

Siston Conservation Area

Supplementary Planning Document

Adopted March 2010

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



Introduction

The Siston Conservation Area was designated in 1989 and enlarged in 2010 due to its special architectural and historic character with its remarkably well preserved Elizabethan manor house of Siston Court, its adjacent historic properties, hamlet, church, and outlying farms all nestling in an attractive rural landscape of open fields, groups of trees and the remnants of an 18th century managed landscape. The Siston 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 incorporates the results of this review.

Purpose of the document

This guidance 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. It is hoped that by providing an appraisal of the buildings, spaces and features that characterise the Conservation Area, it will ensure that future proposals respect the local character. The adopted document will supplement Policy L12 the South Gloucestershire Local Plan/ 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, which includes planning policies relating to the protection of the historic environment and landscape character. In particular, Conservation Area Policy L12 requires development proposals to take full account of the special architectural or visual qualities of a conservation area. Applicants are expected to provide an assessment to demonstrate how their proposals will preserve or enhance the character or appearance of the area, and proposals having a harmful impact will be refused.

The emphasis is on preserving or enhancing those features that give each conservation area its special 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 provides 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. Many features contribute to this special character including trees, hedges, boundaries, walls, open spaces, groups of buildings, the degree of enclosure and coherence as well as the size, scale, and detailing of the buildings. Each conservation area is unique.

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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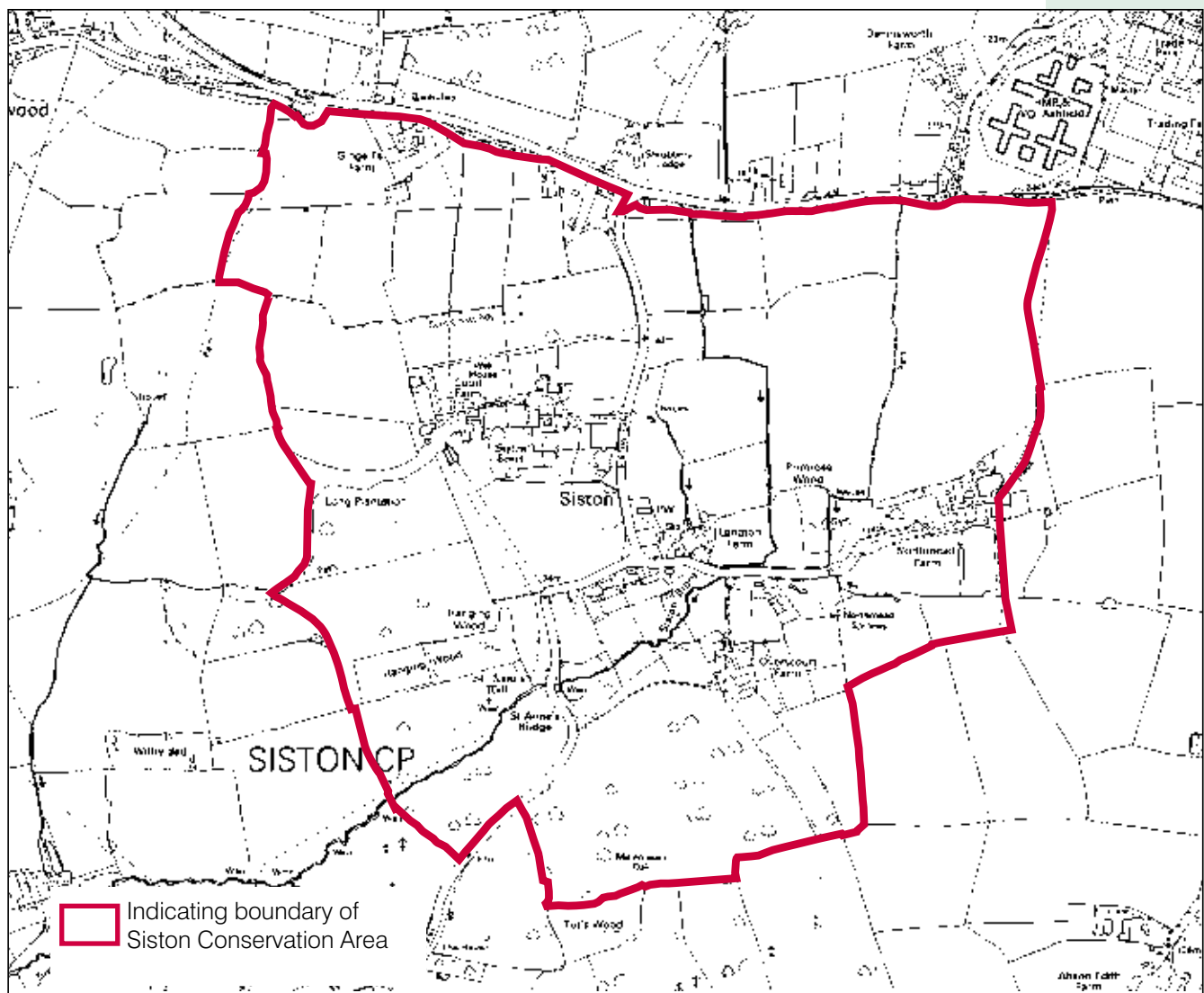
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The Conservation Area Boundary

The Siston Conservation Area boundary generally follows existing field hedges linking the high points of the surrounding landscape in recognition of the importance of the landscape setting and views within the hamlet.

