
Consultation

Queen Charlton

Conservation

Area

Draft character appraisal

Draft management proposals

Proposed boundary changes

Introduction

The views of the local community are being sought on the draft Queen Charlton Conservation Area Character Appraisal and accompanying management proposals, as well as seven proposed changes to the conservation area boundary.

A conservation area is defined as an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance.” The historic core of Queen Charlton was designated as a conservation area in October 1985.

The Council has a duty to preserve and enhance the character and appearance of conservation areas in exercising its planning powers, and to periodically re-appraise its boundaries to provide a consistent and sound basis on which planning and other applications are determined in the area.

As part of this process local planning authorities are encouraged by government to carry out character appraisals of their conservation areas.

An appraisal reviews boundaries and identifies features which contribute toward the special interest and character of the area, and those that detract from it. This provides a base for developing management proposals for preservation and enhancement.

The following display panels illustrate the key findings of the draft appraisal, including suggested boundary changes.

The full version of the appraisal is available on line by going to:

www.bathnes.gov.uk/caca-queencharlton

A hard copy version can be viewed at Keynsham library.

It is the quality and interest of the area rather than that of individual buildings which is the prime consideration in identifying a conservation area.

Conservation area designation provides the basis for planning policies designed to preserve or enhance all the aspects of character or appearance that define the area's special interest. This is reflected in the council's local planning policies which require a higher degree of design management in conservation areas.

Conservation areas have stricter planning controls than other areas. Planning permission is needed to:

- clad any part of the exterior of a building
- add to or alter the shape of a roof
- construct a two storey rear extension or an extension or outbuilding at the side(s) of the property
- demolish a building with a volume of more than 115 cubic metres
- demolish a gate, fence, wall or railing over 1 metre high next to a road, footpath or public open space
- demolish any gate, fence, wall or railing over 2 metres high

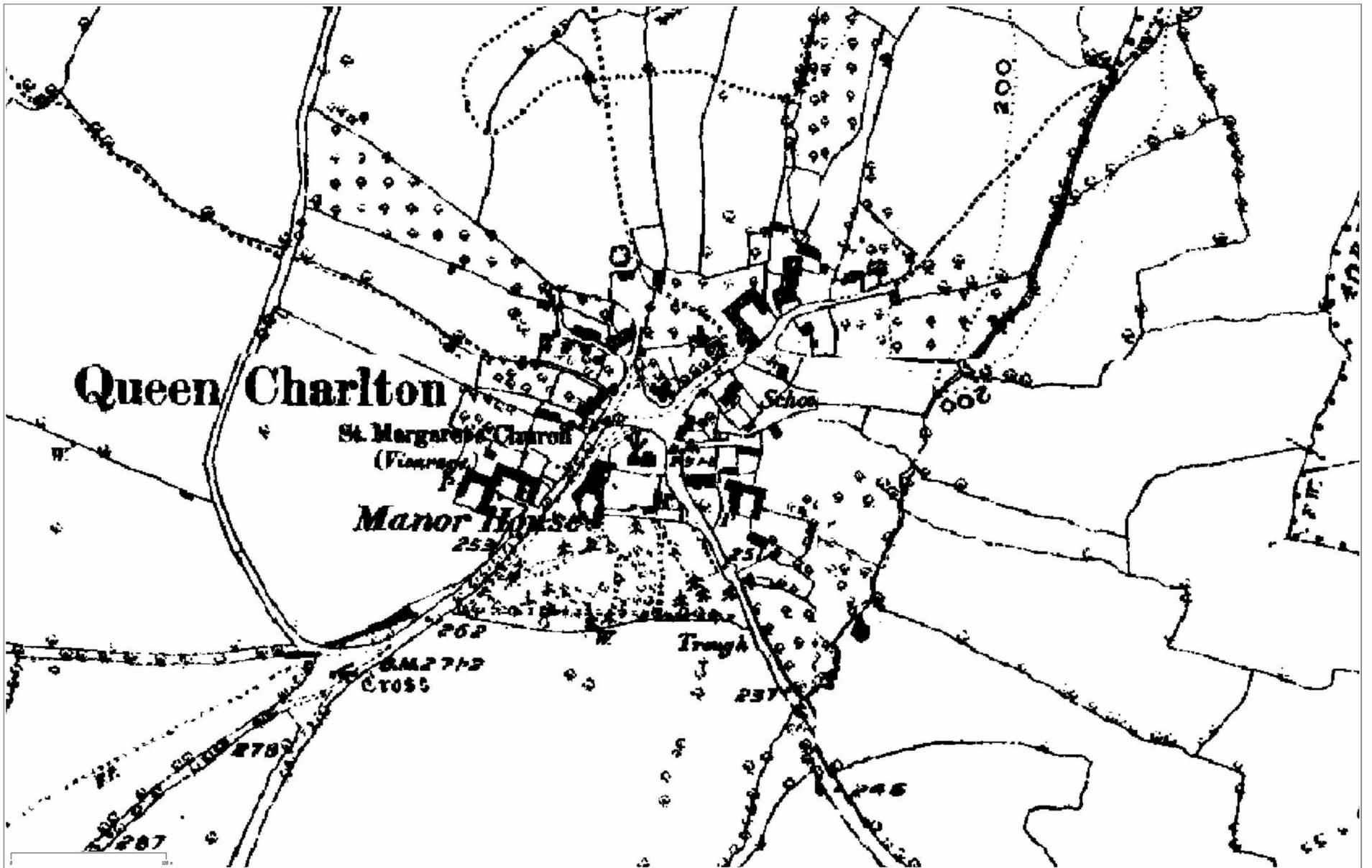
The need for planning permission for the above works in a conservation area may vary, depending on individual circumstances. Prior to works commencing, if there is any doubt it is advisable to check with the council's planning service if permission is required or not.

