

SAFEGUARDING CAMPDEN'S SPLENDID BUILT HERITAGE: 1902-2002

The work of the Guild of Handicrafts, F L Griggs, The Campden Trust and The Campden Society in context

The rescue begins: Ashbee and The Guild of Handicrafts

1 When C R Ashbee brought his community of craftsman from London in 1902 and established the Guild of Handicraft here, Chipping Campden must have been something of a rural idyll but lagging behind the times and rather run-down. This was evident in its relative poverty and the dilapidated state of many of its old buildings. It was, nevertheless, a historic gem of a place: Shabby as it must have become, Campden retained much of the character of a historic market town that was originally laid-out in Norman times – lovely and timeless in its appeal having been barely affected by the industrial revolution and not really touched by the coming of the railways or the intrusion of main roads. It had also preserved a splendid built heritage thanks to the extraordinary wealth and prosperity of the wool trade in generations past, the tradition of good building supported by merchant wealth, and the glowing and enduring quality of the local Cotswold stone.

2 No wonder Ashbee was drawn to establish his Guild of Handicraft here, making the Old Silk Mill a centre for a wide range of arts and crafts (continued there still by Hart's Silversmiths). The Guild also used and renovated the Guild House, Elm Tree House, Island House and Braithwaite House – the latter's frontage later spoilt by Lloyds Bank. Ashbee built two houses ("Maryvale" and "Catbrook Furlong") and a block of four others in Catbrook. The Market Hall was repaired and some 15 other houses were repaired or restored by Ashbee - including Woolstaplers' Hall (originally Calf's House) and The Norman Chapel in Broad Campden (in each of which Ashbee lived for a while) as well as High House in Sheep Street and Abbotsbury and Woodroffes in Westington. Many others were saved from decline by Guild craftsmen then and later - for example the Long House in Calf Lane and Saviours Bank (both by Miller) and Westington Old Manor (by Warmington).

3 Although the Guild partnership failed in business terms in 1908, its output in arts and crafts was exceptional and much neglected property had been rescued. The Guild had also restored respect for good workmanship and established a better quality of life in the community including the enjoyment of the arts. Moreover, it had awakened awareness of an important heritage and pride of place. This attracted others who valued these qualities and the town soon became the centre of a considerable body of idealists, artists and craftsmen in the North Cotswolds. So the Guild did have an enduring effect, not least in starting a century of exceptional rescue and care of Campden's built heritage.

4 By 1920, Campden's splendid built heritage and lovely country setting was widely recognised as a rarely surviving townscape, characterised not just by its fine Parish Church but especially by its long High Street laid out by the Normans in the 12th Century, and by its "history in stone", thanks to centuries of good building and to the town's relative isolation from the impact of the industrial revolution.

The rescue continues: The vision and commitment of F L Griggs

5 By this time too, there was increasing concern, particularly in the still growing community of craftsmen and artists, about the impact of new development on this unique heritage. Fortunately for Chipping Campden, Frederick Landseer Griggs was already a part of this community and its foremost activist.

6 Griggs was born in Hitchin (Hertfordshire) in 1876, and brought up there, Griggs trained as an architect and became an outstanding etcher and draughtsman. He was actually engaged in illustrating Macmillan's "Highways and Byways" when he visited Campden in 1903 and 1904, and was so captivated by its historic character and renewed energy in community life that he was drawn to making his home here. He stayed for a while with the Guild and then leased a "sober Georgian house" (Dover's House) in the High Street in 1905. He was to spend the rest of his life here and devoted most of his energy, talents, means and influence to protecting and safeguarding the town's charm and heritage.

7 By the early 1920s Griggs was a renowned artist (made ARA in 1921) with influential friends nationwide, and he had already put his skills to good use, in association with Ernest Gimson, Norman Jewson and others, by extending the rescue work begun by Ashbee. Like Ashbee he was a fine architect and attached to tradition, the use of local stone and slate, and insisted upon the highest standards of craftsmanship. Griggs was involved in the design and building of the Presbytery by the Roman Catholic Church in 1924 and had a hand in many other projects including the modernisation of (new) Campden House in Combe. He also went on rescuing and improving the state and appearance of property including Miles House, Westcote House, and the Old Kings Arms (now "Caminetto" Restaurant).