An anomaly was the north-west boundary which followed the former Kingswood Borough Council administration boundary. Through the reappraisal process it was considered that in views into-and-out of the Conservation Area, the land beyond the original north-west boundary that leads up to Shortwood Hill was important to the rural and undeveloped setting of the Conservation Area and so was worthy of inclusion. Consequently the proposed extension of the Conservation Area to include the land to the north-west was identified as a key part of a preservation and enhancement strategy and this received local support through consultation. Therefore in light of the important contribution this area makes to the character and appearance of the Conservation Area and the local support for such a proposal, the Siston Conservation Area boundary was amended on 15th March 2010 to include the land to the north-west as shown on the plan below (Plan 1).

Plan 1 - The Amended Siston Conservation Area Boundary



Siston Character Assessment



Views looking northwards across the Conservation Area towards Siston Court.

The Landscape Setting

Located close to the eastern fringes of the Bristol conurbation, the Siston Conservation Area centres on the Grade I listed Siston Court and its designed landscape setting. Situated on a ridge within the Siston Brook Valley, above the hamlet of Siston and St. Anne's Church, the Court is evident in distant views from the west.

The topography of the landscape contributes significantly to the character and appearance of the Conservation Area. The gently undulating Siston Brook Valley is covered by a strong framework of hedgerows, copses and small woodlands, defining small to medium irregular shaped fields. It is essential that the rich variety in the landscape provided by the dips and hollows in the landform, the hedgerows and the trees are retained to ensure that the attractive rural setting of the hamlet, St Anne's Church and Siston Court are not harmed. The removal of hedgerows and other measures which would lead to uniformity in the landscape should be avoided. Similarly the subdivision of fields and the erection of new stables will be resisted where such development would harm the existing rural character and setting of the hamlet.

The gently rising slopes of the valley help enclose views out of the Conservation Area and screen the encroaching suburban development. There are middle distance views of the Bristol conurbation which provide an unfortunate backdrop to the Court, but when viewed from the west of the Conservation Area, these views are limited to glimpses through the established tree belts and plantations.

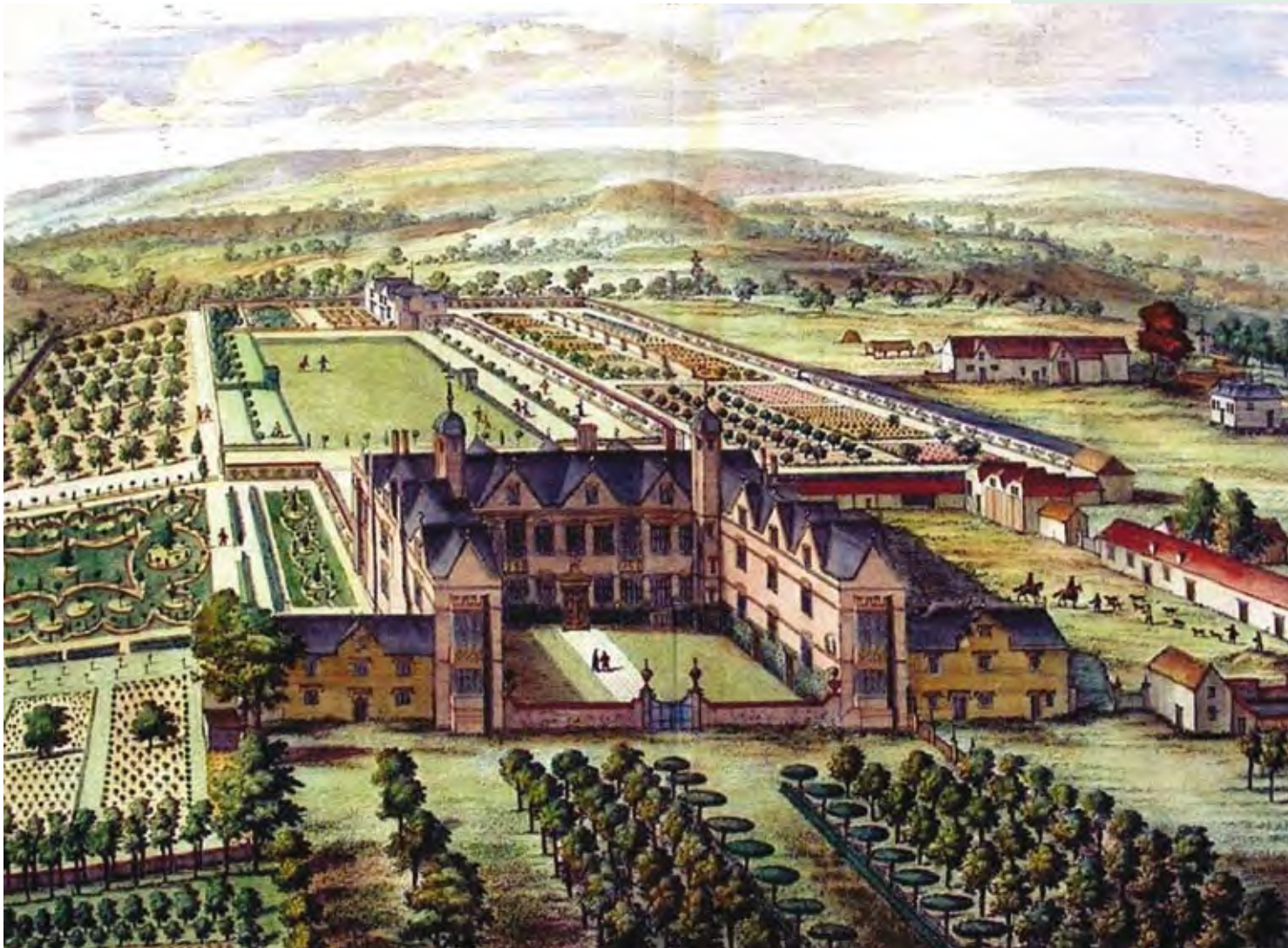
The sense of enclosure achieved by a combination of landform and planting contributes significantly to the perception of remoteness and tranquillity, which along with the rural and undeveloped landscape is a defining characteristic of the Siston Conservation Area. It is also essential to retain the surrounding rural and undeveloped landscape in order to protect the setting and views to and from Siston Court and the adjacent historic buildings.

