

Pucklechurch Conservation Area

Supplementary Planning Document

Adopted July 2010

This Supplementary Planning Document (SPD) provides an appraisal of the Pucklechurch Conservation Area. It sets out the main features contributing to the distinctive character and appearance of the Conservation Area along with a suggested strategy for its preservation and enhancement. The SPD will supplement the policies of the South Gloucestershire Local Plan and Core Strategy and will be used as a material consideration when assessing the merits of development proposals.

Introduction

The Pucklechurch Conservation Area was designated in 1975 as a way of safeguarding its special architectural and historic character. It is an ancient settlement with royal connections, dominated by the 13th century Church of St Thomas à Becket and containing an attractive and rich variety of predominantly stone built houses, ranging in size from substantial free standing manor and farmhouses in large grounds, to terraces of modest vernacular cottages, interspersed with extensive open spaces and small greens. The Pucklechurch Conservation Area boundary is shown on Plan 1. Once designated, the local planning authority has a statutory duty to ensure that any proposed development will preserve or enhance the character or appearance of the Conservation Area and its setting. The Council also has a duty to periodically review all Conservation Areas and this leaflet sets out the results of this review.

Purpose of the document

This review seeks to identify the main elements that contribute to the special character or appearance of the Conservation Area and provides a strategy for its preservation and enhancement. This appraisal, defining the special character of the conservation area, will help to ensure that future development preserves or enhances the conservation area and its setting.

Following consultation the adopted leaflet will supplement Policy L12 of the South Gloucestershire Local Plan and the Local Development Framework by providing additional guidance against which development proposals will be assessed.

South Gloucestershire Local Plan.

This guidance should be read in conjunction with the adopted local plan and the replacement Core Strategy, which include planning policies for the protection and enhancement of the historic environment and landscape character. In particular, Policy L12 (Conservation Areas) requires development proposals to take full account of the special architectural or historic qualities of a conservation area. Applicants are expected to provide an assessment demonstrating how their proposals will preserve or enhance the character or appearance of the area. Proposals having a harmful impact will be refused.

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 provides recognition of the collective value of buildings and their settings and emphasizes the need to protect not just the individual buildings, but the distinctive character of the area as a whole. Many features contribute to this special character including trees, hedges, boundaries, walls, gardens, open spaces, groups of buildings, the degree of enclosure and coherence as well as the size, scale, and detailing of the buildings.

Please note: This Conservation Area appraisal sets out the main elements contributing to the character of the Conservation Area. It is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

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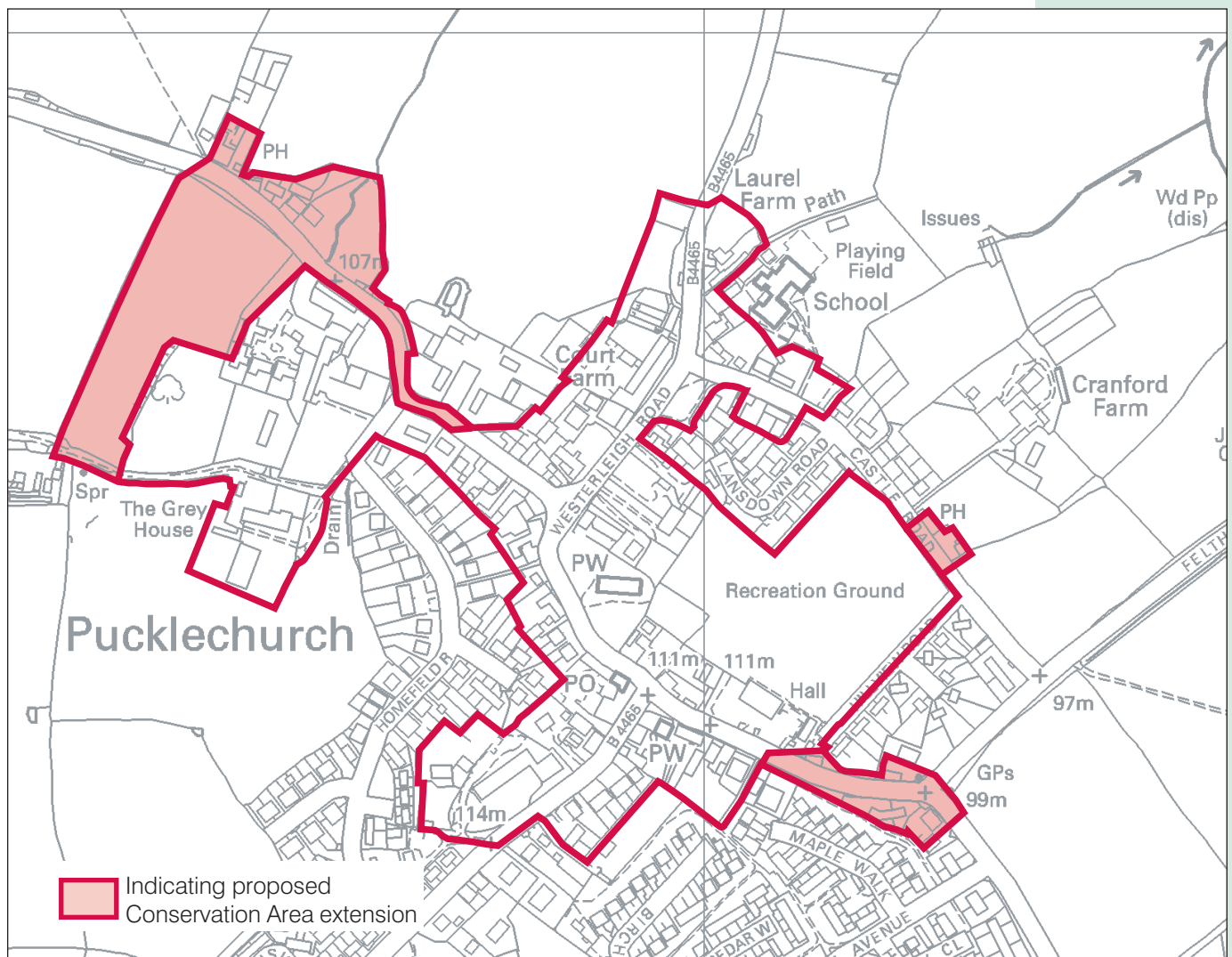
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The Conservation Area Boundary

