

Kemble and Kemble Station
Conservation Areas
Appraisal and Management Guidance

September 2016



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1.0 INTRODUCTION

Purpose

- 1.1 The purpose of this appraisal and management guidance is to provide an assessment of the Kemble and the Kemble Station Conservation Areas. It is hoped that it could be adopted by Cotswold District Council, the local planning authority, as a Supplementary Planning Document (SPD).
- 1.2 There is no up to date appraisal at present. That, in itself, represents a significant risk to the character and appearance of the two conservation areas and the historic buildings within them.
- 1.3 Accordingly, this document identifies the special character and appearance of the conservation areas. It provides advice and guidance, to the owners and occupiers of buildings in both areas, and to the Council, about the way in which the area could be managed in order to conserve and enhance its character.
- 1.4 This document has been produced by the specialist heritage team at Montagu Evans under the guidance of its head Dr Chris Miele. Dr Miele was assisted by Dr Timur Tatlioglu. Brief particulars of their qualifications and experience are set out in **Appendix 2.0**.

Statutory Provisions and Planning Policy Background

- 1.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the "1990 Act") states that every local planning authority:
- "shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."* [Section 69 (1) (a)]
- 1.6 From time to time authorities will review the extent of conservation area designation within their districts [Section 69 (2)].
- 1.7 Section 72 of the 1990 Act also specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.
- 1.8 The production of this appraisal satisfies the requirements of the legislation and provides a firm basis on which applications for development within the Kemble and the Kemble Station Conservation Areas can be assessed.
- 1.9 The National Planning Policy Framework (NPPF) stresses the value of a clear and comprehensive appraisal of the special character which justifies the designation of a conservation area as a sound basis for development control decisions within the area and the formulation of proposals for its preservation and enhancement.

- 1.10 The Kemble and the Kemble Station Conservation Areas Appraisal has been prepared in accordance with relevant guidance set out in:

- Guidance on Conservation Area Appraisals, Historic England (then English Heritage) (2006)
- Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (2016)

- 1.11 This appraisal has also been prepared with regard to the statutory framework, the NPPF and the Development Plan:

- Sections 16 (2), 66 (1) and 72 (1) of the 1990 Act.
- The Cotswold District Council Local Plan 2001-2011 (adopted 2006) – Policies 13 and 15;
- Emerging Local Plan;
- Chapter 12 of the NPPF, Paragraphs 131-135, 137-138.

2.0 LOCATION, DESIGNATIONS AND BOUNDARIES

Location

- 2.1 The village of Kemble is situated four miles south-west of Cirencester, either side of the A429 between Cirencester and Malmesbury. It is located in undulating countryside, at the head of the Upper Thames valley, and is the nearest village to the traditional source of the River Thames.
- 2.2 Although historically located in Wiltshire, the village is now located in Gloucestershire and within the boundary of Cotswold District Council. The county boundary runs through the nearby Kemble Airfield, lying to the south-west of the village.
- 2.3 The historic development of the village and its rapid recent growth can be seen in the historic maps at Appendix 1.0.

Designations (Plate 2.1)

Kemble Conservation Area

- 2.4 Kemble Conservation Area was designated on 17 February 1981. The boundary was reviewed and extended on 25 September 1990 and comprises two areas that straddle the A429. To the south-east, the older part of the village includes a range of buildings from traditional Cotswold stone cottages along West Lane and Church Road to Victorian properties on Limes Road and School Road and the Church of All Saints', a landmark building of great importance. The part to the north of the A429 is centred on Biddulph Cottages and is prominent from the road.

- 2.5 The area includes no less than fourteen listed buildings:

- Barn 20m North East of No. 128 (Grade II)
- 126 and 127, Old Vicarage Lane (Grade II)
- 157-160 Church Road (Grade II)
- Church of All Saints (Grade II* - upgraded from Grade II on 12 February 2016)
- Home Farmhouse (Grade II)
- Kemble House (Grade II)
- The Pigeon House (Grade II)
- Bank Cottage (Grade II)
- Barn about 25m to the south-east of Kemble Lodge (Grade II)
- Barn at Home Farm (Grade II)
- Unidentified monument, about 4m north of north-west tower buttress in Churchyard of All Saints (Grade II)
- 134 and 135 West Lane (Grade II)
- Barn and Former Stable at the Pigeon House, north-east of house (Grade II)
- War memorial near Church of All Saints (Grade II)

Kemble Station Conservation Area

- 2.6 Kemble Station Conservation Area is 7.2 acres (2.9 ha) and was designated on 20 November 1990. The area comprises Kemble Station built in 1882, which lies on the Great Western Railway engineered by Isambard Kingdom Brunel (1806-1859).

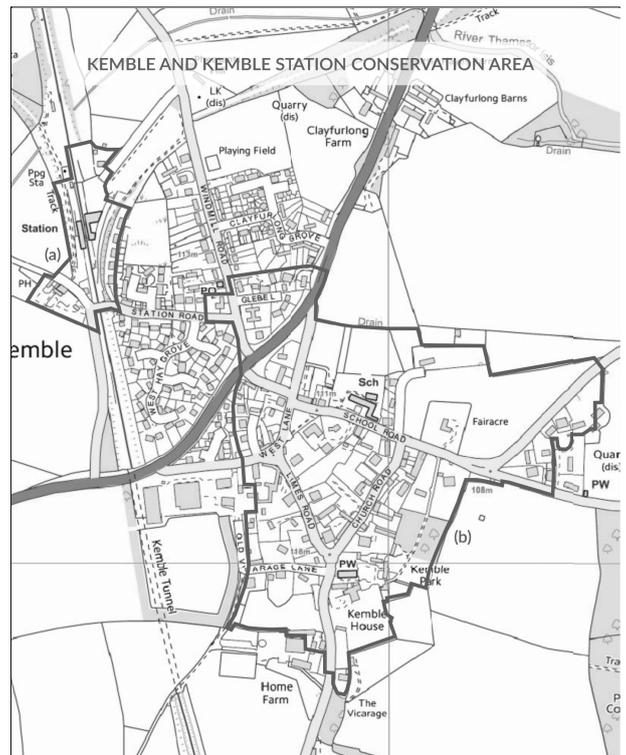


Plate 2.1: (a) Kemble Station and (b) Kemble Conservation Area Boundaries

- 2.7 The railway has played an important role in the history of the village. That role remains today as Kemble is within easy commuting distance to London. However, opportunities for residential growth presents a potential risk to the preservation and enhancement of the character and appearance of both conservation areas, and their settings.

2.8 The area contains three listed buildings:

- Kemble Station (Grade II)
- Water Tank on West Platform of Kemble Station (Grade II)
- Bridge over the railway (Grade II)

Boundaries

2.9 The boundaries for both conservation areas are tightly drawn to the areas noted above and as shown in **Plate 2.1**.

2.10 The boundaries do not include the following notable buildings or elements of setting:

- The historic primitive Methodist Chapel on Washpool Lane;
- The historic parkland landscape associate with Kemble House; or
- The open land covering the railway tunnel to the south-west of the village.

2.11 These elements are all historically significant features of the village, and make a valuable contribution to its special interest. Accordingly, we are recommending an extension to the Kemble Conservation Area boundary to incorporate further areas that contribute to the special interest.





3.0 HISTORICAL DEVELOPMENT

The Village of Kemble

- 3.1 The name Kemble is most likely derived from the early Saxon word meaning "boundary" and it is likely that the first settlement on the site came after the Roman withdrawal from Britain in 410AD. From that time the Saxons moved into the South Gloucestershire area and established themselves at permanent settlements in Poulton and at Avening.
- 3.2 The earliest artefacts found in Kemble are late Neolithic or early Bronze-Age flints found from excavations undertaken in Clayfurlong Grove in 1989. In 1992-93 a full excavation of the southern remaining part of West Hay field was carried out prior to the building of the 'Oaks' estate and Iron-Age and Angle-Saxon burials were discovered along with various objects of those periods. These complemented the Roman and Romano-British graves excavated at Fosse View House in 1983 and 1990.
- 3.3 Archaeological excavations have identified Anglo-Saxon burials on West Lane dating from the seventh century.
- 3.4 The village was mentioned in the Domesday Book (1086) as comprising thirty villagers and fifteen cottagers on land held by the Abbot of Malmesbury.
- 3.5 Historically, Kemble was closely associated with the nearby villages of Ewen and Poole Keynes which were incorporated into Gloucestershire from Wiltshire in 1897.
- 3.6 Kemble remained agricultural through the medieval and post-medieval period and by the turn of the nineteenth century had become quite a typical Cotswold village (Plate 3.1). It included a church, vicarage, school, smithy and a local quarry. On the edge of the settlement (built in 1900) was a primitive Methodist Chapel, a building type that had become more common in rural areas as the eighteenth century progressed.
- 3.7 The principal buildings of importance were All Saints Church with its thirteenth century tower and fifteenth century spire, and Kemble House, built in the seventeenth century. The latter is a fine example of a Cotswold stone manor house.
- 3.8 Until the passing of the Enclosure Act of 1772 there were 1500 acres of common land and pasture in the parishes of Kemble and Poole Keynes. These were divided by the Commissioners appointed under the Act between Charles Westley Cox, his wife Elizabeth, the incumbents of the parishes of Kemble and Poole and a further six freeholders.
- 3.9 Elizabeth Anne Cox, daughter of Charles and Elizabeth, married Robert Gordon (c.1786-1864), a Member of Parliament for Cricklade, Dorset, and became the Secretary to the Treasury. He owned several estates including one in Scotland, and had residences at Hill Street, London, along with his main address at Kemble House.
- 3.10 The character and form of the village was heavily influenced by the arrival of the railway in 1841. Engineered by Brunel, the Swindon to Cheltenham line was constructed in the context of strong local interest from Robert Gordon in seeking to minimise its impacts.

- 3.11 The proposed route bisected Gordon's land and would have dramatically altered the appearance and setting of the village.
- 3.12 Gordon agreed to the intervention on certain conditions: first, for the line to be hidden by a deep cutting/tunnel; and secondly, that the railway would build a bridge over the Thames for the village.
- 3.13 The resulting agreement deliberately and carefully reduced the potential impact on the appearance of the village and its setting to the west.
- 3.14 In 1882, the new station buildings were constructed in the northern part of the village.
- 3.15 The 1885 Ordnance Survey Map illustrates the layout of Kemble around this time. Kemble House and All Saints Church remain the principal buildings within the village with sporadic ribbon development and scattered properties populating main roads and fields.
- 3.16 A clear division can be seen between the historic part of the village and the new station, with Kemble Windmill located a short distance to the east.
- 3.17 John Marius Wilson's *Imperial Gazetteer of England and Wales* (1870-72) neatly summarised Kemble's situation and key features:

"KEMBLE, a parish in the district of Cirencester, and county of Wilts; at the Cirencester Junction station of the Cheltenham and Great Western railway, and on the Thames and Severn canal, adjacent to Gloucestershire, 4 miles SW of Cirencester. It includes the tythings of Ewen and Wick; and its post town is Cirencester. Acres, 3, 600. Real property, with Poole, £7, 002. Rated property of K. alone, £3, 840. Pop., 466. Houses, 80. The property is divided among a few. The manor belongs to Miss Gordon.

*An affluent of the Thames rises here; and the water of it is raised, by a steam-engine, to supply the Thames and Severn canal. The living is a vicarage in the diocese of Gloucester and Bristol. Value, £270. * Patron, Miss Gordon. The church is ancient; was partly rebuilt in 1840; has a lofty steeple, which was struck and rent by lightning in 1823; and contains a monument of a Knight Templar, and several other monuments. There are a free school, and charities £23."*
- 3.18 The character of the village remained essentially rural with gradual increase in development from the early decades to the mid-twentieth century. Michael Biddulph (1834-1923), 1st Baron Biddulph, and Member of Parliament for Herefordshire, was Lord of the Manor of Kemble having inherited the property on the death of Robert Gordon's daughter Miss Gordon. During his tenure a number of buildings in the village were constructed including the Village Hall (opposite the school), Gordon Lodge (now Bradley Lodge), and Biddulph Cottages. They have estate insignia similar to that over the doorway on the south façade of Kemble House.
- 3.19 Earlier, in 1900, the Methodists had constructed the corrugated iron chapel in Washpool Lane. Previously they had met in an informal setting.