The Historic Context

The special character of Siston Conservation Area has developed over time, largely influenced by the history and development of Siston Court. The main stages of its development are summarised below:

Although some prehistoric and Roman remains have been found, the land remained largely wooded forest until the 13th century when it was cleared to create an estate. St Anne's Church, was originally built in the 12th century and was altered in the 13th century and then again in the 18th and 19th century.

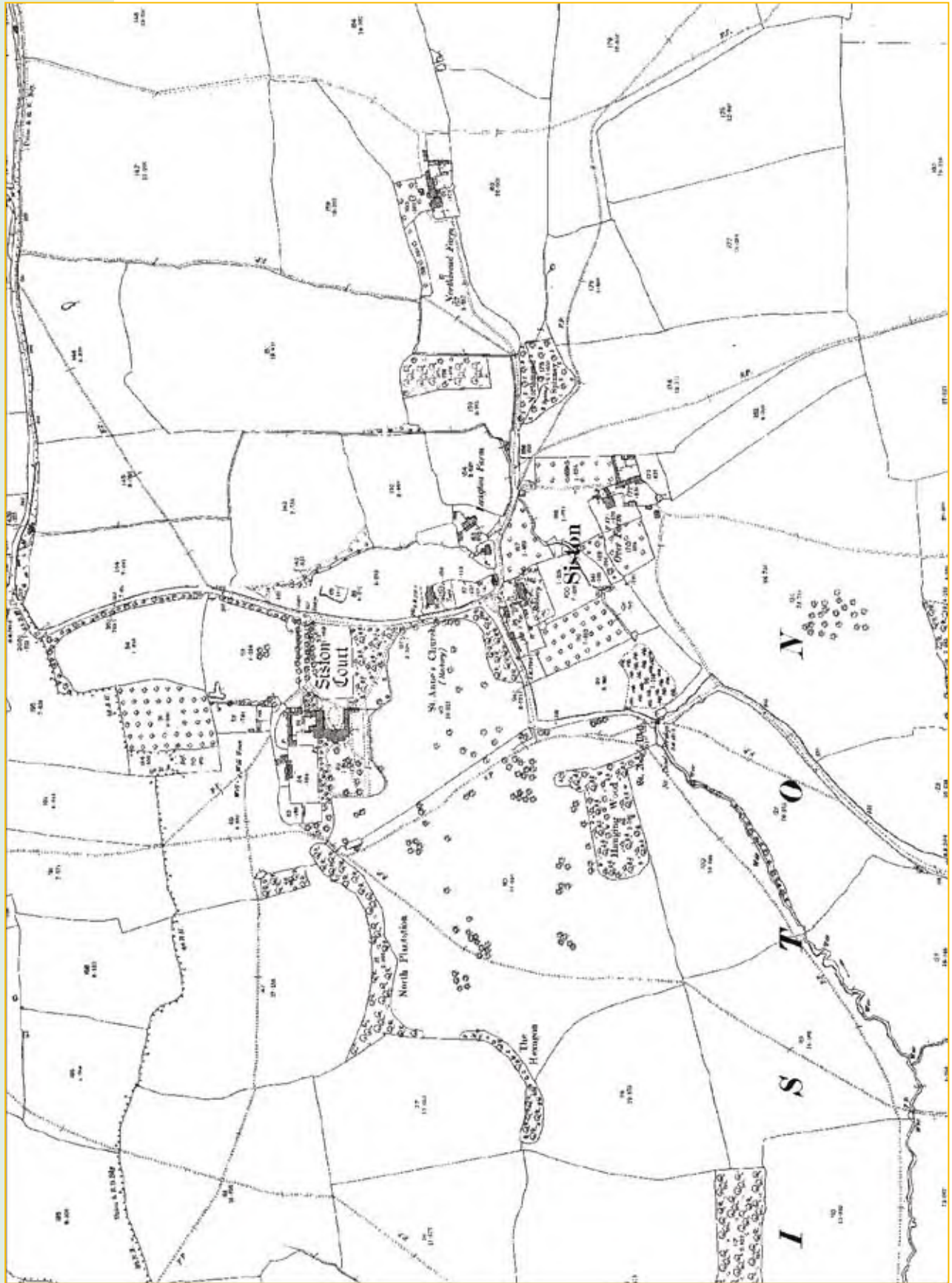
In the late 16th century, Siston Court was completed replacing an earlier medieval manor house.