The boundary of the Pucklechurch Conservation Area generally follows the outline of the historic core of the village. It includes the farmsteads, formal houses, important open spaces and vernacular terraces that make a significant contribution to the special historic and architectural character of the area. It has been drawn relatively tightly to exclude the modern housing developments to the south which make up a large proportion of the present settlement. The boundary also excludes various modern infill developments within the historic core of the village, resulting in a somewhat irregular layout.

As part of this appraisal, additional areas of the village have been identified as being worthy of inclusion within the Conservation Area. It is proposed as part of this reappraisal of the Pucklechurch Conservation Area, that the boundary be redrawn to extend further along Parkfield Road and Abson Road and to include the Star Inn on Castle Road (Plan 1).

Plan 1 - The Existing and Proposed Pucklechurch Conservation Area Boundaries



Pucklechurch Character Assessment

The Landscape Setting

Pucklechurch is a large village located on a low hill rising to c.110m above Ordnance Datum approximately two miles east of the current eastern fringe of Bristol. Located on an historically important route from the port of Bristol to Oxford and the Midlands, it is set within an undulating rural landscape characterised by small to medium sized pasture and arable fields typically defined by traditional hedgerows.



*View of
Cotswold Scarp
from Westerleigh
Road.*

To the west, the gently rising ground falls away steeply to create the distinctive scarp of the Pucklechurch Ridge that runs north-south along the eastern fringes of the Bristol conurbation. Along the foot of the scarp, relics of the coal mining and brick making industries provide evidence for the important industrial heritage of the area that influenced the pattern of 19th century development within Pucklechurch. To the east, the heavily wooded Cotswold Scarp provides a prominent, panoramic backdrop that dominates and encloses views out of the Conservation Area, reinforcing its rural setting. To the south however, the 20th century development and substantial expansion of the village has isolated the historic core of the settlement from its rural setting by restricting views out to the landscape beyond.

The Historic Context

Pucklechurch is a village with a rich past which has heavily influenced the present character and appearance of the conservation area.

Although evidence of prehistoric human activity is extremely limited, an abundance of remains from the 1st to 5th centuries AD points to a strong Roman presence in the area, perhaps associated with the Roman road from Bitton to Berkeley that passes approximately one mile west of Pucklechurch. Roman remains including structures, boundary and drainage ditches and industrial activity around Moat House are indicative of a prolonged period of occupation.

The importance of the settlement at Pucklechurch appears to have continued into the later Anglo-Saxon period when Pucklechurch emerges as the administrative, military and judicial heart of one of the hundreds of Gloucestershire, an area of approximately 12,250 acres (600 hectares). Being at the centre of the Hundred, the settlement may have functioned as a royal fortified settlement or burh, possibly with a chapel or church closely associated with it. An extensive area of raised land known as 'The Burrell' in the 1843 tithe map may provide evidence of this historic 'burh'. Part of this land is now the Recreation Ground.

Pucklechurch came to prominence on May 26th 946AD when King Edmund, one of the first kings to be able to claim the title of ruler of all England, was murdered in Pucklechurch. No trace of a royal manor or indeed the fortifications of the burh survive.

Shortly after the death of King Edmund, the Manor of Pucklechurch was granted to Glastonbury Abbey, the organisation that most likely established the layout of the village core. In Pucklechurch, this original plan can still be traced today with the manor house (Moat House site) and church separated by a central street (Parkfield Road) with plots aligned at right angles to the street. Other streets were laid out to the north and south, effectively creating three small hamlets abutting The Burrell which remained an important and undeveloped central open space.

The transfer of land from Glastonbury Abbey at the Dissolution of the Monasteries in the 16th century has also impacted on the character and appearance of the conservation area. This period marked the start of a phase of rebuilding and gentrification in the village, as seen in the number of fine houses and farms erected during the 16th, 17th and 18th centuries. These grand houses were supported, in turn, by the smaller vernacular cottages and terraces lining the roadsides that housed the craftsmen, tradesmen and labourers of the village.