8 Griggs did much else to enhance the town's appearance; he designed the War Memorial completed in 1920, and persuaded the authorities to use stone in the building of Council houses and to keep grass verges in the High Street. In addition, in 1923 he brought influence to bear that persuaded the Post Office to lay its lines underground – a remarkable feat in those times – and five years later, when electric power was brought to the town, he was again successful in getting those cables laid underground. He also designed wrought iron signs for shops, some fine examples of which have survived.

9 As things began to pick up after the Great War, development pressures intensified and led a group of people in the community led by Griggs to form The Campden Society (the Society) in 1925. The Society was established "For the protection of the beauty and character of the town of Campden and its neighbourhood, for the preservation of its ancient crafts, and for the promotion of the best interests of the local arts and crafts of today". Arthur Brampton, B M Chandler, F L Griggs, E P Hart (Hon. Sec.), W T Hart, Alec Miller, E Richards-Orpen (Chairman), and Paul Woodroffe (Hon Treas.) formed the first Committee.

10 For the protection of Campden's singular built heritage, Griggs and his associates like Norman Jewson continued to apply their resources and energy. The Society, however, tended to focus more on amenities and art exhibitions all "to promote the reputation of the town and to

continue as far as possible the work of the Guild founded by C R Ashbee".

11 Saving Dover's Hill. As regards property, the great achievement of the period was the purchase of Dover's Hill (1926-1928), an important feature in the history of Campden. This was Griggs work, not the Society's, and involved negotiating with several different landowners. It was an intensely worrying time for Griggs but he finally raised the required sum of £4,400 thanks to some wealthy friends including the great historian G M Trevelyan. The freehold of the property was duly transferred to the National Trust (NT) on 1/12/28.

12 By 1928, Griggs had become frustrated by the factional and fractious way in which the Society was operating. There is little doubt that the wide objects of the Society and the diversity of interests and enthusiasms of committee members – including Griggs himself who could well have been rather high-handed – all put a strain on relationships. Obviously, none of this was conducive to engaging the cooperation and resources necessary to achieve what Griggs believed to be necessary. Anyway, this rift led Griggs and like-minded associates to form the Campden Trust, leaving the Society to its other activities including art exhibitions, until the community of artists and craftsmen dwindled and the Society faded in 1939.

Keeping up the Good Work: Formation and achievements of The Campden Trust

13 The Campden Trust was duly established in 1929 to "maintain the town's amenities, exercise some control over new development and engage in the purchase, preservation and repair of existing buildings in harmony with local building conditions, before resale". Proposed by Frederick L M Griggs and William A Cadbury, it was incorporated (under the Companies Acts of 1908 & 1917) on the 4th of March 1929.

14 The first meeting of the Company was on 16 April 1929 attended by William Cadbury, the main shareholder, and five others - Walter Barrow, Benjamin Martin Chandler, Frederick Griggs, Norman Jewson and Sir Philip Sidney Stott of Stanton Court (the first chairman). Griggs was comfortable with this small group of dedicated, resourceful and influential people. Organised and

operating in much the same way to take business opportunities and engage philanthropy in the furtherance of its objects for the next 40 vital years until local government took on conservation responsibilities – and in lower-key extension until 2003.

Sadly and very unfortunately, the old minute books of the Trust were lost around 1998 and as a result of culls before and since that time the remaining records of the Trust are sparse. Some notes on the constitutions, directors and life of the Trust, generated from a variety of sources, are written-up separately. What follows is just an account of what it achieved in the protection and care of the built heritage and environment of Campden.)