Plate 3.1: Kemble Estate Map, 1807. The map is orientated with north and south to the right and left respectively. The landscape to the south of Kemble House was later established in the area labelled as “(166) Kemble Meadow”. Source: Gloucestershire Archive

3.20 By the 1960s post-war development had begun to appear to the east of the railway station. Pressure for settlement growth continued into the 1980s by which time the area around the station and the historic core of the village had seen significant development.

3.21 In recent years development between the station and the historic core has intensified. Infill development has also taken place within the historic part of the village, to the north of the church making the remaining open areas within and around the historic core particularly valuable in maintaining its character and appearance.

Kemble Station

3.22 The Cheltenham and Great Western Union Railway (C. & G. W. U.) was conceived in 1833 to link Cheltenham with London via the Great Western Railway at Swindon. Plans were worked up by Brunel, and the Cheltenham and Great Western Union Railway Act was passed on 21st June 1836 (6&7 Wm 4 c 77) authorising the construction of a line from Cheltenham to Swindon, together with a Branch from Kemble to Cirencester. The C. & G. W. U. arrived in Kemble in 1841 with a route to connect Swindon and Kemble and with a branch line to Cirencester. The latter is no longer in use but can be viewed from the north-east of the station.

3.23 Isambard Kingdom Brunel was the appointed engineer and he oversaw extensive civil engineering projects associated with the line including, many bridges, cuttings, and tunnels. Brunel personally negotiated with the landowners over the extent or their agents of the line and one can imagine him personally dealing with the landowner's agent in Kemble. The landowner was Robert Gordon of Kemble House and his agent was John Macneil. Compensation was offered to landowners, as well as the canal and turnpike operators to offset the inconvenience and loss of earnings. The C. & G. W. U. minutes show Macneil negotiating around keeping the railway away from Kemble house and minimising its visual impact among other matters.

3.24 The Great Western Railway took its involvement with the canal seriously and even appointed a small sub-committee to manage it. The Thames and Severn Canal was located close to Kemble. The first boat had connected to the Thames in 1789 and continued to be used until 1911.

3.25 After the construction of the line, and in the absence of the consent of the landowner, Mr Gordon, there was not a station in Kemble, although a platform was built to allow the transfer of passengers onto the other line.

3.26 Only visitors to Kemble House could alight at the village having given a day's notice of the wish to do so.

3.27 The Tetbury Road Station was used by the villagers and was located approximately one mile to north of Kemble.

3.28 The station was rebuilt and became public approximately thirty years after the completion of the line, and Kemble appeared on timetables in the 1880s. The construction of the station buildings was completed in 1882. The buildings were constructed in limestone in a mock-Tudor style.

3.29 The water tower, which is Grade II listed, lies on the platform and is in poor repair. It does, however, retain some of its original qualities (**Plates 3.2 and 3.3**).

3.30 A set of five handsome semi-detached railway cottages, built between 1900 and 1930, are located in a cul-de-sac overlooking the station. These properties are now largely obscured by planting.

3.31 The setting of the Kemble station as a rural station in an agricultural landscape, and set to one side of the village, is important in maintaining its character and preserving a record of the attitude of the lord of the manor to the introduction of the railway. He wanted, strongly, to preserve the ambience of Kemble House, Kemble and its surroundings, and, at the same time, to obtain the maximum amount of recompense from the railway. In this way the classic combination of parish church, manor and village set in a rural agricultural landscape would be maintained as a timeless ideal.



Plate 3.2: Historic View of Kemble Station Water Tower



Plate 3.3: Historic View of Kemble Station

4.0 TOPOGRAPHY, MATERIALS, BOUNDARY WALLS, PATHS AND VIEWS

Topography

4.1 Kemble is located close to the source of the River Thames. The A429 bisects the village between the historical core and the newer developments of the village.

4.2 Unlike much of the Cotswolds, Kemble is situated in a relatively flat area, with the historic core on a gentle slope looking out over the surrounding undulating agricultural land.

4.3 The surrounding area is open with extensive views from the edge of the settlement. There are few views of the settlement from surrounding roads. The best views are from footpaths.

Background from the British Geological Survey

4.4 The underlying geology of the area consist of Forest Marble and Upper Rag subdivisions of the Middle Jurassic Great Oolite series (Kemble Beds). Forest Marble refers to the distinctive shelly limestones lying between the Great Oolite and the Cornbrash and includes all the associated rocks in this position.

4.5 The limestone in Kemble consists of hard, fairly sandy shell-fragmental, flaggy limestone which weathers to shades of brown or buff. At depth that material presents a solid mass, although closer to the surface it weathers out into a degraded angular shattered limestone, bedded in flat planes.

4.6 Pleistocene erosion of the limestone bedrock resulted in the formation of numerous irregular hollows within which later alluviation, associated with post-glacial soil development, led to the accumulation of fine ochreous silts and clays.

Materials

4.7 The prevailing character of the Kemble and the Kemble Station Conservation Areas is of a typical Cotswold village. It has a prevalent agricultural and vernacular character derived from the historic development of the farms and their associated buildings centred on the historic core and the Church of All Saints.

4.8 Oolitic Limestone is the predominant building material throughout Kemble, as is typical for the Cotswolds. Limestone has traditionally been used throughout the village in the construction of buildings as well as boundaries such as dry-stone walls, which are extensive and make a very important contribution to the character of the conservation areas.

4.9 The stone is likely to have been quarried locally with local quarries behind Clayfurlong House, Brent Covert, to the east of the village near the Methodist Chapel, and finally, close to Kemble Station. This was normal practice for a village in this region, where local inhabitants formed a group of craftsmen to build an array of buildings, generally associated with cottages and agriculture.

4.10 From the seventeenth century, in particular, limestone became the building material of choice, and continues to be used today in the construction of new buildings and for repairs.

4.11 Roofs within the village conservation area are almost exclusively constructed using limestone slates with some notable exceptions including at Bradley Lodge, the school and village hall. Outside the boundaries of both conservation areas, but visible from Windmill Road, are a range of roofing materials on newer properties.

4.12 Windows and other openings are predominantly in timber, with casements and double-hung sash windows. In the later nineteenth-century properties, which have a vernacular gothic appearance, feature timber bargeboards below the eaves of the gable ends.

4.13 The varying ages of the buildings, and the materials used within, create a patina of colour and texture that contribute to the historic character of the village.

Boundary Walls

4.14 The village has extensive dry stone walling typical of a Cotswold village.

4.15 The walls were created following the introduction of the newly enclosed agricultural landscape from the sixteenth century onwards. The gradual change in farming techniques necessitated the definition of new field boundaries demarcating tenanted land.

4.16 Typically, the boundary walls within the village have their origins in the eighteenth and nineteenth centuries. They are constructed with local limestone and segregate individual properties, land and roads. They are all important and characteristic features of the village and surrounding area maintained by the local estate employing, for many years, full or part time wallers.

4.17 The walls are generally maintained to a good standard.

Planting and Vegetation

4.18 Planting and vegetation are visible throughout Kemble Conservation Area, much of which takes the form of mature trees and established hedges that define the extent of properties or lie in private gardens. The planting provides a rich visual contrast with the prevailing limestone buildings and is important in maintaining character.

4.19 In some parts of the conservation area, such as on Limes Road, established vegetation and trees work with the rears of residential properties and boundary walls to provide a tightly-knit and enclosed character.

4.20 South-east of Kemble Conservation Area is the original designed landscape of Kemble House, which is now, in part, in separate ownership from the house. The landscape includes the deciduous woodland which bounds Kemble Park. Kemble Park is a wood pasture and Parkland BAP Priority Habitat (see defra.gov.uk/MagicMap) dates from the eighteenth century and is modest in scale. Nevertheless, the land lies outside of the conservation area boundary despite a historic association with the House and the village. Indeed, it contributes to the overall understanding of the landscape development in this part of Kemble, and the village's relationship with the agricultural land beyond.

Paths/Footpaths

- 4.21 There are a number of routes within Kemble that provide access for pedestrians and vehicles.
- 4.22 Footpaths are generally provided adjacent to the road boundaries, or on the verges of the more rural lanes.
- 4.23 The roadside footpaths in the historic core are narrow. This is because the roads were originally intended for horse and carts rather than vehicular traffic.
- 4.24 Kemble is close to the head of the Thames and the Thames Path National Trail which is located to the east of the village.
- 4.25 Wysis Way (another national trail) connects Kemble Station (and the Thames Path) with Offa's Dyke at Monmouth.
- 4.26 There are a range of other footpaths in the area around the village, some giving good views into and out of the village and the conservation areas. In particular, the paths BKE 8/1 and BKE 10/1, south of Kemble, offer good views of the village from certain locations.

Views that Reveal the Significance of Kemble Conservation Area

- 4.27 Two views of the village have been identified as contributing particularly to the setting and significance of the Kemble Conservation Area (**Plate 3.4**). The landform and landscape elements limit views from some areas, lending those which are available, that much more value.

View 1: The view from footpath BKE 8/1 south-west of the village

- 4.28 The view faces north-east towards the historic core of Kemble with the spire of the Church of All Saints Church visible on the horizon. It is a most attractive view of a typical Cotswold village over an area deliberately preserved free from intrusion by the railway.
- 4.29 From this viewpoint the spire of All Saints Church and Kemble Village can be seen.
- 4.30 The area of land visible in the foreground and middleground has historical value because it spans the Kemble Tunnel and has an association with Robert Gordon's successful efforts to disguise the railway as it travelled through the village. The minutes of meetings between Robert Gordon's agent and the Cheltenham and Great Western Union Railway from 1836 make clear this was a deliberately designed approach to preserve the character and appearance of the area.
- 4.31 In the background, the designed landscape associated with Kemble House is visible which contributes to the setting and overall significance of the house and village. This setting element contributes particularly to an appreciation of the history of the conservation area. The temporary mobile homes are an unfortunate and discordant element in the view.



View 1: Footpath BKE 8/1 facing north-east towards Kemble village.

View 2: The View from Washpool Lane on the Boundary of Kemble Park, facing south-west, towards Kemble House

- 4.32 The view faces south-west towards the historic core of Kemble and is taken from Washpool Lane.
- 4.33 Kemble House can be glimpsed in the background, with the spire of All Saint's Church prominent through the tree line on the horizon.
- 4.34 The view includes the land to the south-east of the village, the designed landscape associated with Kemble House.
- 4.35 This area of land is historically significant, forming an integral part of the south-eastern boundary of the village and the immediate setting of Kemble House, as parkland.



View 2: View from Washpool Lane facing south-west.

General Views

- 4.36 Views within the conservation area are varied, reflecting the road pattern. They are characterised by different alignments, changing topography, vegetation (much of it on private land) and boundary walls with houses set picturesquely. The remaining open areas within and around the conservation area contribute strongly to the character and appearance of it.
- 4.37 As such views are generally informal and changeable, they contribute greatly to the attractiveness of the conservation area.

5.0 BUILDINGS WITHIN THE KEMBLE AND THE KEMBLE STATION CONSERVATION AREAS

- 5.1 Kemble is typical of a Cotswold agricultural settlement that has developed in a traditional way, incrementally, and largely in relation to the surrounding agricultural use of the land.
- 5.2 The form and design of many of the buildings would have been dictated by the quality of the stone. Agricultural buildings were constructed with their function in mind.
- 5.3 Kemble has late seventeenth/eighteenth century farmhouses, and some very high quality Georgian barns. These reinforce the village's historic association with surrounding land and its agricultural use. Of particular note are the number of labourers' estate cottages, dating from the nineteenth century, which are closely linked to the inhabitants of Kemble House.
- 5.4 Some particularly noteworthy examples are discussed in what follows but it should be noted that the quality of the area derives from its great number of simple vernacular Georgian and Victorian houses built from limestone.