The 19th century saw the opening up of a number of collieries less than one mile to the west of Pucklechurch Conservation Area. Although the majority of miners lived in a purpose-built rank of cottages half a mile to the west of the village, new chapels, schools and houses were erected within the village, along with a new Rectory (now divided into Beech House and Tall Trees).

The 20th century saw the continual expansion of the village to the south and east, including the opening of the RAF base in 1939 on the Bristol Road, the site of the present prison and industrial estate. Later developments have unfortunately included the infilling of the majority of open spaces between the historic houses, farms and cottages, and the loss of large areas of the historic 'Burrell' to housing.

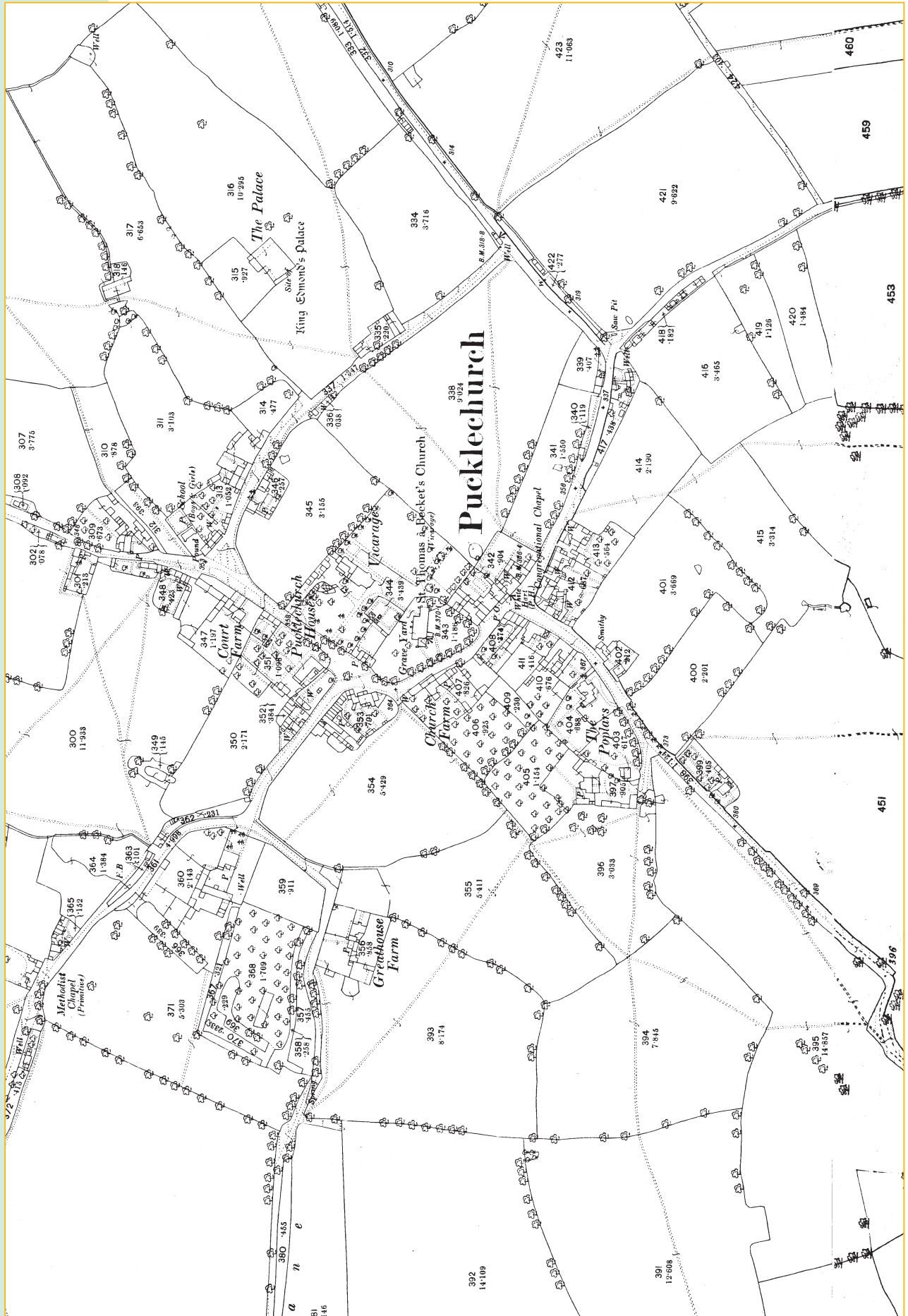


It is believed that the body of King Edmund was taken to Glastonbury along Kings Lane.



The Church of St Thomas à Becket has Norman origins.

