

Community

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Cam Parish Community Design Statement



Draft Consultation Version | May 2019

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Cam Parish Council

Overview Information

This document is a DRAFT version for consultation. Comments are welcomed and can be sent to the Parish Council.

It can also be viewed via our website (www.camparishcouncil.gov.uk) or as a hard copy at: Cam Parish Council Office

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Foreword

This Design Statement is of great significance to Cam and its future because it addresses a key part of our Neighbourhood Development Plan (NDP) for the next few years.

Our NDP shares an overall vision for our neighbourhood and one key aspect of this is to help inform and shape how new development can enhance the character of Cam, and this is the focus of this document.

To arrive at the contained findings and recommendations required intensive field research by our NDP steering group made up of councillors and volunteers - not planners but now infused with a great deal of expertise on the subject! And on behalf of Cam I offer them heartfelt thanks for the tremendous amount of time and effort put into this endeavour.

The start of the process involved using local knowledge to identify what turned out to be 8 character areas within Cam and which you can read about in detail in the appendices. Members of the group walked every road, street and snicket of Cam making notes about each area's key characteristics and taking photographs to use to illustrate them.

Cam, being established originally in the 1400s means a mixture of housing from historic listed buildings to recent additions. It was largely developed since the 1950s but has kept its rural feel and green infrastructure established over the centuries.

The ultimate aim of the Character Assessment and resulting Design Statement is that it should work to help retain those things that residents value. It will be a guide to developers, architects and builders towards greater reflection of the character of Cam village in new developments and its vision for excellence in the design and use of quality materials for new houses and other buildings.

Brian Whatling, Chair, Cam Parish Council

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1 Introduction

General Introduction

1.1 This Design Statement has been prepared on behalf of Cam Parish Council, with support from Stroud District Council and consultants Place Studio. It follows a format for Design Statements used by other communities in Gloucestershire and elsewhere in the UK.

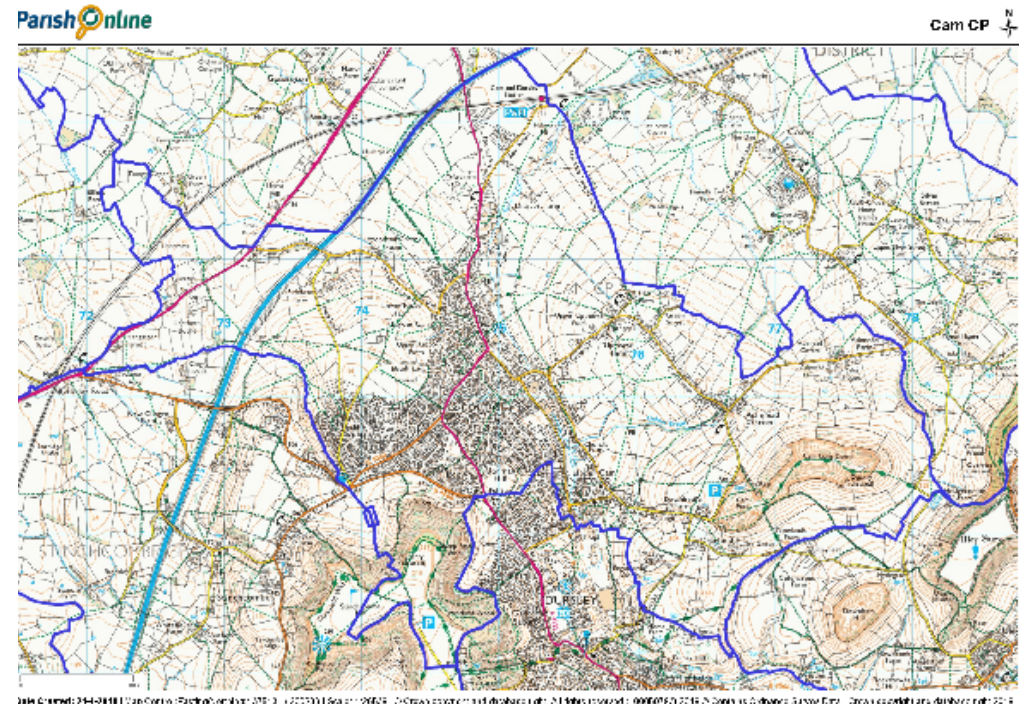
1.2 A Design Statement is a document produced by and for the local community, which describes the distinctive character of an area. It identifies the landscape setting, the shape of the settlements and the nature of the buildings. It also draws together design principles based on that distinctive local character, sense of place and community approach. Our Design Statement addresses the entire area of Cam Parish as shown in Map 1.

1.3 This Statement is integrally linked to and forms part of the Cam Neighbourhood Plan, most especially to its policies on Character and Design.

1.4 Although the Revised National Planning Policy Framework (NPPF 2018) does not make any specific mention of Design Statements, it states the following:

“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded

Map 1: Cam Parish



in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

This is exactly what this Design Statement provides and it reinforces the link between this Statement and the Neighbourhood Plan.

Production of the Design Statement

1.5 The Statement is built predominantly on local survey work undertaken by members of the Cam Neighbourhood Plan under the guidance of professionals from Place Studio and in line with the overall guidance produced by Stroud District Council. The surveyors used Character Assessment proformas to structure and record observations.

1.6 Following an initial group meeting, some initial Character Areas were suggested, following which group members each undertook the survey of one or more potential Character Areas. The results suggested some changes to the proposed Character Areas, now included in this version.

1.7 The draft Statement was shared with Stroud District Council and appropriate amendments and additions made. Because the Design Statement is integrally linked to the overall Neighbourhood Plan, it has been subject to formal community consultation alongside that plan.

The Structure of the Design Statement

1.8 Following this introduction, the Statement adopts a well-established approach of covering something of the history of Cam and Cam as it is today, before the main sections on Landscape, Settlement and Character Areas.

1.9 The slight variation to standard practice is that the sections outlined above focus on the overall picture. The Appendix 1 contains more detail on each of the Character Areas and some specific points about each area that add to the general guidance. Appendix 2 contains a map of the listed buildings of the parish and a table with more detailed information.

Using the Design Statement

1.10 The Statement enables parishioners to learn more about their area and enables planners and developers to understand what is valued by local people about the character of their area and buildings. It also shows which aspects should be conserved or enhanced in all new developments so that the special character can continue to be enjoyed by future generations. It establishes the context in which to help manage the design elements of changes in terms of land use and development, ensuring that any such changes should reflect the distinct

1.11 The Statement does not address issues of whether or where developments should take place. That is the function of the Stroud Local Plan and the Cam Neighbourhood Plan, to both of which this Statement relates.

1.12 The Parish Council have formally adopted the Stroud District Pre-Application Protocol. This Design Statement is intended to be a key document in achieving the aim of better quality development through a positive pre-application engagement process. To receive a copy of the Cam Pre-application Protocol please visit the Parish Council Website, and to arrange a pre-application consultation please contact the Parish Council (admin@camparishcouncil.gov.uk).

2 The History of Cam

2.1 There are numerous signs of prehistoric settlements in the surrounding area and so it is likely that people have lived in Cam for many centuries. One of the oldest pieces of pottery found in Britain was found in the Cam area indicating very early habitation. With so many local sites from the Stone Age and the Roman eras it is very likely that there were some dwellings in the area given that there was an abundant source of fresh clean water.

2.2 Although the name Cam – meaning “twisted river” – is Celtic in origin, the first written record of its existence is in the Domesday Book where it was recorded as being one of the many manors held by Roger Berkeley, Lord of Dursley (now the adjacent parish).

2.3 In the Middle Ages, records show that there was a thriving population, sending produce to the castle at Berkeley. The river provided power for corn mills - one was recorded in 1430 belong to Walter Phillimore – and later to cloth mills, the first of which was recorded was in 1522.

2.4 The cloth industry was very important to the village and records from 1686 show that out of a total of 121 able-bodied men, 62 were engaged in the cloth trade. This trade continued to flourish until 1820s but the mills were nearly all closed by 1825, just one remaining to this day.

2.5 After this time the population in the surrounding area dropped substantially, except in Cam where it remained fairly constant for many years at roughly 1,200. The census records show a gradual increase to 2,071 in 1831, thereafter it declined to a low point of 1,640 in 1851 before rising steadily reaching 2,114 in 1931 and 3,359 in 1951.

2.6 During this time, Cam continued to be the most populated area within the old Dursley Rural District Council area. Most people lived in and around Churchend, Upper Cam – around the Parish Church. There were small hamlets at Ashmead, Draycott, Upthorpe and Clingre. Ashmead and Cam Green were open common land which was not enclosed until the 1840s.

2.7 Appendix 2 contains detailed information about listed buildings in Cam Parish, the location of which illustrates the origins of settlement development, notably there is a cluster of listed buildings and structures in Upper Cam, with the Grade 1* listed Church of St George at the centre.

2.8 Lower Cam started to be developed in the 1830s and 1840s. Pre-First World War saw some house building across Cam that contributed to a population rise which was continued after the war with the developments at Woodfield, Nasse Court, Quarry Gardens, Tilsdown, Fairmead and Draycott.

2.9 Maps 2 and 3 illustrate how development begins to link the northern and southern parts of the settlement between 1903 and 1924. Note Upthorpe as a distinct village to the east.

2.10 Post the Second World War, especially in the 1960s and 70s, building continued apace with Norman Hill, St. George’s Close, Orchard Leaze and Draycott. This was followed by Broadmere Close, Lambsdowne and the Bovis Estate in the 70s and 80s, Millbank in the 90s and the Littlecombe development post 2000.

Map 2: Cam 1903 copyright Ordnance Survey



Map 3: Cam 1924 copyright Ordnance Survey



3 Cam Today

3.1 Cam is a large village and civil parish in Gloucestershire, situated on the edge of the Cotswolds, close to the town of Dursley, north of Bristol and south of Gloucester.

3.2 It is characterised by its setting, nestled below an escarpment on its east side that is part of the Cotswolds Area of Outstanding Beauty and includes the distinctive conical hill that is Cam Peak. This hill and its surrounds can be seen from most parts of Cam and forms a backdrop for the village along with Stinchcombe Hill, also part of the escarpment. The latter is extensively covered on the Cam side with woodland. These landscapes and the Cotswold Way nearby make the area popular with walkers.

3.3 There has been considerable residential development from the



middle of the 20th century and Cam is now a thriving community with a population of approximately 8,500 people, represented by a Parish Council with 16 members. The growth that has taken place on the southern lower slopes of the escarpment has moved the centre of Cam away from its original settlement around the 14th century church of St. George, sitting below Cam Peak in the east.

3.4 Development will continue towards the flat plain of the River Severn lying on Cam's west side, if limited for a large part on its north side by the river Cam. The next few years will see at least 650 new houses being built in the fields around Box Road, north west of the village, close to the M5 and A38 where the Cam and Dursley station is located.

3.5 The station is a cherished asset to the village with regular trains going to Gloucester, Cheltenham, Bristol and Bath. Parking is free but oversubscribed on many days, so more parking is something local people hope to gain with new housing.

3.6 With development inevitably comes more traffic and the centre of Cam (see Map 6 on page 14) currently experiences a large traffic flow moving



between the A38 and Dursley, especially during peak time.

3.7 Many will also travel into the area to visit the Tesco store at the top of the High Street. There are several other shops close by, including a pharmacy, florist, hardware store, domestic appliances shop and Post Office. Other amenities are a funeral directors, a beauty salon, a pub (one of two in Cam), three takeaways and a café.

3.8 St. Bartholomew's, Cam's second anglican Church, and the parish council offices are also located in the centre.

3.9 Most other businesses are located west of the centre, at Draycott, where there is a petrol station with a business and industrial park directly opposite. One of the main companies for employment, however, is Cam Mills with just under 100 employees. It is the only remaining woollen mill in the area and has been manufacturing cloth, now mainly for tennis balls, for around two hundred years.

3.10 Cam is surrounded by green space but is short on it in the village itself, although what it does have is excellent. Three public play areas provide

well-maintained play equipment at Cam Green, Woodfield and Jubilee Fields, which also has a large and well used skate park, a pavilion and is where Everside youth football club plays.

3.11 Cam Sports Field, established by the Mill owner, primarily for cricket, around 200 years ago in Everlands, is home for Cam's football team, Cam Bulldogs FC, Cam and Dursley Tennis Club and Cam Cricket Club.

3.12 Local primary schools Woodfields, Cam Hopton , Cam Everlands and Rednock Comprehensive School in Dursley all have good playing field facilities.

3.13 The network of green infrastructure and presence of trees makes a strong and distinct contribution to Cam's character and distinctiveness. The community of Cam is already involved in projects to address its green infrastructure and make more of its natural assets to the benefit of local people and wildlife.

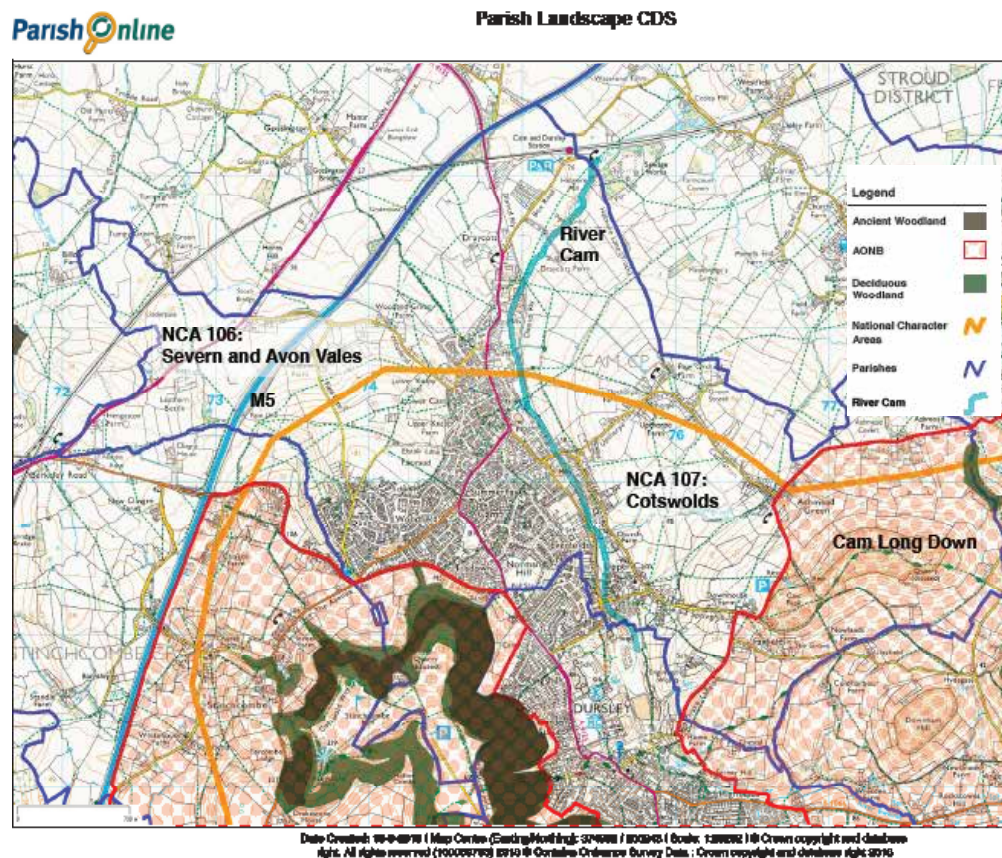


4 Landscape Setting

Key points about the Parish landscape, drawn from the Stroud District Landscape Character Assessment and the Landscape Sensitivity Assessment, Stroud District Council, 2016, are set out below:

- Cam Parish has a varied landscape that falls into two national landscape character areas (NCA): NCA 107 Cotswolds & NCA 106 Severn and Avon Vales.
- Southern parts of the parish form part of the Cotswolds Area of Outstanding Natural Beauty (AONB).
- To the north, the parish landscape falls within the 'Escarpment Foot Slopes' character type as defined by the Stroud District Landscape Character Assessment (Stroud District 2000) and is a predominately pastoral landscape with an extensive network of hedgerows and mature field trees.
- The M5 forms an edge to the west, where it is visible when not screened with trees belts and bunds.
- Rural farmland forms a backcloth to the settlement.
- The River Cam runs through the parish from north to south and forms a soft green edge to the eastern edge of the settlement.
- To the south, the landscape character type is defined as 'Escarpment' by the District Landscape Character Assessment.
- The escarpment slopes of Stinchcombe Hill combined with the adjacent deciduous and ancient woodland form an important part of the setting of the village on the northern approach.
- Expansive views can be appreciated from a number of locations, most significantly from Cam Peak within the AONB.

Map 4: Cam Parish Landscape



5 Settlement Pattern

5.1 The two main settlements in the history section – Cam (now called Upper Cam or Old Cam) and Lower Cam – have now largely merged, although the current road pattern now directs the majority of the road traffic away from (old) Cam onto the A4135 and on into Dursley. Mid to late 20th century development therefore focused mainly on and around the A4135 and then Woodfield Road.

5.2 The River Cam creates a strong edge to the east, with little development to its east side other than in the old centre of Cam, to a lesser extent along Hopton Road and up to the small, detached settlement of Upthorpe. The green gap between Cam and Upthorpe is clear and important but also currently threatened.

5.3 The experience of moving through Cam from the north is very much one of fragmented and linear development. It starts with more modern industrial development, passes through a widened green area to the west in Draycott and thereafter comprises an interesting medley of single houses and terraces of varying ages (from the 18th century) and styles all the way to the current village centre, with some shops (some converted houses) either side of the road close to the central mini roundabout.