Kip's engraving of Siston Court (circa 1710) as featured in Britannia Illustrata.

The above engraving by Kip (circa 1710) shows Siston Court was once surrounded by extensive formal landscape gardens. This formal garden area featured a bowling green as the principal focus for its layout with either a Dower House or Pleasure Pavilion at the rear.

Circa 1880 First Edition Ordnance Survey Plan of Siston



The 18th century saw a number of significant changes to Siston Court, most notably the remodelling of the formal garden and creation of a more natural garden and parkland landscape in the style advocated by William Kent and later Capability Brown in their picturesque transformation of English parks. It is thought that the informal gardens may have been influenced by Sanderson Miller, the mid-18th century Gothick architect who was related by marriage to the Trotman family who occupied the Court at this time. Little of the garden as depicted in Kip engraving survives apart from a section of the former kitchen garden wall and the Well House, although it is considered that this was rebuilt in the 19th century.

During the 18th and 19th century a number of properties were built in the hamlet of Siston to house the estate workers and staff of Siston Court. The settlement was developed on a piecemeal basis, rather than being laid out as a planned estate village in a single architectural style and this historic scattered layout and form remains evident today.

The 20th century saw the breaking up of the Siston Court estate and the subdivision of the Court by the middle of the century. By the late 20th century, the decline in farming led to the residential conversion of a number of former farm buildings and land previously used for agriculture being used for pony paddocks and by the Forestry Enterprise to create areas of woodland.



*The Kennels-
once served
the Siston Court
estate but now is
in residential use.*



One of the many plantations recently created by the Forestry Enterprise.



*The farming of
alpacas is an
example of how
agricultural has
diversified in
Siston.*