Circa 1880 First Edition Ordnance Survey Plan of Pucklechurch

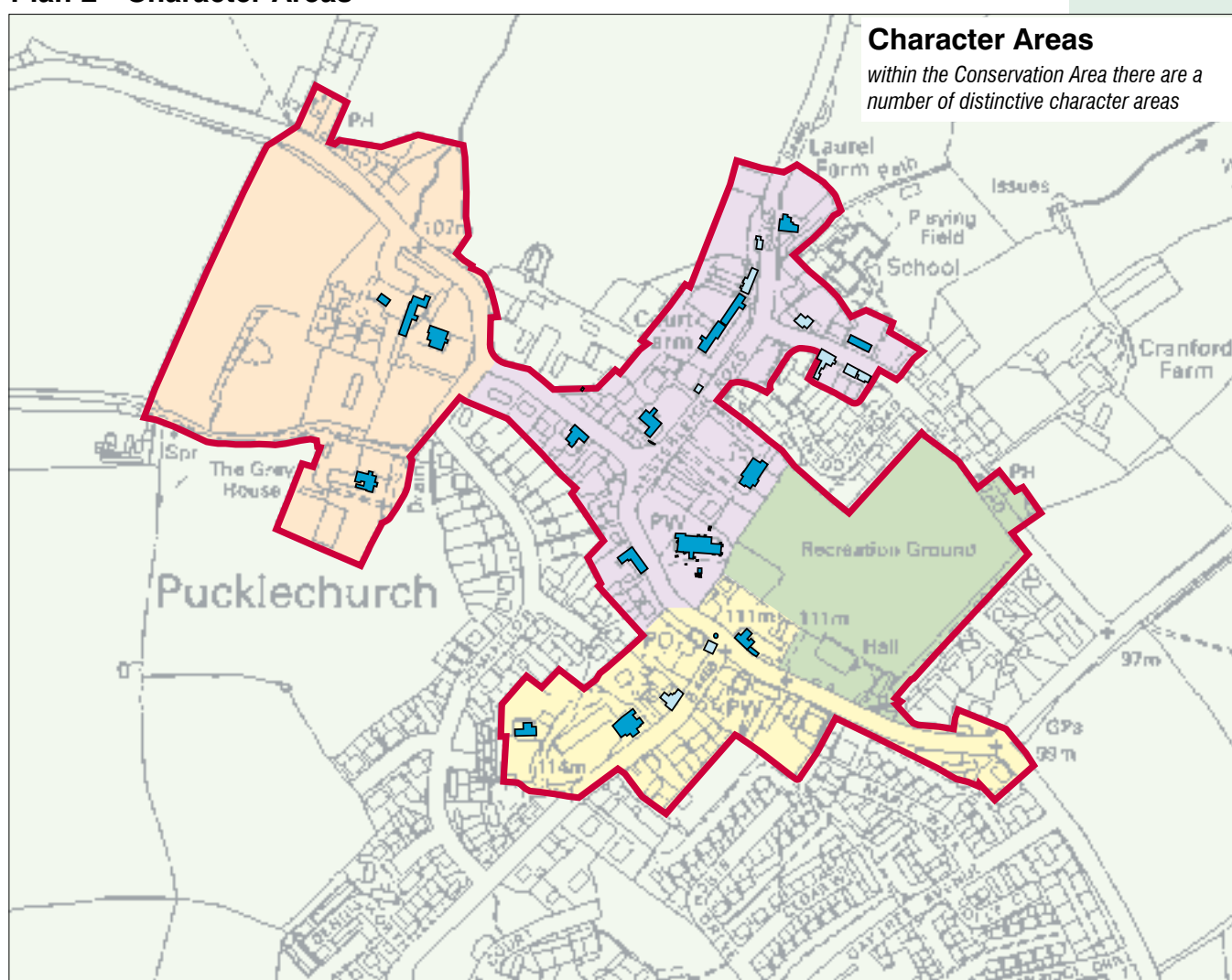


The Character Areas

The village of Pucklechurch contains a number of different areas, each with their own distinctive character reflecting the various functions, uses and development of the settlement. The characteristics of these areas are described on pages 9-17. They include:

- 1) Moat House and The Grey House.**
- 2) Commercial Core - Abson Road & Shortwood Road**
- 3) Westerleigh Road, Parkfield Road and Castle Road**
- 4) The Recreation Ground**

Plan 2 - Character Areas



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The Moat House/The Grey House with associated buildings

Commercial Core

Recreation Ground

Westerleigh Road, Parkfield Road and Castle Road

The Special Features

The historic buildings and structures - The village has an attractive mix of commercial, residential and small industrial/workshop buildings in both classical and vernacular architectural styles. It possesses a surprisingly large number of fine high status dwellings of 16th to 19th century date, interspersed with small, modest vernacular workers cottages, workshops and shops. The majority of buildings are two storeys in height, with gabled roofs and with ridges parallel to road. The higher status dwellings tend to incorporate the use of prominent gabled dormers, a feature typical to South Gloucestershire.

Building Materials - The principal building stone of the village is the White and Blue Lias limestone of the Lower Jurassic period and can be found used as both random rubble and squared, well coursed rubble. The use of brick tends to be limited to the 19th century buildings such as those along Parkfield Road and was probably sourced locally from Shortwood Brickworks. Pennant stone, another locally available stone, is actually quite rare in the conservation area, it being used on the two Victorian school buildings and on the occasional extension. Many modern infill dwellings are constructed in artificial stone which appears out of place in an area characterised by natural stone buildings.