5.4 Although the direct continuation of this route – Chapel Street – is no longer the main road, the interesting fragmented pattern continues, now with a bend in the road to Station Road. Extensive greenery either side of

Station Road, up a slight hill, creates a clear and important divide to the developments along Hopton Road (similar to Cam Pitch, see later).

5.5 Hopton Road is again largely 20th century linear development until it emerges to an area with a significant green to one side in front of Cam Hopton school. From there on, with minimal development, there is a definite rural feel to the road, becoming more so as it reaches St. George’s church, which was the centre of the original settlement of Cam.

5.6 At the start of Station Road, the visitor is most likely to turn off into Everlands to go up Woodview Road and the surrounding estate or possibly ‘the back way’ to Littlecombe and Dursley. Everlands starts by being bounded to the east by a long stretch of the older and newer buildings of Cam Mills, with a strong green edge to the west, then the sports field and then some more recent housing and scattered greenery, sometimes both sides, sometimes one, all the way to Church Road. Church Road belies its



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long history with a medley of houses of all ages and styles, on either side.

5.7 Coming into Cam from Stinchcombe, the village offers two very different experiences to get to the centre. Stay with the Dursley Road and the experience is of Stinchcombe Hill seen to the right almost all the way until the road drops down to the junction with the A4135, and houses, gardens and often considerable greenery to the left.

5.8 This is not the only road along the very edge of the overall settlement with the important surrounding hills directly alongside. Springhill that goes up to Ashmead and Cam Green runs along the bottom of the escarpment of Cam Peak and Longdown, in the AONB. From the housing estates now occupying slopes within Cam, there are very frequent views out from the village into the surrounding countryside, with Cam Peak and Stinchcombe Hill almost a constant backdrop.

5.9 Turn into Woodfield Road, however, and the experience is very different. Though an old lane, it is now a road flanked on both sides by a number of 20th century housing estates and roads turning off into them. As Woodfield Road starts to drop down to the village centre, it passes

through a very important feature; called Cam Pitch. It is almost a tunnel of green, high up on both sides and almost totally blocking any views, but a reminder that the countryside is not far away.

5.10 The text above outlines the basic pattern as would be experienced by most visitors. However, in the 20th century, a large number of small and large housing estates were developed in the spaces between those main roads. With one major and a couple of minor exceptions, these estates offer no easy vehicular route to move through, for example from St. George's Road to Church Road, ensuring mostly quiet and traffic-free residential areas. The minor exceptions are an older road, The Quarry, (though that does not really link areas together) and Woodview Road (the spine road for the Summerhayes estate). The latter winds its way so slowly from the A4135 to Everlands that it is generally only used by locals to exit or enter the estate.

5.11 In contrast, there is an extensive network of footpaths, or snickets to use a local term, through the settlement, providing important non-vehicular routes that connect the different housing estates and key character areas (see Map 5 on page 13).



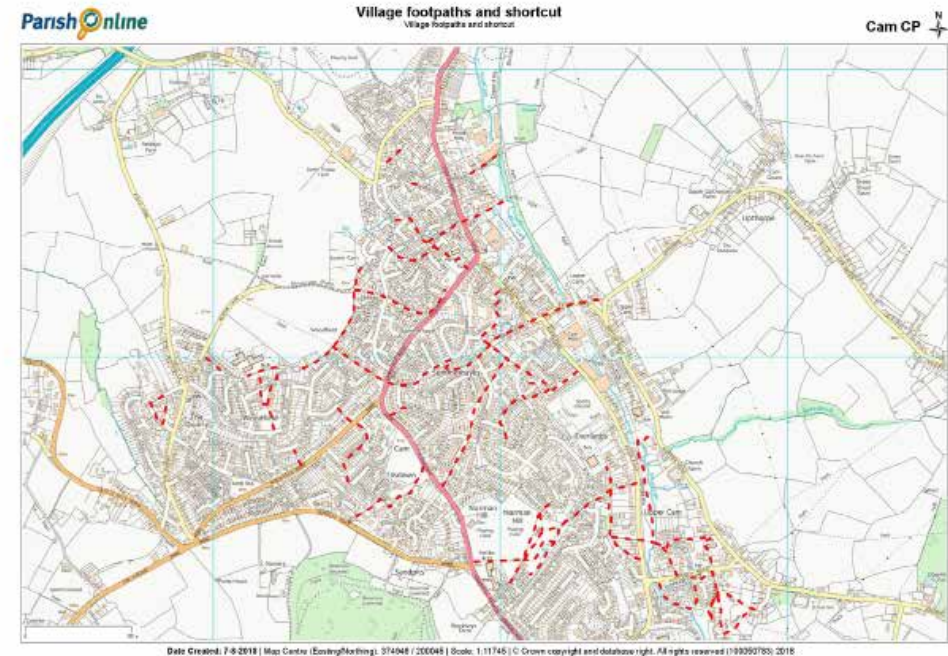
5.12 The major exception, which creates another important feature in the settlement as a whole, is Manor Avenue. Or, to be more precise, Manor Avenue and the estates that lead off it. Once again, it winds its way between Cam Pitch and the High Street with various roads off, some of which (e.g. the ancient Knapp Lane) lead down to the High Street, some of which are just culs-de-sac.

5.13 By the mid 20th Century, given changes to road layouts in particular, it was Lower Cam that became the centre of the village as a whole. This is where the main roads now meet, St. Bartholomew's Church and the War Memorial reside and where there are shops and community buildings along High Street up to the mini roundabout and the large supermarket and council buildings to the east. The car park for the latter backs onto the river Cam and links to the riverside walks in both directions.

5.14 Cam has a distinctive and highly valued landscape setting that provides its distinct landscape anchor for the majority of its character areas. Whilst Cam contains a great variety of building forms and ages, the settlement of Cam as a whole has a distinctive and very spacious, green, garden village feeling to the settlement pattern. Key factors in this are green verges, hedgerows and trees in particular. Trees in public and private spaces are a consistent key positive factor that contributes to the locally distinctive character of Cam.

5.15 The historic narrow snickets, and extensive network of footpaths in the surrounding landscape provide car-free connections and quick pedestrian routes throughout Cam. They are an important feature in the grain and built character of this parish.

Map 5: Overview of 'Snickets' and Shortcuts through the Parish



6 Character Areas

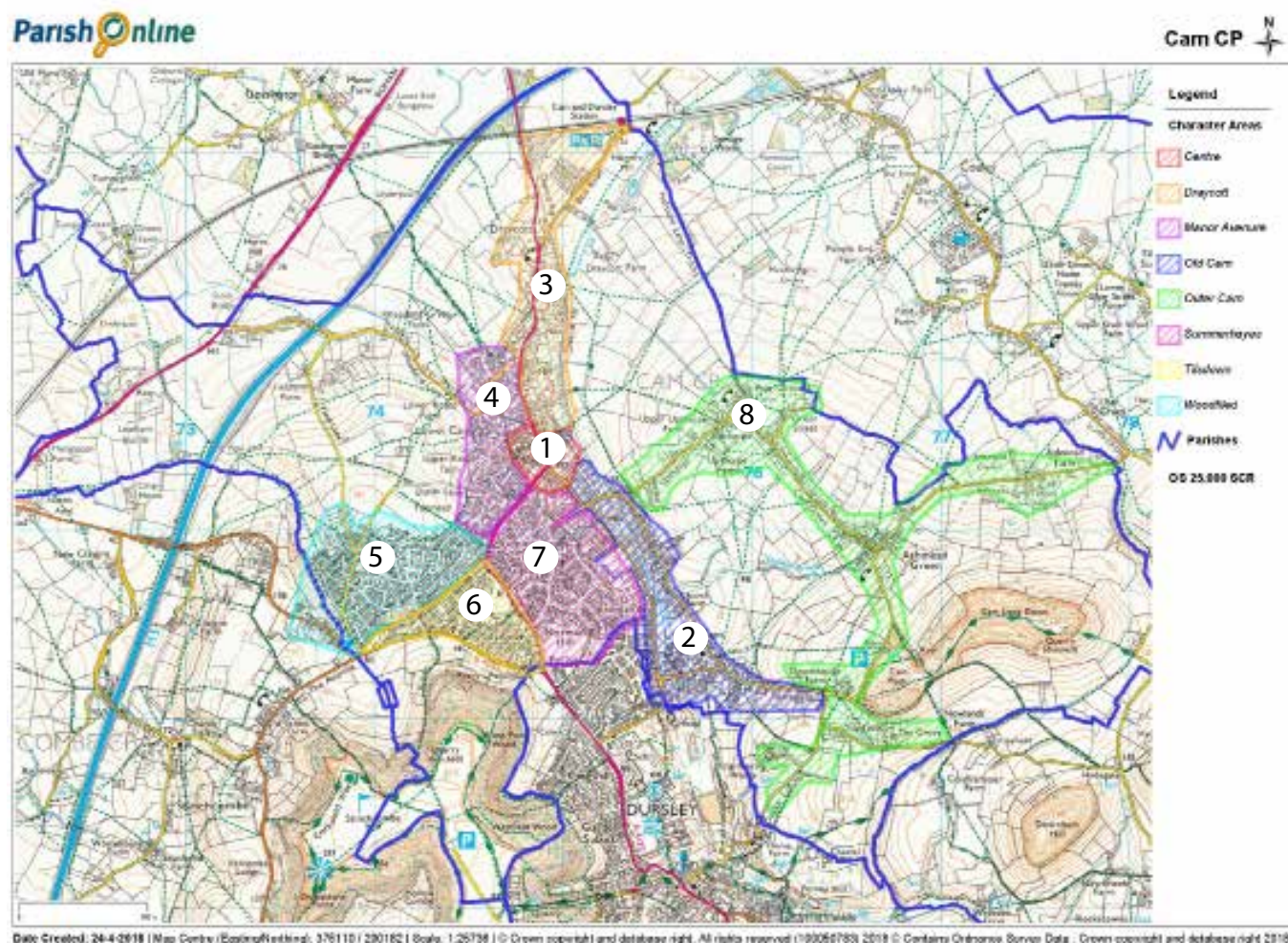
6.1 There are eight distinct character areas in Cam, identified by the Steering Group members who undertook the study:

1. The Centre of Cam
2. Old Cam or Upper Cam
3. Draycott
4. Manor Avenue
5. Woodfield and The Quarry
6. Tiltdown
7. Summerhayes and Norman Hill
8. Outer Cam

6.2 What follows here is an overall summary of key points about the Character Areas as a whole and summary characteristics of each area. These have been used to inform the general guidance in the next section. Appendix 1 contains more detailed information about each area.

6.3 In general, the Draycott and Old Cam areas are characterised by fragmented development over many years, right up to the present day. (This would have also been the case for Lower Cam/ The Centre if that had not become the commercial

Map 6: Cam Built Settlement Character Areas



focus of Cam.) There are few stretches of similar housing or other buildings; much of the land was clearly sold as individual plots, not necessarily then being built in the same order as plots were sold. Some of the older properties were built right up to the road edge, or even as blocks at right angles to it, but most have clear front gardens, in some cases with space to park off the road. The lengths of road and development are also punctuated by non-residential buildings, for example the Memorial Hall and pub in High Street and the mills in Everlands and further out towards Draycott.

6.4 The character of the centre of Cam (Area 1) has been shaped by the introduction of the mini-roundabout, the Tesco store, the parish offices, as well as the conversion of nearby houses to shops or offices. However, the general character of the centre makes it still similar to the areas just described.

6.5 The two very clear distinguishing features between the areas just described and the remaining areas (other than Outer Cam) – are the fact that these other areas were built as estates and that they are almost exclusively residential.

6.6 Not all the estates were of private housing; some were public housing and each was built to the standard layout and design of its time. The overall feeling throughout is of a garden suburb or village given the (mostly) generous plots, large gardens (by current standards), off-road parking options and a real sense of ‘green’ through open plan front gardens and extensive planting with many mature trees. The latter points are also reinforced by the fact that, as development was now moving up the hill to the west, views to the surrounding hills or across the valley are afforded from the areas and from many of the houses.

6.7 Almost all of the buildings in these areas are 1 or 2 storeys, with

an occasional block of flats (still only 3 storeys), for example where Manor Avenue joins Draycott. They are also mostly semi-detached or detached with a few terraces.

6.8 Finally, as sections 4 and 5 make clear, the development of Cam from its early origins along the river to the estates on the hill to the west has left the whole eastern side of the parish very open. Within these there are the two small settlements of Upthorpe and Ashmead Green.

6.9 Though development is almost continuous, there is a very significant break in the pattern along Cam Green between the main areas of Upthorpe and Ashmead Green where development is on the north east side only, opening up important, long views to the south and south west, and to the almost hidden main area of Cam below.

6.10 Despite the variety, there are components that create a consistent quality of place, distinct to Cam. These can be summarised as:

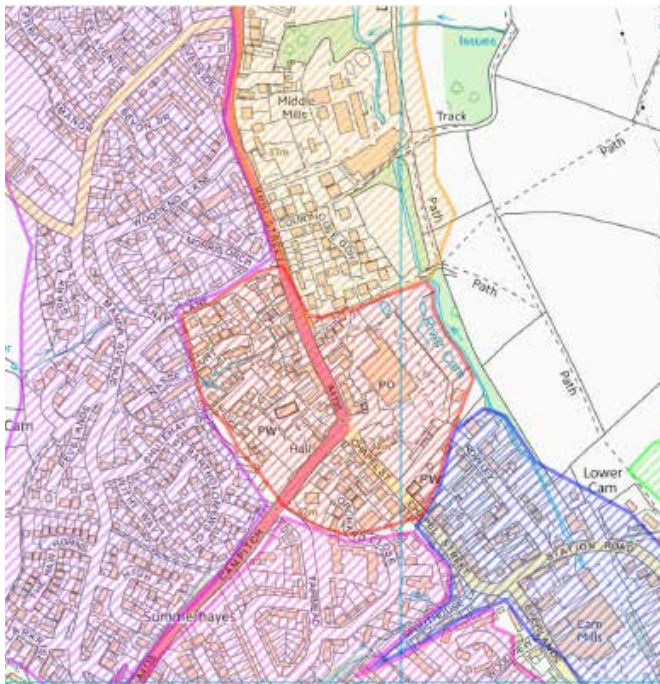
- The landscape of the parish provides a dramatic backdrop to most of the settlement
- The ancient wooded slopes of Stinchcombe Hill and the distinctive conical Cam Peak are valued local landmarks
- In historic areas the use of local stone and brick for walls with locally characteristic detailing around the windows
- Trees are a key feature throughout the settlement, providing important landmarks, marking gateways and contributing to sense of place
- A network of snickets, some ancient, thread through different areas of the village providing important shortcuts and links throughout
- A spacious green layout that contributes to sense of a ‘garden suburb’ in many areas

Character Area 1

The Centre of Cam

Including:

The High Street Noel Lee Way
Chapel Street Cam Pitch (bottom section)



While many parishioners feel that a true centre does not exist today, it is generally accepted to be the area radiating from the crossroads at the top of the High Street, Noel Lee Way, Chapel Street and the bottom of Cam Pitch.

Key distinctive features include:

- Cam Pitch is a tree lined hill feeding into the centre – a very special feature
- Several snickets connect to this area
- Foliage and trees are much in evidence and important green spaces include a war memorial and the Rackleaze Wildlife Area through which the River Cam flows
- The hub of Cam, this area has a compact feeling in places with buildings and boundary features enclosing mainly narrow pavements
- Various businesses and facilities, including, shops, pub, takeaways, PO, and the Parish Council offices
- Diverse range of building types and ages, mostly two storey and generally built close together

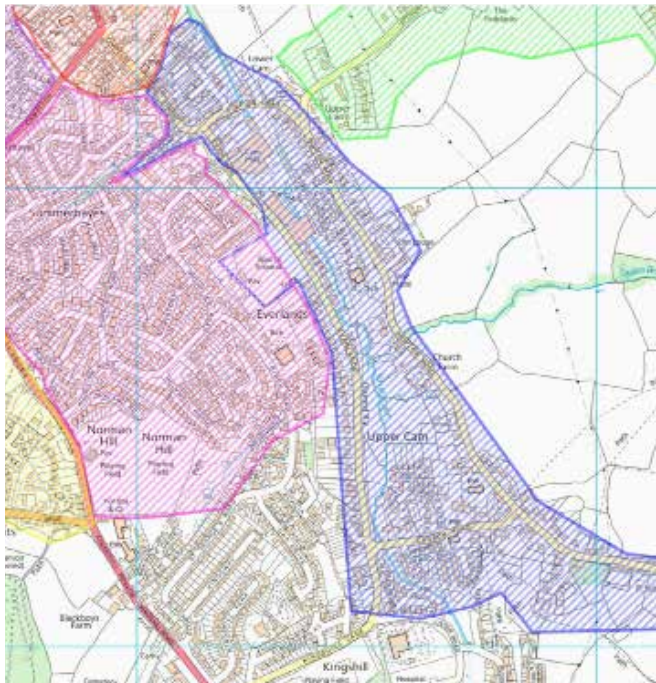


Character Area 2

Upper Cam or Old Cam

Including:

Chaple St. Everlands Church Rd.
 Spring Hill Hopton Road Station Rd.
 Rowley



Upper Cam, sometimes called Old Cam, retains a very rural feel and incorporates an ancient settlement about a mile from the current Cam centre around St. George’s Church. An original, and the only still working, woollen mill on the River Cam has also played its part in shaping the character of this area.