Kemble

All Saints Church (Grade II) (upgraded from Grade II on 12th February 2016)*

- 5.5 All Saints is the Anglican Parish Church in Kemble, situated in the south of the settlement and adjacent to Kemble House (**Plate 5.1**).
- 5.6 The church is mainly in the Early English style. It is coursed with dressed limestone and freestone dressings. It comprises a west tower, nave, a north aisle and chapel, south porch and aisle, and chancel. On the south-east buttresses are four thirteenth century coffin lids with crosses used to patch the tower.
- 5.7 The tower and spire, which dates, in part, to the thirteenth century, rises to approximately 120 feet. The spire has, however, been subject to repair especially after it was severely damaged by lightning in December 1823. The spire was then rebuilt in an appropriate style.
- 5.8 The south porch has distinctive Norman detailing. By 1843 it had been heavily distorted due to the structural loads within the building. The rebuilt porch is visible in **Plate 5.4** with the distinctive chevron decoration.
- 5.9 The building was remodelled in 1872-8 by Medland and Sons a recognised firm of mainly ecclesiastical architects who worked extensively in the region.
- 5.10 The south chapel, which is reputed to have been built using stone from a chapel of ease in Ewen, has a fine moulded trefoil sedila and piscine, a tomb of recess of 1320, and three perpendicular windows.
- 5.11 The church forms an important local focal point within Kemble, both within the conservation area and beyond. The spire is visible from the surrounding landscape.

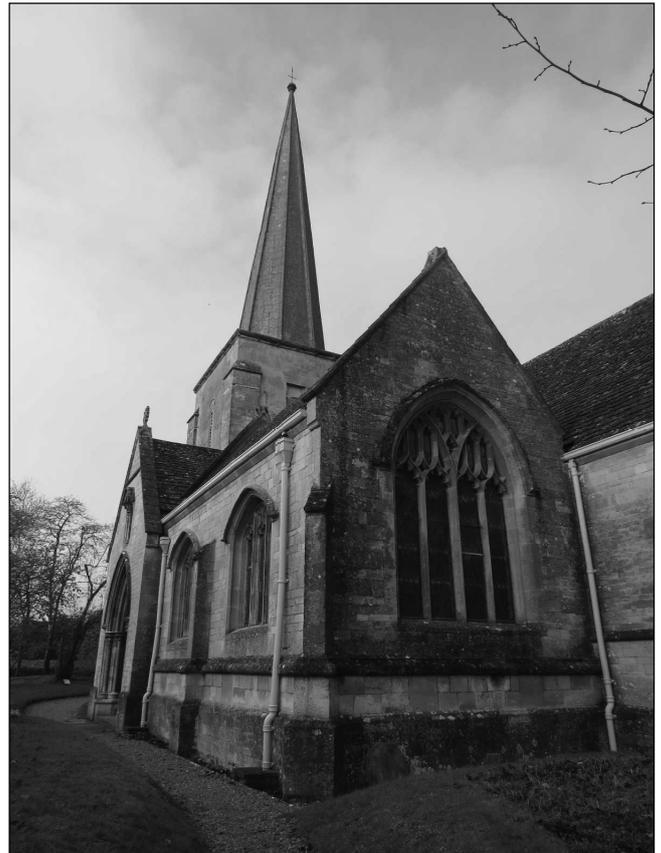


Plate 5.1: All Saints Church with the southern porch and aisle in the foreground.

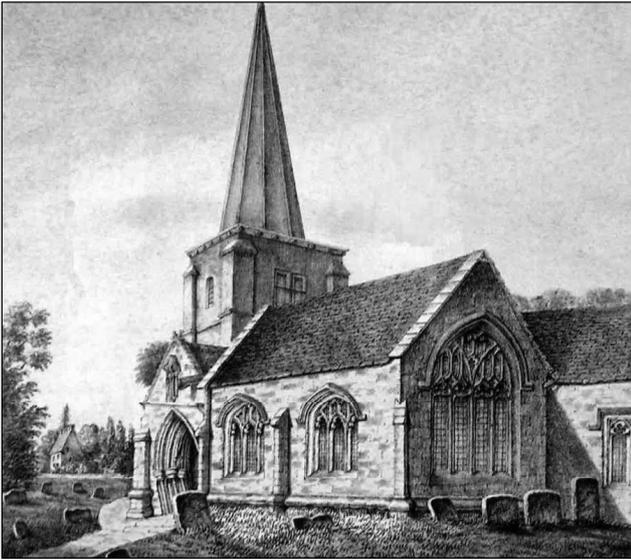


Plate 5.2: Unnamed sketch of All Saints Church dated c1843 showing the distortions of the south porch prior to its reconstruction (Source: <http://thames.me.uk>).

- 5.12 All Saints Church is located directly to the north of Kemble House. The grouping of the manor house and church was very common in early-medieval settlements, representing the rationalisation of power within feudal society between the Lord of the Manor and the church. This relationship continued into the early modern period as the hierarchy of local society was often represented in the layout of church pews (see the *History of Myddle* by Richard Gough, 1700).
- 5.13 The building has recently been re-assessed and is now Grade II*. The church is a defining feature in the townscape because of its scale, identity/function and position at the junction of ancient ways. It has a wide setting and particular value in the ancient settlement.
- 5.14 The proportions of the spire are very elegant, a gentle accent in the landscape. That setting has been eroded by modern development which has encroached on the older settlement.

Unidentified Monument (Grade II)

- 5.15 Chest tombs were quite common in the Cotswolds and this unidentified monument is a fairly typical example.
- 5.16 It is unusual that the tomb is located to the north side of the church, but this is most likely due to the situation of the house and the church's surroundings (Plate 5.3). The tomb includes interesting and unusual iconography, which is architectural in nature. The monument dates from 1723 or 1725 and was constructed in local limestone.



Plate 5.3. An unidentified monument in the churchyard of Kemble Church which dates from 1723 or 1725.



Plate 5.4: The reset arch doorway in the south porch of All Saints Church with distinctive Norman chevron pattern.

Kemble House (Grade II)

- 5.17 Kemble House is a large stone manor with a double pile plan and two cross wings. It dates from the seventeenth century and was probably built for Henry Poole (1564-1632) (Plate 5.6).
- 5.18 The house was sold to Sir Robert Westley (1754-1806) whose son bequeathed the estate to his sister Elizabeth Coxe (1716-1783).
- 5.19 In 1809, Elizabeth's granddaughter Elizabeth Anne married Robert Gordon who took over the estate, which included the Manor of Kemble.
- 5.20 Gordon employed Peter Frederick Robinson (1776-1858), an architect and later vice-president of the Royal Institute of British Architects, to work on the garden. His involvement with the house – if any - is unclear.
- 5.21 Robinson nominated Robert William Billings (1813-1874) to succeed his commission at Kemble House. Billings first became involved with the Kemble Estate in 1840, designing the vicarage. He then appears to have begun work on the house from 1848 and was responsible for loosely Tudor alterations and additions to the house for Anna Gordon between 1850 and 1852 (Plate 5.5).



Plate 5.5. *Hall Screen at Kemble, Gloucestershire* by Robert William Billings. The watercolour show the screen described having been erected at Kemble House. The crest is carved within the words: 'Friends are welcome for aye'. National Trust Inventory Number 730841

- 5.22 Billings also built the two bay windows on the south, and introduced octagonal glazing into the mullioned and transomed windows. There is an extensive range of ancillary buildings and a fine arched gateway entrance to what was the principal entrance to the house with Billings's initials in the detailing of the arch. The curtilage buildings are all of high quality with some of Billings's designs being exhibited at RIBA events and with the drawings of 5 Kemble Park now held in the RIBA archive.
- 5.23 Billings began his career as an illustrator for architectural publications including 'Temple Church' (1838); 'Gothic panelling in Brancepeth Church' (1841); 'Kettering Church' (1843); 'Carlisle Cathedral' (1840); 'Durham Cathedral' (1843) and 'The Architectural Antiquities of the County of Durham' (1846). His career as an architect in independent practice seems to have begun with work on Kemble House. He also built Kemble vicarage in 1840. Although based at 3 St Mary's Road, Canonbury, London, his business was predominantly in Scotland and he restored Edinburgh and Stirling castles.
- 5.24 In 1884 Kemble House was bequeathed to Michael Biddulph, later 1st Lord Biddulph (1834-1923). The estate was sold in 1948 after having been unoccupied for a number of years. In 1954 the house was reduced in size and restored.
- 5.25 During the eighteenth century Kemble House had an associated designed landscape to its south-east (Plates 5.7 and 5.8). The landscaped gardens nearer the house include terraced lawns and mature planting.
- 5.26 Kemble Park still plainly has the character of historic parkland.
- 5.27 This part of the landscape has an historical association with the house, and contributes to the setting and overall significance of Kemble House.



Plate 5.6: View facing east of All Saints Church and Kemble House and outbuildings



Plate 5.7 Kemble House with the two-storey projecting windows overlooking this lawn with the spire of All Saints Church in the background



Plate 5.8 Exterior of Kemble House c1883. Source: Oxfordshire County Council.

Barns

- 5.28 There are a number of very fine historic barns within the village, most of which date from the eighteenth century. These are large buildings with typical plans that include large porches that were used for winnowing. Several are listed.

Pigeon House (formerly Barn 55 yards north-east of church) (Grade II)

- 5.29 This is a large barn that has been converted to a private house and dating to the eighteenth century. Constructed in rubble stone, it has flushed quoins with original timber lintels.

Barn 20m north-east of no. 128 (Grade II)

- 5.30 Again dating to the eighteenth century, this barn is made of rubble stone with two projecting gabled cart entries. The building has been refurbished for residential use (**Plate 5.9**).

Barn at Home Farm (Grade II)

- 5.31 This is a late eighteenth-century barn constructed of rubble course stone. The roof comprises slate to the east and corrugated iron to the west. The barn also has a large projecting cart entry (**Plate 5.10**).

Barn and Former Stable at the Pigeon House, to north-east of house (Grade II)

- 5.32 This barn was built in the early to mid nineteenth century. It was constructed of coursed rubble stone and has a slate roof. The stable to the left projects forward from the main building.

Barn about 20 metres to the south-east of Top Farmhouse (Grade II)

- 5.33 This is a barn dating to the early nineteenth century. It is constructed using rubble stone and has a slate roof. The north side has a central projecting cart entry and plastered gable. The opening has a large timber lintel and dressed stone quoins.



Plate 5.9: An example of a barn in Kemble, now residential (Barn 20m north-east of No. 128)



Plate 5.10: Home Barn which is located to the rear of its farmhouse

Cottages

Bank Cottage (Grade II)

- 5.34 This detached cottage is reputed to have been constructed in the fourteenth century, but has a late-seventeenth/early eighteenth century character.

126-127 Old Vicarage Lane (Grade II)

- 5.35 This pair dates from early-to-mid eighteenth century. They appear semi-detached but were built separately. They are constructed using stone and thatch with stone being a common material in the conservation area. This pair of semi-detached cottages originally had a thatched roof. They were converted to a single dwelling in the mid 1980s.

157-160 Church Road (Grade II)

- 5.36 These two pairs of matching houses are re-formed farm labourers cottages bearing the Biddulph crest and reflecting his programme of improvement (**Plate 5.11**).

Home Farmhouse (Grade II)

- 5.37 This early to mid-eighteenth century farmhouse is constructed using coursed rubble stone with quoins to the left-hand side (**Plate 5.12**).

134-135 West Lane (Grade II)

- 5.38 The two adjoining cottages are early eighteenth century in date and are constructed in rubble stone.



Plate 5.11: Estate Cottages at 157-160 Church Road



Plate 5.12: Home Farmhouse with Barn behind

Non-Designated Buildings of Particular Interest

- 5.39 In the late nineteenth century a number of buildings were provided by the owner of Kemble House, Anna Gordon, and subsequently Michael Biddulph MP (1834-1923), for the village. These were primarily to fulfil a civic function and comprised a village hall, school and later a chapel for Methodists. A number of houses were built throughout the village at this time and they contribute to the overall quality of the area.