Roofs - are predominantly covered in natural clay pan-tiles and double Romans although plain-tiles are occasionally used. Natural slate is infrequently used and tends to be limited to the formal, high status dwellings and 19th century properties. The majority of the larger dwellings have roofs terminated with raised parapets or coping, whereas the cottages and smaller houses tend to have simple mortar verges. Chimneys are an important feature of most buildings in the conservation area. These tend to be located on the ridges, often at the gables, and add visual interest to the roofscape.

Windows - There is a wide range of windows reflecting the different periods and mix of properties. These include metal casement windows with stone mullions and leaded lights, simple wood casements, small paned Georgian sashes and large paned Victorian sashes. Bath stone surrounds, timber lintels and segmental stone heads are all found in the conservation area forming window and door openings. Windows are generally painted in a traditional manner, but the modern preference for stains is starting to have a detrimental impact on the traditional character of the area. The appearance of some traditional buildings has also been harmed by unsympathetic replacement windows and doors or by using inappropriate details and materials. UPVC windows and modern 'storm proof' casements are eroding the traditional and historic character of the area.

Boundary treatments - Stone walls are an important feature within the conservation area and tend to be constructed using the natural lias stone. A mix of coping details are found, including the traditional cock and hen, dressed stone and occasionally mortar flaunching. Many walls are found in conjunction with hedges or shrub planting which tends to screen the larger properties from public view. The introduction of modern timber fence panels and poorly detailed coping is starting to erode the historic and traditional character of the conservation area.

Blue Lias limestone gives the conservation area an homogenous character.



Stone mullion window with directly glazed leaded lights and a central iron casement.



A good example of a Georgian timber sash window.



The use of brick is associated with the growth of the Shortwood Brick Works.

The Character Areas

Area 1 – Moat House and The Grey House

This area is centred around Moat House and The Grey House, both important grade II* listed buildings. It has a very rural, tranquil character, with the main dwellings occupying secluded and well-screened positions at the edge of the village. During the 19th century, this area was visually and physically separated from the village by two large fields either side of Parkfield Road.

Notwithstanding the later infill, a sense of isolation and separation from the rest of the village is reinforced by the high stone walls, high hedges and extensive landscaping which restrict most public views. The area is distinctly rural, merging into the surrounding countryside with the 'road' becoming a peaceful, tree-lined footpath between fields, linking to surrounding public rights of way and forming part of a wider network of open spaces and assets that enhance quality of life (Green Infrastructure).



At the edge of the conservation area, Kings Lane becomes a peaceful tree-lined footpath.

To the north of the Grey House is Moat House. Formerly called the 'Great House', it was the great manor house of Pucklechurch, positioned at a focal point facing the church of St Thomas à Becket. The building and its associated barn and farm buildings (now converted to residential use) are predominantly 16th and 17th century in origin and occupy the easternmost portion of a far larger area of land contained between Parkfield Road and Kings Lane. This area contains many earthworks, possibly associated with a moat complex or fishponds, former orchards and a possible rabbit warren identified on the Tithe map as 'Conygeree Field' (an historical term for a warren). Despite the recent development of Regency House and the group of buildings at Farlands, this area remains predominantly open and undeveloped, making an important contribution to the rural character of the area. Further residential development will be strongly resisted to protect the character and appearance of this area.



The high walls and hedgerows of Kings Lane add to the sense of isolation and seclusion around the Grey House.



Vernacular cottages along Parkfield Road.



Moat House, a grade II listed building, is positioned at the focal point of the medieval settlement. Occupation of the site may date back to the Roman period.*



The Rose and Crown public house is reputed to have ancient origins.



The former Methodist Chapel on Parkfield Road.

Parkfield Road continues west past Moat House where it narrows and becomes distinctly rural in character, with the formality of double pavements and stone boundary walls replaced with grass verges and hedgerows. This is a new addition to the conservation area and has the feel of a small, secluded hamlet of buildings at the periphery of the village. It contains a number of modest 17th or 18th century cottages, possibly associated with the adjacent Moat Farm, as well as the Rose and Crown Inn which is reputed to have ancient origins at an important entrance to the village. Intermingled with the earlier buildings are some important Victorian additions to the village, marking the expansion of the settlement with the establishment of the colliery. The Old Chapel, a former Methodist chapel founded in 1857 occupies a prominent position on the road and, despite its conversion to a dwelling, remains an important feature of this area.

Preservation and Enhancement Strategy

- ▶ *Resist any further development within the setting of Moat Farm or the subdivision of its curtilage.*
- ▶ *Protect and enhance the public right of way along Kings Lane as an important Green Infrastructure asset and recreational resource.*
- ▶ *Protect the informal and low density pattern of development by resisting further infill developments within the boundary of the conservation area and protecting the rural margins and its agricultural setting.*

2) Commercial core - Abson Road & Shortwood Road

The junction of Abson Road, Shortwood Road and Westerleigh Road marks the centre of the historic commercial core of the village. Positioned on the former turnpike road from Bristol to Christian Malford, this part of the village has evolved in response to centuries of commercial activity and passing trade, giving it a distinctive character and appearance. The presence of two large inns (one now residential), various small shops, workshops, terraced cottages and houses, reflects the importance of this route and the former vitality of this part of the village. The area remains an active and integral part of community life with two shops, a pub and a post office providing important local services. The dominance of the road remains a key feature of this area, albeit one that is starting to detract from the character of the area by virtue of the increasing parking and congestion, especially at peak times. The junction into Westerleigh Road is particularly problematic due to its narrowness and the tightness of the corner.

