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# Consultation

# Saltford

# Conservation

# Area

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**Draft character appraisal**

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**Draft management proposals**

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**Proposed boundary changes**

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## Introduction

**The views of the local community are being sought on the draft Saltford Conservation Area Character Appraisal and accompanying management proposals, as well as three 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 Saltford was designated as a conservation area in April 1977.

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 online by going to [www.bathnes.gov.uk/CACA-Saltford](http://www.bathnes.gov.uk/CACA-Saltford)  
A hard copy version can be viewed at Saltford 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.





# Proposed boundary changes

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

## Proposed additions to the conservation area:

### Area 1 – the 1920’s War Memorial and the road junction at the top of High Street:

The road junction and landmark war memorial form an entrance gateway to the historic core of Salford which it is suggested should be included in the boundary.

### Area 2 – land to the north-west side of the village:

This area of green undeveloped land has important visual and physical links with the open space adjoining the river to the east which is already in the conservation area boundary.

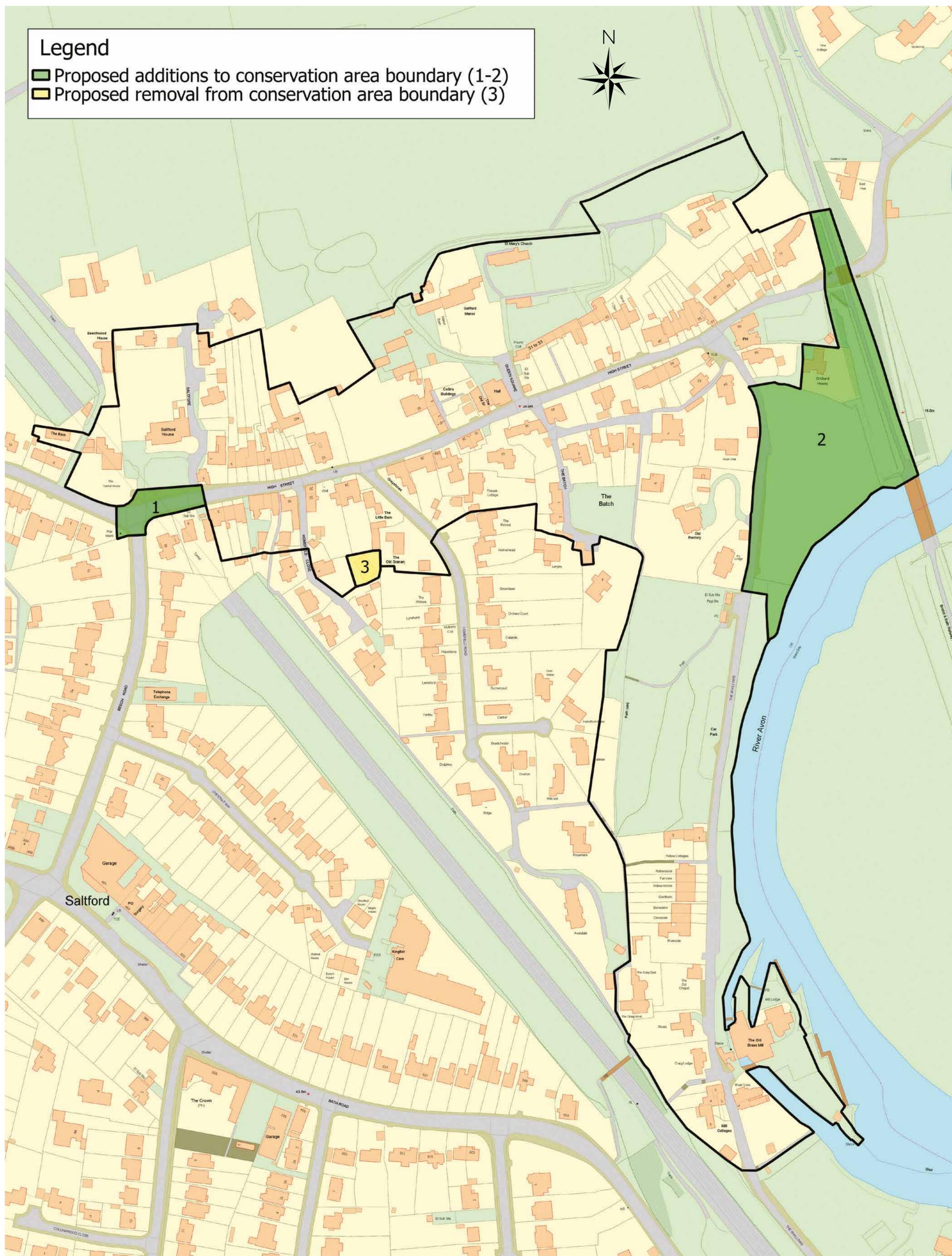
## Proposed removal from the conservation area:

### Area 3 – No. 2 Homefield Close:

The property is a modern bungalow of no special architectural or historic interest, located on the edge of the conservation area boundary.



# 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.

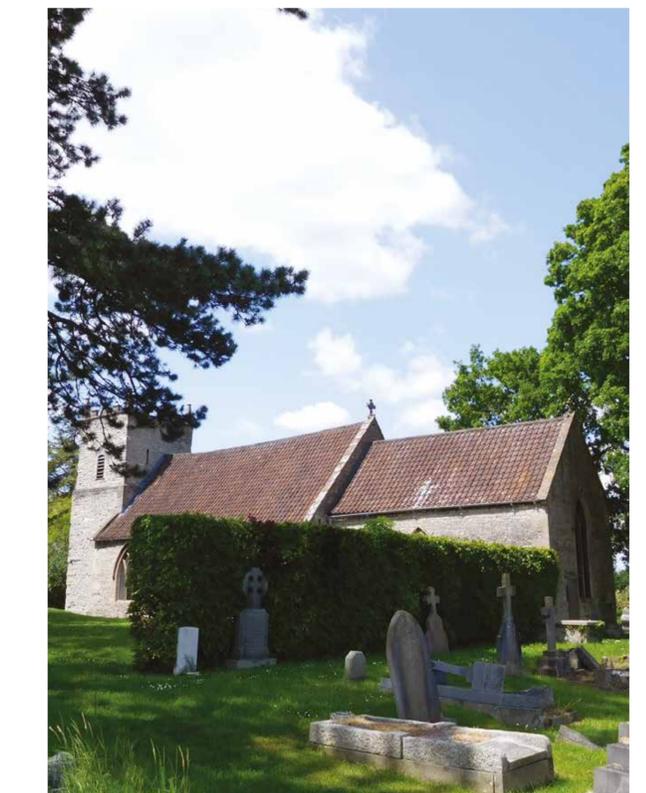
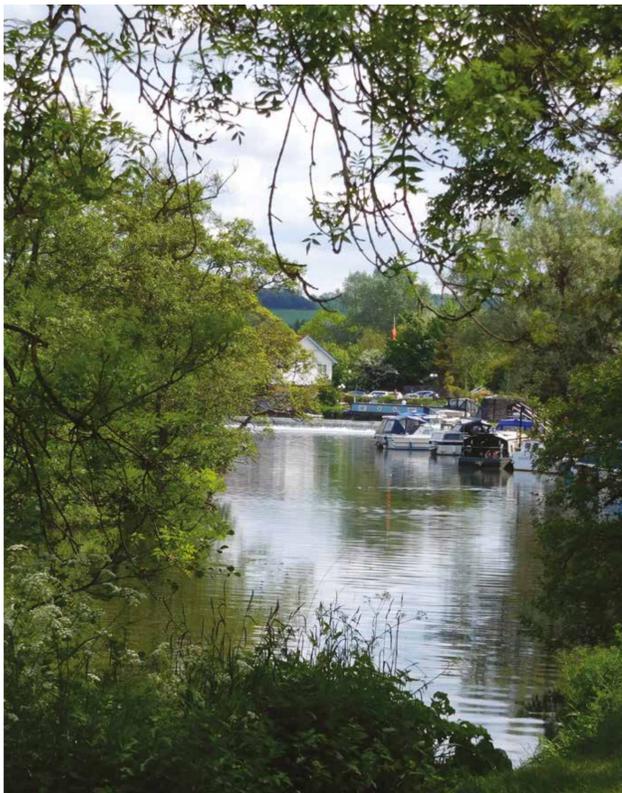
Key positive characteristics of the conservation area identified are:

- Well preserved historic village astride ancient road and river routes in the valley of the River Avon, with Saltford Manor and the Parish Church of St Mary at Queen Square as the focus of the medieval settlement, and a focal point in the conservation area
- Large proportion of historic buildings, predominantly in residential use. Also the parish church, the village hall and a public house
- The exceptionally attractive rural river valley landscape setting and topography, with long vistas out of the village to the north encompassing the river and the Cotswold hills beyond
- The riverside setting with its traditional appeal of associated visitor and recreational uses and activities
- Important views of the historic core from the surrounding countryside
- Survival of the early street pattern lined with distinct stone boundary walls, and vernacular and more prestigious historic buildings
- Character largely unaffected by modern street furniture or highway development
- Consistent use of local building materials, primarily clay pantiles, blue lias stone, lime based mortars and some natural slate and render
- Boundaries typically enclosed by stone walls and/or hedging and planting
- The physical and visual presence of the former Midland Railway line, now a popular cycle and pedestrian route
- Verdant mature trees and greenery
- Important green open space by the river reinforcing the rural qualities of the conservation area





# Local Character





# Character areas

Seven areas of distinct character make up the conservation area as identified below and indicated on the Character Areas Map. A detailed description of each area is included in the appraisal document (pages 16 to 19).

**Character area 1:  
Beech Road/High Street**



**Character area 5:  
Lower High Street/former railway embankment**



**Character area 2:  
Upper High Street**



**Character area 6:  
The Shallows**