Key distinctive features include:

- Linear layout with a cluster of historic listed buildings and a rural village character
- Many snickets connect to Summerhayes
- Shaped by the early settlement around St George’s Church (origins in 1400s) and then by woollen mills of which there is one remaining on Everlands
- Many houses built in 1900s by mill owner using red brick and some with locally distinctive detailing around the windows with light and dark bricks
- Infill, small cul de sac developments and new developments mean a range of building materials: red brick, Cotswold stone, render and sometimes a mixture of stone and brick
- Back gardens are often large and front gardens generally enclosed by hedges or a small wall
- Foliage and greenery, landmark mature trees and abundant shrubs are much in evidence
- An ancient cricket field in Everlands
- The higher and sloping ground affords frequent views to the rural edge and the wooded slopes of Stinchcombe Hill
- The River Cam is integrated and enhanced in the landscape of Littlecombe to the south



Character Area 3

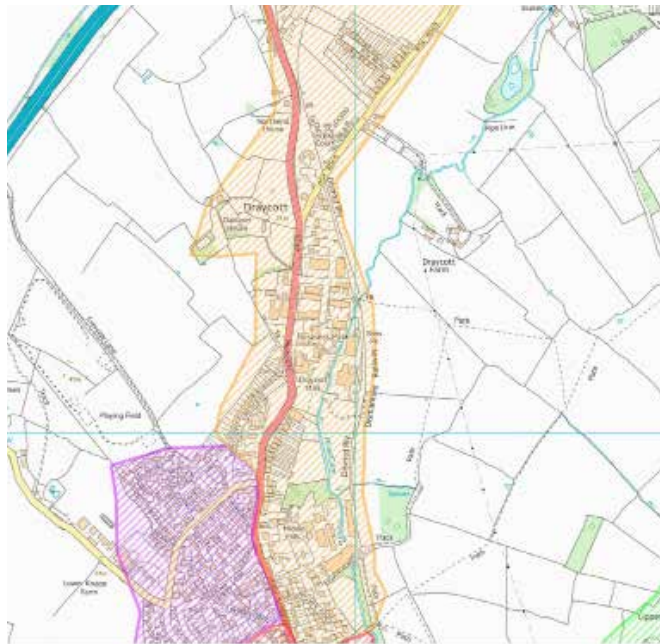
Draycott

Including:

High Street
Draycott

Court House Gdns

Box Road



Draycott is the area you come into travelling west along the High Street (A4135) with linear development that continues in the same vein until beyond Manor Avenue when Draycott becomes a more distinctly recognisable area, particularly for its industrial and business area.

Key distinctive features include:

- The road here is broad but maintains a rural feel, even more so into the start of High Street, with its older stone cottages
- A linear area with industrial sites to the north east following the course of the River Cam
- Many of the industrial units walls are finished in either green or brown or cream cladding. The roofs are not in the same colour, which helps to reduce the visual impact from higher viewpoints around
- A mix of brick and stone two storey Victorian houses, flats, bungalows and cottages built over the past 150 years provide variety
- Social housing, comprised of flats and houses are set in a wide expanse of open green space and trees, maintaining the rural feel and

affording views across to Stinchcombe Hill

- Mature trees create local landmarks which together with shrubbery in front of residences contribute to a 'garden village' feeling
- Larger houses at the north end of Cam have large mature trees and hedges surrounding their properties
- The majority of older houses do not have garages but do have a drive or space for off-road parking
- Court House Gardens, built in the 1990s around Court House Farm, are two storeys with brown window frames and dark brown brickwork, blending in well with the surrounding houses.
- Public Rights of Way into the surrounding landscape are easily accessed



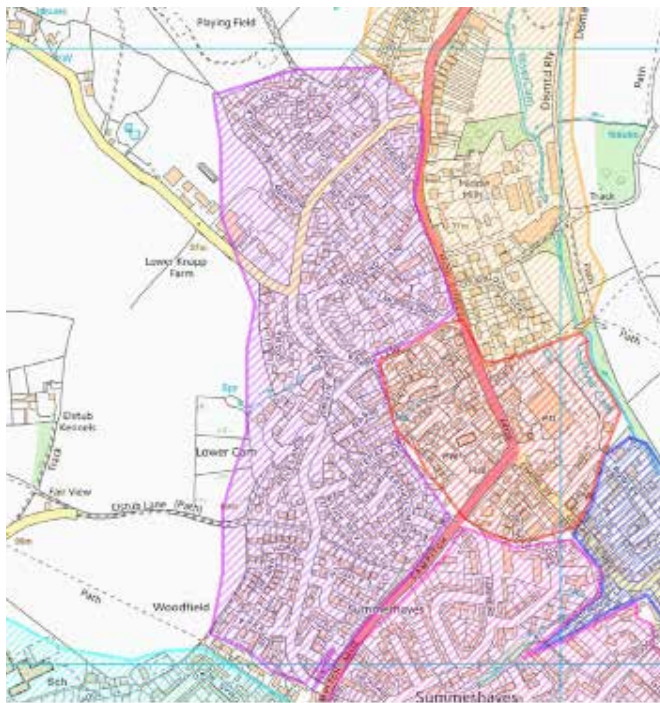
Character Area 4

Manor Avenue & surrounds

Including:

Manor Avenue
Jubilee Avenue
Shutehay Drive

Woodend Lane
Knapp Lane



Manor Avenue is situated to the south west of the village centre linking Draycott with the top of Cam Pitch, both on the A4135. There is one narrow lane coming off it which links Manor Avenue to the A38 (Woodend Lane) and Tumpy Green. All other roads joining and most streets in the area are culs-de-sac. Knapp Lane is historic but now surrounded by houses built prevelantly in the 1980s.

Key distinctive features include:

- Roads are broad and gently curving often with no road markings
- Cul-de-sac arrangements are commom in this quiet residential area of mostly two storeys houses
- There are numerous snickets into and through the area some link into the landscape
- Well kept gardens, some trees and views to the surrounding landscape
- Panoramic views from Manor Avenue
- Any boundaries use brick walls or hedgerows
- Parking is off-street on drives and/or garages
- Materials are mostly brick walls and tiled roofs in a prevailing light brown tone
- Knapp Lane is a distinct and diverse sub-area



Character Area 5

Woodfield & The Quarry

Including:

The Quarry Elstubb Lane (southern end)
Phillimore Rd The Crapen



Woodfield is a distinctive area of Cam with The Quarry, a much older area at its heart. Special features that define it are the primary school, the playpark, allotments, and small row of shops in Phillimore Road, including a national award winning butchers.

Key distinctive features include:

- Roads are gently curving often with no road markings, narrow in places and there are many quiet cul-de-sacs
- There are many snickets and links to footpaths through the adjacent open fields
- This area includes a school, with allotments, shops and a children's playpark at its centre
- Houses are a mixture of one and two storey, red brick and rendered, semi-detached and detached
- The Quarry is a distinct and historically rich sub-area
- With the exception of a couple of small new build sites, all houses are pre 1970s in Woodfield
- There are spacious front and back gardens, with much greenery and car spaces in Woodfield
- Pavements and street lighting are provided throughout the area
- Mature trees are common and provide important landmark and focal points throughout
- There are extensive views south and west to surrounding backdrop of Stinchcombe woodland and hill, as well west towards the River Severn



Character Area 6

Tiltdown

Including:

Dursley Road

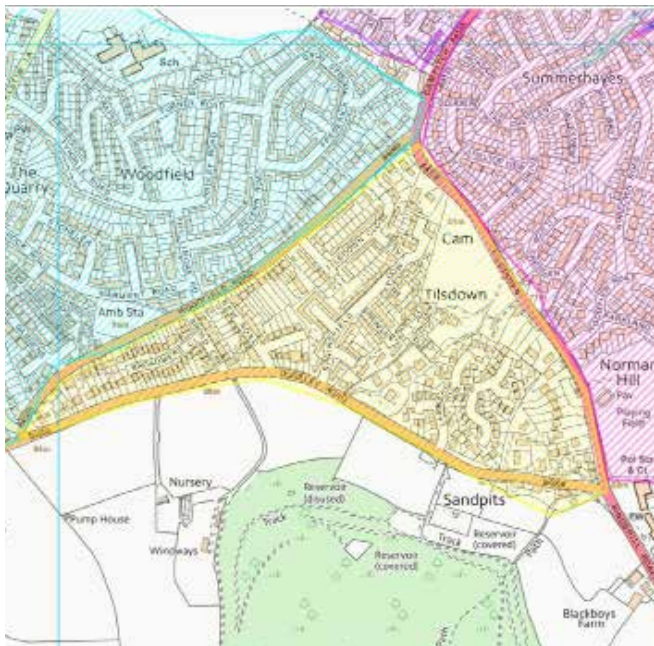
Tiltdown

Tiltdown Close

Woodfield Rd

Lambsdowne

Springfield



Tiltdown is a self-contained area lying in a triangle enclosed by Tiltdown (A4135), Dursley Road (B4066) and Woodfield Road (B4060). Its perimeter is flanked by older and some very large houses with extensive gardens. The inner part consists of small estate developments of varying ages from the 1960s to more recent. The setting under Stinchcombe Hill provides a dramatic backdrop.

Key distinctive features include:

- The central road, Springfield, is straight which is unusual for Cam. Cul-de-sac arrangements are common
- Snickets link into and through the area
- A diverse area with housing from the 16th century and up to early 20th century around its edges, to 1960s and more recent in its interior
- Includes various styles of housing from 3 bedroom houses and bungalow to flats and social housing, including housing for elderly
- Parking is on-street or off-street on drives and/or in garages
- Any boundaries are brick walls or hedgerows, or iron railings in the older properties.
- The layout affords appealing views to surrounding mature trees, fields, woods and hills
- The backdrop of the wooded slopes of Stinchcombe Hill provides a strong sense of connection to the landscape
- Foliage and trees are plentiful in general although the central road is unusually lacking



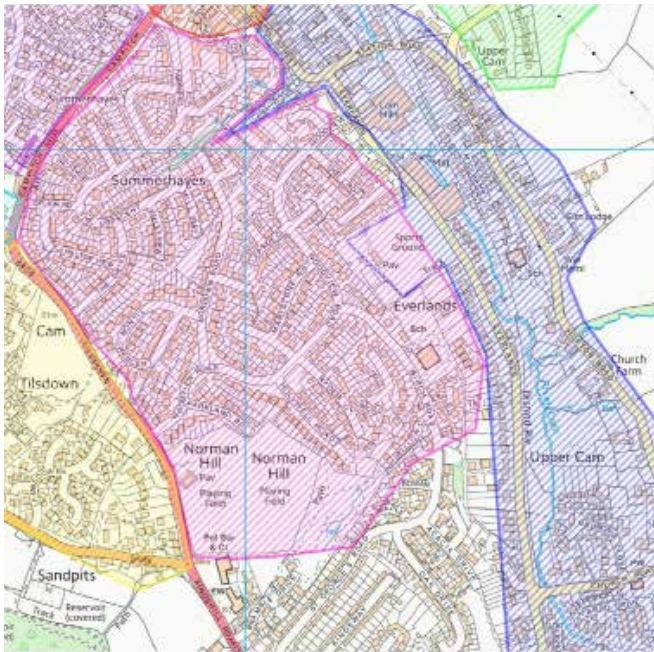
Character Area 7

Summerhayes and Norman Hill

Including:

Woodview Road
Birch Road

Nordown Road
Fairmead



The Summerhayes and Norman Hill estates are one large residential area built on a gently sloping hill from the late 1950s to the early 1970s. There are scenic views of Cam Peak, the Cotswolds AONB and Stinchcombe Hill from virtually every one of the twisting and turning roads of the area.

Key distinctive features include:

- There is one main spine road with no road markings that weaves its way down through Summerhayes and Norman Hill between Tilsdown and Everlands, off of which most houses are built in culs-de-sac
- Most houses are post 1950s, two storeys with red brick and render
- Bungalows and chalet type houses have brown tiled roofs
- Houses are built in a line, but curves in the road break up this pattern
- Front gardens, some open, some enclosed with lawns and plenty of foliage, plus room for 1-2 cars to park, together with pavements and grass verges add to an open, spacious layout
- There are medium sized backgardens enclosed by hedges and fences
- Extensive views from this hilly site to Cam Peak and Long Down
- All parts of the area are linked with snickets
- Open green spaces, well used for recreational use, shops and doctors



Character Area 8

Outer Cam

Including:
Upthorpe Cam Green
Ashmead

Outer Cam is a largely linear settlement along the road that leaves Hopton Road at the bottom, goes to Upthorpe, Cam Green and Ashmead before turning back to the top of Hopton Road via Springhill. It is a very rural area with enviable views of the built-up part of Cam village nestled in the valley, as well as Cam Peak and the Cotswolds AONB.

Key distinctive features include:

- Narrow winding lane with housing positioned generally close to the road in long plots
- Distinct gaps between the main settlement of Cam and this area, with sections of no housing
- There are many footpaths going between Cam village and areas within the AONB and in one case an ancient bridal way that has been in existence since Roman times
- It lies on the western edge of Cam with a distinct rural atmosphere
- Extensive views across fields to Cam Village, Cam Peak, Long Down and across to Stinchcombe
- Varied styles of houses from old farms to modern bungalows. Most houses are detached
- Front gardens are hedged in, often with trees and driveways
- There are no shops but there is a village hall, post box, a children’s play area and two red telephone boxes



7 Use of this Design Statement

Pre-Application Engagement – early, proactive and effective

7.1 In order to help both potential applicants and the Cam community to deliver high quality and locally distinctive designs in new developments, the Cam Neighbourhood Plan includes a policy that encourages developers to make full use of pre-application community involvement, as outlined in the adopted Cam Parish Pre-Application Protocol.

7.2 As noted in the introductory section, this Design Statement is intended to be a key document in achieving the aim of better quality development through a positive pre-application engagement process. To receive a copy of the Cam Pre-application Protocol please visit the Parish Council Website, and to arrange a pre-application consultation please contact the Parish Council (admin@camparishcouncil.gov.uk).

7.3 It is important to note that the push for higher quality design and earlier community engagement have both been reinforced in the recently published (July 2018) Revised National Planning Policy Framework. In terms of pre-application engagement, the revised NPPF states the following:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected

by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

7.4 Stroud District Council adopt well produced Design Statements as Supplementary Planning Advice (SPA). SPA documents support the planning policies adopted by Stroud District Council but have not been subject to the same level of process as either SPGs or SPDs. However, they can be referred to for guidance and used in the decision making process of determining a planning application. The intention is for this draft Design Statement to be adopted as SPA for Stroud District.

7.5 The Adopted Local Plan for the District (2015-2031) also highlights the importance of locally produced information in Core Policy CP4:

“All development proposals shall accord with the Mini-Visions and have regard to the Guiding Principles for that locality, as set out in this Plan and shall be informed by other relevant documents, such as any design statements adopted as Supplementary Planning Documents. Proposals will be expected to:

...Place shape and protect or enhance a sense of place; (create a place with a locally-inspired or distinctive character – whether historic, traditional or contemporary – using appropriate materials, textures and colours, locally-distinctive architectural styles, working with the site topography, orientation and landscape features; as well as protecting or enhancing local biodiversity, the historic environment and any heritage assets)”

7.6 As set out in this Design Statement, Cam has a distinctive and highly valued landscape setting, as well as an equally distinctive and very green 'garden suburb' feeling to the settlement pattern of the village as a whole. Despite the variety, as set out in this Design Statement, there are components that create a consistent quality of place, distinct to Cam. In summary, applicants proposing development in Cam will be expected to:

- Undertake Pre-application Engagement

As set out in the Cam Parish Council Pre-application Engagement Protocol and in national planning policy, early, proactive and effective pre-application engagement, which is proportionate to the development proposal is expected. Application should include a statement demonstrating how this has been undertaken.

- Include a Record of Response to the Cam Parish Design Statement

All applications for new development in Cam parish that include a Design and Access Statement should include a statement with evidence to demonstrate how they have taken into account the Cam Parish Community Design Statement. Applicants will be asked to evidence how the proposal adds to and enhances the positive local and distinctive characteristics recorded in this Statement.

- Respond Sensitively to Character Areas

New developments should be appropriate to the scale, materials, ambient building heights, settlement pattern, green features, boundary treatments and detailing of the Character Area it is within or adjacent to, with attention

to the key distinctive and positive characteristics identified in this Design Statement.

- Consult the Cam Design Code and the Neighbourhood Plan for Detailed Design Guidance

Detailed information on approaching design in Cam is set out in the Cam Parish Design Code (2019) which builds on the assessment information presented in this Design Statement. The Cam Design Code is included within the Cam Neighbourhood Plan and underpins a number of policies. It sets out detailed evidence and guidance to inform the delivery of any new development that may be proposed in Cam Parish, and together with this document can be used to inform a locally distinctive and sensitive approach to the delivery of development in Cam.

Please note this Design Statement is currently draft and will be consulted upon as part of the consultation for the Cam Neighbourhood Plan.