This part of the conservation area has a distinctly built-up and enclosed character. The terraces and wide building frontages create well-defined edges to the main road and a strong degree of visual containment. Important views out to the Cotswold Scarp are available along Abson Road, reinforcing the village's rural context, and oblique views of the churchyard and its trees can be glimpsed between the buildings at the junction of the three roads. Tree cover is essentially limited to the margins of this character area, creating framed approaches into the built-up centre of the village.



The former White Hart Inn, now residential. One of two large inns on the old turnpike road at the centre of the village.

Buildings within the commercial core are predominantly stone built, two storeys in height, with a pleasant mix of vernacular and classical proportions. The majority are aligned parallel with the road, with cottages, former workshops and commercial premises being set on the back edge of the pavement. Stone walls and small gardens separate the other properties from the pavements, perhaps being a reflection of their higher social or economic status within the village.



An 18th century terrace of houses along Abson Road.



The Fleur de Lys, one of three remaining public houses in Pucklechurch.



*Remains of the
Congregational
Church.*



*2 Westerleigh
Road, an
attractive
Georgian house
with attached
shop and
outbuildings.*



*Views of the
countryside
reinforce the
rural setting.*

The exception to this is the group of six 20th century houses erected to the east of Shortwood Road on slightly raised ground. These houses, built using artificial stone, concrete tiles, and uPVC windows and doors appear out of keeping with the traditional buildings in the conservation area. Redevelopment opportunities are limited here, but sensitive landscaping to soften the edges of this group of buildings and their extensive areas of parking would be encouraged.

The substantial demolition of the former congregational chapel at the corner of Abson Road and Shortwood Road has created an unfortunate void in the streetscape, exposing the large extension of the adjoining property that has been constructed in unsympathetic Bradstone walling. The decaying remnants of the church remain in a poor condition and the site is becoming unsightly. A development brief may be beneficial for this particular site to ensure any development respects and enhances the character and appearance of the conservation area. Suburban style housing will not be considered appropriate and any scheme should make use of traditional materials sympathetic to the area.

The intrusive tangle of overhead wires and the deteriorating condition of the street furniture are having a detrimental impact on the character and appearance of this part of the conservation area.

The southern edge of the conservation area is defined by the boundaries of Crump House and The Poplars, two large houses at the historic entrance to the village. Crump House is a fine example of a 17th century, stone-built vernacular farmhouse. Its former rural setting and many of its associated farm-buildings have been lost and it now sits in a large, open plot surrounded by modern housing developments. The Poplars is an 18th century early example of the classical style of building, situated on a raised platform above the level of the road. This imposing house, now flats, makes an important contribution to the character and appearance of the conservation area.



The 17th century Crump House is now surrounded by modern housing.

The east of the area is a new extension to the conservation area boundary. This is the historic eastern entrance to the village and it has a distinctly rural, spacious character, with small, widely spaced cottages set amongst informal gardens and vegetable plots. The area is closely linked visually to the farmland beyond, with the Cotswold Scarp framing views to the east. Modern housing has encroached to the north and south of this area and it is important that the remaining open character of this area is protected from further infilling.

Preservation and Enhancement Strategy

- ▶ *Encourage the sensitive redevelopment or enhancement of the Chapel site. Prepare a Development Brief to guide and inform any future development proposals.*
- ▶ *Seek to reduce the adverse impact of traffic and parking on the historic village and ensure traffic management measures, street furniture and highway works are appropriate and sensitive to the historic character.*
- ▶ *Protect the diversity and variety of shops and business premises by resisting applications for change of use from commercial to residential.*
- ▶ *Encourage good quality design and the use of traditional materials when considering the replacement of shop fronts, advertising or signage.*
- ▶ *Encourage sensitive landscaping using native planting to reduce the visual impact of modern infill developments.*



Pucklechurch House.



Church Farm.

3) Westerleigh Road, Parkfield Road and Castle Road

This character area comprises the historic core of the village associated with the medieval settlement pattern established by Glastonbury Abbey. The narrowing of Westerleigh Road and mature tree cover around Pucklechurch House has the effect of visually separating this part of the conservation area into two smaller areas. Each one is characterised by a widening in the street layout, a dominant road junction and the presence of grass verges, banks and small greens which act as focal points for the surrounding buildings.

The southern area is the heart of the historic village and is dominated by the 13th century church of St Thomas à Becket. Located on an elevated platform of land formerly part of the historic Burrell, it is set back from the road thereby allowing views across the churchyard with its interesting assortment of monuments, tombs and gravestones. The combination of stone boundary walls, closely spaced buildings and continuous building frontages creates a relatively strong and well-defined edge to the street-scene. The churchyard, grass verges, trees and triangular 'green' created by the junction of Parkfield Road and Westerleigh Road combine visually to give the centre of the area a verdant and attractive appearance despite the intrusion of the road. Although a predominantly residential area, the presence of the café, bakery and hairdressers act as an extension to the commercial area and reflect the fact that this remains a vibrant and lively place, not just a sleepy commuter village.