15 Cadbury Trust funds launched the Campden Trust and continued over the years to support its activities. Others involved, like the wealthy ex-patriot American B M Chandler, made generous contributions. Much wider appeals for financial support were made, of course, for more ambitious projects. As regards the sustained effort of rescuing derelict and neglected buildings when they could be purchased, the plan generally was to preserve and repair them in traditional fashion and then lease them until it suited the Trust to sell them on. When the Trust did so sell properties, it was its practice to impose restrictive covenants – usually in favour of the NT – intended to preserve mainly the external appearance of these restored buildings from unsuitable alteration or development in the future. In this way, the Trust achieved lasting results and repeatedly recovered its capital outlay for use again.

16 The first building tackled in this way was “The Plough Inn” on the junction of Sheep Street with Lower High Street; Griggs had already bought this property to save it from destruction, and the Trust took it on in 1929. After restoration, this complex seems to have become a tenement, shop and café. This was known as “The Plough Bakery” when the then owner of the business, Cyril James, was able to purchase it all from The Campden Trust. (Conveyance with restrictive covenant in favour of the NT dated 14 June 1950. In due course, the front corner premises became the Robert Welch shop – later extended down Sheep Street – and the rest became a dwelling still called “The Plough”.)

17 Other rescue work followed early in the thirties:

“The Old Kings Arms” in the High Street. In March 1930 Sir Philip Stott transferred this property, rescued earlier by Griggs, to the Trust in exchange for an issue of shares to him. This property was let by the Trust to the Campden Masonic Temple until it sold the freehold to the Temple in 1963. It is now Caminetto Restaurant below and the rooms of the Masonic Temple above.

Red Lion Cottages in Sheep Street. At about the same time, the Trust acquired a couple of run-down cottages behind the Red Lion Inn in Sheep Street. The property was renovated and converted into four flats that were let until sold: Flats 3 & 4 were sold to become “Cule Cottage” in 1963 and flats 1 & 2 were sold to become “Kenyon” in 1970 – the latter with protective covenants in favour of the NT.

It is of interest to note that the Barley Mow in the High Street, including Pinkneys’s Cottage and the wide burgage down to Back Ends, was sold by the Ancient Buildings Trust Limited (with their protective covenant) to Edith Hart, wife of George H Hart of Ivy House, in 1936.

18 Saving “The Coneygree”. Another far-sighted achievement came in 1934 when The Campden Trust, under the chairmanship of Griggs, managed to buy a sweeping stretch of ridge and furrow adjacent to the grounds of Old Campden House and the Church, for £1,500. This large field that was seen as very important environmentally to the historic character of the town – was at real risk of development. Its acquisition was a timely business coup. It was handed over to the National Trust – safe for ever from development.

19 Restoration of property on the corner of Leysbourne with Church Street. Before the War, the Trust also acquired these properties in a run-down state and restored them initially for rent. It is known that when they were sold in 1972 – as Hicks Cottage and Wixey House (formerly Burton Stores) facing onto Leysbourne, together with The Corner House and Wixted House in Church Street. The Trust as vendors had restrictive covenants in favour of the NT included in the conveyances.

20 Meantime, in 1927 Griggs had set about building a new home for his family. He was

determined to have this built in the style of a traditional Cotswold manor, using local craftsmen and locally quarried stone. This was an ambitious project that became his major architectural achievement. The house lies behind Stamford House in Leysbourne with main access from Back Ends. He named it "Dover's Court" and his family moved in long before it was completed, which was not to be until after Griggs died in 1938. (Sadly, some years later, this fine property was gutted by fire and was rescued and mostly rebuilt and restored almost to its former glory by John Williams in the 1970s.)

21 Of course, others greatly involved in the Trust were active businessmen in and around Campden; the architect and designer Norman Jewson, about whom much has been written elsewhere, was one and B M Chandler another. It is interesting to note that at some stage Chandler, who was resident at Hidcote, had acquired the Tithe Yard opposite the main gate to St James' Church. This was a prime site for careful development in the manner of the Trust. In 1939 Christopher Whitfield, who had been a member of the community of artists since the 20s as a writer and poet, persuaded Chandler to sell the site to him. Chandler agreed on condition that the work was done by Jewson. The newly built "Tithe House" that fitted into its historic setting very neatly, was occupied by Whitfield early in 1940.