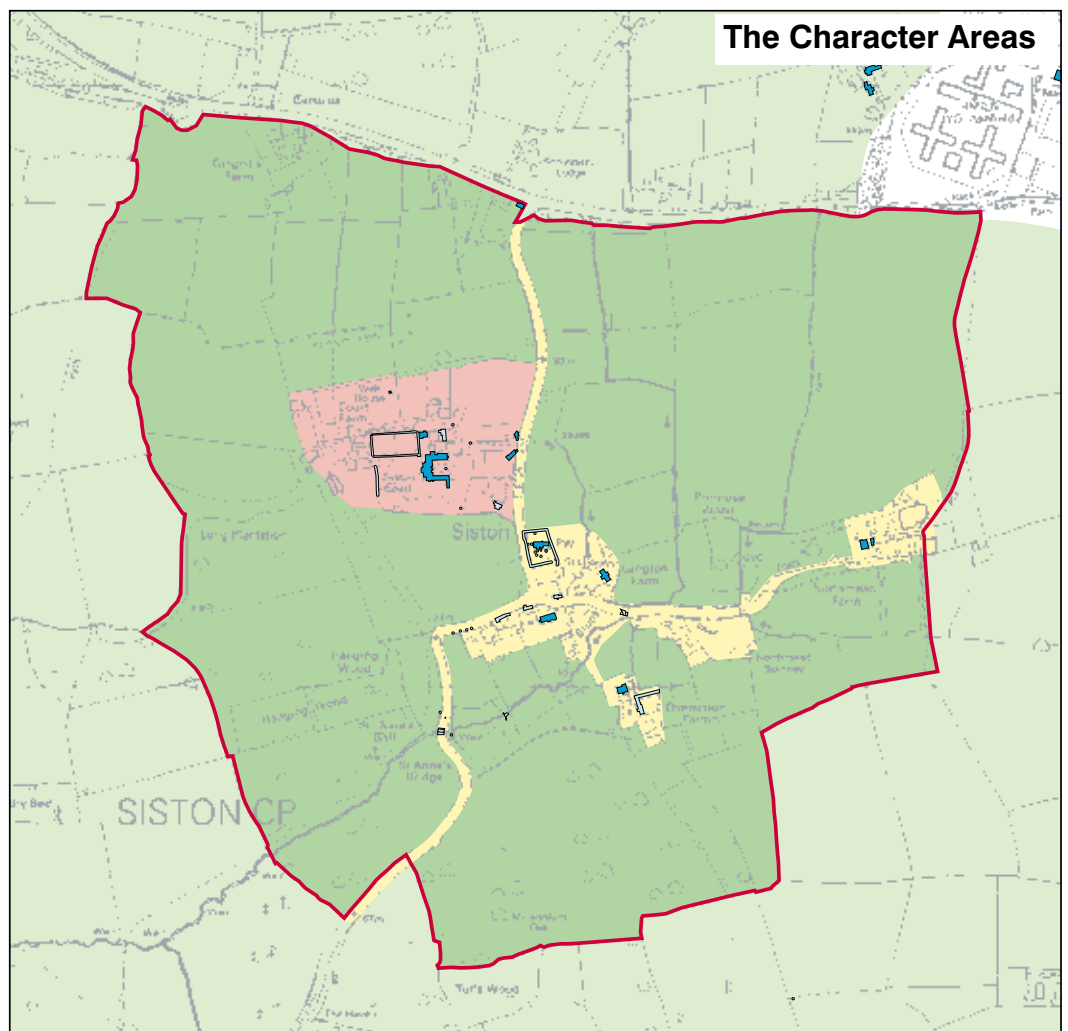
The Character Areas

The overriding character of the Siston Conservation Area derives from the relationship between Siston Court and the scatter of properties set in a predominantly rural and undulating landscape of open pastures, small woods, and hedgerows. The Conservation Area can be divided into 3 character areas. These are:

- 1) Siston Court with its associated buildings and formal grounds**
- 2) The hamlet with its cluster of buildings by the church and the outlying farms and Siston Lane.**
- 3) The former parkland, fields, woodlands and Siston Brook**

These are described on pages 10 to 18 and are shown on Plan 2 below.

Plan 2 - Character Areas



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- | | |
|---|---|
| <p> Siston Court with its associated buildings and formal grounds</p> <p> The Hamlet with its cluster of buildings by the church and the outlying farms and Siston Lane</p> | <p> The former parkland, fields woodlands and Siston Brook</p> |
|---|---|

The Special Features

The historic buildings and structures - including the Grade 1 listed Siston Court, its pepperpot gate lodges, Well House, the farm buildings, Rectory, St Anne's Church and its tombstones.

Building materials - Coursed and random rubble lias stone is the predominant building materials with slate and clay pantile roofs.

Boundary treatments - stone walls, building boundaries, hedgerows to fields

St. Anne's Bridge - To the south of the hamlet and located in a hollow by Siston Brook is St Anne's Bridge which is a fine example of an 18th century stone-built bridge

St Anne's Pool - This is an important element of the historic drainage system which in comparison to what survives today, was far greater in scale.

St Anne's Well - The historic well to the north of St Anne's Bridge.



Trefoil headed lancet windows at St Anne's Church.



St Anne's Pool



The Well House at Siston Court.



A stone boundary wall at St Anne's Church graveyard which features slag copings likely to have been sourced from the Warmley Brassworks



St Anne's Bridge datestone.

The Character Areas

1) Siston Court, its associated buildings and formal grounds

The formal character and scale of the Court with its ancillary buildings and formal landscape including the entrance drive and lodges contrasts strongly with the informality of the rest of the Conservation Area.

Siston Court was built in the late 16th century on a roughly U-shaped plan with central courtyard with tall octagonal towers crowned with ogee-shaped roofs in two corners of the open court. Set back from the road within landscaped grounds, the Court is accessed via an attractive tree lined driveway. The presence of the grand manor house is also signalled by the picturesque “pepper-pot” Gothic Revival lodges that front onto Siston Lane and frame views down the tree-lined drive.



The 18th Century "pepper-pot Lodges" at the entrance to Siston Court.

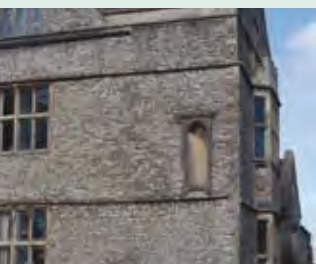
The Court has survived remarkably intact, remaining true to its original form with its attractive grass courtyard and sundial. The original Elizabethan façade has been the subject of a number of embellishments but the architectural detailing remains largely that of a 16th century manor house. Although the Court is now subdivided into several residential units, it is considered that due to the retention of its historic architectural features, sensitive landscaping and its now mellowed stone, the Court undoubtedly retains a sense of grandeur and significant architectural integrity

It is essential that development and alterations respect the architectural and historic character and setting of this important listed building. Further subdivision of its curtilage should be avoided and any proposals for garden buildings and any hard and soft landscaping works will require careful consideration to ensure that the works are sympathetic to the building's setting.

Adjoining Siston Court are a number of other historic buildings and stone walls which include the 19th century Well House as well as the considered 18th century “pepper-pot” lodges. Along with the parkland the lodges may also have been influenced by Sanderson Miller as with their ogee-shaped roofs and door heads and Gothic Revival windows alternating with cross-loops, the lodges are very much in Miller's style. The design of The Grange (19th century) which was once the former nurseryman's house also draws heavily from this style.