It can be viewed via our website (www.camparishcouncil.gov.uk) or as a hard copy at: Cam Parish Council Office

Address and Tel: 4 Noel Lee Way, Cam, Glos GL11 5PS | 01453 548884

Email: info@camparishcouncil.gov.uk

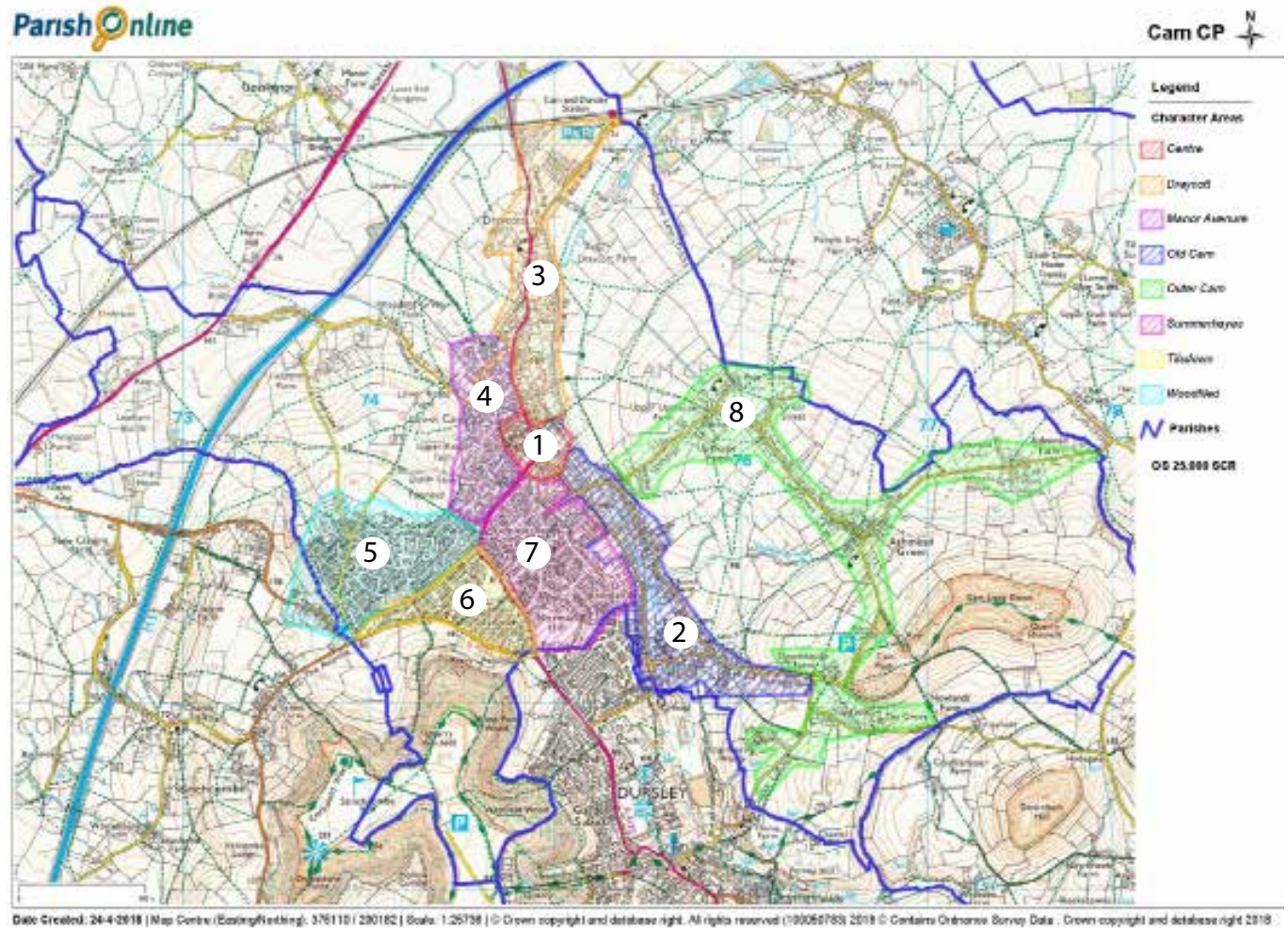
Map 6: Cam Built Settlement Character Areas

Appendix 1

Detail Character Areas

Each area has some characteristics common to Cam as a whole and some that are specific to the particular area. The surveyors highlighted a considerable amount of extremely valuable detail for each area. It was important that this should not be lost so it is included in this Appendix. This will be of particular value to those preparing possible planning applications because they will be able refer to details for the specific area to which their application would apply.

Given that different surveyors looked at different areas, and because some areas have several sub-divisions, there are differences in style and text length between the sections in the material that follows.



1. The Centre of Cam

1.1 While many parishioners feel that a true centre does not exist today, it is generally accepted to be the area radiating from the crossroads at the top of the High Street, Noel Lee Way, Chapel Street and the bottom of Cam Pitch. The old heart of the area feels slightly lost to a now continuous stream of traffic negotiating a mini roundabout – the High Street and Cam Pitch being part of the A1435 carriageway that sees fairly heavy usage between the A38 and Dursley. There is, however, much evidence of ‘old’ Cam as well as ‘new’ Cam here.

1.2 St. Bartholomew’s Church and hall, both Grade II listed, built around 1844 of dressed Cotswold limestone with a stone slate roof and a War Memorial are located on the south side of the roundabout and in stark opposition to the Tesco store in Noel Lee Way built in the 2000s. Opposite the church at the top of Chapel Street, some of the dwellings have clearly been converted from old farm buildings and opposite Tesco there is the modern building owned by Cam Parish Council that houses its offices and a café next door.

1.3 Other features that make this part of Cam feel like the centre are the Methodist Church built in 1825 and two shops near the top of Chapel Street; the florist and Boots the chemist, the latter heavily used by customers, often coming from

The Orchard Surgery behind it. The surgery is a modern building on the more recent development of Fairmead but nevertheless its presence adds weight to the centrality of the area.

The High Street

1.4 The High Street and the short no-through road, Noel Lee Way, is the hub of Cam. As well as Tesco and the council buildings there is a group of small shops, a post office, a pub, hairdressers, take-away food outlets, Cam ‘One Church’ and the Winterbotham Memorial Hall.

1.5 Houses on the High Street are diverse in age, ranging from recent to about 150 years old. They are built closely together and the line of buildings is varied as new dwellings have been fitted in. There are stone cottages, red brick

houses and some with rendering and mainly medium to small and two storey. Detached houses tend to be newer; the stone cottages terraced.

1.6 Gardens are mainly enclosed at the front and especially as High Street becomes Draycott. There is a lot of foliage that can be seen including some good sized trees. Some rear gardens are large but many gardens are small having often been built on.

1.7 There is some on street parking but some houses have driveways and sometimes garages. There are pavements either side and a pelican crossing.

1.8 Several footpaths lead away from the centre to other parts of Cam through to Manor Avenue, Summerhayes and to Uphorpe and all



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connect other paths taking pedestrians further afield, to Woodfield, Tilsdown, Draycott and so on. This network of footpaths is important to the people of Cam as it provides short cuts, encouraging them to leave their cars at home, and is very much part of the essential feel of our rural village.

1.9 One setting off point for Upthorpe and Draycott is via Rackleaze, a wild life area behind Tesco. This valuable asset, leased by the Parish Council, could play an important part in the development of a new and purpose designed Centre for Cam in the future, something the Council and parishioners have discussed in the light of possibly inevitable future housing development on the north-west side of Cam.



2. Upper Cam (or Old Cam)

(Given its very mixed development, this is, of necessity, the area with the longest and most detailed description.)

2.1 Upper Cam is sometimes called Old Cam because it retains a very rural feel and incorporates an ancient settlement about a mile from the current Cam centre around St. George's Church, Cam's first Anglican church. Ribbon development is a phrase used to describe the lanes around it. An original, and the only still working, woollen mill on the River Cam has also played its part in shaping the character of this area.

2.2 The roads between here and the centre see some of the oldest buildings and, more than any other part of Cam, include a large cluster of listed buildings. These are broadly: Chapel Street,



Spouthouse Lane, Everlands, Church Road, bottom of Springhill, Hopton Road, Station Road and Rowley.

Chapel Street

2.3 Chapel Street is on the east side of the centre of Cam and an extension of The High Street. Development has taken place along the street since the 1800s with the newest new buildings arriving in 2017.

2.4 The first impression of Chapel Street is of a fairly busy road with an assortment of housing styles and building materials used, ranging from Cotswold stone, red brick to modern cladding and render and dating from the 1800s to now. The front line of the houses and the roofline are varied but all tend to be two floors with small front gardens or small walls or hedges separating the properties from the road.



2.5 Close to the centre there is some recent social housing built in honey coloured brick and stone, sympathetic to the other housing in the area and including tiny enclosed gardens at the front. Opposite, old meets new, as is often the case in this area. Old cottages, once farm buildings stand with 1980s red brick built maisonettes. Sometimes red brick and old stone meet in the same building.

2.6 Cam Methodist church, built in 1825, at the corner of Chapel Street and Rowley, is a feature of the road and has a Garden of Remembrance at the back with mature shrubs and trees. Between the houses along the street on the north side there are a few views to the fields and hills beyond.

2.7 Modern developments have provided off-street parking but there is little road parking as it is a narrow street and there are double yellow lines down either side. There are three designated parking areas that are often used by visitors to Boots the chemist, which trades in a modern

shop (currently looking the worse for wear) and a small florist close by. There is a footpath up the side of Boots into Fairmead where the surgery is, and from here there is a network of paths to Upper Cam, Tiltdown and Woodfield.

2.8 Further down the street there are some large detached houses, some old, some much newer, which have enclosed front gardens and back gardens and there is a good variety of foliage displayed. Number 22 is a Grade II listed building.

2.9 More character is in evidence at the end of the street where there is a row of red brick cottages built by the mill owner, Winterbotham in the early 1900s, for workers. Some have patterns provided around windows with contrasting cream coloured brick, a common feature in houses in Cam of this era – and replicated to this day with pleasing effect.

2.10 Overall, there are some attractive old cottages and some newer houses, mostly sympathetic to the surrounding area. There are pavements on both sides of the road and good street lighting. Chapel Street turns right into Spouthouse Lane.

Spouthouse Lane

2.11 Spouthouse Lane gives a ‘higgledy piggledy’ impression and contains mainly cottages and houses which were originally built in the nineteenth century – now often built on or extended. The houses are varied in size but all are 2 storeys high and built mainly of red brick although some are rendered and there is some stone work.

2.12 At the top of the lane there is a row of four cottages going off to the left. They had large front gardens, but now usage has changed and the gardens are at the back, the rear entrances now becoming the main access. Nearly all houses



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have enclosed front gardens, some with wooden fences, but mostly hedges, and there is abundant foliage from both shrubs and trees.

2.13 There are further terraced cottages at the bottom. At the corner of the lane where it meets Chapel Street there is the former Welcome Tavern built in 1896 by Emily Winterbotham (her initials are on a plaque on the building). Its facilities, including a coffee house, were aimed at countering the negative influence of alcohol.

2.14 The houses are varied in size but all are two storeys high and built mainly of red brick, although some are rendered and there is some stonework.

2.15 Given its age, the road is very narrow and there is no pavement. Houses have their own off-street parking and there is a little space for other cars to park. The road is not well maintained but there is a turning space provided. The lane slopes upwards and eventually turns into a footpath.

2.16 There are many other footpaths leading off to Summerhayes, Norman Hill and the doctors' surgery in Fairmead, all of which reflect the age of the habitation here. Many of the footpaths are lined with hedging and/or foliage and trees, but in some places lined with boarded fences erected by home owners, which gives a more claustrophobic feeling on the route.

2.17 All in all this is an attractive lane in the heart of historical Cam with a mixture of buildings and views over the distant fields and hills. At the bottom of the lane you can turn left into Chapel Street or go straight on to Station Road, which turns immediately into Everlands.

Everlands

2.18 The first building you see as you go into Everlands from Station Road is Cam Mills with its distinctive Victorian offices at the entrance. A mill has existed on this site since 1522, when it was one of many, but it is now the only woollen

mill still working in the area. Cam Mills was for many years at the centre of employment and its influence has shaped the way Cam is today both in terms of the buildings around, workers' cottages and managers' houses, in Chapel Street, Station Road, Rowley and Hopton Road and the pattern of those roads, lanes and pathways.

2.19 The style of the Mill offices, Victorian and red brick, reflects some of the first houses built along this, once very quiet, old lane. As time has gone on newer houses have been built in between and amongst these original houses.

2.20 The main part of the Mill is modernised and the red brick factory buildings, fronted by cherry trees, extends back for a few hundred metres. On the other side of the road is a wide sloping green verge with a row of fairly mature trees including apple trees.

2.21 Beyond the factory is a small row of 1980s houses opposite a sports field. It could be said



that 1-17 Everlands detract from the character of the area, being built in a lane with mostly older houses aged from 1901–1940 or so, that start just after the sports field. However, they have become accepted as part of the Everlands landscape redeemed, as they are, by similar features to the older properties in the lane; built from red brick with front, hedged gardens, driveways, plenty of foliage and trees, large back gardens, in this case extending over the River Cam (which flows toward Cam Mill and the Severn) and including an area where there was previously a small railway – the ‘Dursley Donkey’, as locals called it. In this respect these houses sit very much within the historical context of Cam.

2.22 Opposite is a cricket field, originally designated by one of the Mill owners and cricket lover, Arthur Winterbotham, in the mid 19th Century. Cricket is played in the summer and football in the winter and many activities take place on the field, as well as it being used on a daily basis by dog walkers, families and school

children. The field is a well-loved open green space from which new estates are visible on one side and views of Cam Peak and the fields and hills around on the other side. It boasts seven magnificent chestnut trees standing either side of the quaint sports pavilion.

Development of this site would be unacceptable in terms of preserving the essential character of the lane and views from it.

2.23 At the end of the 1980s row is the Scout Hut and the last building on the left hand side. It is set in an important strip of wooded land that skirts the River Cam providing a green corridor for wild life (there are otters in the river plus badgers, foxes and deer in evidence) and walkers.

2.24 On the right hand side the majority of houses from here on were built at the beginning of the 20th century with those at the Upper Cam end (60-82) being added much more recently. In addition, this century has seen three

developments in backgardens consisting mostly of two or three detached red brick houses, plus one gated community of five fairly large houses. On the whole these developments are in keeping with the area and ‘tasteful’.

2.25 Most of the buildings along Everlands are two storey detached houses with a small number of semi-detached and a collection of about ten bungalows infilling original sites. Gardens, enclosed front and back, are a key feature, with an abundance of foliage, hedges small and mature trees plus driveway parking and garages in many cases.

2.26 The exception is at the far end, in Upper Cam, where the group of newer houses were built, in the 1970s on a slope slightly above the lane from paler brick. There are steps up to the front doors and a row of small, now dilapidated, separate garages. These houses happen to have one of the best views of Cam Peak in the area.



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2.27 Everlands has a lorry restriction on it and speed bumps. It has a reasonably wide pavement all along one side and low key but effective street lighting, making it comfortable to walk along. There are also footpaths leading to Norman Hill and links between Everlands School and Hopton Road.

2.28 This leafy ancient lane is characterised by a good number of large houses in spacious grounds and which have excellent views of Cam Peak and gardens full of trees and shrubs. At the end of Everlands on the right and opposite the new Littlecombe estate is a small, old settlement called Hill Square consisting of cottages built around 1800.

Church Road

2.29 Turning left out of Everlands takes you into Church Road which is part of a class three highway network linking the A4175 in Dursley with the original centre of Cam and outlying scattered parts



of the rural part of Cam, via Hopton Road and Springhill.

2.30 This leafy lane is of varying width but at its narrowest is less than 5 metres wide. A footway exists on one side only, the northern side, and varies in width, being little more than a metre wide east of St. George's Close. It was widened west of St. George's Close when the railway into Dursley was dismantled and the bridge over Church Road was removed in the late 1960s/early 1970s.

2.31 The River Cam flows under the southern end of Church Road. The rear entrance to the now non-existent Lister Works was situated close to where the river crosses the road and the present entrance to Ricardo Drive on the edge of the Littlecombe development.

2.32 Spaces between the older buildings have been developed at various times, not always in keeping with the setting. Most houses in the area



are no more than two storeys so the two/three storey houses near the river are unusual. However, this sits opposite the recently built Littlecombe Estate (around 2016), where some three storey properties are in evidence, which means those near the river no longer stand out unduly.

This development of the site of the former Lister Works was reasonably sympathetically managed, the key being sensitive landscaping that dovetails with the mature environs of Church Road. The houses there are finished in stone, brick and some rendered, which reflects the mix of housing in Cam generally. For some the plan that was implemented at Littlecombe estate failed to meet the original plans to allow for a larger open green space buffer zone and to retain more of the mature trees.

2.33 Only part of the development at Littlecombe is in Cam and it consists of some 70 dwellings built between 2006 and 2010. Important features are the River Cam (through



the middle) and cycle/pedestrian facilities, some of which will ultimately be part of the projected Greenway between Uley and Cam and Dursley railway station.

2.34 The development was designed to make the most of the natural attractions of the river and links to the Cotswolds Area of Outstanding Natural Beauty with existing footpaths close to the site. As a result, much of the development is based on the ‘Radburn’ philosophy of vehicle access to the rear of the dwellings and footpaths to the front.

2.35 The house types are varied, with a small flat complex, a number of detached properties as well as terraced two storey and three storey properties, but only two single storey. There is a range of materials used in the buildings – brick, bradstone, render and timber cladding.

2.36 Access roads from Church Road by way of a cul-de-sac (Ricardo Drive) and off Lister Road,



which comes off Kingshill Lane, include traditional asphalt with adjoining footways, shared surface and private drives using block pavers. All roads are lined with modern lighting.

2.37 Two play areas are included within the site as well as the incidental green open space alongside roads (Ricardo Drive) and between properties and the footpath/cycle-ways.