22 Saving the 17th Century Market Hall. This old butter and cheese market built by Baptist Hicks is one of the architectural treasures of the town. Alerted by an interest in removing it stone by stone and re-erecting it in the United States, The Campden Trust saw the need to assure its protection in perpetuity. In 1942, therefore, it raised the funds to purchase it from the Town Trust and transfer its freehold to the National Trust. By this act, following the earlier handovers of Dover's Hill and the Coneygree, The Campden Trust drew the National Trust into the protection of Campden's built heritage as a matter of national importance.

23 In G M Trevelyan's great work on "English Social History" (published in 1942), he said of "Grevel House", a marvellously surviving 14th century merchants house on Campden's High Street "it is still an ornament in the most beautiful

village (sic) street now left in the land." That reflects handsomely on the years of well-motivated business and philanthropic effort that had gone into rescue and restoration here: All this, of course, was before the first Town and Country Planning Act of 1947 and later statutory protection of historic buildings.

24 Rescue of Westington (Izod's) House and development at "Izods Close". This rather dilapidated old property with outbuildings and land adjacent in the heart of Westington was purchased by the Trust in April 1953. The house itself was superbly restored, and the old stables were converted into a dwelling called Izod's Barn. Both these houses were sold soon after completion together with two of the three sites created in Izod's Close; dwellings agreeable to the Trust were built on these two sites and named Westington Paddock and High Rising. The third site did not sell quickly and the Trust had a dwelling built upon it called The Bungalow – sold in 1955 with protective covenant in favour of The Campden Trust. This was to be the last project directly managed by the Trust. This work was under the control of the Trust's architect Tom Bateman and records remain.

A new age of legislation affecting the care of built heritage c 1965 to c1975

25 Sharpening awareness of the growing threats to the preservation of important historic buildings and their environments from new development and traffic growth prompted fresh legislation. The Department of the Environment (DOE) designated Areas of Outstanding Natural Beauty (AONB) in 1966: Aided by the Civic Trust and the Council for British Archaeology, it also advanced the concept of Conservation Areas and overhauled the system of identifying and grading of Listed Buildings.

26 A 1966 Act making further provision for protection gave City and County Councils the responsibility for determining their areas of special architectural or historic interest, being areas which contain a building or groups of buildings or land adjacent thereto, the character or appearance of which it is desirable to preserve or enhance". The 1970 and later Town and Country Planning Acts formulated planning regulations and guidelines, establishing three main – and still applicable –

protection commitments:

Every effort will be made to preserve the best buildings, groups of buildings, open spaces and natural features on which the character of the Conservation Area depends

When developments are necessary, they will be expected to be in harmony with the Area in size, form, grouping, materials and colour
Local authorities will consider ways of enhancing each Area and controlling traffic in the interest of the amenities each possesses

27 The Chipping Campden Conservation Area was designated in February 1970. By comparison with other historic towns, Campden's Area is huge as a proportion of the built-up area around the historic settlement west of Berrington Mill. In its leaflet promulgating the Campden Conservation Area, the County Council noted that "even by Cotswold standards the town and its setting are excellent". It also referred to Campden's place, in the Council for British Archaeology's list (July 1965), of only 51 towns in Great Britain assessed to be "so splendid and so precious that the ultimate responsibility for them should be of national concern". The Conservation Area of Broad Campden was designated in 1974.

28 Meantime, the Civic Amenities Act of 1967 encouraged the formation of Local Amenity Societies and, under the 1968 Town and Country Planning Act, those Societies were given a voice – a right to be consulted - in the local planning processes put in place under the 1970 and 1971 Acts particularly as regards development in and around Conservation Areas.

29 These developments, as well as the steep rise in the value of property that began in the early 1970s, brought the Trust's intervention work to a halt. Now the need was for a Local Amenity Society to work for the continued protection of the special and uniquely preserved built character. This need was picked up by a resident body of retired civil servants and other able people committed to public service in Chipping Campden. The first idea was to form an amenities committee of the highly regarded Campden Trust. This was done but as a self-elected committee it could not operate or be recognised as a Local Amenity Society so "The Campden Society" was formed in

1970. This new, membership-based charitable body operated alongside a much less active Trust for some 30 years until they merged in 2002.

