Neighbourhood Plan, will have considerable weight when planning applications are being considered.

We seek to ensure that the unique character of Northleach can be protected and enhanced in new development. The Northleach Design Statement therefore seeks to support the management of change in the Town and surrounding area, not to prevent it.

### 3. THE PLANNING CONTEXT

The local planning authority policies regarding development are set out in the statutory Development Plan, which currently comprises the Cotswold District Local Plan 2001 – 2011. The majority of the policies it contains have been saved, until such time as they are replaced by the emerging Cotswold District Local Plan 2011 – 2031 and associated documents.

The Cotswold Design Code amplifies and illustrates the principles set out in the Cotswold District Local Plan. The Design Code, constituting Supplementary Planning Guidance to Policy 42 can be found at

<http://www.cotswold.gov.uk/media/241227/The-Cotswold-Design-Code.pdf>.

The Design Code has been updated (2016). The new version will form part of the new Local Plan and will be implemented as part of the Design Policy. The new code covers a broader range of issues than the old code and provides more detail on design considerations for specific types of development. It does not repeat the useful guidance contained in the NPPF and PPG. In particular, it focuses on:

- Informing the Design – Resources and information
- Landscape, settlements and streets
- Scale and proportion
- Design Approach / Architectural Style – The Cotswold Vernacular
- Design Approach / Architectural Style - Contemporary
- Materials and craftsmanship
- Sustainable Design
- Inclusive Design
- Effective green infrastructure and high quality landscape
- Key design considerations for specific development proposals
  - Extensions to existing buildings
  - Garages and other out-buildings
  - New build houses in the Cotswold vernacular style
  - Large commercial, industrial and agricultural buildings
  - Barn conversions
  - Shop fronts
  - Signage

The Code can be found at [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

In addition, Cotswold District Council also produce a number of supplementary technical guides which are important in heritage preservation. These include guides on stone slate roofing, porches, traditional chimneys and dormer windows.

It is against this background that the Design Statement seeks to ensure future development and alterations to existing buildings are appropriate to their historical surroundings and in sympathy with adjacent listed buildings, that important views are preserved, that poor quality earlier alterations or development are made better when future changes are made and that poor quality development and alterations are avoided in the future.

The Design Statement therefore has particular regard to building design and materials, to preservation and enhancement of the existing heritage and to the importance of the surrounding countryside.



#### 4. A BRIEF HISTORY OF NORTHLEACH AND ITS SURROUNDINGS

Northleach is an early example of a “planted town”, having been laid out following the Norman Conquest by the Abbey of Gloucester. The town's shape and layout has been dictated by its natural topography, giving it a unique feel. It is set along the line of the River Leach, but to the North of the river, hence its name, Northleach.



Figure 1: Bird's-eye view of Northleach. From an original painting by Chris Fothergill

The town has at its centre an unusual, triangular, medieval market place. To the south of the market place lies the church of St Peter and St Paul, much extended in the 1400s to give us what we see today. The church is one of the most important wool churches in the country with some very important wool merchant's brasses, including the brasses of those who were responsible for its considerable rebuilding and expansion. The church sits raised up from the valley floor and commands views from all around and beyond the boundaries of the town.

The town is largely linear, stretching out to the West and East of its market place and a little to the South. The old dwellings along that linear route have been constructed on historically significant burgage plots, many of which remain intact. These plots house a number of early, Grade II listed properties, many of which are former merchant's houses. These buildings can be seen in The Green, Market Place and along East End and West End. In The Green, Tudor House is reputed to have been the home of John Fortey, an important wool merchant and benefactor to the church, whose brass can be seen there. (See the plan at Figure 2, which identifies the burgage plots. This plan also indicates the buildings associated with them as part of the medieval centre and the original Saxon settlement area.)

