



# UPTON CHEYNEY CONSERVATION AREA

## 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 character of the area as a whole. The special character usually derives from a combination of many features, such as - trees, hedgerows, walls, open spaces, groups of buildings, the degree of enclosure, the massing and detailing of buildings. Each area is unique.

## WHAT CONTROLS APPLY?

Within the Borough's six Conservation Areas, a number of special controls apply. Planning policies seek to ensure that any development accords with the areas' special architectural or visual qualities. These are set out in Policies KLP.48-51 in the Kingswood Local Plan and further details are given in CONSERVATION AREA ADVICE NOTE NO.7. - available from the Council.

The emphasis is on preserving those buildings, spaces and features which gives each Conservation Area its special character. Where changes can be justified, great care must be exercised to ensure that there will be no adverse impact on this character.

## PURPOSE OF THE LEAFLET

This leaflet sets out:-

- (1) the boundary of the Conservation Area,
- (2) an assessment and analysis of the special character, so as to protect the essential qualities, and provide guidance for development proposals,
- (3) measures for enhancing the area.

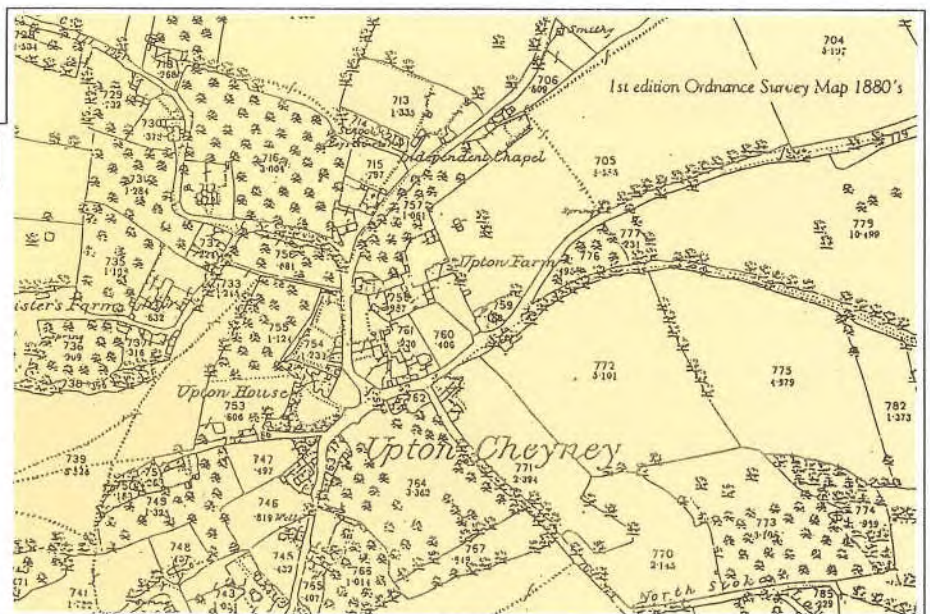
## LOCAL HISTORY

It is thought the name Upton Cheyney is derived simply from the words 'upper farmhouse'. Archaeological records indicate the site of a Roman settlement to the south east of the village and at nearby Pipeley Bottom the stepped terraces, cut by Romano Britons, for vine cultivation can still be seen. It is likely that the present settlement grew up around springs and above the marshy river valleys. Manor Farm at the junction of Wick Lane, was mentioned in the Domesday Book and most of the buildings in the village were constructed between 1690 and 1830.

Upton Cheyney was designated as a Conservation Area on the 24th October 1983.



Upton Cheyney is a picturesque Cotswold village, situated on the steep slopes of Lansdown Hill within the Greenbelt and the Cotswolds Area of Outstanding Natural Beauty. It consists of a cluster of traditional natural lias stone buildings and walls which, together with mature trees and hedgerows, create an attractive enclosed environment. The village setting is one of open countryside characterised by varied and sloping topography, open fields and mature trees. Designation is intended to protect this attractive rural character along with the traditional buildings, stone boundary walls, trees and other features which make this area 'special'.