2.38 The space for gardens is restricted at the front, some only one metre wide and rear gardens are small in comparison to many in the area, with many having a shed to accommodate cycles, etc. Most properties have at least one parking space and or a garage but parking on road could be emerging as an issue.

2.39 The tree belt, originally a screen for Listers factory from Church Road, was to be retained as a condition of the consent. In a recent planning decision in Upper Cam the Planning Inspector referred to Upper Cam as “a neighbourhood with a village character on the edge of the larger urban area of Cam.”

This development included a large field as a greenspace (0.972ha.) and is included in the Neighbourhood Plan proposals. It was assumed that when the redevelopment of the Lister Works in 2005 was given consent this had the benefit of

avoiding coalescence with Upper Cam.

2.40 The development of Alexandra Close included a block of 12 flats, 14 detached units and 8 semi-detached with vehicle access to the rear and pedestrian access onto Lister Road, resulting in parking on the road. There is concern about retention of that green space, plus parking and traffic problems when the road through the Littlecombe estate eventually connects through into Dursley (anticipated as 2019).

2.41 Some parishioners feel this road and the roads it feeds into, Hopton and Springhill, should have been designated a Conservation Area. There are a number of listed buildings in and around Church Road, including St. George’s Church with many of its tombs, the vicarage, chapel and some cottages.



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2.42 Opposite Littlecombe and further up Church Rd is another development that must have made the conservationists' hair stand on end at the time – St Georges Close. To live in this 1960s open plan estate development must be a pleasure though, being set as it is, within such a leafy location and with low walled front gardens and large back gardens with many mature trees in evidence. Specifically there are Oak and Sycamore trees on the entrance to the close. The honey coloured brick houses with grey slate houses at the top of the close are bigger than those at the bottom of the close but can't compete in size with the old vicarage, a splendid building dating back 200 years and now understood to be converted to flats.

There is a footpath at the bottom of the close leading across the river that then forks one way along the River Cam and the other way across the wooded green area into Everlands. Visible from both paths are two magnificent protected oaks.

2.43 Church Road is on a bus route (two buses a day) with the bus stop and shelter standing next to a phone box in a green space which many parishioners feel is worthy of protection to maintain the setting and the village atmosphere of this, one of the oldest, parts of Cam.

It has the character of a village on the edge of the

modern, developing Cam.

2.44 The phone box has been decommissioned and now belongs to the Parish Council. It has been renovated by the local community. The bus shelter is earmarked for demolition because it contains asbestos, although the community would like it to remain but without the asbestos. There would be objections to a modern replacement.

2.45 The main entrance to the church is opposite the phone box. The church is a grade I listed building originating in the mid fourteenth century, and stands within a cluster of other listed buildings (see listing in appendix 2) including the attractive eighteenth century white painted non-conformist chapel a short distance away .

There is no car park at the church and often the demand results in further parking in Church Road.



Hopton Road and the bottom of Spring Hill

2.46 At the bottom of Church Road is a T-junction sending you left into Hopton Road and right up Springhill. At this junction, and around it, is a small community which makes up the ancient settlement around St. George's Church, a Grade I listed building originating in the mid fourteenth century, and a cluster of other listed buildings.

2.47 Whilst modern housing at Littlecombe has been built a few fields away to the south and south west of Springhill and Springhill Old Court, this area retains its distinct rural charm surrounded by farmland, the impressive hills of Cam Peak and Cam Long Down and the Area of Outstanding Natural Beauty making the area very popular with walkers.

2.48 There are 29 properties in Springhill and Springhill Old Court with the highest density of housing located at the bottom of Springhill and in Springhill Old Court.

2.49 The houses at the bottom of Springhill, closest to the junction Road, consist mainly of old cottages built with an attractive mix of brick, render and stone, slate and tiled roofs, terraced and semis, some located very close to the lane with small, front and rear gardens. A few have garages and there is limited off and on road

parking. The ‘higgledy piggledy’ nature of the housing, owing to continued building over the years, provides its own distinctive charm.

2.50 There are a pair of attractive 18th century or possibly earlier Grade II listed semi-detached Cotswold stone cottages at nos. 5 and 7 Springhill. No. 13, a large detached Cotswold Stone house, was originally a 1920s bungalow and a new house under construction is next to it. Opposite no. 13 is a detached, extended 18th century, white rendered cottage.

2.51 No. 15 Springhill is a large, impressive 18th century Cotswold stone house with red clay tiled roof. Originally, it was 2/3 cottages and has been recently extended. It has a Cotswold stone wall along its front boundary and a small verge.



2.52 After no. 15, the houses thin out with two detached, chalet style houses, 15a built in the 1980s and no.17, originally built in the 1920s and extended in the 1980s.

2.53 After no. 17, Springhill becomes steeper and no. 19, a detached, rendered cottage, is perched high up on the left with a steep driveway and garaging. Next, Clover Cottage on the right is a recently extended Cotswold stone detached cottage, originally dated 1825. It is located close to the lane protected by a Cotswold stone wall and has stables and fields adjoining it. Opposite is an extended stone cottage, once again perched high on a bank with stone retaining walls. It has a long drive running parallel with the lane and garaging. Finally, at the top of the hill on the left is a dilapidated stone cottage which has been fire damaged.

2.54 Springhill Old Court is a cul-de-sac going off to the right about halfway up the rise, with nine medium/large detached properties comprising



four bungalows, two cottages and three houses, built with a mixture of brick, stone, pebbledash and render, with slate/tiled roofs. The properties here date from the 19th century to the 1970s. There is very limited on-road parking and all the properties have off-road parking and garaging.

2.55 There are two pebbledash/rendered 1930s detached houses with good sized driveways and large front/ rear gardens. Next are two brick and render bungalows which have smaller, front walled gardens. Opposite, on left, there is a medium sized brick house, Rose Cottage dated 1915, positioned sideways to the lane with large gardens at the rear and side and mature trees. Next to Clover Cottage is a reconstituted stone bungalow built around the 1970s, which is positioned higher up on a bank with garaging at a lower level close to the lane. Next there are two rendered cottages, positioned one behind the other, both with large rear gardens. At the top of the cul-de-sac, positioned on the level, are two 1960s brick/tiled roof bungalows with long drives and large rear gardens.

The footpath to Littlecombe runs along the front of one of the bungalows, which has a high close-boarded fence to the front.

2.56 Hopton Road is another long and ancient lane running parallel to Everlands at the bottom

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of Spring Hill. Close to the church and one of the oldest stone buildings is the former workhouse, Grade II listed, dating from around 1700 and now divided into three dwellings. At the side of this building is an old footpath from which walkers can choose to go to Cam Peak, Upthorpe or Cam Green.

2.57 The Old School house, dated 1836 and also Grade II listed, is now split into two separate dwellings. Sadly, this building has been fenced off from the road with thick impenetrable wooden fencing on top an old Cotswold wall.

2.58 The area now includes a small number of houses built along the lane, probably in the mid 19th century, and a couple of newer houses built in the middle of the 20th century. They are all two storey apart from one bungalow, mostly medium sized and built from stone or rendered, although there are a few which are in brick, one of which,



Broomfield House, is dated 1883.

2.59 Front gardens are all enclosed by hedges or stone walls and some are quite long, presumably reducing the size of the gardens to the rear. There are plenty of trees in both front and rear gardens.

2.60 The road is quite narrow and where there is no off-street parking there are quite a few cars parked. A pavement lines one side of the road.

2.61 Overall this is an area which seems timeless. There is much foliage and the road has plenty of trees, houses and walls built of stone, and the feeling it conveys is that not much has changed here in the last 150 years.

2.62 The next section of the road, on the edge of the Cam settlement, continues to be very rural with views from the footpath looking onto fields. There is a bungalow with stone outbuildings and



Church Farmhouse, a Grade II listed building, originating in the early 18th century. The farm has some converted holiday cottages made with a combination of red brick and stone.

2.63 Cam Hopton School, a little further on, incorporates, at its centre, an attractive Grade II listed stone detached house, looking onto a green. It is an idyllic spot, with views over to Stinchcombe Hill on one side, Cam Peak on the other and in the distance the Forest of Dean across the river Severn. At one end of the green area stands a ancient and magnificent oak tree and, at the other, a new oak has recently replaced an old, but sadly dying horse chestnut. In between there is a war memorial, also Grade II listed.

2.64 There is a row of fairly recent houses built next to the school from Cotswold stone, which replaced a small factory. They are very much in keeping with the character of the area.



2.65 It is a generally quiet spot, interrupted twice a day in term time when parents deliver and collect their children from school, resulting in cars parked on the road. It can be tricky to negotiate the road at those times.

2.66 Elm Lodge is opposite the green, an incongruous development of retirement flats probably built in the middle of the twentieth century. Whilst there is some grass and the odd tree, there has been little attempt to integrate the housing with the surrounding area.

2.67 The section of Hopton Road nearest the centre of Cam was again shaped by the existence of the Mill at its heart and which can be clearly seen between the houses which were originally built around the beginning of the twentieth



century for workers at the mill. There are ten of these red brick houses, which are semi-detached and much bigger than the workers cottages observed on Station Road below. This is because these house were meant for managers at the Mill and paths can be seen going from the back of the houses into the Mill campus below.

2.68 There are interesting details on the roofs and gables, some of the eaves being black and white. There are also contrasting coloured bricks, cream and red, and decorative chimneys.

2.69 These details are reflected in Millbank, an adjoining, small 1980s T-shaped cul-de-sac development, where cream brick is used to decorate mostly red brick. Gable ends are also a feature. The houses here are all two storey but there is a mixture of very small, terraced, medium sized semis and one medium, detached property. There are 50 dwellings altogether, some private, some housing association.

2.70 Fifteen of the properties have open plan



front gardens with adjoining driveways and they have fenced in rear small gardens. There are a small number of native trees in front gardens presumably planted by the developer (something to be encouraged). The back gardens are bordered by mature hedging and trees from adjoining Hopton Road, other gardens and the Mill.

2.71 The majority of houses have off-road parking, also with some parking on the road. There are well maintained pavements and footpaths leading to Hopton Road at either end of the estate.

2.72 Millbank is a pleasant development that sits well in the local environment. The mature hedge hides the modern development from the established older properties in Hopton Road and does not disturb the pleasant rural scene.

2.73 On the other side of the road there are other, smaller semis which are probably newer. There are several good sized bungalows, some rendered, some in red brick and some detached houses built probably towards the end of the last century. There is now quite a variety of buildings although all embrace gardens as a key feature. The older houses have long rear gardens and all have enclosed front gardens with plenty of trees and shrubs. Many houses have garages and all have off street parking.

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2.74 As you leave Hopton Road the bend at the bottom of the hill brings you into Station Road.

Station Road

2.75 Station Road is a short, ancient country lane with turnings to Rowley, Chapel Street, Everlands as well as Hopton Road. It comprises mainly of late 19th century two storey, terraced, red brick houses, with distinctive decorative cream and black bricks around the windows and doors, built in the 19th century near to Cam Mills, for workers, by the owner.

2.76 There is a public house, The Railway, formerly a butcher's and a weaver's, now knocked into one. It was presumably built about 200 years ago. It was so named because originally there was a station on the street that allowed trains coming from Dursley to stop at the Mill. The station and line no longer exist.



2.77 Opposite, there is the old Cam institute, which was a place of education for mill workers, and is now converted into flats. The houses are all in a line; classic ribbon development. They all have enclosed front gardens with plenty of shrubs and reasonably large back gardens, some of which contain trees.

2.78 There is one incongruous development on the street; a group of three storey houses built in the 1970s. They have integral garages, very little front garden and are built in a brick which is much paler than the rest of the road. They could benefit from an upgrade.

2.79 There are pavements either side which are well maintained, and discreet street lighting and minimal street signage. The road is in good order but, because of a lack of parking, cars are parked along one side.



Rowley

2.81 Looking down Rowley from Station Road the overall impression is of groups of Cotswold stone cottages built about 200 years ago. The houses are small, although many have been extended, and have an interesting roof line varying in height. Some cottages have larger windows and these are said to be weavers' cottages; cloth being passed in and out of the windows. They all have small, enclosed gardens with lots of greenery and very long back gardens with trees.

2.82 Off Rowley there is a cul-de-sac with eight semis, all built in red brick and render and said to have been built in the 1960s. They all have semi-enclosed front and small rear gardens.

2.83 Further along, on either side of the road and set back a little, are blocks of flats with their own parking, probably built towards the end of



the last century. There is a grassed area in front of the flats and a communal garden area.

2.85 As Rowley turns a bend towards Chapel Street, there is more modern development, with new three bedroom houses under construction with some off-road parking – which is just as well as the lane is very narrow and there are no footpaths apart from in the cul-de-sac.

2.86 There has been some attempt to build using sympathetic materials to preserve the look of the location that has two listed buildings in close proximity; one being the Methodist Church highlighted before. The other, opposite these new developments although hidden by foliage, is a Grade II listed late 18th century manor house, with a good sized garden and drive.

2.87 Rowley is a quiet road with views towards Cam Peak. It has a variety of buildings from very old to very new.



3. Draycott and surrounds

3.1 Draycott is the area beyond Manor Avenue travelling west along the High Street (A4135) and ribbon development continues in the same vein until beyond Manor Avenue when Draycott becomes a more distinctly recognisable area, particularly for its industrial and business area.

3.2 The High Street going towards Draycott, from the central area of Cam already described, continues with diverse development on both sides of the road. There are houses built closely together from every decade over the last 150 years. The line of buildings varies as different dwellings have been fitted in. There are stone cottages, red brick houses and some with rendering. They are mainly medium to small and all two storey. The detached houses tend to be newer, the stone cottages terraced.

3.3 Before arriving into Draycott, where initially houses are often bigger with driveways, there is Court House Gardens. This small cul-de-sac is named after Court House Farm that used to be there. The estate is built around the old farmhouse which is early 18th century and a Grade II listed building.

3.4 This 1990s development consists of 17 large red brick, two storey detached houses and

two bungalows. All houses have separate garages, mostly for two cars. The road is in a very good condition, although it is quite narrow if cars are parked along it. There is a pavement along one side and turning circles have been provided. Front gardens are not enclosed but grassed and there is a great deal of greenery from shrubs and trees, some of which have been retained from before the houses were built. Rear gardens are not large in keeping with modern development.

3.5 Overall this is a tranquil road and has the benefit of a footpath leading down to the River Cam and the fields beyond as far as Ashmead and the station.

Draycott

3.6 From Courthouse Gardens there is a varied collection of houses, mostly detached, but built at various stages, some about 1910, one about 1960 and others in between. Some are of red brick,



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others rendered. In the middle of this grouping there is a no through road going off to Sundeala on the right – this is the factory and offices of a pin board manufacturer who are unique for using all recycled materials for their products. It is surrounded by trees and fields and its own allotments.

3.7 After this a distinctive row of twenty semi-detached houses built probably towards the end of the nineteenth century. These are small red brick with bay windows, which is unusual for Cam houses of this age. A couple have loft conversions. Older extensions are not always pleasing, an example of which is a now closed hairdresser's salon housed in a flat roofed one storey add on.

The gardens at the front are enclosed but many have been tarmacked over for car parking. This is inevitable given the lack of parking on this busy main road between the A38 and Dursley. Nevertheless there is still plenty of greenery in the



front and some large trees can be glimpsed in the quite large back gardens.

3.8 Opposite there is a collection of flats and social housing that backs onto Draycott Crescent. The 127 social housing units, comprises of 91 flats in 2 story and 3 story block. Brick built, 2/3 bed with square bay windows to the front. There are three blocks, two of which are three storey, and some terraced housing, all in red brick. There is a parking area round the back, a well-equipped and clean children's playground and a picnic area.

3.9 Twelve older persons' bungalows stand around a central garden, well kept, with lawn and shrubs. Thirty houses on the opposite side to the flats are from the 1930s and comprised of 10 three bed large houses with slate high pitched roofs and 20 four bed large houses.

3.10 The terraced houses have enclosed

gardens at the front with plenty of greenery. Around the flats there are some tall trees alongside the road and extensive lawns, but nothing enclosed (apart from the small children's playground) which may be a safety issue for children playing outside the playground.

3.11 Draycott Crescent consists of mainly 1930s two storey, three and four bedroom houses faced in brick and render. In keeping with the area, these houses have reasonably sized back gardens and closed in front gardens although some have been opened up for parking. Alternative parking is on the street. There is a pavement on one side of the concrete road with a well maintained grass verge. It also accesses the area of social housing with open, well maintained paths and gardens. It is unimpeded by street signage but contains standard street lighting.

3.12 The communal garages and bin area are run down but the large open spaces around the



blocks of flats and bungalows have large mature trees open on one side to the main road.

3.13 Just beyond here, the large grassed area continues and looks a bit like a village green with 1930s semi-detached houses behind with closed small front gardens, walled or with evergreen hedge.

3.14 Moving towards the edge of Cam there are a small number of businesses – Cam Tyres, a storage area and the Kelly’s factory on the site of old Cam Mills.

3.15 Further down we have Millwood petrol station. To the rear are some light industrial units, then there are three large houses with large gardens surrounded by seven/eight metre high fern hedges.

3.16 On the opposite side, after the old mill, we have a road leading off to a small industrial site with 30 multiple or single light business units for SMBs, all with green or brown cladding.