The Denny family's coat of arms displayed on the bay windows at the gable ends of Siston Court - as depicted on Kips' engraving (page 5).



The empty first floor niche at Siston Court - again identifiable on Kip's engraving.



The Grange (Circa 19th Century). - The former nurseryman's home in the Gothick Style.



The entrance courtyard of Siston Court.

The contribution of the surrounding buildings and structures make to the setting of the Court is significant and so they need to be carefully managed to ensure that their historic relationship to the Court is not compromised

Some recent development involving the erection of unsympathetic extensions and structures; the use of inappropriate walling materials and planting; encroachment of residential curtilages, erection of inappropriate boundary treatments, and the formation of new access tracks in adjoining pasture and parkland has harmed the setting of the Court and its associated historic buildings. There is a need not only for careful control over any further alterations but the harm caused needs to be reduced by securing enhancements where possible.

Preservation and Enhancement Strategy

- ▶ *Ensure any new development or alterations do not harm the historic or architectural character or appearance of the buildings or their setting.*
- ▶ *Resist any further subdivision of the curtilage of the Court's grounds*
- ▶ *Resist the extension or encroachment of residential curtilages or other inappropriate uses into adjoining parkland and open fields.*
- ▶ *Preserve the landscape setting of the Court by resisting inappropriate alterations and uses harmful to its character.*
- ▶ *Serve an Article 4 Direction to better control development which may harm the character and setting of the Court and associated buildings by removing residential and minor operation permitted development rights.*
- ▶ *Protect important views and setting of the listed buildings and the Siston Conservation Area.*
- ▶ *Through negotiation with landowners secure the replacement of unsympathetic boundary treatments and inappropriate planting as part of any further proposals for development within the historic curtilage of the Court.*
- ▶ *Protect, enhance and promote the existing Public Right of Way network as a recreational resource. This may help attract funding to manage other landscape features. Any replacement routes should also be logical and easily identified.*
- ▶ *Encourage the removal of visual clutter by putting overhead power-lines and cables underground.*



The Sundial within the front courtyard.



A development of stables within the curtilage of Siston Court with its associated landscaping has failed to respect character of the area. Similar developments should be resisted due to harm to the green setting of Siston Court.



Cast iron gates and over throw with lantern at St Anne's Church



One of the monuments within the graveyard at St Anne's Church



Date stone to rear of St Anne's Church indicating possible date of restoration

2) Siston Hamlet, Church, outlying farms and Siston Lane

The character of the hamlet of Siston has survived relatively untouched by modern development. It comprises of a scatter of properties clustered but well integrated into the lower land within Siston Brook Valley. The hamlet features a mixture of domestic scale cottages in the vernacular style and ancient barns constructed of mainly coursed and random rubble lias stone with either clay pantile or slate roofs. The cottages have simple proportions and detailing with timber side hung casements or sash windows. An exception is the former Rectory which is positioned directly to the south of the Church. Its Georgian formality with classical proportions and detailing contrasts with the simplicity of the rest of the hamlet and identifies the building as one of status.



The Rectory (Circa early 1800's) Siston hamlet.

The 12th century Church of St Anne lies between the hamlet and the Court. It is positioned in a prominent and picturesque setting surrounded by a backdrop of open fields and acts as a focal point to the hamlet. The churchyard also offers good views of the surrounding area and contains many interesting tombstones. The 1839 Tithe Map shows that the modern church hall stands in the former gardens associated with the Church.



St Anne's Church has its origins in the 12th century.

The historic farms of Northmead and Overscourt with their associated barns occupy the higher reaches of the Valley, above the hamlet. A number of the former barns have been converted for residential purposes. It is essential that any alterations to the barns and outbuildings retain and reinforce their rural and historic character. Extensions and alterations which would give a more domestic character or harm their setting will be resisted.

It is important that the existing special characteristics of the hamlet are preserved and particular care is needed to ensure that development proposals or alterations are sympathetic ones. It is considered that if new development did not respect and adhere to the informal layout, low density and modest scale of the Conservation Area then it would have a significant detrimental affect on its character and appearance and directly undermine one of the core reasons for its designation as a conservation area.



Northmead Farm.



Views along Siston Lane bounded with grass verges.

Siston Lane runs through the centre of the Conservation Area and is a narrow, twisting country lane characterised by sharp bends and largely enclosed by a combination of hedgerows, grass verges and stone walls. The many sharp bends add to the informal character of the lane and provide interest by giving a changing sequence of views and surprises. This informal and enclosed character makes a significant contribution to the remote and idyllic ambience of the area.

Many of the roadside hedgerows would benefit from better management to retain their enclosure of the road. Maintenance of the grass verges and stone walls should also be encouraged as they are also showing signs of neglect and in some places the stone walls are now completely obscured by overgrown hedges and roadside verges.

The creation of new field entrances has contributed to a loss of the enclosed character of the lane. Proposals for additional openings will be resisted unless they included enhancement measures to restore the sense of enclosure.