**Character area 3:  
Queen Square**



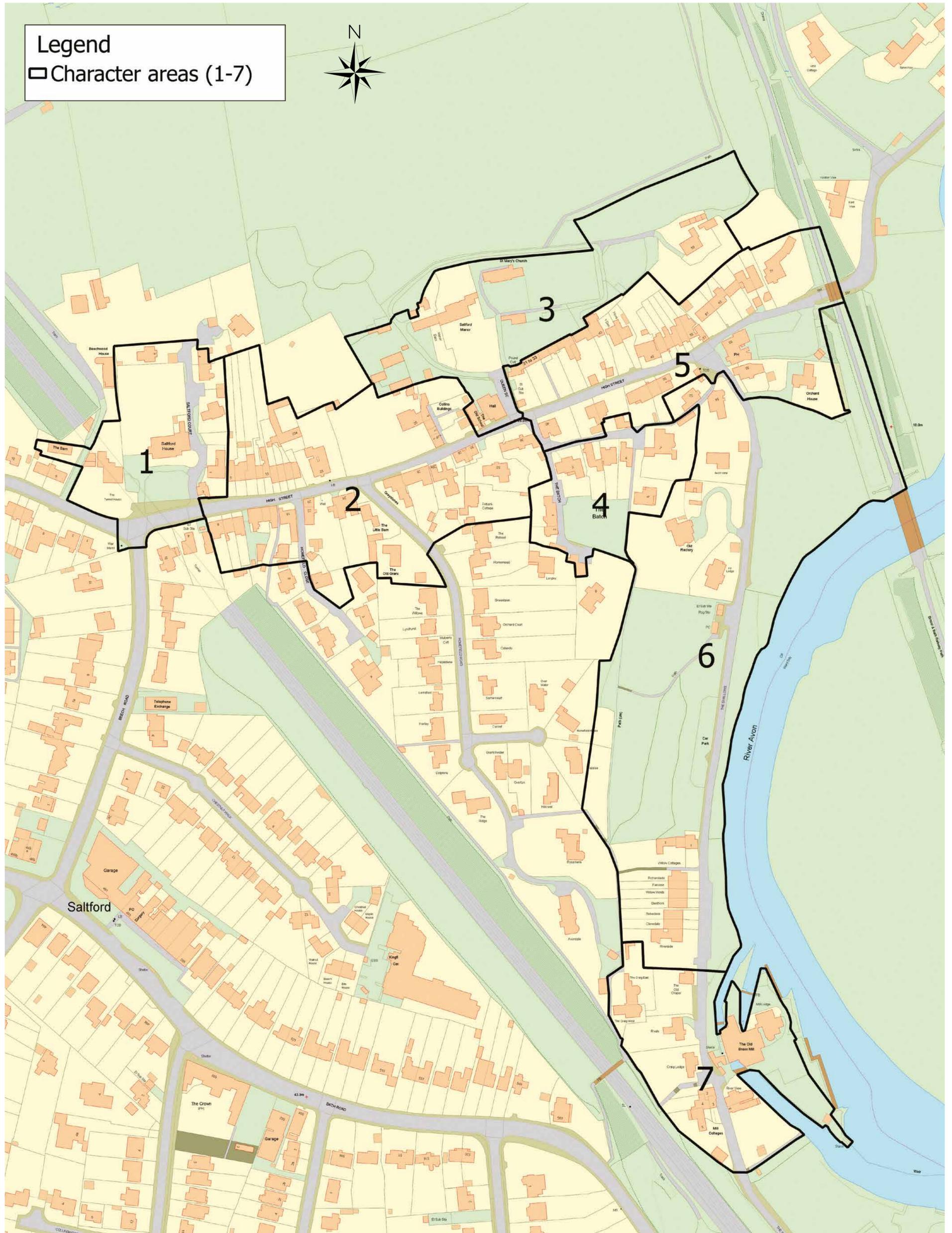
**Character area 7:  
The Brass Mills**



**Character area 4:  
The Batch**



# Character areas



# Draft Conservation Area Management Proposals

The character appraisal has identified the special positive qualities of the Saltford 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.

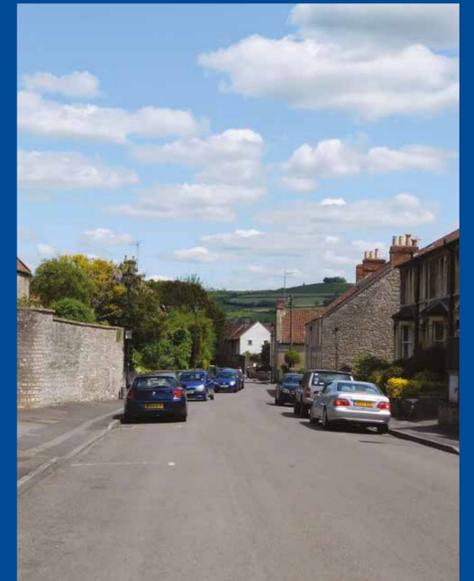
## Landscape setting:

- Protection of the setting
- Protection of important views
- Care of the riverside space



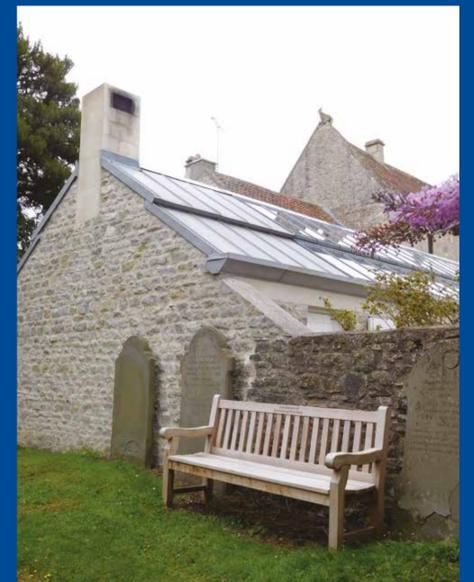
## Traffic, pedestrian movement and parking:

- Traffic and pedestrian movement in High Street
- Off street parking
- Visitor riverside parking
- Visitor signage and interpretation
- Retention of natural stone kerbs



## Control of new development:

- Pressure for new development
- Quality of new build (design guidance)



## Buildings:

- Looking after undesignated heritage assets



## Possible enhancements:

- Riverside area
- Queen Square
- Road junction area at the Bird in Hand public house
- Footpath from The Batch to High Street
- Restoration of No 2 The Batch



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# Please let us have your comments

This consultation runs from 5 June to 14 July 2017

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## To comment on the draft documents you can either:

- Complete the questionnaire at this display and post it in the collection box
- Leave your comments at Salford Library
- Email your comments to: [conservation\\_planning@bathnes.gov.uk](mailto:conservation_planning@bathnes.gov.uk)
- Leave them on line at [www.bathnes.gov.uk/CACA-Salford](http://www.bathnes.gov.uk/CACA-Salford)

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## What happens next?

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

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