3.17 Overall, the impression of this area is one of some interesting buildings fronting onto a busy road and contrasting with modern blocks of flats. There are pavements either side of the road and a lay-by. Street lighting is tall and plentiful. The area is softened by some lovely old trees and views

across to Stinchcombe hill and the fields behind Cam.

3.18 Just next to the industrial park is a community maintained, red telephone box and several large houses with large gardens, surrounded by plenty of foliage on both sides of the road leading to junction of Box Road.

Box Road

3.19 The entrance to Box Road north side has two large Victorian houses surrounded by large mature trees and shrubs. On the opposite east side, there are two bungalows and one medium sized three bed, two storey house with a tiled roof, a closed garden and a large back garden. Either side there is a bungalow, two possible three bed houses with closed fenced front garden. The pavement to the east side continues for about 200 metres.

3.20 On the west side a short drive leads to the communal car parking area for Tocknall Court which stands in a triangular lawned area, one edge of which is along the A4135, with mature trees around the perimeter that dampens the traffic sound. It’s a mews/terraced development, comprising 16 small two bedroom, sometimes referred to as chalet style cottages. It’s quite atypical of Cam, built in a V shape with a mock

coaching arch in the middle and open gardens front and back. It has a steeply tiled roof with gable windows.

3.21 A small new Taylor Wimpey site, called The Halt is being completed in a triangular shaped piece of land abutting Tocknell Court. Here we find a mixture of styles and sizes of homes made from stone, brick and render across the estate. Many have grey tiled rooves and dormer windows. There appears to be good use of railings and small hedges but also some block fencing.

3.22 A short distance away is a well-kept, much older development, Box Road Avenue, a short straight road at ninety degrees to Box Road with houses built on both sides. There are 24 three and four bed roomed 1930s semi-detached houses (six are detached) built of red brick and render with slate roofs, gable bay windows. They have enclosed front gardens, some opened to park cars.



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Most also have garages at the end of a short drive set back to the rear. Long gardens extend out the back edging on to open fields – this however will disappear as applications for developments on all sides of this 'island' have been passed by SDC.

3.23 There are no more houses for another 250 metres, where there is a lone 1930s two storey, three bed house with tiled roof and open countryside around it, an enclosed 7 metre long front garden with driveway, lawn and bushes to the house. There is a large back garden with a storage building on the south side of Box Road. Another 200 metres on the north side we get a ribbon of 1930s two storey, three bed houses, with tiled roofs, the same as the one on the opposite side.

3.24 Six hundred plus houses are likely to be built in the fields on both sides of the road up to the station so Box Road will look very different



when that happens.

3.25 Cam's Design Statement and Neighbourhood Development Plan aims to ensure that the developers of these sites have clear guidelines for the design of these housing developments and style of housing in order to not just fit in sensitively with the rest of Cam but importantly to actually enhance Cam. One of the vital features Cam people will insist on is a network of pedestrian pathways between Box Road and Cam centre, the station and Slimbridge. Exceptional landscaping with trees, shrubs, hedging and foliage is also essential to the wellbeing of residents and to ensure the new estates are incorporated with a sense of belonging to Cam by retaining much of the rural feel of the rest of the village.



4. Manor Avenue and surrounds

4.1 Manor Avenue is situated to the west of the village centre linking Draycott with the top of Cam Pitch, both on the A4135. There is one narrow lane coming off it which links Manor Avenue to the A38 (Woodend Lane) and Tumpy Green. All other roads joining this main road and most streets in the area are culs-de-sac.

4.2 The majority of the houses, 375 in total, were built in the mid-1980s. They are mostly two storey with some bungalows e.g. in Pevlands. Detached houses 3 or 4 bedrooms are the norm with some semi-detached and terraced e.g. in Addymore. Some are quite large, e.g. in The Hawthorns. The overall impression is of buff or red coloured brick built houses with tiled roofs and white or brown wood effect UPVC windows.

4.3 All have open gardens to the front between 5 - 8 metres in depth with some given over to car parking. There is plenty of grass with quite a few shrubs and some small trees. Several roads e.g. Spark Hill and Beyon Drive have mature trees bordering the plot. Rear gardens are medium sized and surrounded by a wooden fence. Some roads e.g. Jubilee Close are open to the fields beyond and the roads towards the top of Cam Pitch e.g. Jubilee Avenue have

panoramic views.

4.4 A characteristic of the estate is the large number of footpaths linking one road to another, or cutting down to the A 4135 and to the village centre. These footpaths link the community and are an important feature.

4.5 The overall impression of these 1980s houses is of a quiet, well cared for estate in a central location being close to the surgery and the village centre. The roads are small and private and benefit from being in a semi-rural setting.

4.6 In addition there is a group of 29 brick built small terraced two storey, two bedroomed properties built in 1987 called Little Quillet Court and owned by Midland housing association. There are well-kept shared garden with some young trees and a central seating area. It is a well-cared for site for the elderly with a community feel and which fits in well with the rest of the estate. The parking area could be bigger.



4.7 Another 1980s development off Manor Avenue is Tythe Court. This comprises nine one, two and three bedroom properties, three of which are terraced in a barn conversion, a Grade II listed building. The houses are in Cotswold stone to match the barn and the road is surrounded by mature trees, but there are no pavements and the recycling bins all have to be kept at the front of the properties. Parking is mainly on the drives, with little in the way of front garden.

4.8 Further building in the 1990s gives us Bowers Lea, comprising five large four bedroom brick built properties with double garages. The large amount of trees and hedges in the front make the road very private and secluded.

4.9 Manor Avenue crosses Woodend Lane, which leads to Knapp Lane; streets which existed before the 1980s houses were built. Houses in these roads are an eclectic mix: Grade II listed cottages along Knapp Lane, two Grade II listed houses, Steps House and Upper Knapp Farmhouse, and some built in the early 20th century, some 1950s and a few newer builds. Houses are mixed in size, some in brick, some in stone, some rendered, some with slate roofs, some with tiles. The roads are generally narrow and there are no pavements and little on-street parking. What makes the road attractive is the greenery. Most gardens contain mature trees and shrubs, and

front gardens are enclosed with hedges. This is a distinctive part of Cam with views over the village.

4.10 Towards the bottom of Manor Avenue we find Jubilee Avenue built in 1987 with a mix of 16 three to four bedroom houses, and Jubilee Close with 1980s four bedroom houses.

4.11 At the lower part of Jubilee Avenue there are smaller two bed dormer properties with communal parking without any garages.

4.12 There is a path at the top of Jubilee Avenue leading to Everside Lane and Everside Close.

4.13 Everside lane is an old lane that runs up the side of Draycott Crescent towards Jubilee Fields, an important Parish owned sports and recreational area. It continues beyond into open country side, Woodend Lane and down to the rear of the houses fronting Draycott crescent as a path or bridleway only. All land around here is listed on the current SALA planning list.



5. Woodfield and The Quarry

5.1 Woodfield is an area in the South West part of Cam. It has a primary school at its heart, a well-equipped playpark, allotments, a pub and a community centre, all of which add up to making Woodfield a distinct community.

5.2 Like other parts of Cam the old and new are mixed together with the majority of houses being post-war and with an unusual predominance of bungalows and refurbished (and a few not) pre-fabs.

5.3 One of the three main routes into the area and central to it is Phillimore Road where there is small row of shops including a national award winning butchers. From here Severn Road leads off into Frederick Thomas road that circles in Turner Road that leads to The Crapen and the South side of the area centred around the another main road in and out, Quarry Road.



5.4 Typical of Cam housing estates, the road pattern is one of cul-de-sacs or streets with only one inlet/outlet. So even where the style of houses is out of favour or run-down this makes for quiet and safe roads which are popular with home-buyers. An added attraction is generally reasonably spacious gardens, set in a semi-rural location with plenty of trees and foliage in evidence all with the magnificent Stinchcombe Hill as a backdrop.

5.5 There are three types of housing in this area: immediate post-war council houses with rendered walls and tiled roofs built mostly as terraces with some semi-detached houses; later council houses, brick built and tiled roofs; single storey, pre-fab detached houses which have been faced with bricks and given tiled roofs as in The Crapen and around it. All the roads in the area are wide enough for two cars but parking, some of which is on the pavement, impedes the flow of traffic, not that traffic is particularly heavy.

5.6 The post war houses are exemplified by Phillimore Road, Severn Road and Frederick Thomas Road. All these houses have good sized gardens; front gardens being enclosed with hedging. The houses are of red brick with tiled roofs. There is some on-road parking but some houses have converted the garden to parking areas.

5.7 Phillimore Road is a mixture of flats, bungalows, and semi-detached houses with a row of terraced shops built in 1940s/50s. The shops and the park at the end of the road and the way roads radiate from it make this a hub for the community. There is also a youth club in this area. The allotments between Woodfield Road (B4060) and Marment Road give an open feel to the area. These roads contain houses built in the 60s and 70s. There are many bungalows and some semi-detached houses built in brick, sometimes paler in colour than the rest of the estate, with red tiled roofs. The designs are varied. Houses built in this era on this estate have mostly open front gardens and no hedges.



5.8 The other two main routes into the Woodfields area are down Quarry Gardens and The Quarry which has a very different feel.

5.9 Quarry Gardens was built in the 60s and consists of semi-detached (23 plus one detached), brick-built houses with tiled roofs. They have small front gardens and larger rear gardens. Most people wouldn't use this entrance to the area unless they were going to this street or to the Dursley Vale Park, a hidden site with 39 park homes for over 55 year olds tucked away at the top of the road behind Woodfield Road.

The Quarry

5.10 The Quarry is an altogether older road than others in Woodfield. There is now a mix of housing with some older houses amongst the 34 detached and 7 semis. It is a long road that was part of the original village network and extends



into Elstub Lane which peters out into a track and footpath skirting fields to Woodend Lane and Manor Avenue.

5.11 The road is quite narrow with a pavement on only one side. The street lights are attached to the wooden electricity poles.

5.12 Entering The Quarry is Yew Tree Close on the left that comprises a small number of modern houses built in pale imitation Cotswold stone. Shortly after that and before Quarry Gardens, on the right, is a very old and steep hidden lane leading down to a farm house, which is probably about 200 years old and which climbs up the other side of the valley/quarry into Tait's Hill.

Also coming off The Quarry further up on the left is Orchard Leaze, a long cul-de-sac which was built in the late 60s and early 70s. It is right on the edge of Cam with a small valley between it and



Tait's Hill, the B4066 that leads down to the A38, so it benefits from rural surrounds. There are 15 detached houses and 20 semi-detached built in brick with red tiled roofs. The road is quite narrow, two cars can just pass. There is much on pavement parking. The houses on the left have large rear gardens on a slope overlooking the fairly steep sides of the valley. The view from the entrance is of Stinchcombe hill and at the far end of the Vale of Berkeley, the River Severn and the Forest of Dean.

5.13 Returning to The Quarry the feel is very different as there is a much older area with houses dating back around 120 years. Two fine specimens are built of red brick with the distinctive patterning with alternative colour brick that is a common feature amongst houses of this era in Cam.

Further up from here and on the right hand side



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is a small and serene stone built church building in a grassy setting and surrounded by trees. Just beyond these older houses and opposite the United Reform Church is West End, a small enclave of old cottages, some accessible only by a series of fenced in footpaths around the back of the buildings. West End appears as if it should be a crescent but the road does not meet up and therefore it is not possible to drive round it. This means that the big allotment area there tends to be a well-kept secret unless you are a walker in this area.

5.14 The Quarry is a crossroad, with the second turning into West End (and the allotments) to the left, Field Lane straight on and Elstub lane to the right.

5.15 Field Lane is a narrow lane with 18 bungalows leading over the brow of a hill towards Woodend Lane and the A38. The narrow road has

a good surface but no pavements and lighting. The road slopes downhill and ends at its junction with Woodend Lane.

5.16 Opposite the school is Strawberry Field, a very pleasant development that fulfils nearly every criterion that a design brief could contain. There are 14 houses, all built in the last 5 years, and there is a mixture of bungalows, detached and semi-detached properties. The styles and sizes of the houses are varied. Some are brick, some rendered. Some have front gardens, some have parking. In addition, there is a larger parking area and a green space in the centre of the development.

5.17 The amount of greenery makes this area particularly pleasing. There is some yew hedging, but a great deal of beech hedging and lots of small trees. Part of the road is made out of brick pavers, part of it is tarmacked. This is a well-designed

quiet cul-de-sac which benefits from views across Stinchcombe Hill, Cam Longdown and even to Malvern.

5.18 From the school Tyndale Road cuts back to Phillimore Road with The Crapen area coming off it and where 1940s prefabs prevail. They are mostly detached, with a few semis and a small terrace and most have been refurbished. All have enclosed front gardens and fair sized rear gardens, and many are set back, with large grass verges, trees and like the rest of Woodfields enviable views of the outlying landscape.



6. Tilsdown

6.1 Tilsdown is a self-contained area lying in a triangle enclosed by the Tilsdown (A4135), Dursley Road (B4066) and Woodfield Road (B4060). Its perimeter is flanked by older and some very large houses with extensive gardens particularly on Tilsdown and round into Dursley Road. Most houses on the Tilsdown side of Woodfield Road are detached, some from the thirties and others more recent but in a similar style with hedged front gardens and plentiful foliage.

The inner part of the triangle consists of small estate developments of varying ages from the 1960s to more recent. The style and type of housing also varies, from three bedroom houses and bungalows to flats and social housing. The setting under Stinchcombe Hill means that views of woodland and fields are plentiful.



Tilsdown Rd

6.2 Starting at the top of the triangle or the mini-roundabout at the top of Cam Pitch and continuing on the A4135 along Tilsdown towards Dursley the first building is Indoor Outdoor, a long established DIY store. Set well back from the road, next to a large mock tudor house that has a mock Spanish villa next to it, the frontage of the business and car park is enclosed by a low wall. Properties on Tilsdown are mostly large and detached houses and set away from the road in large plots. The largest of these is grade 11 listed, 18th century, Tilsdown House constructed from coursed squared marlstone with moulded wood eaves cornice and stone slate hipped roof. It and the adjoining Coach House are accessed from a long driveway and are hidden from the road by an old established hedge. The pavement here has a small green verge attached but the traffic is fast moving and feels close.

6.3 Close by are five more grade 11 listed buildings. One is the detached 17th century Tilsdown Cottage situated well back from the road on the hillside accessed by a track. There are a pair of semi-detached 19th century stone cottages built gable end onto the road behind new metal railings. The other two semi-detached painted stone cottages (C19th) are facing onto the road behind railings. The front doors are at either end

where they have a driveway each for off road parking and access to the rear gardens.

The remaining houses are a mixture of 1930s and more recent houses, built in the gardens of the older properties. All are large, in large plots set back off the road on the bank of the hill. There is a cul-de-sac branching off the main road, but parallel to it, called Orchard Rise consisting of 3 large houses and a bungalow all of individual styles.

6.4 Just before where Tilsdown joins Dursley Road at the next point of the triangle and mini roundabout there is a new development called Orchard View with five large detached properties radiating from a central driveway. The houses fronting Tilsdown have small front gardens which sit higher than the pavement. The retaining wall to two of the properties is attractive Cotswold stone with the third being hidden behind a hedge. The



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houses are red brick under brown tiled roofing. Vehicular access to two of the houses is to the rear where there is parking and double garages to each property. The third house has its access from Dursley Road. Two further houses built at a later date in the rear of 30 Tilsdown are at the head of the drive. These do not have any garden at the front only parking in front of their integral garages. They are rendered and do not match the others. These 5 houses have small enclosed rear gardens, garages and rear access to Sandpits Cottage and Sandpits House on Dursley Road. The properties are set back on the side of the bank all have enviable views over towards Ashmead and the Cotswold Escarpment. Traffic noise is less attractive.

Dursley Road

6.5 At the end of Tilsdown the second leg of our triangle takes us to the right into Dursley



Road at Sandpits which is on an uphill slope. There is a terrace of three properties fronting the pavement behind iron railings here: The painted render Sandpits Cottage has a garage and off road parking accessed from Orchard View on the Dursley Road side; two grade II listed, mid-18th century dwellings, Sandpits House, also rendered with parking and a garage and Beechwood House, rendered with pebbledash but no off road parking.

6.6 On the opposite side of the road are five properties also sharing the Sandpits address. The first one closest to the A4135 has two pedestrian access ways to the property which is a clap boarded wooden bungalow under a grey tiled roof. Many additions have been made to the property over the years. There is no off road parking.

6.7 Next door hugging the pavement are two detached houses with painted render and grey tiled roofing. Each has a very small frontage to the road and their gardens are to the side of the property rather than the rear. Each has off road parking for at least two vehicles. As the road levels out there are two semi-detached cottages, which originally were four, one up one down cottages, built in the 1890s. These are now 1 and 2 Sandpits. No 1 had at some time been a laundry. They each have off road parking but the site of the double garage for 2 Sandpits is the other side of 1 Sandpits. Further on from this parking area there

is a grass verge which is used for parking by the occupants of Beechwood House as they have no off road parking attached to their property.

6.8 Further up the hill Sills Leaze, a late 18th century grade II rendered house with a long driveway is raised well above the pavement and set back from the road. The entrance is shared with three large modern brick built properties, a house and two bungalows, which have been built in the garden of the older property.

6.9 From here on development is only along the right hand side of Dursley Road looking on to fields at the base of Stinchcombe hill.

6.10 Lambsdowne is a cul-de-sac estate that comes off the Dursley Road not far from here. It was built in 1985 on a substantial slope and the spine road curves gently around to the bottom of the estate with four culs-de-sac branching off.