Kemble School and Kemble Village Hall (non-designated)

- 5.40 Kemble School was built in 1873 by Anna Gordon and constructed in stone. It was further enlarged in 1890 by Michael Biddulph when it was converted to a Board School (**Plate 5.15**). The Village Hall dates from 1889 and is located opposite (**Plate 5.14**). Like the school, the village hall has coursed stone facing. There is a tall Venetian window on the street-facing elevation.

Primitive Methodist Chapel (non-designated and outside the Conservation Area)

- 5.41 On the east side of the village, just outside the boundary of the Kemble Conservation Area is the Primitive Methodist Chapel (**Plate 5.13**). Although the Village Hall had been constructed by this time the Methodists were precluded from using it for worship. Biddulph granted a small area of land for the construction of a 'tin room' on the edge of the village. Prior to this they had been required to meet in various inconvenient places around the village. The structure was erected shortly after in 1900 alongside a fence around it to keep out cattle. This building is currently outside the conservation area boundary. The area should be extended to include this building.



Plate 5.14: Kemble Village Hall, 1889



Plate 5.13 The Primitive Methodist Chapel which lies to the east of the settlement, built 1900



Plate 5.15: Kemble School, 1873

Kemble Station

Kemble Station (Grade II)

- 5.42 The station building came after the opening of the railway in 1845 and was built to serve regular travellers. It dates to 1882 in the Tudor style common to the Great Western Railway and faced in local limestone (Plate 5.16 and 5.17).

Kemble Station Water Tank (Grade II)

- 5.43 Situated on the west platform of the station the water tank was probably built contemporaneously with the station buildings in 1882. Only the main part of the tank remains.

Kemble Railway Cottages (non-designated)

- 5.44 The Kemble Railway cottages were built across from the railway station in five paired sets in c. 1882 (Plate 5.18). They are simple, handsome buildings faced in locally distinctive materials.



Plate 5.16: View of Kemble Station with the Railway Cottages to the right of the picture



Plate 5.17: View of Kemble Station



Plate 5.18: Railway Cottages within the boundary of the Kemble Station Conservation Area

6.0 DESIGN GUIDANCE FOR NEW DEVELOPMENT IN THE KEMBLE AND THE KEMBLE STATION CONSERVATION AREAS

- 6.1 It is expected that the management of the Kemble and the Kemble Station Conservation Areas can, for the most part, be met through an effective policy framework at both the national and local level, and the positive use of existing development control and enforcement powers.
- 6.2 The analysis of the character and appearance of the conservation areas within this appraisal therefore identifies those elements the Council should seek to protect, as well as negative features which may present opportunities for change or enhancement.
- 6.3 Each section of the appraisal is linked to relevant policy guidance, which provides the framework for the future management of the areas.
- 6.4 Other statutory designations and existing controls in place to manage the conservation areas are listed in the introduction. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of Kemble and Kemble Station Conservation Areas.

New Development

- 6.5 Planning Permission would not normally be approved for:
- The demolition of any building or structure if its loss would harm the character or appearance of the subject conservation area and there is no acceptable scheme of replacement. The demolition of traditional buildings would normally be refused in any event, unless there was a clear and convincing justification.
 - The extension or alteration of a building where the change would harm the distinctive character or appearance of the subject conservation area.
 - Development which would be harmful to the setting or character or appearance of the subject conservation areas, undermining its surviving rural setting.
 - Development which would adversely affect or result in harm to the views of and the setting of the area, or a significant loss of tree cover or other vegetation.
 - The infilling of gaps which preserve or enhance the character and appearance of the subject conservation area.

Design Guidance

- 6.6 The designation of the conservation area is not intended to prevent change, especially that which would enhance the character or appearance of the area. It does, however, seek to ensure that future development is appropriate to its character. Any proposed development should therefore be in accordance with the following guidance:
- New buildings or extensions should reflect the general pattern of building within the area, especially in scale, form, proportion and detailing, although there may be scope for some architectural invention provided that this is sympathetic to the existing architecture of the place.

- Materials should be in accordance with those traditionally used in that particular part of the conservation area, and should maintain a similar mix. Extensions to buildings should use materials that are sympathetic to the existing building. Extensions should have a subordinate scale and be positioned away from main elevations and unobtrusively, mindful of the views from publicly accessible areas and for other parts of the conservation area.
- Boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing, or species.
- The local authority should consider using planning powers to ensure historic walls are preserved and maintained in good condition.

Listed Buildings

- 6.7 A number of buildings in the Kemble and the Kemble Station Conservation Areas, particularly those in the historic core, are included in the List of Buildings of Architectural or Historic Interest.
- 6.8 Other buildings and structures attached to, or pre-dating, 1st July 1948 and forming part of the curtilage of these buildings, such as the buildings at Kemble Park associated with Kemble House, are also listed by virtue of section 1 (5) of the 1990 Act.
- 6.9 While the aim of the 1990 Act [sections 16 (2) and 66 (1)] is to preserve the special interest of these buildings and their setting, any changes affecting them will also be considered in terms of the effect on the conservation area through s72 (1) of the same Act.
- 6.10 The current list is out of date and the Council should consider applying for formal listing assessment for additions to the list when a building is subject to proposed alterations.

Unlisted Buildings

- 6.11 Although many alterations to all types of buildings and property can be controlled by planning permission, changes can still take place to unlisted dwelling houses and their curtilages which can harm the character and appearance of the conservation areas. The Council should consider varying permitted development rights by means of Article 4 directions.

Trees

- 6.12 All trees over a certain size are protected in the conservation areas, irrespective of whether they are subject to an express Tree Preservation Order.
- 6.13 Written notification must be given to the Council before carrying out any works to these trees.

6.14 Some trees are individually protected by Tree Preservation Orders and consent is needed from the Council before any works of felling or lopping to them are carried out. The contribution of the tree to the character and appearance of the conservation area will be a factor in the consideration of a notification or application.

6.15 The Department of Communities and Local Government has provided the following relevant guidance:

- Protected Trees: A guide to tree preservation procedures (April 2012)



Plate 6.1: A mature tree in the garden of Kemble House. An example of the type of tree that may be subject to protection within the conservation areas. Guidance should be sought from the Council before any works are carried out. Clearly, if parkland is included in the Kemble Conservation Area, as strongly advised, a number of individual specimens or group should be considered for a Tree Preservation Order.

7.0 THREATS AND OPPORTUNITIES

Review of Conservation Area Boundaries

- 7.1 The boundary of Kemble Conservation Area was designated in 1987 and last reviewed 25 years ago in 1990. The Kemble Station Conservation Area was designated in 1990.
- 7.2 The boundaries of the Kemble Station Conservation Area are particularly tightly drawn and consultation on this appraisal raised a number of requests for them to be reviewed and revised. Although this has not been recommended because of difficulties of defining a more appropriate area of special architectural or historic character, it will clearly be important to take care with development in the setting of the Station Conservation Area, to make sure that its special character and appearance are not further eroded.
- 7.3 There is an urgent need for review because of the pressure of development on the edge of the settlement. Kemble House's former parkland is an obvious omission and also the land Robert Gordon specifically sought to have protected and maintained as an open area when the railway was constructed.
- 7.4 This is a clear and early example of a landscape planning to preserve setting and character and is historically interesting in its own right.

Review of Heritage Designations

- 7.5 There are a number of buildings within the conservation areas.
- 7.6 The list descriptions are out of date and it is important to review them. All Saints Church has been reviewed and upgraded to Grade II* and Kemble House have the potential to be upgraded from Grade II to Grade II*. There is potential to add to the list of statutorily listed buildings e.g. with the addition of the Primitive Methodist Chapel.
- 7.7 It may also be appropriate to consider the designed landscape of Kemble House which may be suitable for designation as a Registered Park and Garden.

8.0 RECOMMENDATIONS

8.1 There are compelling reasons to extend the boundary of the Kemble Conservation Area to include two additional portions of land:

1. Parkland formerly associated with Kemble House together with the Methodist Chapel on the north side of Washpool Lane.
2. Parcel of land to the south and west of the village which spans the railway cutting.

8.2 Parcels 1 and 2 lie outside the main settlement but have clear historical and aesthetic/visual connections with the village and have intrinsic interest.

Area One: Parkland formerly associated with Kemble House

8.3 The alienation of a part of that land from the ownership of the house does not remove its clear historical and aesthetic associations with what was, and remains, the principal residence in the village.

8.4 The parkland has many mature, possibly veteran specimens and a parkland character landscape commensurate with the size of the house.

8.5 The interest of the parkland is enhanced by its grouping with the ancient parish church, which is Grade II* listed. Views from the parkland towards the church and the house are very attractive.

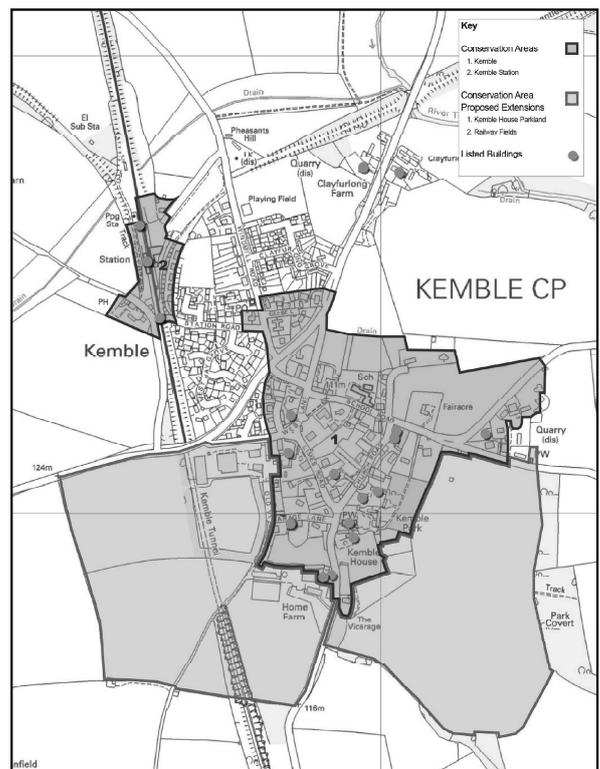
8.6 The park, the house, and the church form a very important component of the village scene, a historic grouping which is characteristic of settlements of this kind. Thus, the park is not an element of the setting. It is an asset in its own right and closely connected with Kemble House and All Saints Church. The case for inclusion is, therefore, compelling.

8.7 To the east of the village and the conservation area boundary is an old Methodist Chapel, which should be included in an extended boundary. It marks the outer limits of the settlement and has clear historical associations to the village reflecting the social and religious history.

Area Two: The Parcel of land to the South and West of the Village which Spans the Railway Cutting

8.8 This land belonged to the Kemble House Estate and in the nineteenth century its then owner, Robert Gordon, allowed the construction of Brunel's Cheltenham and Great Western Union Railway across his land on the condition that it would be hidden to avoid adverse impacts on the aspect and the division of his property above ground.

8.9 The cutting and tunnel also served a clear aesthetic purpose as a deliberate piece of environmental planning (mitigation of impact by landscape screening/tunnelling), and it had the effect of maintaining a landscape setting for the village and the church spire in particular. This land has both intrinsic interest because of its history as a deliberate piece of environmental planning associated with the Great Western Railway. It makes an important contribution to the rural character of the settlement.



- 8.10 The view of the church from this area (Footpath BKE 8/1) is particularly fine, the best in distant views from anywhere in the area, and it can be enjoyed from publicly accessible footpaths and lanes. That enhances its value.
- 8.11 One development has received consent on a part of this area. An extension of the boundary may be useful when assessing future applications to prevent future erosion of the significant setting of the conservation area. The consented area includes a part of the Kemble Tunnel.
- 8.12 This land's mainly open agricultural character is also significant because it reflects the historic setting of the village as an agricultural settlement.
- 8.13 The land to the north of the school, which has been considered for inclusion in the Kemble Conservation Area but ruled out, has lost its field boundaries. The consultation on the draft Appraisal produced suggestions for other areas to be included in the conservation areas. These were Kemble Community Gardens (KCG), and Clayfurlong Farm and adjoining buildings.
- 8.14 In respect of KCG's, whilst the area clearly has value as a local amenity, it does not have special architectural or historic character such that inclusion in the Kemble Station Conservation Area would be appropriate.
- 8.15 The buildings at Clayfurlong Farm are undoubtedly of architectural and historic interest including two listed buildings. Clayfurlong Farm has clear links with Kemble House through the familiar pattern of the fenestration. The area is, however, quite separate from the conservations areas and would not represent a sufficient area for separate designation. It is historically an outlying farm and is most appropriately protected as a listed building by ensuring that its important agricultural setting is not lost.
- 8.16 This aspect of Area Two is in addition to the very specific historical and aesthetic reasons that provide the bases for our recommendation here. The land has intrinsic interest historically and provides the best viewing place to admire the church spire in its village setting. The agricultural buildings in the foreground are traditional in style and do not prevent an appreciation of the church and village beyond.