An account of the further work of The Campden Trust in that time follows: For the Objects and work of the Society - see paragraph 35 onwards.

The Work of The Campden Trust from the 70s until it was wound-up in 2002/03

30 In November 1975, following proposals carefully put forward by Sir Harold Kent QC, the Campden Trust Limited adopted a revised Constitution, chiefly to achieve registered charity status. This incorporated the changes including "no profits should be distributed to members" (hardly changing the status quo) and that "on winding up the Company's property should be applied for charitable purposes". The redefined Objects were as follows:

to preserve and enhance for the benefit of Campden and the visiting public (and posterity?) the architectural quality and interest of Campden" and - to maintain and provide open spaces, trees and other amenities for the benefit of the said community.

31 From then on, there was no real need or justification for intervention so the Trust's real achieving days were over. In consequence, its main activity became the awarding of grants to help with the cost of repairs or improvement work of which it approved on historic buildings in public ownership. It contributed to the funds raised by local appeal by the St James' Church Restoration Trust started in 1968 – extensive work went on well into the seventies. It also contributed to the Society's appeal in 1973 for the renewal of High Street pavements (see para. 44 below) and, later, to other projects including:

Repairs to the Market Hall by the NT - more than once, including £1,575 in 1988

A contribution to repairs to the Town Hall by the Town Trust in 1996/97

A contribution to restoration of the Leland-Noel pump in Leysbourne in 1998

St James PCC in 2000 – a sum of £1,000 towards cost of a new gateway through an old wall at Little Glebe

The Peelers Trust in 2002 – £5,000 towards

restoration of the Court Room in the Old Police Station – the last grant it made.

32 In addition, when a dispute arose in 1988/89 between St James' PCC (with wide support in the town) and the Diocese of Gloucester about the sale the Old Vicarage here without proper consultation, the Trust was able to intervene to good effect: It brought both its influence and experience to bear when the sale of this historic building had to be accepted; it prevailed upon the Diocese to have a restricted covenant included in the conveyance of what the new owners called "Covenant House".

33 After considering and rejecting in 1989/90 the idea of refinancing and re-engaging again as it had in the past, the Trust persevered for a few more years. At the end of the Century, however, the Directors came to the conclusion that it was time to merge with the Campden Society to form a single conservation force for the town. A Joint Working Party (JWG) was set up and after much consultation with the Charity Commission, The Campden Society was able to adopt a new Constitution in 2002 - and go forward strengthened by additional powers and the residual funds of the Trust (held by a subsidiary charity called the Campden Conservation Trust Fund).

It is interesting to note, here, that in its closing days, the Trustee/directors arranged for the historic collections that the Trust had acquired and cared for over the years, to be passed on to those charities in the town most able to use and benefit from them. These were the Ashbee Drawings to the Guild of Handicrafts Trust and The Jessie Taylor Photographic Collection to CADHAS as well as four pictures by Campden artists of the 1920/30 also to CADHAS.

34 So in 2003, after 70 years of commitment and having transferred its powers and residual resources for the future benefit of the town, The Campden Trust was dissolved.

The Work of the Society from formation in 1970 to 2005

35 After a public meeting in the Town Hall on Wednesday 20 May 1970 and further

consultations with the Civic Trust, the Chairman of the Campden Trust Amenities Committee, Charles Tyson, together with other members of that committee, founded the Society. Documents held on the early records of the Society tell us quite a lot about the transition period between 1968 and July 1970 – including consultations leading to the designation of Campden's Conservation Area in February 1970.

36 Harking back to paragraphs 25 to 29, it is fair to say that the Society was born into a new world of more-empowered local government with more public participation and less need for privately funded intervention. Historic centres across the land were at risk from un-regulated development and growing traffic and related parking problems. Campden* was already affected – so there was a need to engage fully in this new framework of control.

37 The Society was duly formed in 1970 with the following Objects:

To stimulate interest in and concern for the character, beauty and history of Campden.

To promote high standards of planning, architecture and landscaping Campden.