Conservation area designation also introduces control over:

- demolition of some unlisted buildings/structures
- works to trees – all trees with a trunk diameter of 75mm or more measured at ground level are protected. To prune or fell protected trees, 6 weeks' notice must first be given to the council, giving it the opportunity to consider whether a tree preservation order should be made to further protect the tree.
- types of advertisements that can be displayed without consent



Map of Queen Charlton in the late C19



Proposed boundary changes

Detailed justifications for the following proposals are included in page 1 of the appraisal document.

Proposed additions to the conservation area boundary

Area 1 – The group of farm buildings on the periphery of the village at Home Farm

Area 2 – Farm buildings on the periphery of the village at Manor Farm

Area 3 – The group of farm buildings on the periphery of the village at Ford’s Farm

Should any of these sites be proposed for future development it will be important to ensure that they have the protection offered by conservation area status, particularly on the design, siting and layout.



Area 4 – Garden areas at Eastwood Barn and Pennhill Farm.

The rear gardens fall within views of the conservation area from the surrounding countryside landscape and contribute to its setting. The existing boundary cuts through them and does not follow the physical boundaries. Best practice requires recognition of physical boundaries when preparing conservation area boundaries, to manage development proposals and to avoid doubt.

Area 5 – Garden areas at Bucket Willow and Yew Tree Barn.

(as explained in Area 4 above).

Area 6 – Appleacre at the end of the lane leading north east from the village centre.

A modern house of traditional design prominently located on the skyline in views from Stockwood Vale. Any further development of the property would require particularly sensitive design control to avoid harming the view or the setting of this part of the conservation area.