Village Design Statement

- 8.17 It is considered that Kemble would benefit from a Village Design Statement including the Kemble Conservation Area and rest of the settlement area. Such guides can preserve and reinforce the local distinctiveness.

Wider Setting and Boundary Review

- 8.18 The historic settlement grew as a farming community, though later development has alienated it in many places from its original agricultural hinterland. Surviving areas of adjoining farmland are thus of some importance as elements of setting of the conservation areas enabling an appreciation of the special interest of the area.
- 8.19 Therefore special consideration should be given to the protection of adjoining land through the advised boundary revision.

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Legislation and Planning Policy

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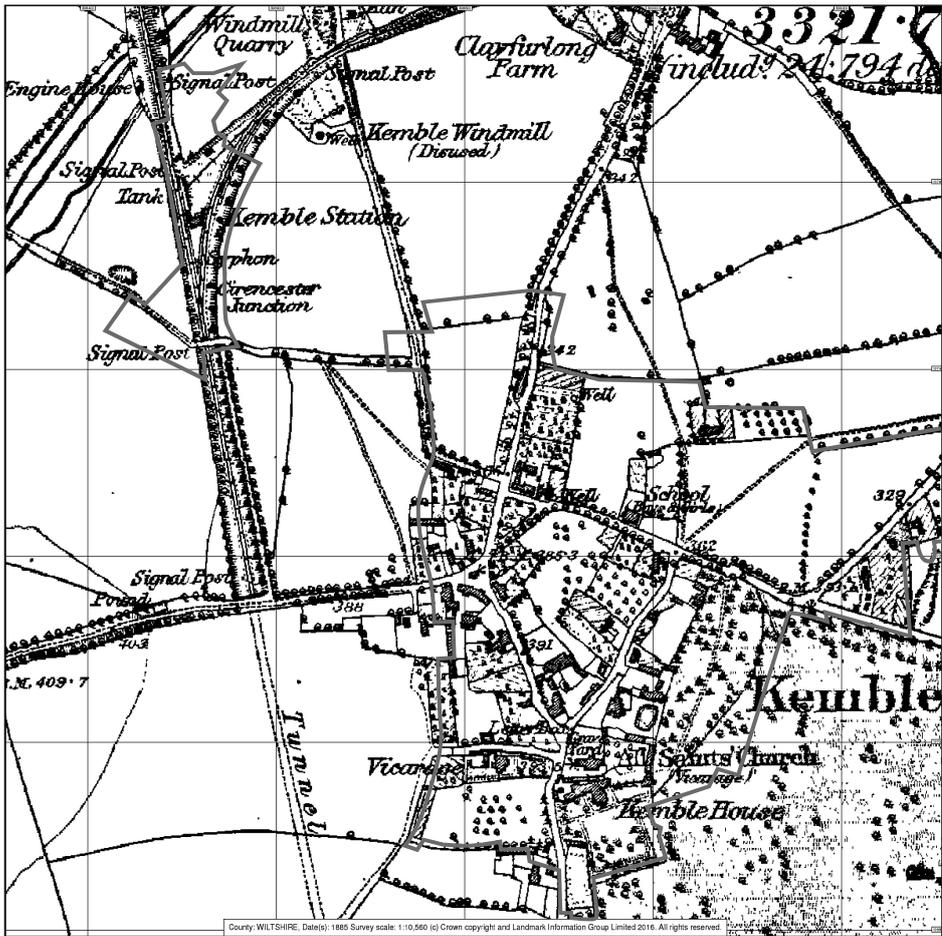
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- National Trust Collections (<http://www.nationaltrustcollections.org.uk>)
- Oxford Dictionary of National Biography (<http://www.oxforddnb.com>)

Appendix 1.0
Historic Mapping



County: WILTSHIRE. Date(s): 1885 Survey scale: 1:10,560 (c) Crown copyright and Landmark Information Group Limited 2016. All rights reserved.

**HISTORICAL MAP
KEMBLE, GLOUCESTERSHIRE - 1885**

— Boundary of conservation areas (note: eastern boundary extends beyond plate - see plate 2.1)

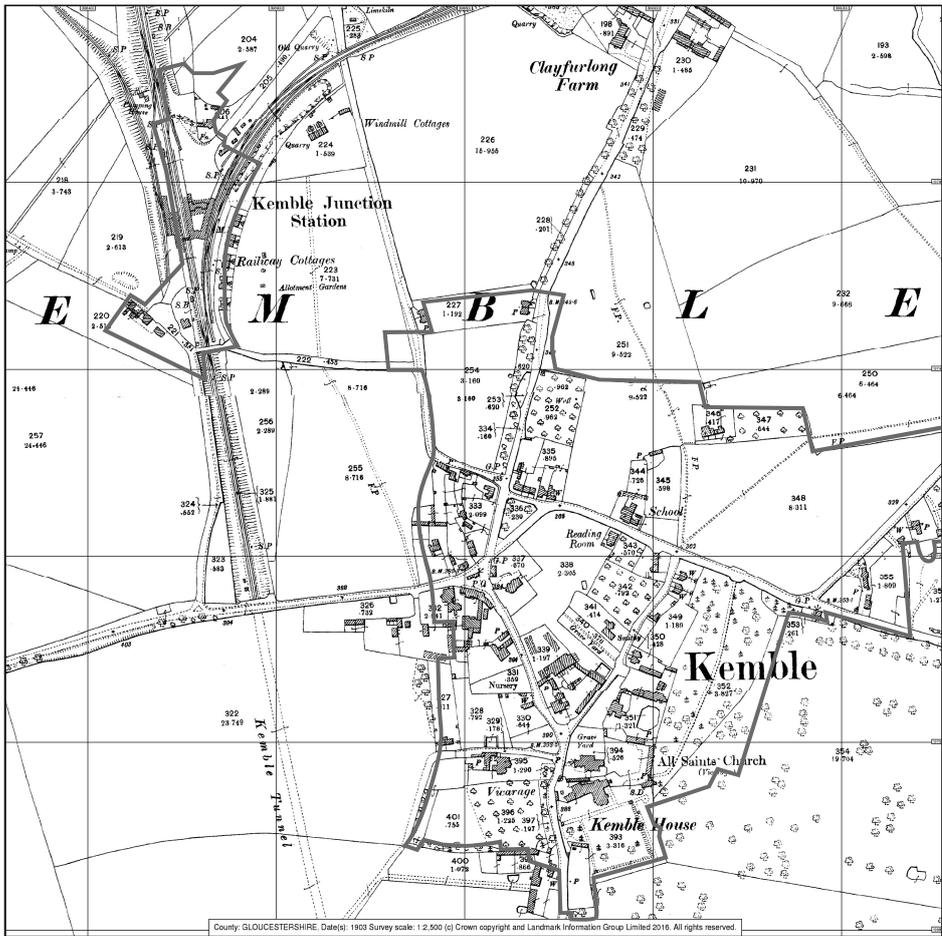
Location:
Kemble, Gloucestershire

Date:
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**HISTORICAL MAP
KEMBLE, GLOUCESTERSHIRE - 1903**

— Boundary of conservation areas (note: eastern boundary extends beyond plate - see plate 2.1)

Location:
Kemble, Gloucestershire

Date:
January 2016

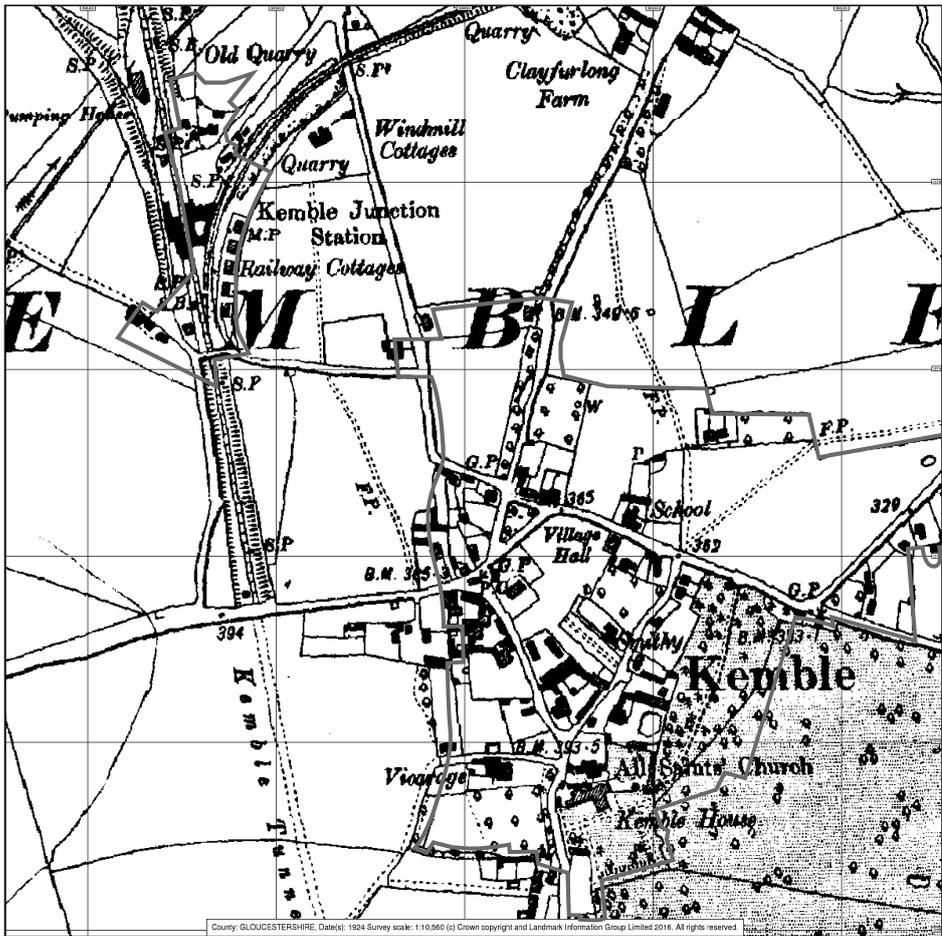
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**HISTORICAL MAP
KEMBLE, GLOUCESTERSHIRE - 1924**

— Boundary of conservation areas (note: eastern boundary extends beyond plate - see plate 2.1)