To secure the preservation, protection and improvement of the character and beauty of Campden and its features of historic and public interest.

*The term "Campden" means Broad Campden as well as Chipping Campden.

38 The Society was constituted to have an executive committee elected by a widely-based local membership. Charles Tyson became the first Chairman of the Society with Margaret Monkhouse as Secretary – succeeding Gwen Woodcock who had been so active in the short life of the Amenities Committee. A lively local membership was soon recruited.

The Right Honourable, The Earl of Gainsborough was the President of the Society until succeeded by his brother, the Hon Gerard Noel, resident in Campden. Sir Gordon Russell, CBE, MC and W B (Bill) Adam, OBE were the first Vice-Presidents. F W (Frank) Mottershead, CB, soon to retire from the Civil Service and make his home in Campden, was also a founder member destined to succeed Charles Tyson as Chairman from 1974 to 1980.

39 The main concern was to relieve pressure for development around a town of exceptional architectural and historic importance – all West of Berrington Mill – and stop development within the Conservation Area or close to it that would impact adversely on that heritage. See Charles Tyson to S of S for the Environment in June 1973 on CS early records file Box 1. A tight Development Boundary was drawn up by 1980 and the Society opted for carefully controlled infilling so as to discourage further spread or encroachment on the surrounding Cotswolds AONB. This firm approach held development in check for 30 years.

40 The Society also realised that protection of Campden's uniquely attractive built heritage depended much on sustaining the town's commercial viability and prosperity and on the maintenance of all the amenities necessary for the well-being of its community, including the provision of low-cost housing. To emphasise this, in the early 80's, the Society added the following words to its third Object "with full regard to its needs as a living community".

41 At the same time, it was clear that a close cooperative and supportive relationship with the Town Council had to be maintained and much depended on the Society earning respect for its expert representations. This became a hallmark of its operation and the Society engaged well and influentially with the local authorities – especially with Cotswold District Council (CDC) since it was formed under the Town and Country Planning Act of 1972)

What follows is just a resume of its main work and achievements up to 2002

42 Influencing Developments on Prominent Sites within the Conservation Area. As the Society was forming, it was able to engage in the design, layout and blend of traditional materials to be used in the extensive development at Wolds End - a prominent site on the north edge of the Conservation Area. The developer at the time (before the surge in land and property values) responded well to the Society's advice and the resulting terraced development with a mix of small houses and flats was generally agreed to fit the site well and harmonise with the architectural character of the town. This was a main

achievement.

43 From then on, the Society sought to engage with developers as well as planners when major developments of concern came up – and to good effect for example:

In the redevelopment of the Noel Arms Hotel, its car park and houses behind, after the old Bowling Green had been moved in 1990 - Reg Martin and John Limbrey

The provision of conference facilities at the Cotswold House Hotel and other developments there including extension of the hotel car park off Back Ends, in 2001 –David Atkinson and Robert Moore

44 The Designation of Listed Buildings. On examining the official record of Listed Buildings in Campden in 1979/80, the Society discovered that the process of re-assessment had not been done thoroughly and many properties previously Grade III listed had been neglected. As there was still an opportunity to alter the List, the Society formed a working party to consider additions and changes to the local List. Frank Mottershead, Miss Mary Hill and Colonel Geoffrey Powell (who later formed the separate Local Historical Society) undertook this and did the job so thoroughly that their recommendations were adopted almost completely by CDC. The DOE duly accepted the changes that greatly increased the number and density of Listed Buildings in the town to a total of 276 – no less than 170 of them in the extended High Street from Leysbourne to Park Road. This was a main achievement.

45 Traffic Management Studies: Early in the 70's the Society asked for and helped with a local Traffic Management and Parking Study by GCC. After much consultation with the town Council and others, the County Surveyor issued the Study in June 1977. It contained much sound analysis, predicted a worsening situation, highlighted the need for off-street parking and identified Wolds End Orchard as the best site for a visitors' car park. Over the next 25 years much further work, including initiatives by the Town Council brought beneficial outcomes including the diversion of much heavy vehicle traffic away from the town, improved signage, short-stay daytime controlled parking on the town square and improved facilities for car and coach parking in Back Ends. Although

the Society came to accept that Wolds End Orchard was the best site option, it and the town rejected CDC plans for a large car and coach park there in the 70s and again in 1999. The hope of reducing car parking on the High Street, therefore, was never realised, not least by the problems of imposing restrictions on the High Street and by much resistance to change at Town Council level, within the Society and right across the community.