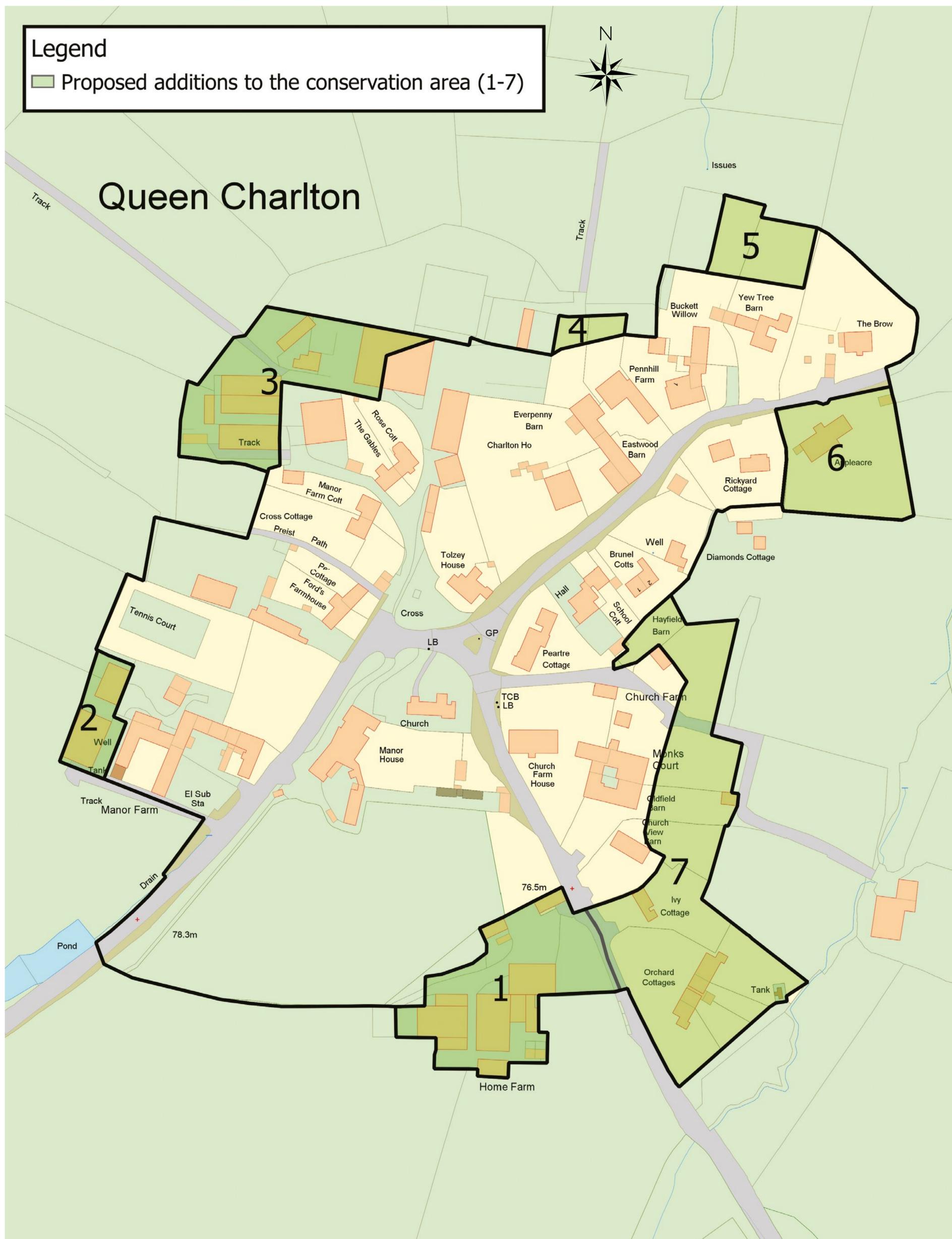
Area 7 – Land on the east side of the village, comprising the rear gardens of properties backing on to Stockwood Vale to the east, including Hayfield Barn, Monks Court, Oldfield Barn and Church View Barn, together with Ivy Cottage and Orchard Cottages.

The rear gardens fall within views of the conservation area from the surrounding countryside landscape of Stockwood Vale, and contribute to its setting. The existing boundary cuts through these gardens and does not follow the physical boundaries. Best practice requires recognition of physical boundaries when preparing conservation area boundaries, to manage development proposals and to avoid doubt.

Ivy Cottage on Queen Charlton Lane is probably early C20. It is prominently viewed on the entrance to the conservation area from the south east on Queen Charlton Lane and has an important visual role as a ‘gateway’ feature. Orchard Cottages is a terrace of four post-war council houses which visually contribute to the built form of the village. Any future development could harm local character unless sensitively managed.