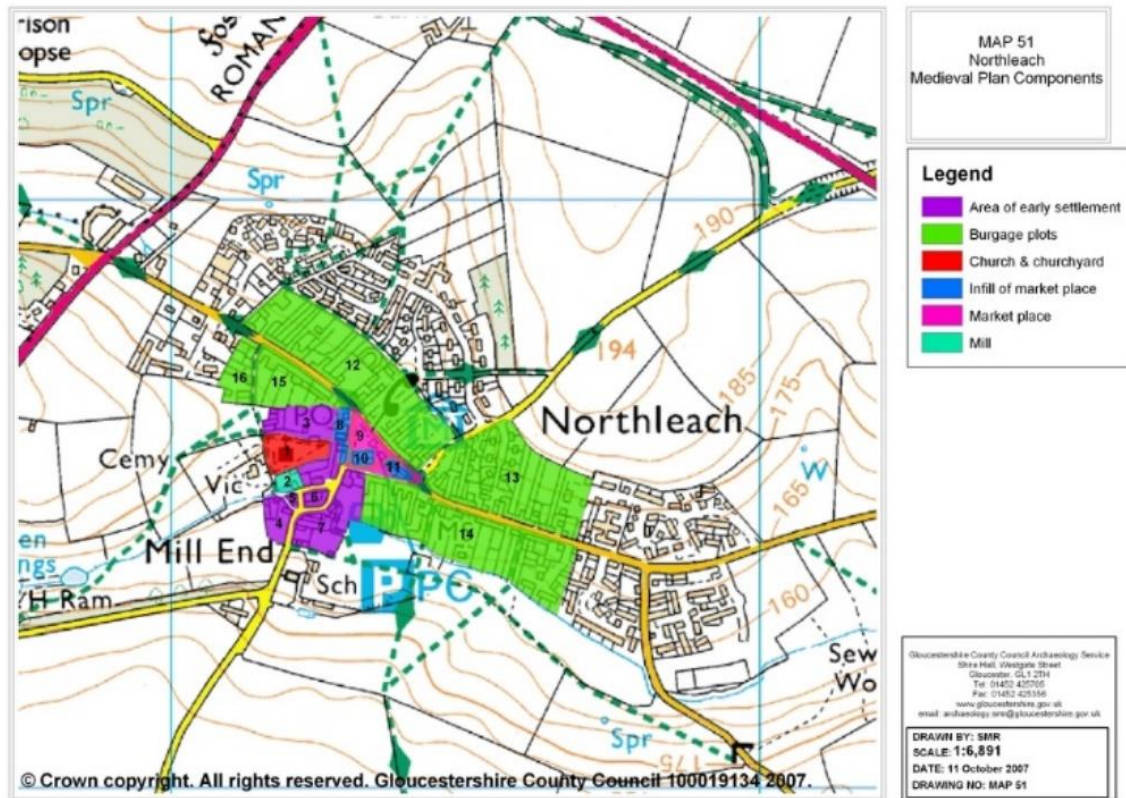


Figure 2: Medieval Plan Components

On some plots stand important former coaching inns, such as the Antelope, Kings Head House, Great Union House and The Great House (now Dover House). Dover House was built by the wool merchant Thomas Bush in the 1500s and given to the town by Lord Sherborne who also built the early 17th century Alms Houses towards the Eastern end of the town.

Opposite Dover House, on the North side of the road, is the town's original grammar school, Oak House, built in the 1500s by Hugh Westwood, another benefactor to the town. One of the school's pupils was James Bradley, who became Astronomer Royal in the 1700s.

Some of the original burgage plots have been sub-divided or conjoined. A number of them are easily visible from various points around the town, but particularly from the land to the South of town, running along and to the South of the river valley.

In addition to the original burgage plots and the buildings which have grown up on them, other significant buildings include the Victorian workhouse towards the East end of the town, the Brewery at the West End of the town and the Grade II\* listed prison situated at the very eastern edge of the town, just across the A429. It is a very fine example of an early model prison, conceived and built by Sir George

Onesiphorus Paul, a High Sheriff of Gloucester, in the 1790s to relieve prisoners of the insanitary “bridewells” in which prisoners were until then incarcerated.

The infant Leach, or Hampnett brook, rises out of the hill in the nearby hamlet of Hampnett. The river originally flowed openly through the prison, to provide it with water and on through the Town where it provided a local water supply. Its course is now culverted, but it flows along from West End, through the Market Place and The Green and then out into the playing field.

Set slightly to the east of the church is the town's old tithe barn and close by, to the south, the Town's old mill. The mill was fed by water from an artesian spring, which still runs through it and down the valley to the East. From its source at The Wellings, or Seven Springs, just off All Alone and close to the A429, the course of the water arising from the spring was altered to increase the power available to the mill by raising its course off the valley floor and onto to the valley side. The banks constructed for that purpose remain, so that the water continues to follow an artificial course until it passes under the mill.

To the east, this water flows into the valley bordering the southerly burgage plots and adjoining the King George V playing field and then into the Hamilton Meadow, given to the town by the Wills family. The tributary from the Wellings joins the river in the playing field.

Beyond the town, but within the parish, lie some other important local features. To the South East, off the Eastington road, lies the small settlement of Eastington. This is dominated by Eastington Manor, a Grade II\* listed manor dating back to the 1500s close to which are another small group of dwellings and farm buildings. To the East, along the valley, lies the hamlet of Lower End, part of Eastington.

To the North of the town lie the Northleach Downs, which remain in the ownership of the town. Now farmed, the Downs provide land on which those holding burgage plots would have a right to graze animals. Also to the North sit the two Scheduled Ancient Monuments at Newbury Hill Fort. The land extending out to the parish boundary provides for a mix of farming uses, for arable, cattle and, importantly, sheep, on which the town's early wealth was built. Criss-crossing this are numerous lanes, paths and tracks which provide good access to the surrounding area and important views over the town and surrounding area. Many old field boundaries still remain, together with an important network of traditional Cotswold stone walls.

It is all of this character and heritage which this Design Statement seeks to protect and enhance.



## 5. OVERVIEW OF THE BUILT ENVIRONMENT

The medieval layout of the town is immediately apparent from an aerial view and from old maps. Original burgage plots are evident in old town houses whose plots range from the Market Place and High Street onto Back Lane and from those which back onto the playing field and the meadow.