46 Reduction of Heavy Traffic on the Church Street, Leysbourne and Cidermill Lane circuit This has always concerned the Society. It conducted a feasibility study on a northern bypass in the early 90s and has urged consideration of other routes into Campden School – in association with other developments. What was obviously necessary for nearby Broadway, however, was not the case for Chipping Campden where heavy traffic remains a problem.

47 Care of the Environment and Country Setting. Besides being vigilant about any encroachment on the surrounding Cotswolds AONB the Society continuously provided a Tree Warden for the town to watch over the care of trees within the Conservation Area and keep CDC informed. It also undertook enhancement projects including:

Renewal of High Street pavements: From 1973 onwards Frank Mottershead led the campaign for renewal of the town's pavements which were in a bad state, especially along the prized High Street. He worked on this, for over nine years, with three Town Mayors – Les Brodie, Ray Leigh and Dick Smith - and involved consultants as well as both local authorities. After funds had been raised and proposals welcomed at a town meeting, the work was finally done between 1979 and 1982. This was great for the town but disappointing because the paving used by CDC was not enduring.

Tree Planting; Money was raised for tree planting particularly in memory of the Society's first Chairman, Charles Tyson, who died in 1978. In the event some 30 Lime trees were planted either side of the Aton Road and there was much planting in the upper part of Hoo Lane in association with the Cotswold Wardens. This was very much a collaborative town project led by the Society, nicely described on p304 of the CADHAS publication CAMPDEN: A New History.

48 Flood and Drainage Concerns: The Society has always recognised that the limits of the natural

and built-in drainage systems in the town as well a risk of flooding in extreme weather conditions, are important constraining factors in considering new development, In June 1982 a very local extended cloud burst event caused serious flooding in the town concentrated at the Leysbourne end, and exposed the inadequacy of the main underground drain from the High Street by Bedfont House to the water meadows. As a result of a detailed report by Brigadier David Atkinson (on leave at the time) at the request of District Councillor Philip Cutts, CDC was able to engage experts and have this important drain restored with larger capacity. This took the pressure off as regards development on the Aston Road flank but concern about adding to drainage problems in the wide area that drains into the Cam before it flows through narrow conduits at the Old Silk Mill or otherwise into Sheep Street, remains an important constraint on further development in that area.

49 Main Work of monitoring Planning Policy and Control: The most demanding part of the Society's work is keeping up to date with changes in planning policy, influencing the structure and detail of successive Town/Local Plans - copies held by The Campden Society - and dealing with all the planning applications of concern as they arise. Fortunately throughout this period, a succession of knowledgeable and professionally qualified Committee members has been able to cope expertly with all this. The Society has always responded in its own name when representing its views, doing so in open dialogue or close association with the Town Council. In this connection, it is worth noting that:

Advancing the first Local Plan for Campden; The Society had a great deal to do with the shape and content of the first Local Plan for Campden (Campden Planning Policy produced by CDC around 1980 and adopted in 1985) – especially in describing its architectural and historic character and its special need of protection, identifying protected Open Spaces and drawing the Development Boundary. This foundation work, reflected in later Local Plans, was a real achievement.

Ever since it has closely monitored changes to planning policies and alterations to the designated Development Boundary by advising and commenting in the production process of Local

Plans - in this time frame for 10 years to 2001 and to 2011 - and by raising remaining concerns at Inspections. Note that in the new plan under consideration in 2000 - the special protected status of The Hoo was removed.

Ever since, it has monitored changes affecting the Conservation Area, including the application of added protection under Article 4 Direction and the reviews of the Conservation Area undertaken by CDC in 1985 and 1990.