# CHARACTER ASSESSMENT:

The village is set in an attractive rural area amid the steeply sloping topography of this southern section of the Cotswolds. The dramatic setting plays an important role in determining the village's form and character, as does the homogenous use of natural lias stone in its buildings and boundary walls.

## TOPOGRAPHY & SETTING

The approaches to the village are via narrow winding country lanes with buildings scattered at intervals along the route. They are bounded by hedges, walls, steep banks and trees which create a strong sense of enclosure or "tunnel" affect. Views over the surrounding countryside are therefore restricted.

From the south and east via Brewery Hill and Mill Lane, the approach is very steep and the roads have many sharp bends which provide interest by giving a changing sequence of views and surprises with a number of buildings eg Upton Inn, acting as focal points along the routes. Most of these dwellings are located alongside and at right angles to the road to take advantage of the contours, eg Upton Farmhouse and Springfield terrace. They also contribute to the sense of enclosure by acting as 'pinch points' along the lanes.



The steep approach to the village

In contrast the area of the village core is located on the flatter land alongside Upton House and the area opens out at this location where the lanes meet. A sense of arrival is experienced after the approach along the narrow enclosed lanes and particularly after the dramatic steep climb from the south and west. The area has a quiet backwater charm and is dominated by lias stone walls, mature trees and traditional stone buildings. Due to the rising topography there are some steep banks and several of the dwellings eg The Stores, and the former school are located above road level with many of the boundary walls acting as retaining structures. These elements combine to give an enclosed and intimate character resulting in restricted views over the surrounding countryside. More extensive views can however be obtained from a number of footpaths within and adjoining the village. Unacceptable changes to the appearance of the countryside, for example involving the subdivision of fields and the erection of stables for horses, must be avoided if the existing character is to be retained.