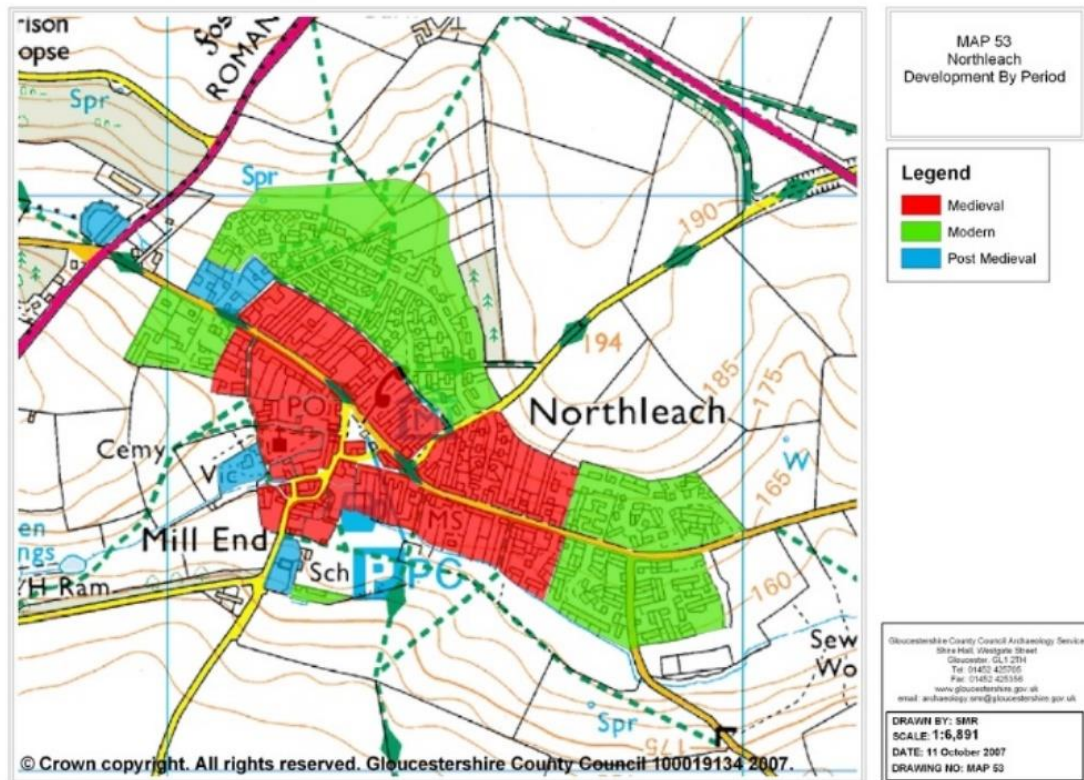


Figure 3: Historical Development Map of Northleach

A good number of the original medieval plots remain intact but some have been lost over the years altogether and others have been broken up. Some have become double width plots as properties have amalgamated. The Victoria County History notes that in 1551 there were 23 full burgages, 32 half burgages and 4 quarter burgages with several amalgamations of plots to create houses with larger street frontages. Minor alleys run between or behind some of the burgage plots.

The constricted valley site was unsuitable for laying out large gardens, so there are no very large private houses. The houses almost all front the main street and Market Place, where the more important were at one time coaching inns and in some cases the premises of wool merchants.

Today, the Market Place provides an important community hub with bus stops and parking in its centre (below right) and a number of shops around its edge as well as the adjoining area on The Green. The War Memorial is also found here (below left)



This photographic overview of the Market Place, currently dominated by tarmac, shows the potential for some reordering so as to restore a more rural, and natural feel worthy of its medieval origins.

Just beyond the Market Place, heading east to the corner of Farmington Road, stands what remains of the Great House. Part of this listed medieval property was demolished to allow for the widening of Farmington Road. The Great House is an important heritage asset and was once a gift to the town from the Dutton family. It is currently in a very poor state.



Further along East End are the Duttons Alms Houses (below left), built for the town in the early 1600s in the local vernacular. There then follows the Victorian workhouse (now a care home for the elderly) and its chapel (below right).



From East End, modern developments run down towards the Leach in the shape of Cooks Court, Meadow Court, Bridle Close, Dutton Leys, Crail View and Westwoods. At the East end of the town, on the Northern boundary, is the Nostle Estate.



Looking West, there are very poor examples of utilitarian architecture wholly out of keeping with the environment, in the shape of the disused ambulance station and the fire station, both built in 1964 and described by David Verey and Alan Brooks in "Buildings of England" as an "unexpected cubist incident with flat roofs". The Fire Station tower also helps to obscure views of the church.

To the west and north of the town lie the modern estates of Shepherds Way, Antelope Paddock, and those branching out from Midwinter Road. These are of varying quality, the most recent being the most sympathetic to the AONB. The former council housing at the northern border of the town is perhaps of the least architectural merit but also amongst the most visible development in views from around the town.

The surrounding countryside affords many views both from the town and of the town. There are many views of the church from above the town and from within the valley. Similarly, there are views of the existing development which indicate something of the age and history of the town and others which are out of keeping with it.



## 6. ARCHITECTURAL FEATURES

The Town's most important buildings, the church of St Peter & St Paul and the Old Prison are Grade 1 and Grade 2\* listed, respectively. The remaining Grade 2 listed properties are shown at Appendix 2 and the Conservation area at Appendix 1.



Running towards the Market Place, West End contains a fine set of listed properties of many varying styles with frontages of varying ages (left). The listed properties continue into the Market Place and The Green and along to East End as well as into Mill End and areas around the church (below left and right).



The old properties show great individuality and many interesting historical features, some detailing of which appears below. These provide a varied and interesting street scene which is an essential ingredient of the Town's unique heritage.



Above, a Cotswold eye (above left) and mullioned window (above right), although timber framed windows are more typical (next page).





Although properties are largely in character with their surroundings, they are at risk from unsympathetic alteration out of keeping both with the buildings themselves and in the context of a medieval market place. (Note the modern style dormer in the upper storey of this listed property.)



Examples are also shown in the shape an unsympathetic addition to the vernacular stone and Cotswold stone slate bus shelter (below left) and in the introduction of out-of-proportion plastic frames to an otherwise wooden framed window (right). A similar clash of cultures appears at other points on the main street with similarly inappropriate alterations to older listed and unlisted properties.



Some attempts have been made at reflecting the existing heritage when alterations have been made as evidenced by the introduction of heritage lighting into the Market Place street scene.



