

Church Lane, Winterbourne Conservation Area

Supplementary Planning Document - April 2006

Church Lane, Winterbourne was designated as a Conservation Area on 14th November 2005.

This Supplementary Planning Document (SPD) provides a detailed appraisal of the Church Lane Conservation Area. It sets out the main features (including buildings and open spaces) which contribute to the distinctive character and appearance of the Conservation Area - along with a strategy for its presentation and enhancement. The SPD supplements the policies of the South Gloucestershire Local Plan and will be used when accessing the merits of development proposals.

*Queries to ConservationAreas@southglos.gov.uk
www.southglos.gov.uk/ConAreas.htm*



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Historic Context

Winterbourne is recorded in the 1086 Domesday Book and would have referred to the area around the Church of **St Michael's** (St Mary's before 1660). The church dates from the C13th and C14th and is grade I listed, with a characteristic C14th transeptal tower and landmark spire. The church was located near the site of the manor house - of which only the **Dovecot** and Tithe Barn remain. The main body of the village has developed to the east along the road to Iron Acton, leaving the church and barn in open countryside.

The fine C14th **Court Farm Barn** is grade II* listed and was built by Thomas de Bradeston – a commoner who amassed his wealth as a captain in King Edward III's French wars. It is interesting and unusual as a grand secular (not monastic) barn. The roof is a fine example of a raised-cruck construction.

The main listed buildings are complemented by some of the early C19th agricultural workers' cottages (dated 1829), a listed Gloucester stile to the north of the churchyard, and the Tudor garden feature "**Monks' Walk**" to the northern churchyard – "a raised footpath built between two walls". The graveyard has a number of interesting tombstones and memorials.

Winterbourne Court itself was destroyed by fire in 1881 and replaced.

To the west Bradley Brook meanders through the **Monks Pool** Nature Reserve - with its 4 interconnected ponds - thought to have been stocked with fish in the middle ages.

The surrounding open fields and unimproved grassland provide a tranquil setting to the hamlet.



"does the development harm the character?... or does it enhance or have no affect on the character?"

What is a Conservation Area

A Conservation Area is an area of "**special architectural or historic interest**", the character or appearance of which it is desirable to preserve or enhance".

Designation is a recognition of the group value of buildings and their surroundings and the need to protect, not just the individual buildings, but the distinctive character of the area as a whole. The special character derives from a combination of many features – including trees, hedges, boundaries and walls, open spaces, groups of buildings, the degree of enclosure and coherence, as well as the size, scale, and detailing of the buildings. Each area is unique.

What controls apply?

Within Conservation Areas a number of special controls apply:

- ▶ *Development should reflect the area's special architectural or visual qualities. Planning applications should assess the character in a Character Statement and demonstrate how they will enhance or avoid harm to the character. Schemes which harm the character will be refused.*
- ▶ *Demolition works are likely to require consent.*
- ▶ *Removal of, or works to trees, normally require consent.*

The emphasis is on preserving those buildings, spaces and features which give the area its special character. **Refer also to policy L12 in the South Gloucestershire Local Plan.**

Character Assessment

St Michael's church tower provides an important local landmark around which the hamlet – including the Winterbourne Barn and other listed buildings - clusters. The mature trees and open field setting contribute to the tranquil character. The character also derives from the topography and position at a sharp bend in the narrow Church Lane. Whereas the large sloping field south east of the church provides an open setting - the high hedges create a sense of enclosure to parts of Church Lane - adding to the interest. The designation is further justified by a number of traditional stone stiles, stone walls, pennant stone kerbs, traditional streetlights, building details, graveyards and important mature trees as well as interesting historic details.