The road is a mixture of detached houses and bungalows built in a mixture of red brick and buff coloured bricks under brown tiled roofing, and some with rendering as well as the brick. The spine road has pavements on both sides but the culs-de-sac do not have any pavements. There are granite setts demarcating the entrance into each cul-de-sac and open plan frontages abut the road. Every property has a single or double garage and off road parking for at least one vehicle. Depending how and where they are situated the properties will have some lovely views of the woodland on the Stinchcombe Hill escarpment and countryside around. This is an established estate, well looked after and well maintained with roads and pavements in good condition.

6.11 Approached along a private driveway off the Dursley Road after Lambsdowne, Woodborough (2, 2a, 4, 6, 6a Dursley Road) consists of an imposing stone built Victorian house set in its own grounds. This has been divided into two substantial properties. Following the drive is another older but modernised Cotswold stone built property sitting in a large plot. This shares its drive with a large c1960s house with buff brick and tiled cladding. There is ample parking and front and rear gardens are large.

6.12 Shortly after is the entrance to Springfield (see below) which slopes downhill towards

Meadowvale and joins up with Tiltdown Close. Ribbon development continues along Dursley Road with four detached 1930s red brick built houses with some render and grey tiled roofing. Two detached buff coloured brick houses under grey tiled roofing with painted decorative cladding were built c1970 in the garden of number 14. All six properties have 12 metre front gardens with only pedestrian access from a path and wide green verge. The vehicular access is via New Road to the rear of the properties with 5 out of the 6 houses having a garage. Opposite the road the views are of the lower flanks of Stinchcombe Hill which are maintained green fields. Being a busy road there is good street lighting but there is much traffic noise at times.

6.13 New Road straddles Dursley Road and Woodfield Road (although there is no exit onto Woodfield) with a cul-de-sac going off to the north parallel to Dursley Road. It was built in the 30s



by a local builder and has never been adopted by the local authority so the upkeep of the road is maintained by the owners of the properties and is in good condition. It is no more than a lane with no pavements. Houses on both sides of the lane are a mixture of detached and semi-detached houses some with red brick, some with pebble dash or render, all under grey tiled roofing. Front gardens are short and provide room for off road parking. One side of the road has much longer rear gardens than the other.

6.14 The road here has a row of five original 1930s bungalows and a later addition which has been built to blend in with the existing properties. They have small enclosed front gardens with off road parking. Three have a garage. Rear gardens are enclosed and are of a good size. There are no pavements and no street lighting. The outlook is compromised because properties in Dursley Road have a rear vehicular access so there are rear gardens and garages to look out on, and because these properties are above the bungalows any views of Stinchcombe Hill are hidden. Residents also get annoyed that satellite navigation systems bring traffic down this private road despite a sign. A gate could be erected but there is conflict amongst the residents as some think a gate would be a hindrance.

6.15 Broadmere a few yards further on runs

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parallel to New Road with a cul-de-sac going off to the south side. It is a straight road linking the Dursley Road and Woodfields area which unfortunately can mean it is used as a short cut by some drivers. It consists of eight houses, built in a line in the 1930s, two detached at both ends and three pairs of semi-detached houses in the middle. Three of the semis have built extensions to the side and have included integral garages as well as rooms at first floor level. They are built of brick and have grey tiled roofing. Front gardens are small, enclosed by low hedges and low brick walls, about 3 metres long. Rear gardens are enclosed and are also small. The front gardens are used for off road parking and there are many parked cars on the road too.

6.16 On the opposite side of the road the properties date from 1979. There are three detached houses one side of the close and 4 detached bungalows the other side. They are medium to large properties built of buff coloured brick under grey roofing. The frontages are open plan fronting onto a pavement with a wide grass verge. There is ample off road parking at the front but no garages. Rear gardens are enclosed and small.

Broadmere Close, also built in 1979 consists of 26 medium to large detached houses in a mixture of styles again with buff coloured brick and grey

tiled roofing. The larger houses have integral garages, some built in lines, some staggered. Open plan frontages of varying lengths from five to ten metres provide off road parking. Rear gardens are enclosed and of a good size. The road and pavement are in a poor condition in places. This is a quiet, hidden, pleasant cul-de-sac.

6.17 Continuing after the Broadmere turning there are nine 1930s detached properties built in a line. They are a mixture of brick built and white painted render under brown tiled roofing. There is one pair of semi-detached houses built only of red brick. The front gardens are 12 metres long offering substantial off road parking. Rear gardens are enclosed and of differing sizes.



6.18 Two houses on the corner with Woodfield Road were built in the 1980s and their architecture reflects this but are again built of red brick under brown tiled roofing. All of the older houses along Dursley Road share a pleasant outlook onto the green fields on the lower flanks of Stinchcombe Hill where a garden centre is under-construction. This enterprise looks to be sensitively landscaped to blend in.

Woodfield Road

6.19 Woodfield Road starts at this junction which is also a main vehicular entry point to Cam from Stinchcombe and the A38. It's the third leg of the Tilsdown triangle.

6.20 The first building you see is the 19th century Yew Tree pub, attractively situated but sadly closed and looking for a new buyer. The semi-detached houses that front the road on the Tilsdown side are mostly early 20th century and built in red brick.

Set back from the road they have enclosed gardens and off road parking and long enclosed rear gardens. The rear gardens of the first four houses (a pair of semis) were sold off for a small development, Workman's Close, consisting of 1 detached house and 2 pairs of semis. They have grass frontages except for the detached house

which has tarmac. All the properties have a garage. There are no pavements or street lighting.

6.21 There are also six detached houses built from 1980s onwards in a sympathetic style. They appear to have been built in the rear gardens of the houses fronting Dursley Road as they are the same width as those plots. A rear vehicular access to 2 of the Dursley Road properties has been retained.

6.22 It is a busy road so there is traffic noise which is counteracted by plentiful foliage and trees in the front gardens even where car parking has been introduced. The road continues and flattens out bisected by Broadmere and New Road. The hedge running along the rear of the gardens of Broadmere Close hides the development from the road. The road here is wide and the pavement



has a green verge keeping pedestrians away from the traffic.

6.23 Further on down, Tiltdown Close is another main entry road into the centre of the Tiltdown triangle which consists of two or three smallish housing estates, Tiltdown Close, Springfield and Meadowvale. These estates can be accessed from the Dursley Road down the spine road Springfield as well.

6.24 On foot from Woodfield Road there is a footpath across a grassy area with two magnificent horse chestnut trees that will also take you into Tiltdown Close. This is a nice little short cut for pedestrians and can be found just beyond the road turning after six medium sized terraced buff coloured brick houses with grey tiled rooftops whose small front gardens face onto the road.

6.25 In Tiltdown Close there are 40 semi-detached houses with small front gardens which are partially enclosed and many have been adapted for car parking. The area is let down by potholes in the road, not unusual in many parts of Cam at the time of writing.

The houses are unusual in their architecture, being post war Cornish Type Two prefabricated semi-detached properties. They are distinctive and recognisable for their roof which comes down over the first storey and is made of dark grey

tiles. The lower floors are honey- coloured brick built. All have been renovated and attractively represented in many cases, since the 1980s when the concrete used in these kind of properties was found to be defective.

Most of these houses have hedge borders and plenty of foliage both at the front and in large gardens at the back. Stinchcombe Hill provides a spectacular backdrop particularly from a small but important green area which you can see in front of you as you drive in to the close. It used by children and walkers who use it as a short cut to into the next road, Springfields and towards the start of a walk to Stinchcombe Hill.

6.26 Tiltdown Close turns into Meadow Vale where there is no road sign but a distinctive change of style of houses. Here there are thirty three 1960s properties. All are medium sized semi-detached houses except for one detached house



and a pair of semi-bungalows. There has been one recent addition of a small detached house built in the garden of an existing property. They are built of buff coloured brick under grey roof tiles. There is tiled or painted timber decorative cladding to the fronts of the properties. Doors and window frames are mainly white. Front gardens are open plan, fairly small, about 5 metres long, allowing for some off road parking. Some properties have a garage. Rear gardens are enclosed and of a mixture of small to medium size.

6.27 About 25 years ago this road was extended into an adjoining field, near the back of Tiltdown House, where three blocks of terraced houses were built making sixteen in all. They are red brick with grey tiled roofing and the front doors and windows are dark brown and quite different to the original properties in Meadow Vale. There is a small grass frontage to each property but no pavements. The road is made of brick pavers



and there are separate parking areas for the occupants.

6.28 Meadow Vale joins Springfield the main spine road whose main entrance is off the Dursley Road. Springfield was built in 1969 and consists of a mixture of 26 terraced medium sized, two storey houses and three blocks of flats consisting of four flats each. There are wide green verges separating the areas but this area is unusually sparse in terms of foliage and trees compared to the rest of Cam. This combined with the straightness of the road as opposed to the common Cam style of curved roads gives it a rather lacklustre impression. It has two culs-de-sac of very different styles branching off one on each side, Exell Close and Springfields Court.

6.29 Springfields Court is a warden assisted development of eight small bungalows and 18 two storey flats built of buff brick in keeping with the rest of Springfield. There is a large grass verge and an ornamental tree. The bungalows are tiny and the flats consist of two blocks in an L shape and the first floor has a balcony. There is also an off road car park which abuts the green space and footpath from Tiltdown Close. Roads and pavements are in a reasonable condition and the street lighting is unobtrusive.

6.30 Exell Close, built in 2014, is a small pleasant

development consisting of three pairs of small semi-detached houses and two blocks of three terraced houses around a wide road which leads to plentiful parking spaces for the properties. Half are buff brick under brown tiled roofing and half are of reconstituted Cotswold stone. There are no pavements and frontages are minimal but there are eight metre long rear gardens and lots of foliage.

6.31 Tiltdown is one of the most diverse character areas in Cam with housing ranging from the listed Tiltdown House to the most modest of social housing. Its setting is beautiful because of the surrounding hills and countryside but parts of the area are a reminder about the importance of landscaping, foliage and tree planting when it comes to new development, both for the wellbeing of residents and for wildlife.



7. Summerhayes and Norman Hill

7.1 The Summerhayes and Norman Hill estates are one large residential area built on a gently sloping hill built from the late 1950s to the early 1970s.

7.2 It is a difficult area to negotiate, with many twists and turns and culs-de-sac. However, this combines with gardens back and front in most houses and scenic views of Cam Peak, the Cotswolds AONB and Stinchcombe Hill from virtually every road, making it mostly a quiet and pleasant area to live in.

7.3 Two roads provide access from the A4135 – Woodview and The Drive. Woodview is the main spine road that meanders from the A4135 to Everlands and virtually everywhere else on the estate can be accessed from it. It divides the Summerhayes estate on its west side and the Norman Hill Estate on its east. The Drive is a secondary spine road in the heart of the Summerhayes estate.

7.4 A key link that comes off Woodview is Birch Road which is on a bus route and leads past Cam Everlands School up to St Georges Road where the area becomes Dursley. Before that though, there is a fairly new cul-de-sac called Willow Close from where Holywell Orchard and

Norman Hill itself, with its stunning views, can be accessed on foot.

7.5 While gardens, shrubs and trees are fairly abundant in the area these distinctive locations and the local footpaths that run off and around them bring much needed open green space to the area and the views from here of Cam Peak and the AONB are outstanding.

Norman Hill Estate

7.6 The Norman Hill Estate was built in the 1970s. It starts with the houses fronting onto the Dursley Road then the main spine road of Woodview Road curves all the way down to the bottom almost to Everlands. The curving road facilitates building on the slopes of the hill.

7.7 The houses in this area are two storey detached, semi-detached and terraced houses or

detached or semi-detached bungalows. Some of the larger properties are in a Swiss chalet style and many of the semis are of a dormer bungalow style. The properties are built of an attractive buff brick. The colour of the brick and style of the properties makes this a distinct estate from the adjoining Summerhayes. The larger detached and semi-detached properties and gardens are at the top of the hill and as you descend toward Everlands the houses and gardens become smaller as the land flattens out.

7.8 The front gardens are open plan of different sizes, depending on the size of the property. The larger houses have bigger frontages, smaller properties have a smaller front garden and parking for only one car. All properties have off road parking for at least one vehicle and a garage. Some properties have converted the garage into an extra room.



7.9 Rear gardens are enclosed and planting in both front and rear gardens is well established. The main through roads are wide with grass verged pavements. In addition there are a few grassy areas including a large green space at the edge of Woodview between Holywell Road and Ryder Close that Cam Parish Council is currently negotiating an application for Village Green Status on. It was left clear by the original builder for community use and is now owned by Persimmons Homes.

7.10 Norman Hill is an attractive spacious estate consisting of family sized houses and bungalows, general use but old persons' specifically in The Croft and The Corriet. Although convenient for walking to local amenities car ownership appears high and parking off road sometimes dense.

7.11 There are many footpaths enabling pedestrians to walk from Tilsdown all the way to the bottom of Woodview Road and Birch Road.



Summerhayes

7.12 Summerhayes is broadly on the west side of the spine road, Woodview descending from Elm Grove on the A4135 to Fairmead down slopes towards the centre of Cam.

7.13 Key roads in the area are The Drive, The Crescent, Tilnor Crescent, Delkin Road, Hilltop Rd and Fairmead further down the slopes. About a quarter of the way down Woodview Road another major road, Nordown Road, branches off on the west side, leading to Winterbotham Rd.

7.14 The majority of houses here have gardens and trees and foliage is abundant. Many of the roads have panoramic views over Cam Peak, Long Down, Downham Hill and The Malvern Hills but there is a shortage of open space generally. The exception is a triangle of grass, hidden from view but which can be accessed from Nordown Road and Mill Way. This is an important local space for dog walkers and leisure activities.

7.15 The Drive leads into The Crescent with 7 culs-de-sac leading off. The curves are to facilitate the development on the slopes of the hillside. All the properties are residential. There was corner shop and post office but it is now closed. It is accessed from Elm Grove on Tilsdown. There are 15 pairs of medium sized semi-detached

red brick houses, with brown roof tiles built in a linear fashion. They have decorative tiled cladding between the ground floor and first floor windows. The front gardens are 6-7 metres long. Some are enclosed in various ways with low brick walls and hedging and each house has a driveway in front of a garage. Others have been completely covered in brick pavers to facilitate off road parking. There is a footpath through to Valley View. It is bisected on one side by Hilltop View which is the first cul-de-sac and contains houses similar to The Drive and is so named because of its superb view.

7.16 Here is a wide footpath leading into Norman Hill from here plus a small alleyway leading to Elm Grove.

7.17 Elm Grove on at the edge of Summerhayes has houses built around the same time and front onto the busy Cam Pitch and Tilsdown (A4135). There is a wide green verge curving around from Cam Pitch narrowing to a wide pavement along Tilsdown Road. Elm Grove is divided into two parts. The first part fronting Cam Pitch has only pedestrian access to the fronts of the houses. Vehicular access is through the estate into Norman Hill. The second part is after the footpath to Norman Hill and Hilltop View and has access at the front of the busy A4135. They are 10 pairs of semi-detached houses built of red brick under brown tiled roofing. All the front gardens are

enclosed about 10 metres long. The architecture and characteristics are very similar to Norman Hill. One house, on Elm Grove, stands out and being one of the original houses and dated around 1900.

7.18 The Crescent is a continuation of The Drive which curves around to The Delkin, Trotman Avenue, Hicks Avenue and Delkin Road then slopes downwards in a straight line to Hill Close at the bottom of the estate. Where The Drive meets The Crescent there are far reaching views over the countryside. One side of the road is lower down than the opposite side because of the slope. These houses have the pavement much higher than their front doors. Front gardens are sloping or terraced. They are built in a straight line. The opposite side of the road has 4 detached properties with larger gardens. A house has been built in one of the larger gardens. There are 13 pairs of semi-detached houses, 6 original detached houses, the new detached house and 1 block of four maisonettes. They are built in the same design as The Drive. The pavements are in a poor condition. The higher side of the road is bisected by 2 culs-de-sac, Valley View and Mill Way.

7.19 Delkin Road is a cul-de-sac close to Elm Grove. The houses, 6 pairs of semi-detached houses and the road have the same characteristics as Hilltop View. A more recent detached house has been squeezed into one of the gardens. It is

off The Crescent and often used by pedestrians taking footpaths up from or down to Fairmead and the centre of Cam through The Delkin, which has a wide pedestrian access to Manor Avenue with railings in place to stop traffic cutting through.

There is pedestrian access to Norman Hill through Hilltop View or by vehicular access from Delkin Road. There are only two pairs of medium sized semi-detached houses, (The style and materials as Hilltop View) and one large detached house and garage that has recently been built on land previously occupied by council garages.

7.20 Front gardens are small, only 3-5 metres and allow off road parking for one car in front of a garage so further parking would have to be on the road. Rear gardens are enclosed and small to medium sized. The pavements are worn in some places. At the head of the cul-de-sac there is a footpath into Hilltop View and a narrow alley onto Elm Grove. The woodland on the top of Stinchcombe Hill is visible from the road. This road is peculiar in the fact that the frontage of the properties looks onto the rear gardens/garages/parking at Elm Grove.

7.21 The Delkin is an extension of the Crescent with two culs-de-sac going off, Hicks Avenue and Trotman Avenue. It slopes downwards and consists of five pairs of small semi-detached

houses which are brick built under grey tiled roofing. They have open plan front gardens and driveways for off road parking and enclosed rear gardens. Standing in the roadway there are lovely views over the farmland towards Upthorpe and Ashmead.