From the 1990s the day-to-day business of dealing with an increasing number of planning applications of concern, became more complicated by more central government direction including Planning Policy Guidelines (PPGs) and the processes of consultation began to be handled on line.

Throughout similar attention has been given to Broad Campden but the main on-going demand on the Society's vigilance and work effort has been on securing protection of the architectural and historic character of Chipping Campden.

Over the years the Society has done much to interest local people in the exceptional quality of Campden's built heritage and need to care for it including working with Campden School and providing a programme of talks and outings as well as regular newsletter updates for members. It has also done its best to encourage and support initiatives for the benefit of the community including improved street lighting, the creation of CADHAS and the Community Trust as well as the town's acquisition of the Old Police Station.

50 Adopting a New Constitution: As mentioned in paragraph 33, a JWG was formed to steer the merger of the Campden Trust with the Society to "create a much stronger and more effective conservation force for Campden". This was led by David Atkinson who became the next Chairman.

The Campden Society adopted its new Constitution in 2002, taking on greater powers and the transferred funds of the Trust*, and these revised Objects:

To secure the protection of the architectural and historic quality of Campden, its open spaces and its natural setting.

To promote high standards of planning, architecture and landscaping in Campden

To stimulate interest in and concern for the character and beauty of Campden

* In 2003, £73,200 was received into the

Campden Conservation Trust Fund, created as a subsidiary charity of the Society with its own Constitution and safeguarding trustees. These resources were explicitly for the Society's use in pursuit of its first Object above.

51 Starting in 2002, the reinvigorated Society produced a fresh strategy emphasising the importance of celebrating and continuing to protect the built heritage. It prompted and with the Campden Historic Society and the Peelers Trust established a permanent "Character of Campden" display in the Court Room of the Old Police Station in 2003. This included a fine, free-standing relief model of Chipping Campden generously funded by Frank Mottershead.

52 In 2002, specifically to record the preserved state of Campden at the outset of the 21st Century and be an aid to on-going protection, the Society also commissioned a detailed and comprehensive digital photographic record. This project, completed in 2004, realized some 450 clear shots of the frontage of every listed building and many street scenes - all produced expertly by Jim Smith at cost - together with over 50 low-level aerial views of the Conservation Areas, their country setting and approaches. This record, resourced by the Trust Fund, was copied to the Historic Society for inclusion in the local Community Archive.

53 Concurrently the Society actively supported the establishment of the Guild of Handicraft Trust Museum at Court Barn and the scheme to establish a care home on the old Guild site not least to provide the owner with the means to renovate the Silk Mill and the Guild House. Other Contributors to the Safeguarding

54 This account would not be complete without paying tribute to the contribution of GCC, especially astride 1970, and the generally estimable planning policy and development control work of CDC since 1972 in line with successive Local Plans.

55 The Town Council's pride in its built heritage and its constant vigilance and attendance to planning matters, especially since the early 70's alongside the Campden Society, has been influential and others with responsibility for

important parts of Campden's heritage, have made very important contributions, particularly:

The Parochial Church Council in the care of St James' Church and Church Rooms

The Town Trust in the care of the town square, the Town Hall and the War Memorial

The NT in ownership of Dover's Hill – the "Coneygree" and the Market Hall – and in administering protective covenants

The Landmark Trust that acquired the site of Old Campden House in 1998 and has restored the Banqueting Houses and the Almonry so splendidly.

Conclusion

56 At the end of this 100 years of extraordinary endeavour, and despite all the infilling and some spread of development on the outskirts of Westington and Hoo Lane, nothing of importance to the architectural and historic character of Campden has been lost. In some ways it had actually been enhanced, not least by transfers to protective ownership, and most of the really important buildings have never been in better repair. Moreover, thanks to the maintenance (generally) of a tight Development Boundary the lovely country setting of Campden had also been preserved nearly intact. Indeed, Campden can be even more proud now of its well-preserved, outstanding built heritage than it was mid-century after the uniquely important intervention and protective work of F L Griggs and the Campden Trust.

Paper written by David J Atkinson in June 2016 and subsequently adopted by The Campden Society