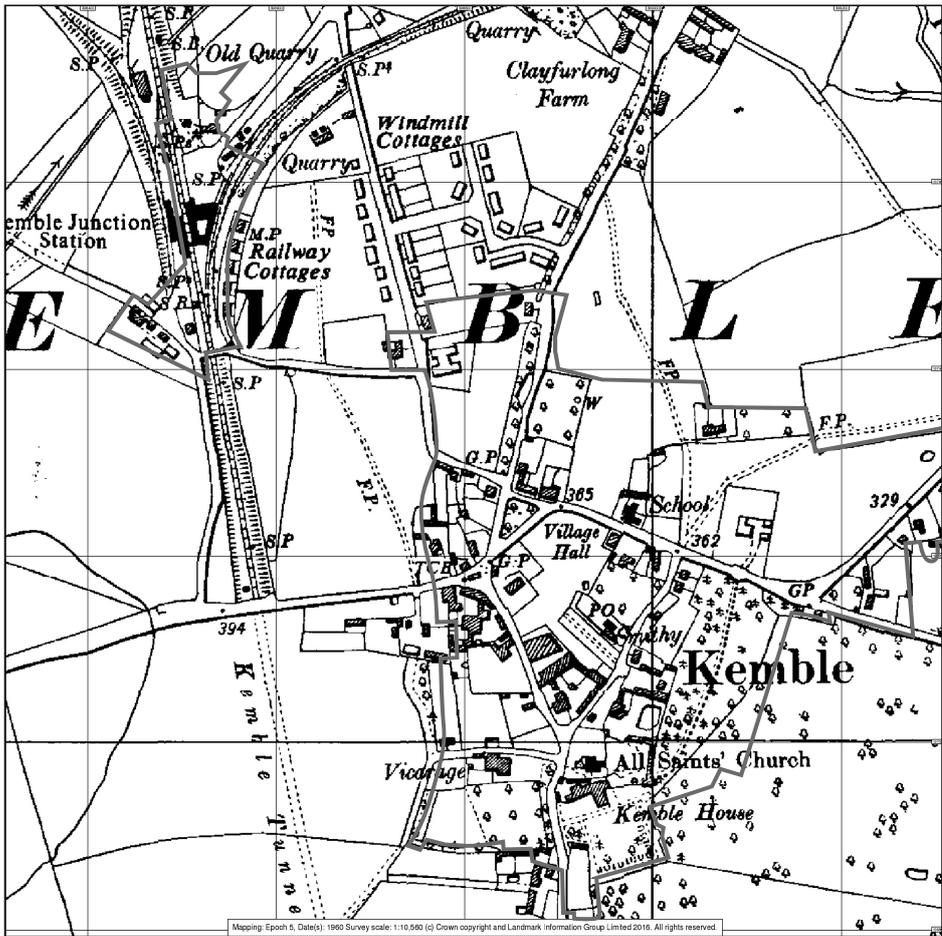
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**HISTORICAL MAP
KEMBLE, GLOUCESTERSHIRE - 1960**

— Boundary of conservation areas (note: eastern boundary extends beyond plate - see plate 2.1)

Location:
Kemble, Gloucestershire

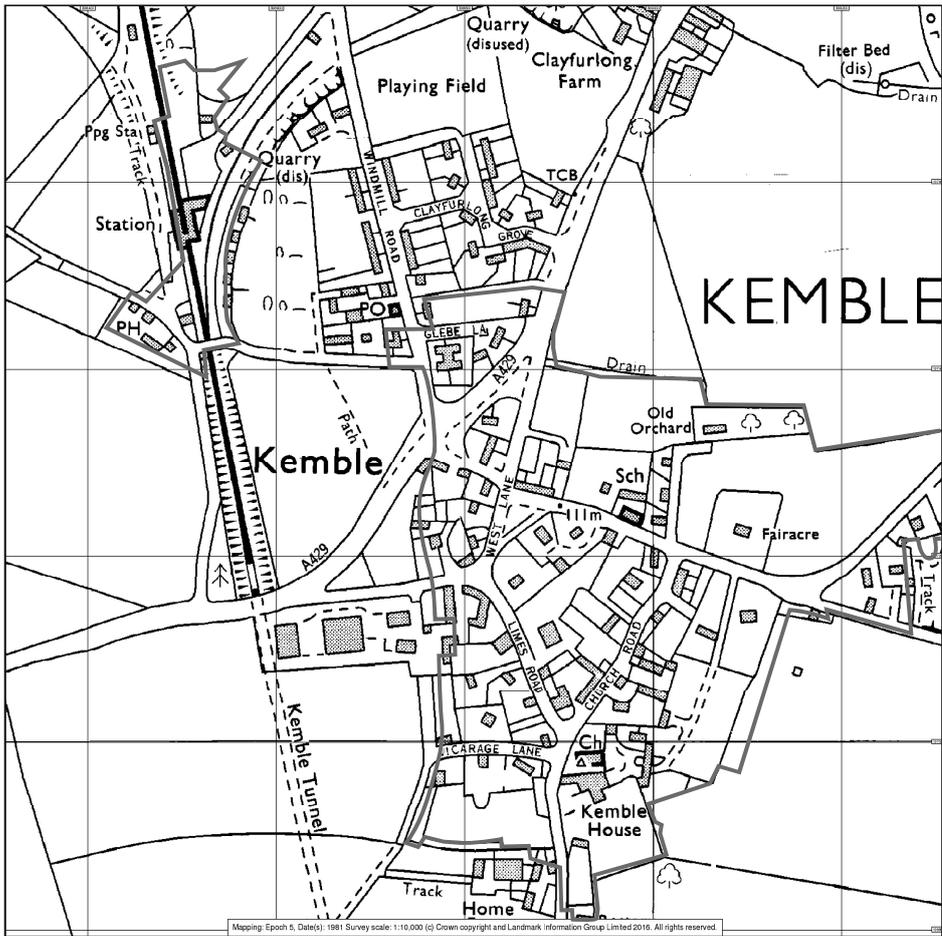
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**HISTORICAL MAP
KEMBLE, GLOUCESTERSHIRE - 1981**

— Boundary of conservation areas (note: eastern boundary extends beyond plate - see plate 2.1)

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Date:
January 2016

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Appendix 2.0
Curriculum Vitae

Chris Miele *BAHons MA PhD MRTPI IHBC FRHSFSA*



Position
Partner

At Montagu Evans since
2006

Date & Place of Birth
6th November 1961, Washington DC

Main Areas of Expertise
Planning & the Historic Environment

Professional Affiliation
Member, Royal Town Planning Institute
Member, Institute of Historic Buildings Conservation
Fellow, Royal Historical Society
Fellow, Society of Antiquaries, London

Key Public Clients

Trustees of the British Museum, Defence Estates, Oxford University, King's College London, NHS Estates, St George's Mental Health Care Trust, Barts and Royal London Trust, the Trustees of the Design Museum, Sheffield City Council, Dean and Chapter of Westminster Abbey, City of Westminster, Trustees of the South Bank Centre, The Royal Horticultural Society, The Royal Gardens at Kew, University of Sheffield, University of Durham, Trustees of the National Gallery, the US State Department, Foreign Buildings Division.

Key Private Clients

National Grid Property, the Grosvenor Estate, Southern Gas Network, CIT, Commercial Estates Group, City and Country, Taylor Wimpey, Hallam Land Management, Berkeley Group, Barrett's, Delancey, City and Commercial, Hammerson, Land Securities, CapCo, Westfield.

Key Projects

- The British Museum Extension
- The New Design Museum and Holland Green
- Elizabeth House
- The Ram Brewery
- One Nine Elms
- South Bank Tower
- Bow Street Magistrates' Court and Police Station
- Admiralty Arch

Professional Experience Includes:

- 2004-2005, Senior Planning Director, RPS Planning. Experience included major infrastructure projects, expert evidence at complex planning inquiries, and other development projects of a significant scale, for a range of private and some public clients.

- 1998- 2004 Director, Alan Baxter & Associates, Advising on planning and related urban design matters affecting the historic environment, to inform emerging design proposals; masterplanning, conservation plans and urban design studies; drafting planning policy guidance for historic sites
- 1991-1998 Historic Buildings Advisor, English Heritage. Experience included providing advice on listing and in support of English Heritage's statutory role in relation to listed building and conservation area consents and planning applications. Advice to local authorities on conservation area designations.

Areas of Expertise

All aspects of PLANNING and the HISTORIC ENVIRONMENT with particular expertise in:

- Listed building consents, including for major alterations and extensions
- New development in conservation areas
- Charitable and public projects, with an emphasis on museums, galleries and educational projects
- Masterplanning in the historic environment
- Mixed use central London
- Tall buildings
- Authorities with particular expertise and experience, including City of Westminster and other central London authorities (RBKC, Camden, Islington, Southwark, Lambeth, Tower Hamlets, Hackney).
- Historic landscape characterization
- Urban extensions and visual impact
- Hotel

Chris Miele BAHons MA PhD MRTPI IHBC FRHSFSA

Published Works

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Timur Tatlioglu BA (Hons), MA, PhD



Position

Associate

Planning Department, London (West End) Office

Main Areas of Expertise

All aspects of the Historic Environment, with particular expertise in:

- Strategic heritage advice on development affecting listed buildings and conservation areas
- Representations regarding potential statutory listing
- Townscape and visual analysis, including Environmental Impact Assessment
- Conservation management planning
- Historic Building Recording

Professional Qualifications

- MA University of York
- PhD University of York
- Affiliate Member of the Institute for Historic Building Conservation
- Research Associate University of York

Selected Project Experience

Admiralty Arch, Westminster

A high-profile and sensitive site requiring careful consideration of a wide range of considerations, balancing the special interest of the listed building with wider land use policy, security and operational requirements. Working as part of a multi-disciplinary team, ensured the emerging proposals represented the optimum viable use for the listed building. Undertook detailed original research ensure the scheme was supported by a strong understanding of the Grade I listed building's significance

Southbank Centre, Lambeth

Advising on the creation of the Festival Wing comprising the alteration and restoration of Queen Elizabeth Hall, Purcell Room and Hayward Gallery. Providing continual input to consultation with Historic England and local planning authorities, and providing a robust Heritage, Townscape and Visual Assessment.

National Grid Estates, National Sites

Co-ordinated a national review of the National Grid property portfolio assessing the heritage significance of buildings within their ownership. Recommendations were made on the basis of the assessment of each site, leading to successful applications for development.

Perks Field, Kensington

Completed a heritage assessment of Perks Field, adjacent to Kensington Palace, for the use of the land as Russia Park during the 2012 London Olympics.

1 Queen Anne's Gate, Westminster

Provided heritage and townscape advice for the redevelopment of the Grade II listed 1 Queen Anne's Gate as residential apartments. The development spanned two conservation areas and included demolition of three buildings of townscape merit. Required liaison and negotiation with officers at Westminster City Council and Historic England. The design for the new scheme was praised by Council officers and achieved consent/permission in 2015.

Crossrail, London

Appointed Built Heritage Specialist for design and construction teams on Crossrail for the Grade I listed Paddington Station and Farringdon Station and four contractors at Liverpool Street and Whitechapel. Co-ordinated and gained heritage consents for station designs and negotiated with local planning authorities and Historic England during design development and construction phases.

Selected Published Works

Tatlioglu, T. (2011) 'Balancing the Scales: New Perspectives on British Landscapes' *Antiquity* Vol. 85 [Review Article]

Tatlioglu, T. (2010) 'Biographies on a Landed Estate: An examination of an eighteenth-century joiners' workshop' in *Post-Medieval Archaeology*, Vol. 44. No. 2, pp. 273-293

Appendix 3.0

Kemble Conservation Area - Statement of Policy (Undated)

COTSWOLD DISTRICT COUNCIL

Town and Country Planning Act 1971

Kemble Conservation Area

Statement of Policy

The village of Kemble with a population of approximately 595, is situated 4 miles south-east of Cirencester on both sides of the main A429 road between Cirencester and Malmesbury. It is located amidst undulating, attractive countryside, at the head of the Upper Thames valley and is the nearest village to the traditional source of the infant River Thames.

The name Kemble is probably derived from the early Saxon word meaning "boundary" and it is likely that the first settlement on the site came after the Roman withdrawal from Britain in 410 AD, when the Saxons moved into the South Gloucestershire area and established themselves in permanent settlements in Kemble, Poulton and Avening, after a great battle with the local Kings in 577 AD. The prosperity of the local agriculture ensured the continuation of the settlement and the strong links between the village and the surrounding farmland remain to this day.

The impressive village church of All Saints retains its original, 120 feet high, 13th century tower and 16th century spire, although the rest of the church was rebuilt in the 1870's in early English style. The rebuilding of the south transept used second hand stone from an old chapel of ease in Ewen. Until 1896 Kemble was a part of Wiltshire, when the village was transferred into Gloucestershire with the nearby villages of Poole Keynes and Somerford Keynes.