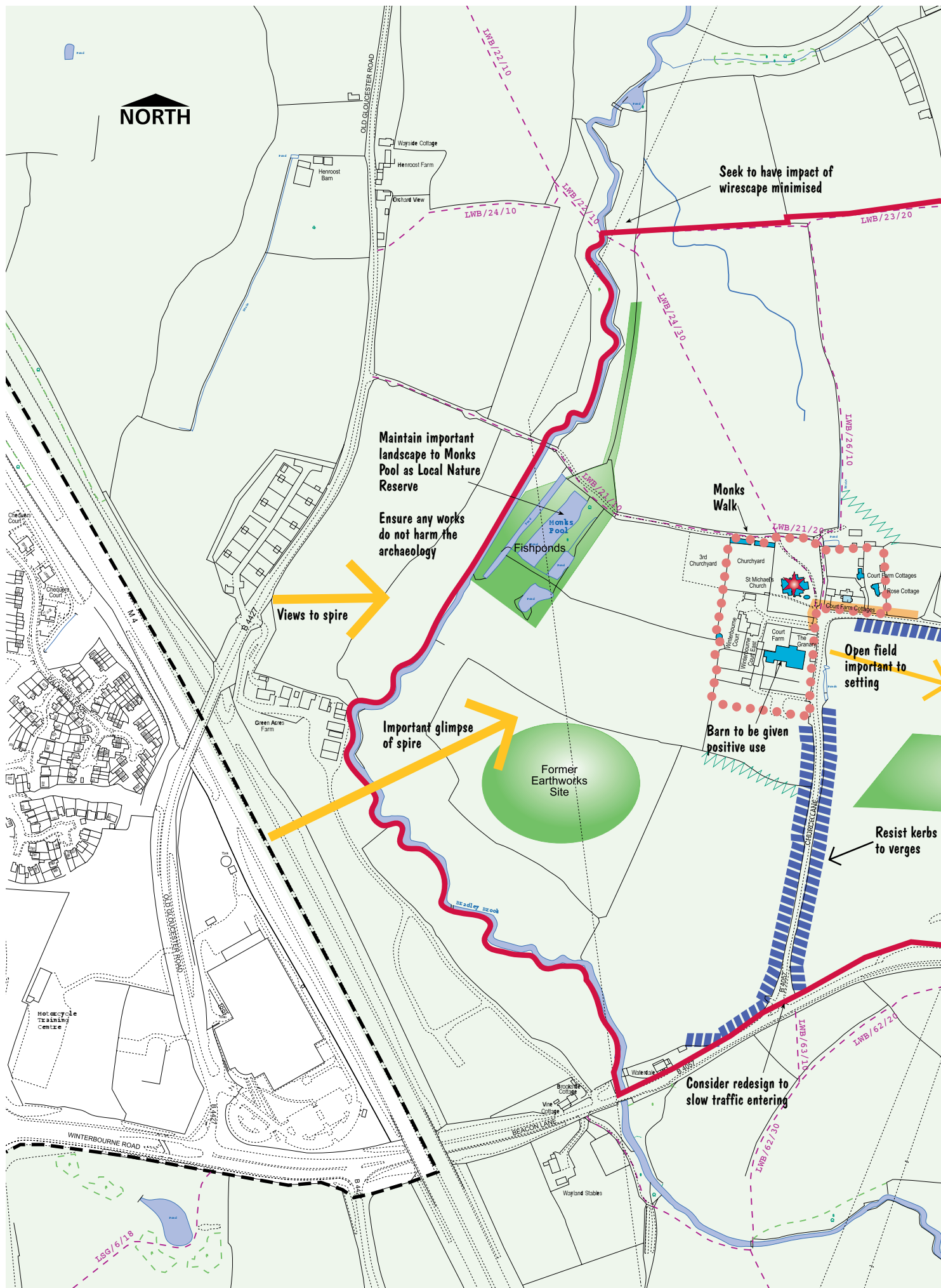
The area retains a quiet rural character around the strong focus provided by the church and its location at the sharp bend in the road. The tranquility and rural character is in marked contrast to the nearby motorway and wirescape of this urban fringe area.