The impact of the 19th century brick making industry in the area is clearly seen along Parkfield Road. Carsway House and the 2½ storey terrace of cottages are built from the local brick and add variety and interest in the mix of building styles and materials in the conservation area.



Views of the Church are frequently marred by 20th century clutter and intrusive overhead wires.



Carsway House.



This group of locally listed buildings on Castle Road makes a positive contribution to the character and appearance of the conservation area.

A terrace of small workers cottages sit alongside Court Farm, an important 17th century farmhouse situated on the edge of the historic 'Burrell'.

The northern area by contrast, centred between Laurel, Harwood and Court Farms, has a more spacious, loose-knit and rural character. The remnants of the north-west corner of the historic Burrell, together with the wide, grass roadside verges form an important, open green space bisected by the busy Westerleigh Road. The mature trees and planting in the grounds of Pucklechurch House, Beech House, Tall Trees and Court Farm also provide an important green backdrop against the skyline. An interesting mix of large farmhouses, small historic terraces, modern houses and natural stone boundary walls create a relatively continuous built edge to the area. Despite being surrounded by farmland on three sides, views of the surrounding countryside are limited to a distant view of the Cotswold Scarp along Castle Road. To the north of the area, the village becomes more loose-knit, with small cottages, garages and agricultural buildings creating a scattered rural edge to the village.



Notwithstanding their differences in layout, both areas are characterised by the presence of large 17th and 18th century houses and farms positioned alongside associated workers cottages, workshops and outbuildings. This clear hierarchy of dominant and subservient buildings is an important part of the character of the conservation area. It is also echoed in the architecture of the buildings, their built form and general position within the street-scene; the larger houses being set in gardens or landscaped grounds whilst the smaller, lower status buildings are positioned against the road or pavement.

The infilling of the gardens, former fields and remaining vestiges of open space with new buildings has compromised the rural setting of the larger houses. Whereas a handful of developments have been sympathetic in their use of materials, scale and design, many of the 20th century infill houses have been less successful. The gradual introduction of inappropriate materials, poor use of scale and proportions, and modern construction details has started to erode the traditional and historic character of the area.

In both areas, increasing volumes of traffic and parking are having a detrimental impact on the character and appearance of the conservation area, a situation that is likely to worsen with greater residential development around the periphery of Bristol and the increasing reliance on car travel. The extensive network of telephone and power cables is also an extremely intrusive feature of the area, dominating views of the church and the other larger houses and harming the overall character and appearance of the conservation area. The general clutter and deteriorating condition of road signs, bollards, poles and lighting is also detrimental and should be the focus of any future enhancement.



Harwood Farm, a fine and imposing 17th century farmhouse with later 18th century alterations.

Preservation and Enhancement Strategy

- ▶ *Protect and enhance the important open green spaces, grass verges, trees, landscaping and traditional boundary treatments that contribute to the distinctive character of the area.*
- ▶ *Seek to reduce the adverse impact of traffic and parking on the historic village and ensure traffic management measures, street furniture and highway works are appropriate and sensitive to the historic character.*
- ▶ *Resist any further infill developments within the boundary of the conservation area that would harm the setting of historic properties or would adversely impact on the remaining open spaces.*

Area 4) The Recreation Ground

The Recreation Ground remains an integral and important part of community life and is a key Green Infrastructure asset in the village. This large, open green space continues to function as a meeting space, activity area and recreational ground in much the same way as it has done since Saxon times. The area is characterised by a large expanse of open, well-kept grassland, raised approximately 1m above the level of the surrounding roadways. Despite the encroachment of modern housing, the area is the largest open space in the village and enjoys extensive and panoramic views of the surrounding countryside and the Cotswold Scarp.



The Recreation Ground enjoys panoramic views of the Cotswold Scarp.



The Star Inn may contain fabric from King Edmunds hunting lodge or palace.

To the southwest, the church is a feature landmark building, framed by large, mature trees. Alongside it, also set in landscaped grounds, is the Old Rectory. Now divided into Tall Trees and Beech House, it is a fine 19th century residence built in a Tudor Gothic style. The mature landscaping along the west side of the Recreation Ground is an important feature, although to the rear of the Lansdown Road properties it has become sporadic and patchy. These 20th century, two-storey brick buildings create a relatively uniform and hard edge to the area which could be softened by additional planting. The Star Inn, a 17th century or possibly earlier, public house is a prominent building on the northern side of the recreation ground. It is behind the Star Inn that the remains of the royal 'palace' or hunting lodge are supposed to be located although no conclusive evidence has ever been found. The Star Inn has been drawn into the conservation area due to its historic importance and connections with the village, together with the contribution it makes to the character and appearance of the area and the setting of the Recreation Ground.

To the south of this area, the large Community Hall sits at the edge of the Recreation Ground. Its heavy, brick walls, expansive low-pitched roof slopes and solid windows and doors make the building appear unduly bland and bulky. It is a large building that detracts from the character and appearance of the conservation area. There is, therefore, potential for the sensitive redevelopment of this site to provide a new community hall that positively enhances the character of the area.

The survival of this open space is of utmost importance to the character of the conservation area and there will be a strong presumption against development that would further encroach into the area, or which would adversely affect its setting.