The most important 19th century influence on the development of the village was the coming of the railway, the Swindon to Cheltenham line being built in 1841 by I.K. Brunel despite strong opposition from the local squire, Robert Gordon, who only accepted the line after receiving £7,000 in compensation and an undertaking that the railway would pass through his property by a totally unnecessary tunnel, 500 yards long. His daughter, Miss Anna Gordon was equally opposed to the railway and it took a special Act of Parliament to make her accept the building of Kemble station, which was an important junction with the building of the Cirencester-Tetbury branch line, which opened in 1889. However, this branch line remained a cul-de-sac and was one of the first lines in the country to suffer from Dr. Beeching's axe, in 1964, passenger services having already stopped in 1961.

The arrival of the railways was responsible for an increase in the size of the village as the presence of a station made it an attractive area for Victorian and Edwardian gentlemen to build houses. This growth is evident from many of the village's buildings such as the village hall, built in 1899, the school, large houses such as The Limes and Bradley Lodge, and smaller properties such as Biddulph Cottages - a very unusual and attractive group - and numbers 188-190. All have red clay tiles, a departure from the local tradition, but they are of natural stone and their design blends in well with the older properties in the village such as Kemble House and cottages 144-151. There have also been a number of modern houses and bungalows built in the village over recent years, many in reconstructed stone.

Although the village is effectively split into two parts by the main road with the older part to the south-east, the area around Biddulph Cottages to the north-west of the road contains some attractive buildings and its prominence from the road helps to make it worthy of inclusion within the Conservation Area.

At the junction between West Lane and School Road, there is an attractive group of traditional Cotswold stone cottages, numbers 144-151, which face the elevated and well-treed village green. This has an old drinking fountain in an arched shelter of Cotswold stone at its southern end which is an interesting feature of the village. Further along School Lane, there is a mixture of traditional, Victorian and modern development, with the school and village hall being well designed Victorian properties. The scattered nature of the development allows excellent views out of the village over the undulating and well-treed countryside to the north and this link with the adjoining open fields is common throughout the older part of the village. The property known as Old Orchard is a particularly fine old building, set back from the north side of School Road.

Church Road has an attractive arrangement of older buildings in a seemingly haphazard relationship to one another. It is narrow, and the proximity of the high stone walls, gable ends and flank walls of buildings give a strong sense of enclosure approaching the church, views of which are available from all parts of the village. The fine outbuildings of The Limes set tightly against the roadside and The Old Forge, The Grange and The Pigeon House are all extremely attractive traditional buildings in this part of the village.

Vicarage Lane and Limes Road are similar to Church Road in that there is a mixture of building styles and ages which, with the occasional exception, form an harmonious whole which is pleasing to the eye. The presence of natural stone walls and gardens with fine trees and hedges is another very important feature of this area. Kemble House, to the south of the Church is a fine example of a Cotswold stone manor house, built originally in the 17th century and altered in the 19th century. It has a Cotswold stone roof and gables with verges and finials, as well as interesting 19th century fenestration.

The farm groups of Home Farm and Top Farm both contain attractive stone built barns and houses which are part of the village, although both have modern agricultural buildings in the farm yards. Situated on the edge of the village they provide an important link between village and countryside, with the barns of Top Farm in particular being very prominent in the street scene when viewed from West Lane. The area between West Lane and the main road contains some attractive older cottages, and some modern bungalows, which are out of sympathy with the rest of the village in style and materials.

Although compact, the slightly haphazard nature of the development does much to give Kemble its overall character, together with the general homogeneity of building materials and styles despite the different age of buildings. The use of natural stone for house and boundary walls throughout the village is a very important feature, and despite the use of the clay tiles for the Victorian buildings, in general the later development fits in well.

In the future limited development will be permitted to enable the community and its individual buildings to adapt to changing needs. Any new buildings, extensions or alterations will be expected to be in harmony with the area by way of setting, scale, form, materials, colour and texture. Every effort will be made to preserve the best buildings, groups of buildings,

walls, open areas, natural features and trees upon which the character of the Conservation Area depends and the District Council will consider other ways of preserving and enhancing the character and appearance of the area.

To assist in achieving these general objectives, development control will be exercised in accordance with the following established policies and principles:-

1. Permission in outline form will not normally be given for building development within the Conservation Area and more detailed plans to show the new development in its setting and particulars of proposed design, materials and existing trees will normally be required. Particular care will be exercised to ensure that inappropriate colours or materials are not used and that the design is in character with the local traditions.
2. Additional buildings, or additions to existing buildings will only be permitted where they make a positive contribution to the character of the area or will be entirely unobtrusive. Replacement of buildings may be permitted, when it can be shown that the existing building is of an inappropriate character or wholly beyond repair.
3. Within the Area, uses which generate unreasonable noise, other nuisance, or excessive traffic, or which would result in untidy sites, will not be permitted and existing uses of this nature will not normally be allowed to expand.
4. Any proposal to demolish a building or wall, whether "listed" or not, which forms an essential part of the character of the area will be resisted. Proposals to fell or lop trees which make a valuable contribution to the character of the Conservation Area will also be resisted.
5. Proposals to convert a property to a business use will be examined carefully to ensure that this will not develop into such a use that would be incompatible with the visual qualities and functions of the Conservation Area.
6. Proposals to develop open areas and significant natural features forming an essential part of the character of the area will not normally be permitted. This policy applies equally to those areas of open land around the village and outside the Conservation Area which are considered to be of importance to the village character.
7. Advertisements, signs and notice boards will be subject to the most stringent control afforded by the Control of Advertisements Regulations 1969, and will be permitted only if they are considered to be essential and are well sited and designed to harmonise with the area.

Footnote

Essential development by statutory undertakers is frequently exempt from planning control. In such cases it is the Council's intention to foster a spirit of co-operation with these bodies to ensure that such works are carried out in sympathy with their surroundings and in the spirit of the Town and Country Planning Acts. Local initiative will be encouraged in any suitable efforts which are made to enhance the area within the spirit of the Act.

THIS POLICY IN NO WAY IMPLIES ANY RELAXATION OF THE QUALITY OF PLANNING CONTROL OUTSIDE THE DESIGNATED CONSERVATION AREA.

Appendix 4.0

Historic England Recommendation for the Church of All Saints (Dated January 2016)

Case Name: Kemble DAS: Church of All Saints

Case Number: 1428039

Background

We are considering amending the List entry for the Anglican Church of All Saints in Kemble as part of a small Defined Area Survey (DAS).

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1089285	Anglican Church of All Saints	Listing	Amend List

Visits

Date	Visit Type
01 October 2015	Full inspection

Context

The church, which was listed at Grade II in 1958, is situated in the Kemble and Kemble Station Conservation Area. Within the churchyard is a listed table tomb (Listed Grade II).

Assessment

CONSULTATION

All the interested parties were invited to comment on the factual details of the case as part of the consultation process. No comments were received.

DISCUSSION

The statutory criteria for listing are the special architectural or historic interest of a building, as set out in the Principles of Selection for Listing Buildings (DCMS, March 2010). To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship, and to be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing. Before 1700, all buildings that contain a significant proportion of their original fabric are listed, from 1700 to 1840, most buildings are listed, and after 1840 progressively greater selection is necessary.

Places of worship are among our most significant and iconic buildings, with strong claims to historic and architectural interest, and their prominence in the historic environment is universally acknowledged. The Historic England Listing Selection Guide for Places of Worship (April 2011) gives further guidance on selection and grading. Intactness of a building and its fixtures can be an important consideration. Especially with buildings after 1840, where the number of surviving buildings is large, the issue of completeness, especially of interiors, becomes a major consideration when considering designation and grading. A set of fixtures contemporary with the main phase of the building will often possess particular interest. More typically places of worship have been subject to successive changes resulting from growth, changing liturgy and patterns of worship – a process that continues today. Alteration can tell us much about the evolution of a place of worship and thus have a positive value in itself. It can reflect the growth of a congregation or community, the development of patterns of worship, changes in taste and patronage, and the desire to embellish sacred spaces. Alteration, in this positive sense, can possess positive value. Fixtures, fittings and

decoration can be of great importance in defining the character of a place of worship, and are sometimes regarded as the most important elements of all. Liturgical fittings which reflect the nature of worship in that building, and changes in that through time, may be of particular interest, while other more secular fixtures such as memorials can add greatly to the historic interest of a church.

A very large proportion of our most highly-graded buildings are churches: 45 per cent of all Grade I listings are for churches. Grade I, the uppermost grade, is reserved for buildings of outstanding interest. This might include an important medieval church containing notable fittings, the very best examples (from all epochs) of post-medieval churches and chapels, and the key works of leading architects. Very early fabric (particularly Anglo-Saxon) is another justification, as is rarity. Grade II* denotes more than special interest, and the great majority of medieval churches will warrant this grade at least. Other reasons for inclusion in this upper grade may include fittings (such as monuments, wall paintings, stained glass or liturgical fittings) within an otherwise unremarkable building, or the survival of earlier elements (a Norman porch, for instance) within a rebuilt structure. Restoration will by no means preclude a church from being listed in a higher grade: much depends on the character, coherence and quality of the alterations and associated fixtures, and sometimes these will be the very features that warrant the higher grade. Grade II denotes special architectural and historic interest. A medieval church listed in Grade II will have undergone heavy restoration or extensive rebuilding, and generally lack any fixtures of note. Victorian and later churches listed in Grade II will be buildings of quality and achievement, but which do not possess fittings of high quality, design innovation or overall intactness, as found in church listings in the upper grades.

The special interest of the Church of All Saints was recognised by its inclusion on the list at Grade II in 1958. The current assessment has been undertaken with the benefit of new research, including a NADFAS (National Association of Decorative & Fine Arts Societies) inventory, which has given fresh information about the survival of medieval fabric in the building, and a better idea of the importance of the fixtures and fittings.

The church retains significant fabric from before its C19 rebuilding. The tower dates from the C13, with a later spire, and survives largely unaltered. Although the remainder of the church was rebuilt from the foundations in the 1870s, a number of the more important elements were retained and installed in the rebuilt church, including the C12-13 sedilia and C14 tomb recess, both of very good quality with rich mouldings, and the fine late-C13 doorway in the south wall. The C14 effigy of a knight and the C12 coffin included in the body of the church are similarly early in date and of good quality. The use of a number of C13 and C14 coffin lids to patch the stone in one of the tower buttresses is unusual, and of some historic interest.

The C19 work is also of interest in its own right. The architects, Medland and Son, are a recognised regional firm with a number of listed buildings to their name. The rebuilding at Kemble is of good quality, using an appropriate Early English style, and incorporates the earlier fabric well, demonstrating the architects' understanding of its importance. The interior is well handled, the carving crisp and detailed, and incorporates a number of monuments from the earlier church, which form a good group from the C17, C18 and C19. The fittings, though not a contemporary suite, are all good pieces, and include a C14 font. Of particular note are the tile reredos by Maw and Co, which has extensive inscriptions, and the Arts and Crafts vicar's stall by Peter Waals.

Overall, the surviving C12 to C14 fabric, together with the good C19 rebuilding, amount to a church which can claim more than special interest, and it is recommended that the Church of All Saints is upgraded to Grade II*.

The church's gate piers to the roadside also date from the 1870s, and are neatly designed, with their conical caps and wrought-iron overthrow. They should be included in the List entry for the church. The boundary walls and other entrances are of lesser interest, however, and are not sufficiently distinguished to merit inclusion, though they do form an important part of the church's setting. In recommending the extent of designation, we have considered whether powers of exclusion under s.1 (5A) of the 1990 Act are appropriate, and consider that they are not, which is clear in the proposed List entry.

CONCLUSION

After examining all the records and other relevant information, and having carefully considered the architectural and historic interest of this case, the criteria for upgrading are fulfilled. It is recommended that All Saints' Church is upgraded to Grade II*.