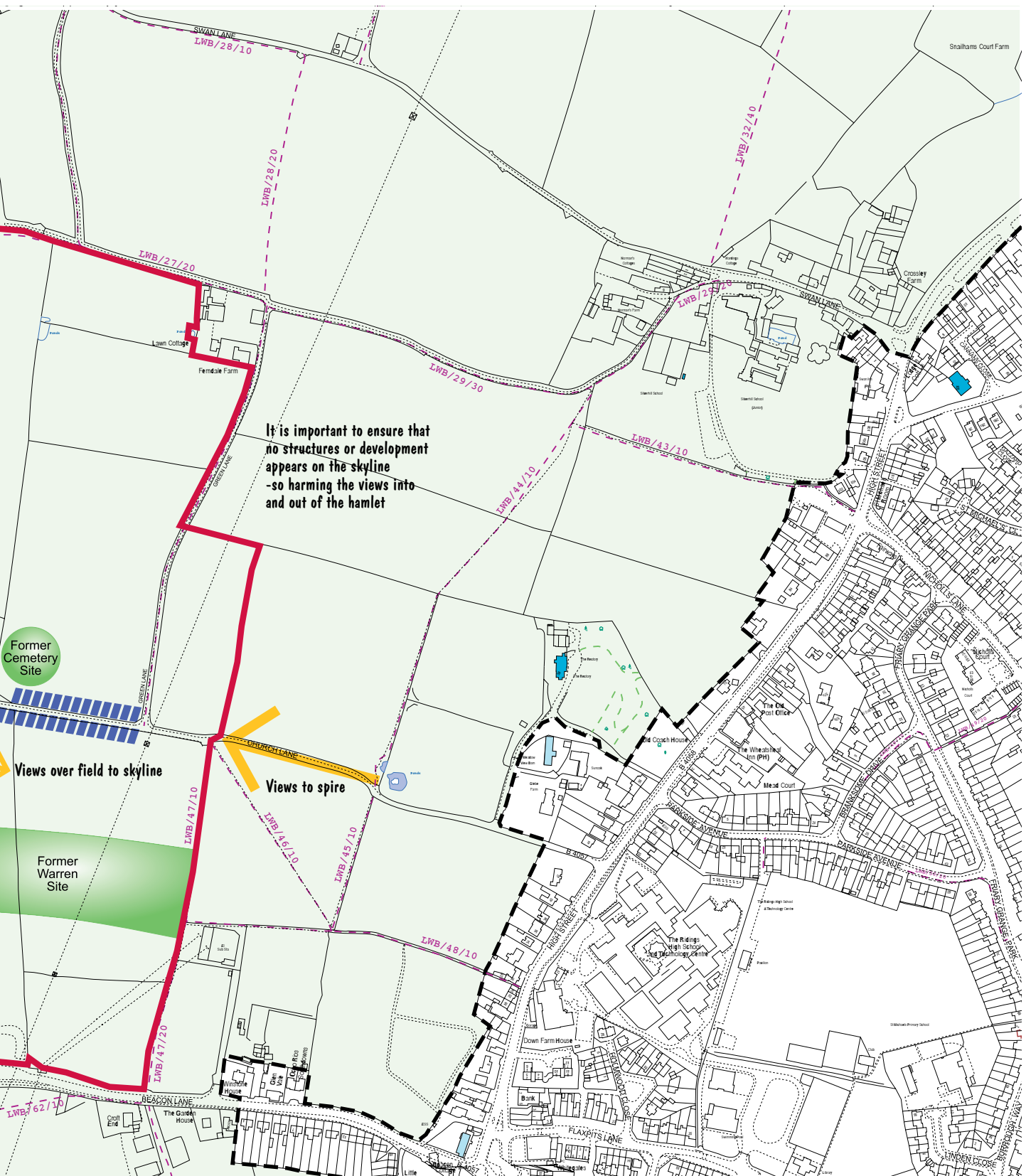
Character issues to be addressed:-

- ▶ *Impact of through traffic and need for any highway works to be sympathetic*
- ▶ *Securing a positive use for the barn*
- ▶ *Wirescape – pylons and cables*
- ▶ *Parking – for both Church & Barn*
- ▶ *Securing the repair & retention of existing stone walls, hedges & trees*
- ▶ *Maintaining the open nature of the fields – with the sharp distinction between residential areas and the rural context. Including resisting the sub-division of fields or erection of structures which harm or reduce the openness*
- ▶ *Retaining the many pleasant features & details (streetlights, stiles) and informal verges and/enclosure to the lane, Including the details to cottages*
- ▶ *Recognising the importance of Monks Walk, Monks Pool, and the garden setting.*



The Church Tower provides a local landmark - in the long term the wirescape needs undergrounding





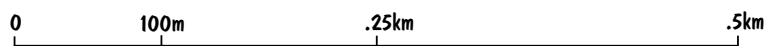
Key Local Plan Policies

- Conservation Area Boundary (Policy L12)
- Listed Buildings (Policy L13)
- Locally Listed Buildings (Policy L15)
- LWB/62/10 Public Footpath (Policy LC12)
- Settlement Boundary (Policy H2)
- Green Belt (Policy GB1)
- Rivers & Ponds
- Archaeology sites (on SMR)
- Sensitive hamlet edge

Key Enhancement Measures

- ★ Landmark/spire
- Enclose to Church Lane
- Important street frontage
- Important views
- ● ● Core to the Hamlet

Refer to South Gloucestershire Local Plan (adopted Jan 2006) for full details of the relevant planning policies. This is available on-line at www.southglos.gov.uk





“half the ancient barn still remains. It consisted originally of 11 bays and measured about 26ft span in the interior.

The roof is a raised-cruck construction with large carved wind braces brought down to within a few feet of the ground.