The modern estates and developments are of varying quality, the earliest again using poor imitations of natural materials and the latest using natural stone. Most are of formulaic design, with repeated house types and styles. Few make any architectural reference to the local vernacular style.

The photograph, below left, shows the view from the Westwoods estate looking towards the Nostle estate. Part of the same estate, on the road above, the dwellings echo the style of nearby farm buildings (photograph, right)



To the south west are the modern developments at Shepherds Way and Antelope Paddock. Some attempt has been made here to be sympathetic to the town's traditional architecture, but Shepherds Way in particular (next page) lacks the use of natural materials utilising instead poor quality imitation stone. The result is an unsympathetic relationship to the Grade 1 listed church and Conservation Area. These buildings form a poor entrance to the town and a poor introduction to the adjacent historic buildings.



Left, the older estate houses at Farmington Rise, viewed from the top of School Hill and, right, the church obscured by modern development at Shepherds Way.

Happily, there are also examples of developments that seek to reflect the local heritage, whether refurbishments of old buildings or as more modern new build. The redevelopment of the former garage site, whilst not particularly sympathetic to its setting, (below left) and the refurbishment of buildings in the Post office yard (below right) are such instances as is the refurbishment and redevelopment of the Old Brewery.



Heritage properties are generally of stone construction with slate or stone tiles. Several houses built before 1600 have exposed timber-framed upper storeys. In many cases it should be possible to use natural stone cost-effectively in new development.

Consideration of the heritage of the town and visual impact when choosing materials e.g. as a minimum high quality non-natural roof tiles should be encouraged. Local stone quarries at Farmington and Naunton produce pre-chopped building stone.

It should be noted that blue slate roofing is not reflective of the vast majority of buildings in the AONB. In the context of the Cotswolds, this is a more modern building material and has generally been used as a cheaper alternative to stone. Its use should be restricted and generally discouraged in favour of stone or a high quality artificial stone, particularly where buildings need to reflect the cultural heritage of the Cotswold AONB.

A good example of design is found at the Sly Trust development, behind West End. Local residents Joyce and Enid Sly formed the J W Sly and Sons Charitable Trust to provide affordable housing for the people of Northleach. The terrace of six affordable homes were built on land where the family firm, J W Sly and Sons, was originally based, and are available to rent to local residents. The buildings are high-quality, sustainable housing, that respect and complement its historical setting.

They were given an award by CPRE, The Campaign for the Protection of Rural England, in 2015. The award citation is "For bringing new life to the medieval fabric of Northleach by providing exceptionally well designed and detailed affordable housing that avoids pastiche, and the recreation of a public open space linking West End to Back Lane, and which is a significant exemplar for small scale residential design".



In July 2016, they were West of England winner of the Building Excellence Awards of 2016 as "Best Social or Affordable New Housing Development" for "building excellence in the delivery of outstanding construction and workmanship".

It is design of this standard or better that this Design Statement seeks to encourage.



## 7. OVERVIEW OF THE SURROUNDING COUNTRYSIDE

Northleach is set entirely within the Cotswold Area of Outstanding Natural Beauty. The town's setting at the head of the River Leach is exceptional. It affords magnificent views down the valley towards Eastington and, from the surrounding countryside, back towards the old town and the church, which stands on a high point in the Town. These views should be preserved.



Above - View along the valley to the West of the town.

Although the Parish contains no sites designated as being of international importance, such as Special Protection Areas, the Parish does contain areas of deciduous woodland identified as Biodiversity Action Plan priority habitat, situated to the North of the existing built up settlement edge. This habitat is important for protected bird species.

The town is surrounded by open green spaces and woodlands, with wide views up its surrounding valley and across to the church. Sheep and cattle are often grazed on the surrounding hills immediately adjacent to the town affording a sense of immediate connection to the surrounding country.

People's connection with nature can increase their health and well-being, one of the range of social, economic and environmental services provided by the natural environment without which society could not function.

Right: the view down Eastington Road, into the valley.

The Town provides easy access to recreation areas on the King George V playing field and in the adjoining Hamilton Meadow. Many walks and cycle routes also run from the town, within a minute or two from the centre. The surrounding countryside is largely open grazing and arable land. The river provides a good habitat for animal and bird life which may often be seen along the valley



There is a good range of public and informal internal footpaths actively used by dog walkers and for recreational exercise. Footpaths run externally north-west towards Turkdean, north-east towards Farmington, South towards Eastington, south-west towards Chedworth and west to Hampnett.

To the south of the Town runs Helen's Ditch, an ancient path which currently forms part of the Diamond Way and offers an excellent view down on to the Town (see image, below). The Macmillan way also runs to the West of the Town.