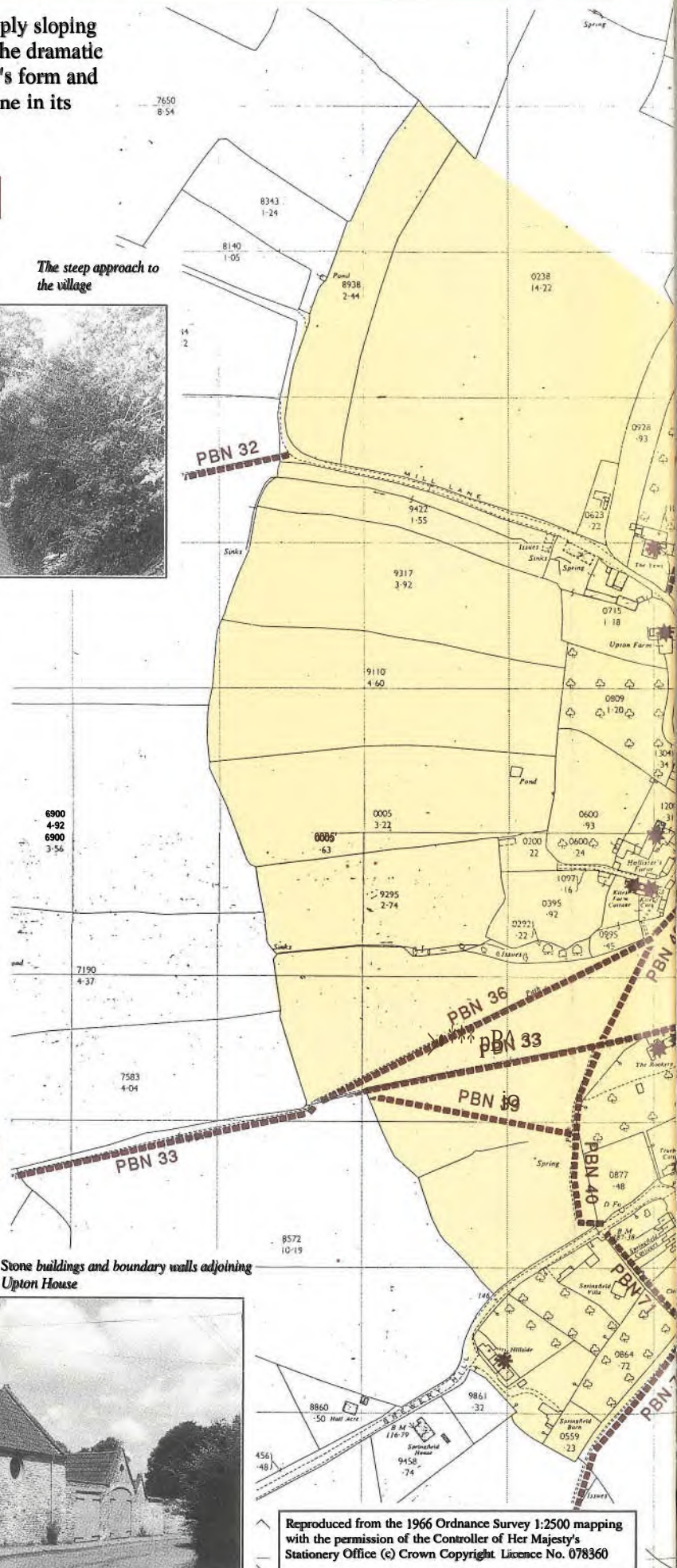
## ENCLOSURE

A sense of enclosure is an important element in the character of Upton Cheney. Along the approach roads enclosure is predominantly provided by the topography with steep banks, bounded by hedges. Nearer the village core stone boundary walls and buildings located adjoining the road tend to dominate.

The high boundary wall surrounding Upton House and the many overhanging trees have a significant visual impact on the centre of the village. The adjoining Coach House and associated buildings which abut the pavements are also important in giving this sense of enclosure as is the outbuilding adjoining the telephone box and Fountain View (though regrettably this structure has lost its roof).



Stone buildings and boundary walls adjoining Upton House



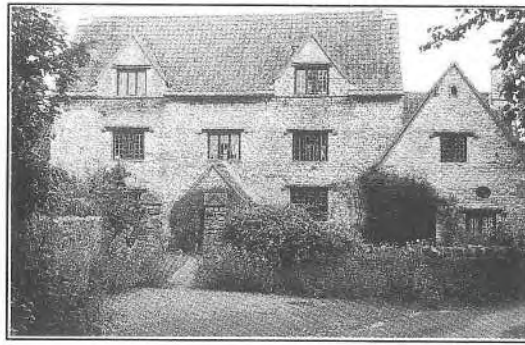
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## BUILDINGS & MATERIALS

The village was developed mainly between 1690 and 1830 and consists of many interesting and attractive buildings most of which are listed.

The majority of buildings are of 2 stories, comprising a mixture of small domestic scale cottages, larger houses and farmhouses with their associated barns and outbuildings, some of which have been converted to residential use. Cottages tend to be of simple design whilst the larger farmhouses tend to have more variation in style, height and roof type with gable dormers eg Upton Farm and Holisters Farmhouse.

Upton Farmhouse - typical Cotswold vernacular



Upton House, which dates from the early 18th Century, has a gabled belfry, dormers, stone tiled roof with diagonally set chimney stacks and is particularly attractive acting as a focal point to the village centre. The non residential buildings tend to be of larger scale and include the recently extended Upton Inn, which was built around 1710, the United Reformed Church, built in 1834, and the former school dating from 1849. Despite the variation in the style of the traditional buildings they generally have steep pitches and narrow vertically proportioned windows.

The majority of buildings and boundary walls are constructed in natural lias rubble stone typical of the area with slate or clay pantile roofs. The materials combined with the use of traditional details and proportions, provide a homogenous character within the Conservation Area.

In some cases the form, materials, design and detailing of more recent building additions in the village have not always been in character with the more traditional buildings. It is important that any further development or alterations to properties use appropriate materials, design and detailing and are carefully sited so as not to further dilute or detract from the area's 'special' character.