Proposed boundary changes



The draft Conservation Area Character Appraisal

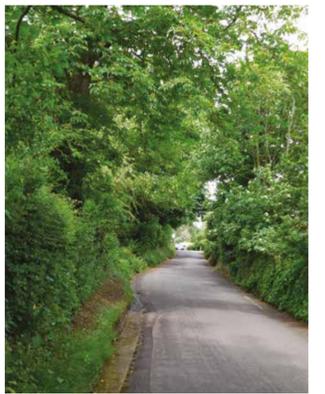
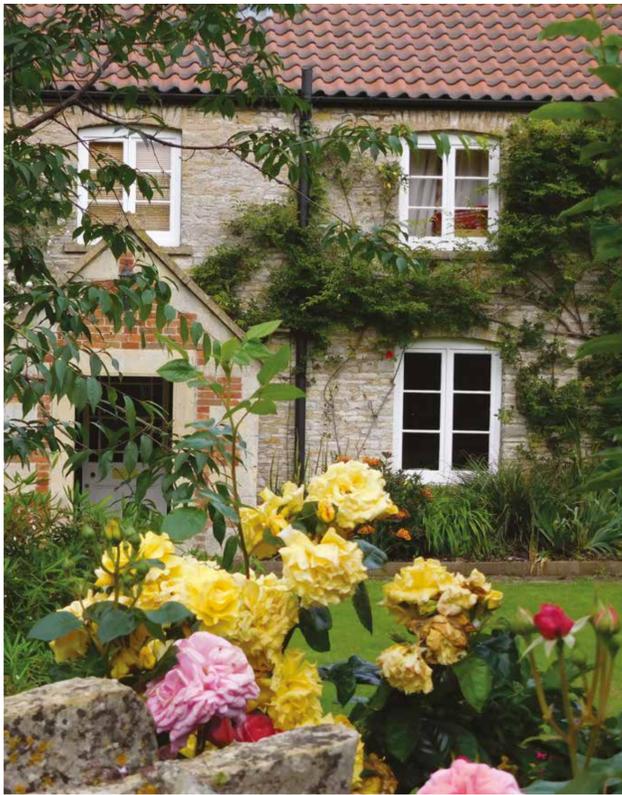
The detailed assessment of local character is included in the appraisal document, including its historic development, landscape setting, important buildings, spaces and views.

Key positive characteristics of the conservation area identified are:

- Unusually well-preserved historic nucleated village astride ancient road and footpath routes, with compact boundaries surviving largely intact since the late C19
- High proportion of historic buildings
- Attractive rural landscape setting and topography, with long vistas into and out of the village to and from Stockwood Vale on the north and east sides of the boundary
- Surviving remnants of the surrounding medieval field pattern
- The Parish Church of St Margaret together with Manor House, Tolzey House and the village green which represent early settlement and act as a focal point in the conservation area
- Survival of the early road and track pattern, lined with distinct stone boundary walls and vernacular and more prestigious historic buildings
- Boundaries typically enclosed by stone walls and/or hedging and planting
- Consistent use of local building materials, primarily lias stone, lime based mortars and clay pantiles
- Mainly residential and agricultural uses, but also a parish church and village hall
- Road surfaces shared with pedestrians, with grass verges adjoining them
- Verdant mature trees and greenery
- Important green open spaces in the village, reinforcing the spacious low density and rural qualities of the conservation area
- A village-scape largely unaffected by modern street furniture or highway development



Local Character



Draft Conservation Area Management Proposals

The character appraisal has identified the special positive qualities of the Queen Charlton Conservation Area which make it unique. The management proposals build upon the negative features which have also been identified, to provide a series of issues and recommendations for improvement and/or change. They address the following issues.

- Protecting the landscape setting and important views
- Busy and fast moving traffic on Queen Charlton Lane at peak periods
- Management of new development and its quality
- Looking after undesignated heritage assets
- Possible enhancements



Please let us have your comments

This consultation runs from 30 May to 8 July 2017

To comment on the draft appraisal, proposed boundary changes and management proposals you can either:

- Complete the questionnaire at this display and post it in the collection box
- Leave hand written comments at Keynsham Library
- Email your comments to: conservation_planning@bathnes.gov.uk
- Go on line to www.bathnes.gov.uk/caca-queencharlton

What happens next?

Following this consultation all comments received will be reviewed and the documents amended.

The final character appraisal, conservation area boundary changes and management proposals will be used by the council to assist the development management of the area and its setting.