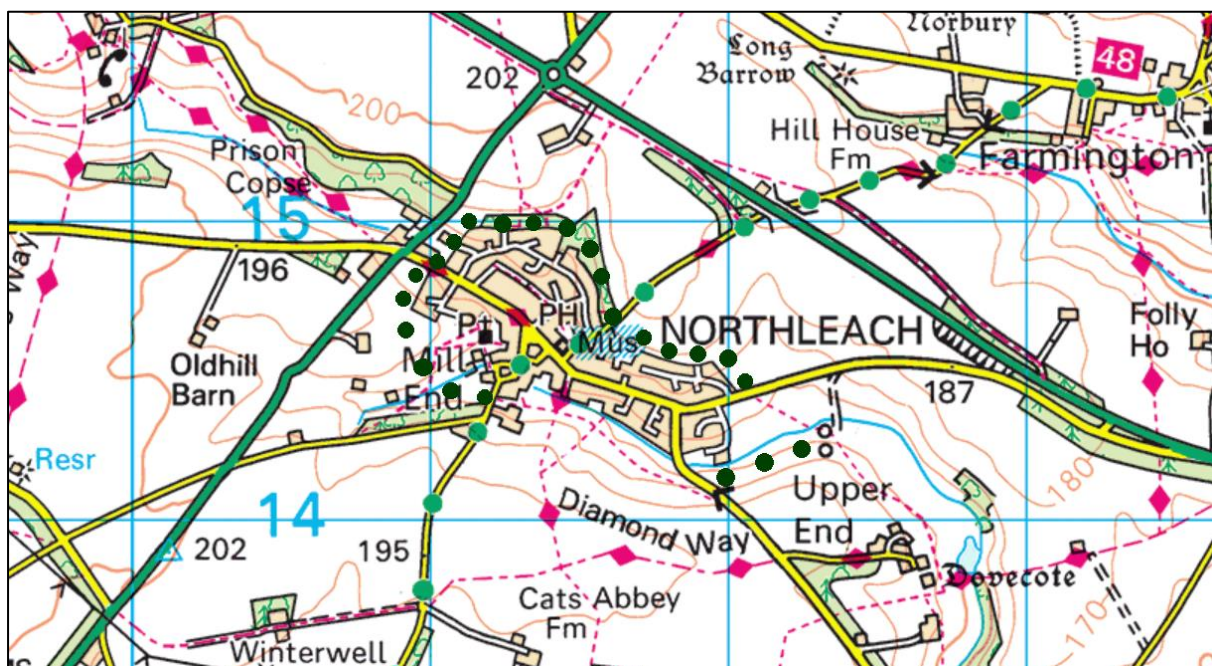




Planning for new and existing communities provides real opportunities to protect and enhance the intrinsic and practical value of the natural environment. One way this can be achieved is through the creation of “green infrastructure”.

Green infrastructure is about development going hand in hand with the protection and enhancement of existing environmental assets and the creation of new ones. By linking the environment into the planning process, good development will produce options for a strategic and linked, multifunctional network of spaces with benefits for people and wildlife.

Green infrastructure is to be encouraged as part of any development and as part of the future protection and development of the Town. The Town's valley setting creates the potential for a “green ring” around it to be developed over time and to assist with the Town's connectivity to lanes and footpaths in the remainder of the Parish and beyond. Particular opportunities are shown on the map below (dark green dots).



Contains Ordnance Survey data © Crown copyright and database rights 2016

Much of the potential “green ring” route has been walked for many years, either on formal footpaths or informally. Providing for such a ring around the town would allow the whole of the town and its immediate countryside to be walked and enjoyed without the need to use the roadways, which are without footpaths save through the town itself. The route on the map is merely indicative but completion of such a ring is encouraged as an adjunct to any future development and would form a link with and extension to the routes provided by existing formal footpaths. Much of it affords fine views of the town and church.

## **8. COMMUNITY LIKES AND DISLIKES**

The open day on 5 July 2014 which sought views on the town and its surroundings produced a clear consensus on those things that are liked and disliked. Similar views were expressed in replies to the Town survey.

In terms of the town's setting typical comments related to the importance of the views, the view of the church being described as "iconic".

There was a clear wish for the preservation of the area's landscape features and its rural feel. One typical comment referred to the importance of the skyline, the importance of the setting of the town, the quality of the environment and the setting of the church. Another referred to the importance of incorporating the green views and natural landscape into any new development.

Comments on the built environment were also largely similar and clear. There was a clear wish to ensure the use of natural materials and sympathetic design as well as sympathetic use of older buildings and also to ensure that the approaches to the town were sympathetic to the landscape and to the built heritage. "Design features and landscape features that are in keeping with the quality of the environment" is a response which provides a summation of the general views.

In particular, there was a condemnation of the design of the Fire and Ambulance station. "The fire station is awfully ugly", was one comment. "A major distraction" was another. It is clearly considered a poor advert for the entrance to the town. There was also negative comment on aspects of the Market Place and the bus shelter.

The State of the Parish report was published in October 2014 following extensive community consultation. An excellent response rate of 38.1% (313 out of 820 households) was achieved and informs the Northleach Neighbourhood Plan and this Design Statement. The community accepts that new development will take place, but not at the expense of damaging the unique character of Northleach. They, quite correctly want to see local infrastructure improvements in tandem, such as improved car parking, educational improvements and more employment.

## **9. GUIDELINES FOR FUTURE DEVELOPMENT**

The natural environment in which the town is set, in the centre of the AONB, and the importance of the heritage evidenced by its wealth of listed buildings and its Conservation Area demand that great care be taken to preserve that environment and the heritage already recognised by its listed buildings and buildings within the Conservation Area.

The Town's primary assets include:

- The Parish Church of St Peter and St Paul
- The Market Place
- A wealth of Grade 2 listed and historic buildings together with their burgage plots
- The Old Prison and House of Correction
- A fabulous local landscape

The guidelines below are intended to be read in conjunction with the Cotswold Design Code and are intended to encourage and assist in the preservation of the environment and heritage.

They are intended to apply whether considering alterations to listed buildings, works within the Conservation Area or otherwise within the Parish and AONB, which covers the whole of the Parish, and whether or not the works under consideration require planning permission or listed building consent.