The present Community Hall detracts from the setting of the Recreation Ground.

Preservation and Enhancement Strategy

- ▶ *Ensure the regular maintenance and upkeep of the landscaping and planting on the Recreation Ground. Encourage additional planting to better integrate or soften the appearance of intrusive developments or modern housing.*
- ▶ *Encourage the sensitive redevelopment of the community hall by securing a high quality design and the appropriate use of traditional materials.*
- ▶ *Protect important views of the surrounding countryside and the Cotswold Scarp.*
- ▶ *Resist any development that would further reduce the extent of the Recreation Ground or adversely affect its setting.*



The Church and Old Rectory make an important contribution to the setting of the Recreation Ground.

Keeping and Enhancing the Character

Great care needs to be taken when considering changes within the conservation area or its setting. Unsympathetic extensions, poor quality design and the cumulative impact of minor changes by property owners such as using wrong details or materials can harm or erode the unique character of the area. Similarly, insensitive changes to the verges, boundaries, open spaces and roads can detract from the pleasant informal character and sense of place. Collectively, residents, landowners, local and parish councils can help protect the unique character of Pucklechurch by ensuring any works they do are sensitive to the character. A strategy for the preservation and enhancement of the area – including both general and more specific guidance is set out below and on the accompanying Plan 3

Preservation and Enhancement Strategy

The overall aim is to preserve and enhance the historic character and appearance of the Conservation Area, including its historic buildings, features, landscapes and their setting as follows:

1) Preserve and reinforce the historic character

- ▶ *Ensure repairs are carried out sensitively and that any works to listed or unlisted buildings, their features and surroundings are considered in relation to the historic context and use appropriate materials, scale and detailing.*
- ▶ *Seek the retention and reinstatement of traditional details, windows, doors, chimneys and stone boundary walls. Resist the introduction of inappropriate boundary treatments.*

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

- ▶ *Encourage good quality design in all new development (or alteration) that is sympathetic to the character and appearance of the conservation area. Proposals should have regard to the historic grain and pattern of development, scale, form, massing, building lines and open spaces that contribute to the character of the conservation area.*
- ▶ *New development should not adversely affect the setting of historic buildings, views or archaeological remains.*
- ▶ *Encourage the use of traditional materials and construction details that have regard to the distinctive character and appearance of the conservation area.*
- ▶ *Encourage sensitive redevelopment of visually intrusive or poor quality buildings when opportunities arise and promote high quality design that enhances the character or appearance of the conservation area.*
- ▶ *Retain gardens and open spaces which contribute to the setting of historic properties and resist new development or uses harmful to the character and setting of the conservation area.*

The streets and open spaces are becoming increasingly cluttered.



3) Minimise the impact of existing modern development

- ▶ *Enhancement proposals should seek to reduce the impact of modern development and soften the impact of intrusive features by using native planting and natural stone walls.*
- ▶ *Encourage the relevant utility companies to tackle the damaging and detrimental appearance of the overhead wires by routing them underground.*
- ▶ *Seek to reduce the adverse impact of traffic and parking on the historic village and ensure traffic management measures, street furniture and highway works are appropriate and sensitive to the historic character.*



Informal car parking and increasing traffic levels are having an adverse impact on the character of the conservation area.

4) Preserve and reinforce the vitality of the historic village

- ▶ *By ensuring alterations, new development or changes of use are appropriate and enhance its function.*



Overhead wires are having a significantly harmful impact on the character and appearance of the conservation area.



Modern boundary treatments should be avoided.



UPVC windows are eroding the historic character of the conservation area.

The use of modern materials and design features make this building appear out of character with the surrounding historic properties.



Preserve local details and features which make an important contribution to the local character.

What Happens Now?

This leaflet was adopted as a Supplementary Planning Document (SPD) on 5th July 2010. The amended Pucklechurch Conservation Area boundary was also designated on 5th July 2010. The contents of this document will be taken into account when assessing the merits of planning applications and other proposals in the area. Applicants will need to provide an assessment of the character to demonstrate how their proposals will preserve or enhance the character of the area. Proposals that fail to have regard to the guidance in this SPD and which have a harmful impact will be refused.

In the preparation of this document the views of local residents and other interested parties were sought. Consultation on the draft document and enhancement and preservation strategy took place between January and April 2010 by way of an advertisement, publication on the Council's Website and circulation of the leaflet within the conservation area. Comments and proposed amendments to the document were subsequently reported to the Executive Councillor prior to adoption. (For details see Statement on Consultation Report – available from the Council).

The Council is keen to work with the local community and other parties to help preserve and enhance this special area. The strategy sets out ways we can help to achieve this. If you wish to assist in any manner or have any further suggestions, please let us know.

How to contact us

If you have any queries or suggestions

Conservation Area Officer
South Gloucestershire Council
Natural & Built Environment Team
PO Box 2081
South Gloucestershire
BS35 9BP

Telephone:
01454 863578

Email: **conservation@southglos.gov.uk**

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



www.southglos.gov.uk

This information can be made available in other languages, in large print, Braille or on audio tape.
Please phone 01454 868004 if you need any of these or any other help to access Council services.