Although a number have been extended, the cottages within the hamlet are of modest scale and proportions.



Although the cottages are of a simple vernacular, some have been embellished by such features as door surrounds.

The attractive narrow 19th century stone bridge known as St Anne's Bridge, is currently threatened by potential increases in traffic volumes as development increases within the surrounding area. The bridge is considered a fine example of an 18th century stone-built bridge which has survived in its original narrow and curved form unaffected by unsightly highway improvements or safety measures which have often blighted similar bridges. The retention of St Anne's Bridge in its historic form should be an important part of the preservation strategy because along with the intrinsic heritage value of the bridge, it acts as an attractive entrance to the south of the village. Therefore in the planning of any development growth areas, the potential for increased traffic along Siston Lane will need careful consideration in order to ensure that the existing problem of through traffic is not exacerbated.



St Anne's Bridge.

Overall, Siston Lane makes a significant and positive contribution to the conservation area and it is important that its narrow, informal and enclosed character is preserved.

Preservation and Enhancement Strategy

- ▶ *Retain the informal and low density pattern of development by protecting open spaces around and between the existing properties.*
- ▶ *Ensure any alterations and extensions are sympathetic and respect and maintain the traditional character and setting of the of the property and conservation area.*
- ▶ *Seek to restrict any future increases in traffic volumes to maintain the pleasant informal country charm.*
- ▶ *Ensure highway works are sympathetic to the character. Avoid use of kerbs, traffic signs and road markings to retain the rural character.*
- ▶ *Maintain enclosure to the road by resisting the widening or formation of new accesses or the loss of stone-walls and hedgerows.*
- ▶ *Care is needed to ensure the verges and grassed areas keep their informal character. Manage grass highway verges so existing roadside walls are visible and this could also help improve pedestrian use of the lanes*



When considering residential extensions care must be taken to ensure the resultant design and scale remains in keeping with the historic character of the area.

3) The former parkland, fields, woodlands and Siston Brook.



Scots Pine trees set within more native species tree belt is a sign of a once managed landscape. Note also recent planting within foreground that will help provide greater levels of visual enclosure.

The Tithe Map of 1839 recorded land to the west of the Court as a mixture of plantations and parkland. Although little of this remains, the remnants of a parkland style landscape survive and its open character contrasts greatly with the agricultural fields to the north and east of the Conservation Area. The overgrown ponds to the rear of the Court and a line of Scots pine trees which are now set within a native tree belt along the western Conservation Area boundary (the Long Plantation) are also considered surviving features of a managed parkland landscape. This tree belt also helps screen the east Bristol suburbs and enclose views within the Conservation Area which contributes to the sense of remoteness and rural tranquillity which is a fundamental characteristic of the Conservation Area. The consolidation and extension of the western boundary planting should be part of a long term enhancement strategy. Elsewhere further tree and hedge planting will be encouraged along the northern and eastern boundaries to help improve levels of screening and visual enclosure.



The tree belt along north-western boundary helps screen views out of the Conservation Area.

of visual enclosure and careful consideration of the planting species, density and siting of any future planting will be needed to ensure important views in and around the Conservation Area are not lost as the planting matures.

The land to the west and south of Siston Court is largely within the ownership of Forestry Enterprise and approximately 70 hectares of woodland has been planted along the upper valley sides of Siston Valley. In the long term the planting will strengthen the landscape framework of the locality, but at the same time it will change the degree



One of the overgrown ponds to the rear of Siston Court in need of restoration.



A Forestry Enterprise plantation adjacent to Hanging Wood.



One of many glimpses of Siston Court. The preservation of these occasional and limited glimpses are important.



Views down towards the hamlet - the lack of management is reducing the enclosure afforded by the hedges and the stone walls on both sides are also disappearing due to overgrowth and rising verges.

To the north and east of the Conservation Area the enclosed fields are used for a mixture of agricultural and recreational uses. On the eastern side of the Conservation Area, a number of fields have been subdivided for horse related uses resulting in the ad hoc development of sheds and variable maintenance of boundaries. The cumulative effect of this and the associated infrastructure of stables, access tracks, exercise areas and jumps, has an adverse impact upon the open character of the landscape. However the visual harm has been largely contained and the wider character of the Conservation Area has not been overly affected. The pressures for recreational use of the land within the Conservation Area are likely to increase over time and this could result in far more visually prominent areas being used for recreational purposes. To help avoid any significant diminution in appearance and special character of the Conservation Area a more considered approach is required to control materials, siting and landscaping. As part of this process, the preparation of a development brief could help guide recreational development away from the most sensitive areas. More over serving an Article 4 Direction to remove permitted rights for the minor operations of erecting boundary treatments and creating vehicular access points onto unclassified roads would help preserve the rural and undeveloped character of the areas of the Conservaton Area that are or will be effected by horse- related developments.



Stables and fencing to subdivide fields - the visual consequence of horse related development can be detrimental to the open character of the conservation area.