The walls are 3ft 9” thick and built battering. There are two transepts with granaries in the gables and with Jacobean stables built with gabled ends between the transepts”

(B&GAS 22 July 1980)

Enhancement Strategy

In order to preserve and enhance the historic character and appearance of the Conservation Area and its historic buildings, features and setting the Council will seek to:

1 Preserve and reinforce the historic character.

Ensure repairs are carried out sensitively and that works to both listed and unlisted buildings, features and surroundings are considered in relation to the historic context and use appropriate materials, scale and detailing.

2 Minimise the impact of modern development.

Any new development will need to start with a local character assessment – which protects important views, reinforces a sharp edge to the hamlet, and uses sympathetic materials and details - so as to minimise any harmful impact.

3 Ensure that any new development (or alteration) respects the historic context.

New development needs to be informal, small scale and sympathetic to the character and appearance of the Conservation Area. It is important that it does not adversely harm the setting of the existing historical features or harm the underground archaeological resource.

4 Protect the rural setting of garden features and open fields.

A sharp contrast needs to be retained between the core of the hamlet and the surrounding open fields - in particular to improve the sensitive edges.



Enhancement Strategy

- ▶ *Recognising the harmful impact of existing commuter traffic, to bring forward traffic management options for local consultation. These should seek to balance local needs and potential effectiveness at reducing commuter traffic and its speed with minimising the environmental impact. (eg preserving unkerbed verges and minimising signs).*
- ▶ *Having rescued the tithe barn the Council will continue to seek to secure and encourage a positive use for the barn which is sensitive to its character and location.*
- ▶ *Recognising the parking pressures, the Council will seek to ensure a joint multi-use approach with the Church to parking – so that any use of the barn includes well designed parking areas which are available for wider public use. Careful design is required to avoid large open hard surfaced areas and to contain and integrate with the existing landscape. The use of the field to SE of the church (to Church Lane corner) for parking is likely to be harmful.*
- ▶ *Recognising the harm the wirescape causes to the character of the area, the Council will seek to ensure that over the longer term the maintenance & renewal programmes secure the removal and undergrounding of electricity or other services and associated poles and pylons so as to enhance the area. New masts or pylons will be resisted.*
- ▶ *To encourage and support the repair and retention of natural stone walls and other traditional details (stiles; pennant stone kerbing; traditional streetlights; etc). But to also retain and manage the grass verging - avoiding new kerbing which could harm the rural feel. The enclosure provided by the hedgerows to Church Lane are also important to be maintained.*
- ▶ *To maintain the open nature of the adjoining fields – together with the sharp distinction between the core residential area and the rural context. This will involve encouraging careful management of vegetation (trees & hedges), with use of appropriate species, boundary walls and sensitive edges so as to provide a well defined edge to the hamlet. This contrast is important to give the hamlet scale and soften it's appearance.*
- ▶ *Careful and sensitive management of the church yards, Monk's Walk and the nature reserve at Monk's Pond is required.*
- ▶ *The erection of fencing or sub division or splitting of fields will be discouraged.*



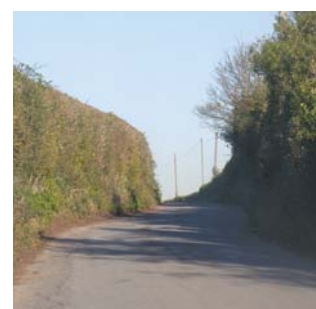
Wildlife at Monks Pond to be designated as a Local Nature Reserve and managed positively



Glimpses of the church spire are important



This simple informal character of Church Lane needs to be maintained



Contrast is derived from enclosure provided by hedgerows on approach



Local details make an important contribution to the local character

This guidance should not be read in isolation, but with the Sustainability Assessment and Statement of Community Involvement and with other relevant planning policies of the Council. These are available on request from the Council.

Consultation Process

A draft version of this guidance was subject to advertisement and public consultation in December 2005 and January 2006.

All comments received were reported to the Council and taken into consideration before the leaflet was adopted in April 2006.

For further information or advice contact:-

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Further information from
www.southglos.gov.uk/
ConservationAreas

What Happens Now?

This leaflet has been prepared as a Supplementary Planning Document as part of the South Gloucestershire Local Plan. It follows the designation of the Conservation Area on **14th November 2005**. It should be read with the general Conservation Area and Design Guidance approved by the Council. It takes into account the Good Practice Guide on Conservation Areas from English Heritage and Government Guidance (PPG.15).

Following consultation it was adopted as a Supplementary Planning Document in March 2006. It will be taken into account when assessing the merits of planning applications. Applications should provide a Conservation Statement showing how the character and enhancement strategy in this document has been taken into account.



www.southglos.gov.uk

**This information can be made available in other languages,
in large print, Braille or on audio tape.
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any other help to access Council services.**