The cut through from the Delkin to Fairmead is used extensively by pedestrians going particularly down to the doctors' surgery or up to the top of Cam Pitch.

Fairmead

7.22 The road entrance to Fairmead is from the lower part Cam Pitch. There is a road sign saying Fairmead leading to Glebelands and Orchard Close which is necessary as they are no through roads. Here the pavements are wide with grass verges on both corners and well-established trees planted in the greens. There is a bench on one side and a stone bus shelter on the other. The properties



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on one side of the road are higher than the road and pavements because of the hill. Two 1970s detached bungalows with no off road parking is set back from the road. Next door, is a narrow driveway leading to an impressive house which is the original vicarage for St Bartholomew's Church. There is parking for the bungalows off this driveway. Large gardens and grounds surround the Old Rectory. Continuing on this side there are 2 sets of semi-detached bungalows with off road parking for at least 2 vehicles on sloping driveways. These are buff brick under brown tiled roofing.

7.23 Opposite the are houses built in a terrace of three. All are painted cream blockwork. Then the road curves uphill and around in a crescent with the same block brick style of properties. At the top of the hill the road flattens out and continues in a straight line with more terraced houses. All have 5-8 metre front gardens. Some have off road parking but there is also a lot of on road parking. The rear gardens are enclosed and medium sized.

7.24 At the end of the road there is a green area and footpath leading to the Summerhayes estate. On the opposite side there are 12 older people's bungalows built as semis or terraced. There is a car park fronting the green area surrounding the brook. Here there is a footpath leading to

Spouthouse Lane and Woodview Road. The view over adjoining countryside is spectacular with Cam Peak making its customary appearance.

7.25 Fairmead then curves down the hill and around returning on itself. There is another road sign saying Fairmead leading to Glebelands and Orchard Close. The properties here are post war detached local authority and ex local authority pre fab bungalows. They have enclosed front gardens about 10 metres long with off road parking.

7.26 Glebelands is the name of the road as well as the sheltered housing complex which was built in the 1950s in its own open plan lawned grounds with a few specimen trees. The main building is two storeys high and consists of flats but neighbouring are bungalows and opposite are houses. It only has a small lay-by for parking which is fiercely protected with signs. There are a number of landscaped pathways leading to the buildings and uphill to Fairmead for pedestrians.



7.27 GL11 the local community centre is opposite and originally was known as Glebe House and has a small car park backing onto rear entrances to some of the Chapel Street houses. There are grass verges and one large tree. The Orchard Medical Centre close by is a partly two storey modern building built in the late 1980s, recently extended with small gardens in front. It has a small car park with a footpath to Chapel Street which comes out by the pharmacy.

7.28 Orchard Close is a small development, behind, consisting of four detached houses and three detached bungalows. The houses and two of the bungalows are red brick with grey tiled roofing, the third is rendered and painted cream. There are no pavements but the road is in good condition bordered on one side by a narrow grass verge. The bungalows have a small frontage and limited parking for only one car but all the properties have a garage. Front gardens are open plan. The rear gardens are enclosed and small. The houses at the end of back onto Cam Pitch which is hidden by well-established trees and hedging and again there is a spectacular view of Cam Peak.

7.29 There is a third distinctive part of the Summerhayes and Norman Hill estates and that is the area on the lower part of the Woodview spine road. This includes Ryder Close and Marlstone Road and Leaside. To the east side, the road veers

off into Birch Road as described earlier.

7.30 At the very bottom of the estate with pathways threading through between Fairmead and The Croft are several bungalows which are generally accommodation for the older people.

7.31 This is close to the Everlands entrance to the estate and provides pedestrians with a short walk to the centre of Cam up Chapel Street close by and the many dog walkers from this area access to the open green space at Cam Sports field opposite Cam Mills in Everlands.

7.32 It's a quiet and pleasantly tree lined area with of course ubiquitous views of Cam Peak.



8. Outer Cam

8.1 Outer Cam or Upper Cam is the largely ribbon development along the road that leaves Hopton Road at the bottom, goes to Upthorpe, Cam Green and Ashmead. The area includes part of Drake Lane and Farfield before turning back to the top of Hopton Road via Springhill. It is a very rural area with enviable views of the built up part of Cam village nestled in the valley as well as Cam peak and the Cotswolds AONB. Amenities include allotments at Upthorpe, two telephone boxes, one at Cam Green and one at Ashmead, now owned by the Council and maintained by the community, a playing field at Cam Green and a village hall plus more allotments at Ashmead.

8.2 There are around 400 dwellings, mostly ribbon development, built from 1610 to 2017. Of the original farms and outbuildings, most have been converted. Many of the properties are of individual designs, none are terraced housing and only about 6 are semi-detached. There are a large number of bungalows although when sold these are often demolished and replaced with large houses. Most have large gardens up to 2 acres (usually 0.25 - 0.5 acres). There are substantial views and mature trees in front and back gardens, which are usually hedged at the front with driveways. There is a mixture of styles of houses using a mixture of building materials.

Upthorpe

8.3 Coming from the junction of Hopton Road into Upthorpe, on the right hand side of the road, we find Walnut Tree Farm, built around 1800, where outbuildings have been converted to six houses at various times followed by eight houses built in the 1900s and three from a later date.

8.4 On the left hand side of the road there are 2 semi-detached houses thought to be an old bakery from c1800. The Catwalk cuts off the corner here back to Hopton Road and a parallel footpath is signposted to Draycott and links into other paths that criss cross the fields.

Close by is a very large house – built for a mill manager around 1860 with a second house built in the grounds around 2016.



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8.5 Further up on the right is a small Parish owned allotment and then 2 semi-detached 1920s brick houses with double roman tiled roof close by.

8.6 Following the pattern of houses through the ages we find The Cedars built in 1998 from Cotswolds stone with roof tiles, The Paddocks 1995 from Cotswolds stone and pantiles, Upthorpe farm house c1800, a large house built 2009, 3 large houses built 2005 in a small cul-de-sac. The ribbon development becomes fairly continuous as the road goes round a bend.

8.7 Upper Upthorpe Farmhouse, a Grade II listed building dating from 1600 sits at the bend and at the top of Upthorpe Lane which is a no through road off to the left. It is very rural with no pavements but with 3 street lights and runs along



the side of Cam Green playing fields. It comprises large mixed housing, mostly of Cotswold stone and some impressive conversions.

8.8 At the end of the road is a small light engineering works and then the road turns into Halmore Mill bridleway with a network of footpaths leading to Upthorpe, Lower Cam, Coaley and Ashmead with open fields, views to outstanding views of the Severn Valley and the AONB. The Bridleway is a very important ancient route to the old Roman road – or the A38 as most know it as. It was also used by agricultural workers and by visitors to the mill for flour.

Cam Green

8.9 Back on the main carriageway the area becomes Cam Green where we find the entrance to a childrens' playing field and a red telephone box (CPC adopted) on the left and the ribbon development continues on the right.

8.10 Green Street is another no through road off to the left with ribbon development. The mixed housing theme continues with Teasles house built in 1982, 4 large 1960s bungalow one of which was split in 2 in 2017. Craig Garth was built 2000, with Cotswold stone and Cotswold tile roof. Highfields rear dates from 1610, is made of red brick and slate (outer building was used for

assembly of small electrical items during WW2) and later changes were made c1800 and c1900. Green Street Farm, c1800, is a Cotswold stone and slate building with 1996 additions. Green Court Bungalow was built 1990 but Green Street Cottage was built in 1700. It is NOT listed. There is a potter's workshop in grounds – interestingly it was the first building in area to have gas installed in 1905 to heat the kiln.

Ashmead

8.11 Cam Green continues for about a mile with large houses with large gardens along the left and open fields along the right. As the road comes into Ashmead the development is a bit denser with more mid twentieth century bungalows in evidence.



8.12 Near the Ashmead Junction, that takes you left into Ashmead and right into Springhill, there is a village hall.

Ashmead Green (Ashmead)

8.13 Turning left into Ashmead Green there is a small community of houses, a single row on the left and denser housing on the right. As with Cam Green, there is a mixture of 1940s bungalows, some of which have been extended, and modern detached houses, many of which have been rendered. On the right there are some stone cottages and a house in the mix, which probably date from the eighteenth century. This area also benefits from two fields of allotments. All the houses have front gardens enclosed by hedges, some containing small trees. The road is on a ridge so there are stunning views from both sides of the road either back towards Stinchcombe Hill or towards Cam Long Down.

8.14 Past the group of houses the road is bordered by fields and the views are over the River Severn. Eventually there is a large stone farmhouse on the left and some very large houses with large gardens on the right, one of which, Myles Court, is listed. A little further along the road meets the boundary with Coaley.

8.15 From Ashmead Green the road turns into

Springhill which takes you back to Old Cam.

8.16 Springhill has not been subject to the kind of ribbon development along the mile or so from Ashmead Junction, as seen previously. There are just three small farms and a few early twentieth century dwellings under Cam Peak – part of the Cotswold Way. The road is fairly high here with open fields, wooded areas and it is right next to the AONB escarpment that includes Long Down.

Drake Lane which come off of Spring Hill and

Farfield which comes off Drake Lane are rural lanes with very large individual houses with very large gardens.

8.17 Where Springhill turns downhill towards Old Cam, though, ribbon development is resumed getting denser as the road approaches the centre of the old Cam settlement at St George's Church. (See section on Old Cam.)



Appendix 2 Listed Buildings

Cam Parish has 61 listed buildings or sites. These include milestones, a boundary stone and monuments associated with St George's Church, the majority of which are Grade II listed (special interest); 5 Grade II* (particularly important) listed buildings such as Upper Knapp Farmhouse, Steps House, the groups of seven memorials, and 12 Phillimore memorials at St George's Church, and Quarry Farmhouse; and one Grade I* listing (this grading reflects exceptional interest) which is St George's Church.

There is a concentration of listed buildings and structures in Upper Cam, in particular around St George's Church and the 18 listed structures in and around the church.



Map 7: Listed buildings in Cam



Cam Parish – List of Monuments Scheduled under the Planning (Listed Buildings and Conservation Areas) Act 1990

Monument Title	Heritage Category	List EntryNo.	Grid Ref.
MYLES HOUSE	Listing, Grade II	1090094	SO 77464 00208
UPPERTHORPE FARMHOUSE	Listing, Grade II	1090095	SO 75842 00607
22, CHAPEL STREET, LOWER CAM	Listing, Grade II	1090096	SO 75038 00202
BELL COURT & ATTACHED STABLE BLOCK	Listing, Grade II	1090097	ST 75703 99303
GATES, GATE PIERS, AND WALLING IN APPROACH TO PARISH CHURCH OF ST GEORGE	Listing, Grade II	1090098	ST 75735 99273
NICHOLS CHEST TOMB, 12M SOUTH EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1090099	ST 75742 99314
UNIDENTIFIED CHEST TOMB, CIRCA 10M SOUTH EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1090100	ST 75746 99320
SAUL CHAMPION MEMORIAL, C11M EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1090101	ST 75749 99331
ELIZABETH COLLENS MEMORIAL CIRCA 2 1/2 METRES NORTH OF CENTRAL BAY OF CHANCEL OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1090102	ST 75750 99352
UNIDENTIFIED MEMORIAL CIRCA 2 METRES EAST OF NORTH EAST CORNER OF NORTH AISLE OF PARISH	Listing, Grade II	1090103	ST 75745 99354
CHURCH OF ST GEORGE UNIDENTIFIED CHEST TOMB CIRCA 15 METRES NORTH OF CHANCEL WALL TO PARISH CHURCH OF ST GEORGE	Listing, Grade II	1090104	ST 75745 99360
CHURCH COTTAGE	Listing, Grade II	1090106	ST 75811 99296

WILLIAM HARDING MEMORIAL CIRCA 5 METRES NORTH OF MAIN DOORS TO CONGREGATIONAL CHAPEL	Listing, Grade II	1090107	ST 75685 99244
BEECHWOOD HOUSE	Listing, Grade II	1090109	ST 74811 99288
MILESTONE AT NGR ST745994	Listing, Grade II	1090110	ST 74480 99407
CAM HOPTON SCHOOLHOUSE	Listing, Grade II	1090111	ST 75480 99803
TWO GAZEBOS WITH LINKING TERRACE APPROXIMATELY 100 METRES TO NORTH EAST OF CHESTAL HOUSE	Listing, Grade II	1090829	ST 76503 98301
41, 43 AND 45, HOPTON ROAD	Listing, Grade II	1090911	ST 75818 99335
13, 15 AND 17, KNAPP LANE, LOWER CAM	Listing, Grade II	1090912	SO 74681 00464
UPPER KNAPP FARMHOUSE	Listing, Grade II*	1090913	SO 74586 00403
CHURCH OF ST BARTHOLOMEW	Listing, Grade II	1090914	SO 74843 00363
CHURCH HALL TO CHURCH OF ST BARTHOLOMEW	Listing, Grade II	1090915	SO 74878 00325
2, ROWLEY, LOWER CAM	Listing, Grade II	1090916	SO 75059 00315
5 AND 7, SPRINGHILL	Listing, Grade II	1090917	ST 75875 99287
DOWNHOUSE FARMHOUSE	Listing, Grade II	1090918	ST 76482 99157

10 AND 12, TILSDOWN ST	Listing, Grade II	1090919	74751 99559
BOUNDARY STONE AT NGR ST749993	Listing, Grade II	1090920	ST 74908 99282
WOODEND GREEN FARMHOUSE	Listing, Grade II	1090921	SO 74115 01036
CHAMPION CHEST TOMB, 9 METRES EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1170315	ST 75746 99323
RACHEL CHAMPION MEMORIAL CIRCA 11 1/2 METRESEAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1170337	ST 75750 99328
GROUP FIVE MEMORIALS, INCLUDING ROBERT HUGHES, CIRCA 3 METRES EAST OF WALL OF CHANCEL TO PARISH CHURCH OF ST GEORGE	Listing, Grade II	1170349	ST 75759 99345
UNIDENTIFIED CHEST TOMB CIRCA 9 METRES NORTH OF EAST END, NORTH AISLE, TO PARISH CHURCH OF ST GEORGE	Listing, Grade II	1170366	ST 75738 99360
WILLIAM STIFF MEMORIAL, CIRCA 12 METRES NORTH OF NORTH AISLE WALL, TO PARISH CHURCH OF ST GEORGE	Listing, Grade II	1170371	ST 75725 99364
SILLS HOUSE	Listing, Grade II	1170391	ST 74795 99311
FIELDLANE FARMHOUSE	Listing, Grade II	1170405	SO 73717 00761
MILESTONE AT NGR S0749005	Listing, Grade II	1170415	SO 74867 00492
CHURCH FARMHOUSE	Listing, Grade II	1170424	ST 75627 99579

32A AND 32B, HOPTON ROAD	Listing, Grade II	1170427	ST 75716 99386
18, TILSDOWN	Listing, Grade II	1170500	ST 74788 99531
STEPS HOUSE	Listing, Grade II*	1170505	SO 74669 00645
BOUNDARY STONE	Listing, Grade II	1219966	ST 74837 99270
TILSDOWN COTTAGE	Listing, Grade II	1306033	ST 74717 99539
CHAMPION MEMORIAL CIRCA 10 METRES EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1306089	ST 75749 99323
GROUP OF SEVEN MEMORIALS, INCLUDING TROTMAN AND TURNER, LOCATED CIRCA 3 METRES NORTH OF NORTH WALL OF NORTH AISLE OF PARISH CHURCH OF ST GEORGE AND EXTENDING OVERALL CIRCA 25 METRES FROM EAST TO WEST	Listing, Grade II*	1306101	ST 75729 99354
ROBERT LONG MEMORIAL CIRCA 11 METRES SOUTH EAST OF SOUTH PORCH TO PARISH CHURCH OF ST GEORGE	Listing, Grade II	1306124	ST 75746 99318
QUARRY FARMHOUSE	Listing, Grade II*	1340555	ST 73824 99480
VANNIN COURT	Listing, Grade II	1340556	ST 75690 99305
TILSDOWN HOUSE	Listing, Grade II	1340557	ST 74650 99547
14 AND 16, TILSDOWN	Listing, Grade II	1340558	ST 74771 99552

DRAYCOTT FARMHOUSE	Listing, Grade II	1340960	SO 75238 01434
THE LODGE, VICARAGE COTTAGE	Listing, Grade II	1340961	ST 75631 99253
PARISH CHURCH OF ST GEORGE	Listing, Grade I	1340962	ST 75736 99343
GROUP OF 12 PHILLIMORE MEMORIALS SOUTH EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II*	1340963	ST 75739 99324
RICHARD ANDREWS MEMORIAL, CIRCA 8 METRES EAST OF SOUTH PORCH OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1340964	ST 75748 99328
GROUP OF FOUR MEMORIALS, INCLUDING TYNDALL AND POULTON, CIRCA 2 METRES TO 10 METRES DUE SOUTH OF SOUTH EAST CHANCEL CORNER OF PARISH CHURCH OF ST GEORGE	Listing, Grade II	1340965	ST 75755 99333
COURTHOUSE FARMHOUSE	Listing, Grade II	1340966	SO 74920 00631
CONGREGATIONAL CHAPEL	Listing, Grade II	1366146	ST 75691 99234
SANDPITS HOUSE	Listing, Grade II	1366155	ST 74815 99318
THE GOODS SHED AT COALEY JUNCTION	Listing, Grade II	1376797	SO 74945 02063
HOPTON GREEN WAR MEMORIAL	Listing, Grade II	1428086	ST 75521 99831