## INFORMALITY

The village has an informal feel created by:-

- i) the presence of grass verges within the village along with the twisting and narrow nature of the lanes and their variation in width.
- ii) the variation in building form and layout with some buildings located at right angles to the road and others parallel, some directly adjoining the road and others set back.

## TREES

There are many tall mature trees in and around the village which were planted in Victorian times. These trees form an important element giving a sense of enclosure and softening the impact of walls and buildings. There is a need for improved landscaping to help screen the modern farm buildings which are very utilitarian in design and appearance and for more tree planting generally to replace mature trees which are showing signs of decay.

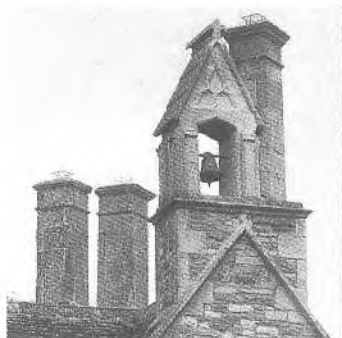
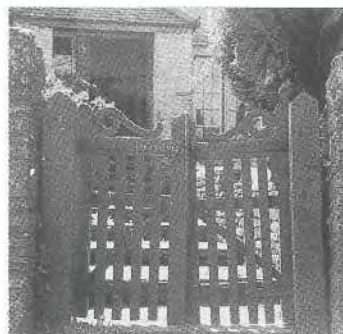


The trees and the stone boundary wall to Upton House have a significant visual impact on the centre of the village.



## INTERESTING FEATURES IN UPTON CHEYNEY

Other interesting features which make a valuable contribution to the unique character of Upton Cheyney.



It is important that these interesting features are carefully looked after.

### ENHANCEMENT SCHEMES

The Council wishes to encourage schemes which will preserve or enhance the character and appearance of the Conservation Area and a number of enhancement ideas have been subject to public consultation. The key objective is to encourage the repair and retention of features of interest and to reinforce the special character of the area.

Financial Grants (up to 50%) and other forms of assistance may be available to individuals and local organisations towards enhancement schemes. The Council is particularly keen to encourage the following enhancements:-

- repairs to footpaths/ stiles/ gates
- repairs and maintenance to traditional buildings, stone walls, gates and gate posts.
- tree and hedgerow planting and management
- removal of poles and overhead wires
- landscape improvements to screen electricity sub-stations or other intrusive structures and buildings
- a reduction in street clutter caused by excessive signage
- maintenance of interesting features within the central core area eg water fountain, trough, war memorial, old red letter box and phone box.

### ..... HOW CAN YOU HELP?

As most of the land is privately owned, we will need your support to achieve many of these enhancements . You can also help by:-

- telling us what needs to be done and notifying us when problems occur;
- ensuring that any proposed alterations to your property and land respect the special character of the area, eg by using the correct materials and details.

#### FURTHER ADVICE

If you need further advice or wish to discuss your ideas in more detail please telephone the Local Plans section (9601121 ext 336/338).

Or alternatively write to the Council at the following address:-

Chief Planning Officer, Kingswood Borough Council,  
Civic Centre, High Street, Kingswood, Bristol BS15 2TR

Grants and assistance with woodland, tree and hedgerow planting and management is also available from :-

The Community Forest Team, Tel: (0117) 9290170

The Forestry Commission, Tel: (0117) 9869481

The Farming and Wildlife Advisory Group / Avon County Council, Tel: (0117) 9226528

This is one of a series of leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies of the Kingswood Local Plan and the Council will bear the guidelines in mind when assessing the merits of planning applications. This leaflet takes into account the Good Practice Guide from English Heritage. Ref. CPO/D.7C Nov 1994

This leaflet should be read in conjunction with the CONSERVATION AREA ADVICE NOTE NO.7 which gives general advice and details of special controls and policies which apply in Conservation Areas.



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