REASONS FOR DESIGNATION DECISION

It is recommended that the Church of All Saints at Kemble, with a C13 tower and C12-13 fabric incorporated into an 1870s rebuilding by Medland and Son, is upgraded from Grade II to Grade II*, for the following principal reasons:

- * Relative date: the church retains its C13 tower, and includes features from the C12 to the C14;
- * Architectural interest: the C19 design is of good quality, and sensitively incorporates significant elements from the earlier church dating from the C12 to the C14, including a C13 entrance doorway, a good sedilia of the C13 and an unusual and elaborate C14 tomb recess;
- * Architect: Medland and Son is a recognised firm of mainly ecclesiastical architects who worked extensively in the region;
- * Fittings: the church has a number of high quality fixtures and fittings, including a C14 knight's effigy, a good group of C17 to C19 memorials, and late C19 tile reredos by Maw and Co;
- * Group value: the church forms part of a group at the centre of the village, with the listed chest tomb in the churchyard to its north, Kemble House to the south, and the war memorial to the north west, each listed at Grade II.

Countersigning comments:

Agreed. The Church of All Saints at Kemble, with a C13 tower and C12-13 fabric incorporated into an 1870s rebuilding by Medland and Son, retains a significant elements of its earliest fabric carefully set within the good quality later rebuilding. Taken together, this gives the church more than special interest and it should be upgraded to Grade II*.

Deborah Williams
21st January 2016

Annex 1**List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Anglican Church of All Saints

List Entry Number: 1089285

Location

Anglican Church of All Saints, Limes Road, Kemble, Gloucestershire, GL7 6AE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Gloucestershire	Cotswold	District Authority	Kemble

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 26 November 1958

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy Number: 129357

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

An Anglican parish church, the tower dating from the C13 with a spire of 1824, the remainder rebuilt by Medland and Son in 1876-7 in a mainly Early English style.

Reasons for Designation

The Church of All Saints at Kemble, with a C13 tower and C12-13 fabric incorporated into an 1870s rebuilding by Medland and Son, and its entrance gateway, is listed at Grade II* for the following principal reasons:

- * Relative date: the church retains its C13 tower, and includes features from the C12 to the C14;
- * Architectural interest: the C19 design is of good quality, and sensitively incorporates significant elements from the earlier church dating from the C12 to the C14, including a C13 entrance doorway, a good sedilia of the C13 and an unusual and elaborate C14 tomb recess;
- * Architect: Medland and Son is a recognised firm of mainly ecclesiastical architects who worked extensively in the region;
- * Fittings: the church has a number of high quality fixtures and fittings, including a C14 knight's effigy, a good group of C17 to C19 memorials, and late C19 tile reredos by Maw and Co;
- * Group value: the church forms part of a group at the centre of the village, with the listed chest tomb in the churchyard to its north, Kemble House to the south, and the war memorial to the north west, each listed at Grade II.

History

The Anglican parish church in Kemble, dedicated to All Saints, may have origins in the Anglo-Saxon period sometime after 682, when Cedwalla (King of Wessex) granted land in Kemble to Aldhelm, Abbot of nearby Malmesbury. Documentary evidence records that between 1100 and 1250, a stone church was built, which included a nave, chancel, south aisle – reputedly built from re-used stone from a demolished church at nearby Ewen – and a western tower, with a south porch added a little later. Of the present church the earliest surviving fabric is the C13 tower, which retains its west door from this date. A spire was added in the C15, but replaced in 1824, following damage in a storm on 29 December 1823.

The remainder of the church was largely reconstructed in 1876-7 by Medland and Sons, a busy firm of Gloucester architects. Matthew Henry Medland had become junior partner to his father James and William Maberley in 1862 in Gloucester, where they worked as Medland, Maberley and Medland. The firm, which undertook a number of church rebuilding projects, continued as Medland and Son after Maberley's departure in 1868. By 1900, Matthew Medland was county architect for Gloucestershire, and worked throughout the county. All Saints was, with the exception of the tower, rebuilt from the foundations, though re-using most of the stone from the previous church, and replacing many of the feature in their original positions; a new chancel was provided, replacing one which had been built in around 1840. A new north aisle was added at the same time, and as many as nine, probably C13-C14, stone coffin lids with incised crosses were used to patch the stone on the SE buttress of the tower. The church re-opened on 8 July 1877. The bell frame was renewed in 1905-6 and a new bell added to the existing four; a further bell was installed to mark the coronation of Queen Elizabeth II in 1953. The spire was further repaired in 1964.

Details

An Anglican parish church, the tower dating from the C13 with a spire of 1824, the remainder rebuilt by Medland and Son in 1876-7 in a mainly Early English style.

MATERIALS

The church is constructed from coursed and dressed local limestone with freestone dressings, under stone slate roofs.

PLAN

West tower, nave with north aisle and chapel, south porch and aisle, and chancel.

EXTERIOR

The church is in a mainly Early English style. The C13 west tower is in three stages; it is rendered, the stages articulated by string courses, and flat angle buttresses with offsets rise into the third stage. The west door forms the only entrance to the tower, which is no longer accessible from the interior of the church. The pointed-arched doorway has single shafts and moulded capitals, from which springs a filleted arch. There are two mass dials incised on the SW buttress. The second stage is blind save for a small lancet in the south side. The four sides of the third stage have, variously, single and paired openings, with round and straight heads, some with louvres. The belfry houses a peal of six bells. The parapet has a heavily-moulded cornice. The plain, recessed spire is surmounted by a cross.

The body of the church has coped verges and moulded kneelers to the roofs, and a cross finial to the east end. The south side has a high plinth. The south porch has a late-C13 pointed-arched entrance with paired shafts and a trefoil-headed image niche above. The south doorway within has a semi-circular arch with chevrons and a roll moulding springing from single shafts; above it is inserted part of a probably C12 coffin slab with an incised cross. The south aisle has two Perpendicular windows with hood moulds, below which a moulded band extends around the aisle and the buttresses, one straight, the other angled at the SE corner.

The east end of the aisle has a four-light Perpendicular window with a hood mould. The chancel has a single lancet with hood mould and a straight buttress with gabled head. The north aisle is formed from paired gabled cross wings, each with a three-light plate-tracery window, and a squat buttress with offset between them. To their left, a high, gabled transeptal chapel (now vestry) with a simple pointed doorway and rose window in the gable; it has an elaborate triple-lancet east window. The chancel to the north is of two bays, each with a single lancet as to the south, with similar buttressing. To the east end is a three-light Early English window of triple lancets.

INTERIOR

The interior of the porch has a blocked opening formerly giving on to the south aisle, a moulded pointed archway with single shafts and simple capitals over paired trefoil-headed lancets, later blocked with squared and coursed stone. The interior of the church has polychrome tiled floors by William Godwin of Lugwardine, Herefordshire, plastered walls and timber wagon roofs, the nave and porch with scissor-bracing. The style is Early English, apart from the south (Ewen) aisle, which is Perpendicular. The north aisle arcade of painted arches is carried on squat shafts with simple moulded capitals, and has moulded label stops to the imposts at the end of the arcade, as does the arch to the north transept. The south aisle has a single archway rather than an arcade, with similar detailing. On the west wall are collected a number of monuments dating from before the 1870s rebuilding, including several to members of the Coxe family.

The south aisle, which was built using stone from the demolished church at nearby Ewen, includes a good C12-C13 sedilia, Early English in style: a two-bay recess with one narrower bay. Each arch has a three-roll trefoil on semi-circular capitals and attached shafts with annulets and bases. The spandrel between the arches is occupied by a deeply-cut quatrefoil. Alongside the sedilia is a C14 arched tomb recess, with deeply and richly moulded, chamfered arch with crocketed labels, and unusual cusping bearing carved heads. The arch springs from half shafts on bases, with capitals formed from human heads, that to the east with two female heads, and that to the west a single male head. The recess may have originally included the effigy of a knight now in the north transept, where it was moved in the 1877 rebuilding. Currently, the recess houses a complete medieval stone coffin with a coped lid. The north transept chapel is now used as a vestry. Under a pointed arch, blocked when the north aisle was built, an effigy. At the SE corner the remains of the C15 rood stair.

The high, pointed chancel arch of two orders as a chamfered hood mould with plain stops. The impost is supported in truncated half-columns with simple mouldings to the capitals. The chancel ceiling is boarded, with applied timber ribs having foliate bosses at their junctions. The three-light east window is Early English in style, with single shafts between the lancets, and modern stained glass. The REREDOS, of 1877, is tile, with inscriptions of The Apostles' Creed, The Lord's Prayer and The Ten Commandments, by Maw and Co of Shropshire.

PRINCIPAL FITTINGS

The FONT is in the north aisle: a C14 octagonal font with moulding to the stem, on a low C19 base and apron. The cover is of the 1870s. The PULPIT, timber with tracery on a moulded stone base, dates from 1872. The PRIEST'S STALL on the south side of the chancel is a good late Arts and Crafts piece designed by Norman Jewson and made in 1937 by Peter Waals of Chalford, given in memory of Aneurin Gabe Jones, who was vicar 1914-1935. The BENCH PEWS are of 1877. The mahogany ORGAN case, in the south aisle, dates from 1784, by John England and Hugh Russell, with later alterations; it has a broken pediment above a moulded cornice with dentil frieze. It was found in a chapel in Cam, Gloucestershire, and brought to Kemble in the 1960s, given in memory of his wife by S J Phillips. A few fragments of medieval STAINED GLASS survive in the east window of the south aisle, otherwise apart from the east window in the chancel, the glass is plain, diamond patterned, of circa 1877. The bell frame was renewed in 1905-6, and a new bell added to the existing peal of four, dating from the C17, C18 and C19. A further bell was added in 1953.

PRINCIPAL MONUMENTS

In the north transept, the C14 effigy of a knight, cross-legged, carved in low relief in lias stone, with a trefoiled canopy over the head, similar to that on the recess in the south aisle; the effigy may be that of Sir Roger Normand, who died in 1349. Above it, a painted timber monument to Beata Pitt (d. 1650) and her son, Edward (d. 1656). The remaining monuments of note were all resited on the west wall during the 1870s restoration. The monument to Elizabeth Coxe (d.1783), by Ricketts of Gloucester, is of white and grey marble with an urn, volutes and heraldic devices. Ann Coxe's monument of 1790, by John and Joseph Bryan of Painswick and Gloucester, has a draped urn and heraldry. Charles Coxe (d. 1808) has a Greek Revival monument by Reeves and Son of Bath.

SUBSIDIARY FEATURES

The churchyard has three entrances. To the west, a pair of fat, square gate piers of ashlar limestone, with tapers to the top and octagonal, pointed caps; between them is a simple iron overthrow with a central lamp, and double timber gates.

Selected Sources

Books and journals

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Websites

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Other

NADFAS Record of Church Furnishings: All Saints, Kemble (2005)

Map**National Grid Reference:** ST9893196980

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Former List Entry**List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ALL SAINTS

List Entry Number: 1089285

Location

CHURCH OF ALL SAINTS,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Gloucestershire	Cotswold	District Authority	Kemble

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 26 November 1958

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy Number: 129357

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

KEMBLE KEMBLE VILLAGEST 99 NE7/60 Church of All Saints26.11.58GV
IIAnglican parish church. Tower of C13 with spire of 1824, remainderrebuilt 1872-8 by Medland and Son, mainly Early English style.Coursed and dressed stone with freestone dressings, stone slateroof, coped verges with saddlestones, and cross finial to east.West tower, nave with north aisle and chapel, and south porch andaisle, chancel. Tower of 3 stages faced in render with stringcourses and flat angle buttresses incorporating 4 coffin lidsprobably of C13 in south-east buttress. Parapet with heavy mouldedcornice and plain recessed spire with surmounting cross. Longpaired or single openings on upper stage, with lancet or straightheads, some louvred for belfry. Pointed arch west door, being theonly access into the tower, no access from church. On north side,aisle formed by 2 cross gabled wings, each with triple lancet,chapel has rose window above small doorway, and chancel has 2single lancets with small buttresses between, raking out at levelof string course below sills. Large south porch has image nicheover entrance and chevron moulded doorway. Three Perpendicularwindows to south aisle, with Early English sedilia and piscina.Interior has boarded faceted roof. West wall has series of blackand white marble wall monuments to Coxe family. (David Verey,Buildings of England - Gloucestershire: The Cotswolds, 1979).Listing NGR: ST9893396982

Selected Sources**Books and journals**

Verey, D , The Buildings of England: Gloucestershire 1 The Cotswolds, (1970)

Map**National Grid Reference:** ST 98933 96982

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