Design Statement Guidelines:

### **DSI. Alterations and development within the Conservation Area**

1. The erosion of the historic value of buildings in the Conservation area by alterations which neither conserve nor enhance buildings or their grounds or curtilages in the Conservation Area is to be avoided.
2. Design should be sensitive to location, sympathetic to the surrounding buildings many of which may be listed so as to ensure alterations conserve or enhance the quality of the area. Alterations to the infrastructure, for example, signage, lighting, footpaths or roadways should respect the surrounding heritage.
3. Materials should respect the heritage of the buildings and locality, using for example the appropriate Cotswold stone, correctly laid and mortared, appropriate doors and window frames and roofing materials. Reconstituted stone and synthetic materials should be avoided unless appropriate to a building and its setting. Similarly, although there has over the last century or so been some use of blue slate as a substitute for stone roof tiles, replacement of stone

tiles with slate should be avoided. Blue slate may however be acceptable on outbuildings and extensions where this reflects the local tradition.

## **DSII. Alterations to other buildings and other new development**

- Outside conservation areas, design should be sympathetic to any adjoining listed building, countryside or Conservation Area and should strive for the highest quality of design and materials.
- Development should not obscure or compromise key views of the surrounding landscape or important buildings, for example, views to the church.
- Gardens essential to the settings of houses and cottages should not be used for new dwellings. Burgage plots should wherever possible be retained intact and where that is not possible evidence of their existence should be apparent.
- Developments should be of a density which reflects the character of the locality. They should provide good quality internal and external space, and those adjacent to open country should provide a gradation into the surrounding countryside.
- Materials should be sympathetic to the natural environment and built heritage. Traditional natural materials should be used wherever possible and as a matter of course on public facing aspects.
- Designs should reflect the built heritage in both design of the building and layout of the plot, ensure variety and avoid formulaic standardised design.
- Infrastructure improvements, alterations or additions should similarly reflect the local built heritage and landscape. Civic clutter, and non-essential markings and signs should be avoided wherever possible and otherwise should be in keeping.
- Lighting should wherever possible avoid light pollution.
- Wherever possible, easy pedestrian access should be incorporated into any new development.
- Green links should be maintained and new links encouraged, with appropriate signage and facilities for access.
- Development should not adversely impact on the sense of community in the town centre.
- Development should fully assess and manage the impact of additional vehicle movements and parking requirements, and should provide adequate off-street parking to service its own requirements. Car parking space widths should meet Lifetime Homes standards<sup>1</sup>.
- Traditional hedgerows and Cotswold stone walls should wherever possible be preserved, created and appropriately maintained and managed.

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<sup>1</sup> Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width. <http://www.lifetimehomes.org.uk/>

We hope that this Design Statement will assist in informing future development and change. The Parish has a wealth of assets which together create its unique beauty; its medieval market place, location within the centre of the AONB, grade 1 listed wool church, its many listed buildings, many of which owe their existence to the wealth created for the town by its international importance in the wool trade. Added to this are its setting in the river valley, its links with the outlying settlements and network of footpaths together with the views afforded in, around and over the town.

The town has suffered some examples of poor development over the years, even within or immediately adjacent to its Conservation Area, not least its fire and ambulance station. Some permitted development is clearly inappropriate to its setting and the market place in particular requires improvement.

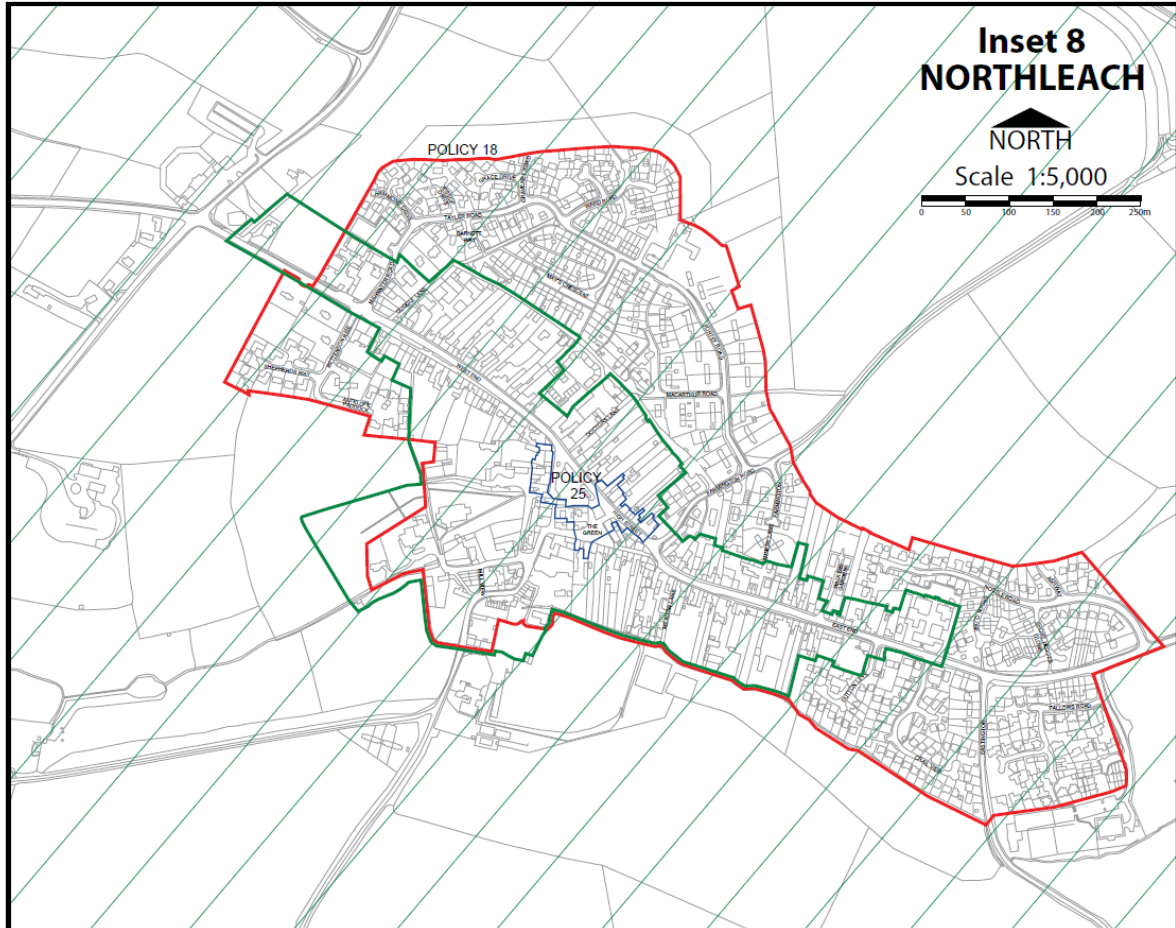
We urge all who are contemplating development, repair or alterations to be mindful of our unique heritage in planning and executing any work, whether or not permission is required, so that the new properly complements the old.



## Appendix I: Conservation Area Map

Saved policies map from Cotswold District Council's Local Plan.

The green line indicates the extent of the Conservation Area in Northleach



## Appendix II: Heritage Listings

<https://historicengland.org.uk/listing/the-list/results?q=northleach%20with%20eastington&searchtype=nhlesearch&searchResultsPerPage=100>

All addresses are in Northleach with Eastington, Cotswold, Gloucestershire.

<b>List Entry Number:</b>	<b>Heritage Listing Category:</b>	<b>Location:</b>
1090393	Grade: II	K6 TELEPHONE KIOSK, Market Square, Northleach
1090442	Grade: II	THE OX HOUSE, The Market Place, Northleach
1090443	Grade: II	THE POST OFFICE, The Market Place, Northleach
1090444	Grade: II	COTTESWOLD HOUSE, The Market Place, Northleach
1090445	Grade: II	GROUP OF 3 MONUMENTS IN THE CHURCHYARD OF THE CHURCH OF ST PETER AND ST PAUL, C9M SOUTH OF SOUTH-WEST CORNER OF SOUTH AISLE, Off The Market Place, Northleach
1090446	Grade: II*	MONUMENT IN CHURCHYARD OF CHURCH OF ST PETER AND ST PAUL, C4.5M SOUTH OF SOUTH AISLE, Off The Market Place, Northleach
1090447	Grade: II	UNIDENTIFIED MONUMENT IN THE CHURCH-YARD OF THE CHURCH OF ST PETER AND ST PAUL, C 14M SOUTH OF SOUTH CORNER OF CHANCEL, Off Market Place, Northleach
1090448	Grade: II	CHURCH BARN, Off The Market Place, Northleach
1090449	Grade: II	CORSTON COTTAGE, West End, Northleach
1090450	Grade: II	LYON COTTAGE, West End, Northleach
1090451	Grade: II	THE ANNEX, West End, Northleach
1090452	Grade: II	ANTELOPE COTTAGE, West End, Northleach
1090453	Grade: II	LANE HOUSE, West End, Northleach
1090454	Grade: II	UNIT 1, COALYARD FARM, West End, Northleach
1090455	Grade: II	THROSSELLS COTTAGE, West End, Northleach
1090456	Grade: II	GREYSTONES, West End, Northleach
1090457	Grade: II	MALT COTTAGE, MALT HOUSE, WEST END, MALT COTTAGE, West End, Northleach
1090458	Grade: II	WEST END, West End, Northleach
1090459	Grade: II	THE WHEATSHEAF HOTEL, West End, Northleach
1090460	Grade: II	KING'S HEAD COTTAGE, West End, Northleach
1090461	Grade: II	THE OLD BANK HOUSE, West End, Northleach
1090468	Grade: II	COTTAGE FARM

1090469	Grade: II	HILL HOUSE FARM
1090470	Grade: II*	THE OLD PRISON, FORMERLY NORTHLEACH HOUSE OF CORRECTION, Museum Of Rural Life, A429
1090471	Grade: II	AMBERLEY HOUSE, East End, Northleach
1090472	Grade: II	CHAPEL C10M WEST OF NORTHLEACH HOSPITAL, East End, Northleach
1090473	Grade: II	STONECOTE, East End, Northleach
1090474	Grade: II	OLD TIMBERS, East End, Northleach
1090475	Grade: II*	EASTINGTON MANOR, Eastington
1090476	Grade: II	NARBONNE HOUSE, The Green, Northleach
1090477	Grade: II	TUDOR HOUSE, The Green, Northleach
1090478	Grade: II	COTSWOLD HOUSE, High Street, Northleach
1090479	Grade: II	THE GABLES, High Street, Northleach
1090480	Grade: II	THE UNION, High Street, Northleach
1090481	Grade: II	THE RED LION, High Street, Northleach
1090482	Grade: II	BRUNSWICK COTTAGE, High Street, Northleach
1090483	Grade: II	BRUNSWICK HOUSE, High Street, Northleach
1154841	Grade: II	BARN C50M NORTH-WEST OF HILL HOUSE FARM
1154890	Grade: II	DOVER HOUSE, East End, Northleach
1154919	Grade: II	PHIPP'S YARD, East End, Northleach
1154990	Grade: II	THE OLD COACH HOUSE, East End, Northleach
1155006	Grade: II	LOWER END FARM, Eastington
1155074	Grade: II	GREENDALE, The Green, Northleach
1155110	Grade: II	NO 4 WALTON HOUSE, High Street, Northleach
1155146	Grade: II	FARRIER'S, High Street, Northleach
1155166	Grade: II	COUNTRY FRIENDS, High Street, Northleach
1155185	Grade: II	MARKET HOUSE, High Street, Northleach
1155194	Grade: II	CONGREGATIONAL CHURCH, High Street, Northleach
1155200	Grade: II	WEST HOUSE, HIGH STREET, NORTHLEACH
1155377	Grade: II	ROSE FAMILY MONUMENT IN THE CHURCHYARD OF THE CHURCH OF ST PETER AND ST PAUL, C10M EAST OF CHANCEL, Off The Market Place, Northleach
1155395	Grade: II	SHEPHARD FAMILY MONUMENT IN THE CHURCHYARD OF THE CHURCH OF ST PETER AND ST PAUL C20M NORTH-EAST OF CHANCEL, Off The Market Place, Northleach
1155415	Grade: II	HOUSE OCCUPIED BY MRS HAINES, West End, Northleach
1155430	Grade: II	PROSPECT COTTAGE, West End, Northleach
1155456	Grade: II	THE ANTELOPE, West End, Northleach

1155461	Grade: II	GATE PIERS ADJOINING ANTELOPE CORNER AND ANTELOPE COTTAGE (UNDER OWNERSHIP OF THE ANTELOPE), West End, Northleach
1155468	Grade: II	ORCHETON, West End, Northleach
1155474	Grade: II	WEST END HOUSE, West End, Northleach
1155489	Grade: II	COALYARD FARMHOUSE, West End, Northleach
1155515	Grade: II	LITTLE WALTON, West End, Northleach
1155523	Grade: II	THE COTT, West End, Northleach
1155559	Grade: II	SUNBEAM, West End, Northleach
1155600	Grade: II	KING'S HEAD HOUSE, West End, Northleach
1249403	Grade: II	NORTHLEACH HOSPITAL, East End, Northleach
1263755	Grade: II	STREET WALL AND RAILINGS AT NORTHLEACH HOSPITAL, East End, Northleach
1303289	Grade: II	THE OLD FORGE, West End, Northleach
1303306	Grade: II	DEVON HOUSE, West End, Northleach
1303319	Grade: II	OUTBUILDING BEHIND MALT HOUSE, West End, Northleach
1303347	Grade: II	THE GABLE COTTAGE, West End, Northleach
1303378	Grade: II	CRADDOCK HOUSE, West End, Northleach
1303504	Grade: II	COLLEGE HOUSE (EAST WING), COLLEGE DENE AND PART OF GARDEN WALL, 1-2, THE GREEN, COLLEGE HOUSE, The Green, Northleach
1303532	Grade: II*	DOVECOTE C20M SOUTH OF EASTINGTON MANOR, Eastington
1303545	Grade: II	THE MULLIONS, EAST End, Northleach
1303564	Grade: II	MANOR COTTAGES, East End, Northleach
1303586	Grade: II	UNION COTTAGE, East End, Northleach
1303595	Grade: II	DUTTON'S ALSMSHOUSES AND ATTACHED WALL, 1-4, East End, Northleach
1340763	Grade: II	ANTELOPE CORNER, West End, Northleach
1340764	Grade: II	ROGERSTONE, West End, Northleach
1340765	Grade: II	THE GUGGLE, West End, Northleach
1340766	Grade: II	NOS 1 AND 2 (GABLED COTTAGE FORMERLY OCCUPIED BY J MUSTOW AND J H MUSTOW RESPECTIVELY), 1-2, West End, Northleach
1340771	Grade: II	WINTERWELL BARN, Northleach with Eastington
1340772	Grade: II	MANOR COTTAGE, EAST END, THE MANOR HOUSE, EAST END, MANOR HOSE ANNEX AND ATTACHED WALL, EAST END, NORTHLEACH VILLAGE [sic]
1340773	Grade: II	THE VINERIES, East End, Northleach



1340774	Grade: II	ABDALE HOUSE, EAST END, FAWLEY HOUSE, EAST END, Northleach
1340775	Grade: II	BRIAR, EASTINGTON
1340776	Grade: II	W J CASTLE, BUTCHER, The Green, Northleach
1340777	Grade: II	SYCAMORE COTTAGE, High Street, Northleach
1340795	Grade: II	THE OLD WOOLHOUSE, The Market Place, Northleach
1340796	Grade: II	DOCTORS COMMONS, The Market Place, Northleach
1340797	Grade: I	CHURCH OF ST PETER AND ST PAUL, Off The Market Place, Northleach
1340798	Grade: II	PAGE MONUMENT IN THE CHURCHYARD OF CHURCH OF ST PETER AND ST PAUL C1.5M SOUTH OF SOUTH AISLE, Off The Market Place, Northleach
1340799	Grade: II	POWELL FAMILY MONUMENT IN THE CHURCHYARD OF THE CHURCH OF ST PETER AND ST PAUL, C12M NORTH-EAST OF CHANCEL, Off The Market Place, Northleach
1340800	Grade: II	MIDDLE COTTAGE, West End, Northleach
1340801	Grade: II	FAIRHOLME, West End, Northleach
1003350	Scheduling	NORBURY CAMP, Farmington
1017075	Scheduling	BOWL BARROW, KNOWN AS NORBURY CAMP ROUND BARROW, 220M SOUTH EAST OF FOSSELEIGH
1000770	Park and Garden Grade: I	LODGE PARK, Aldsworth, Cotswold, Gloucestershire

This list is correct as at December 2016 but new listings may be added at any time.