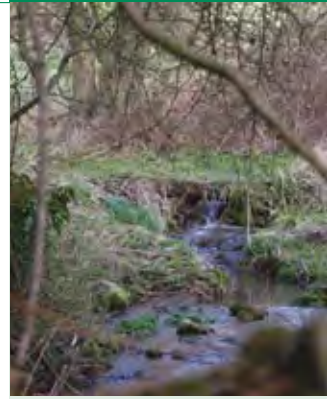
The network of public footpaths which cross the open fields and parkland provide attractive vistas that allow the rural and unspoilt setting of Siston Court and the hamlet to be fully appreciated. These important views need to be protected from any intrusion either by development within the Conservation Area or in areas where it would impinge on the skyline.

The footpath network and parkland also provide a popular recreational resource and with an anticipated growth in local population, the pressures placed upon

it will increase. The most evident consequence of its popularity is the on-street parking to the west of the Conservation Area. To avoid this increasing to a level that would impinge into the Conservation Area’s sense of tranquillity, as part of a preservation and enhancement strategy, there is a need for a sensitively designed and sited car park within the Forest Enterprise Land to the south-west of the Conservation Area. Greater links to the surrounding network of footpaths including the Community Forest Path which runs to the west of the Conservation Area could also help reduce vehicular traffic.

The character of the parkland and fields are enhanced by landscape features such as the copses/tree belts and a number of special historic features. The copses are generally suffering from a lack of management and in the case of Primrose Wood, this could be extended to help screen the unsightly Wales and West gas installation. Additional hedge planting would also help improve the landscape character, especially by replacing the field hedges which have been lost.

The water management system was based on the upper reaches of Siston Brook and its tributaries. As part of its management system, a series of weirs, sluices and pools were constructed to control the flow of water through the landscape. Historic records show the system was far greater than what survives today, but the various ponds, pools, bridges, weirs, sluice gates and wells which do survive are elements of significant historic interest and their repair and where possible reinstatement should be the subject of further investigation to secure their future. There could also be an increasing environmental argument to restore the water management system, as not only will be help enhance bio-diversity but it would also improve the ability of the area to store and absorb water helping to offset predicted effects of climate change and extreme weather events.



One of the many weirs that form part of the management of the upper reaches of Siston Brook.



The unsightly gas installation would benefit from greater screening.



Primrose Wood - an important landscape feature but suffering from lack of management.



St Anne's Well - no longer functions and due to lack of maintainance is being lost to overgrowth.Its restoration needs to be encouraged/ secured.



*Siston Brook -
meandering past
Gibbs Lane.*

Preservation and Enhancement Strategy

- ▶ *Encourage additional tree and hedge planting around the Conservation Area boundaries to help enclose the existing views out of the Conservation Area. Further sensitive planting to better integrate unsympathetic development such as the gas utility station*
- ▶ *Serve an Article 4 Direction within the eastern part of the Conservation Area to help control the visual impact of the recreational use of former agricultural land by removing permitted development rights to erect fences and form vehicular access points.*
- ▶ *Seek to prepare a Development Brief to help guide recreational development away from the most sensitive sites within the Conservation Area.*
- ▶ *Work with Forestry Enterprise to help provide and maintain the nature walkway routes for public and provide a sensitive parking area to help relieve the parking pressures within the Conservation Area.*
- ▶ *Investigate and seek to secure sources of funding to help restore the surviving water management features.*
- ▶ *Provide informative and sensitively designed markers to aid legibility of the landscape and historic features.*
- ▶ *Proposals for recreational uses need to be sensitive to landscape character and include appropriate landscape mitigation and enhancement measures.*
- ▶ *Ensure new farm and other buildings/structures are appropriate in scale and sensitively designed, sited and landscaped.*
- ▶ *Ensure any new tree planting is appropriate in terms of species and layout and is sympathetic to historic character and setting.*
- ▶ *Seek to secure funding from new developments within the locality (through S106 agreements) to help restore the surviving water management features and other landscape features as part of the promotion of the area as recreational resource which can provide multi-functional benefits*



Views of Siston Court and Siston Conservation Area from Shortwood Hill.

Keeping and Enhancing the Character

Great care needs to be taken when considering changes within the Conservation Area and beyond where the setting may be affected. The cumulative impact of often quite small changes by property owners such as using wrong details or materials, unsympathetic extensions, erosion of walls and loss of trees can harm the unique character and downgrade the area. Similarly, insensitive changes to the verges, opens 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 Siston 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, landscape and their setting as follows:

1) Preserve and reinforce the historic character

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

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

New development or alteration needs to be in 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 historic features, views or archaeology.

3) Minimise the impact of existing modern development

Enhancement proposals should seek to reduce the impact of modern development by using planting and natural stone walls to help soften the impact of intrusive features and create a sense of enclosure and place, although important views need to be protected.

4) Preserve and reinforce the historic landscape

By encouraging the retention (or replacement of trees where appropriate), hedges, stone walls, field patterns and other landscape features. With particular regard to trees, the siting, species and density of will need to be appropriate to the character of the immediate and wider character.



A roadside stone wall on Gibbs Lane which is being lost because of a lack of management. The visual loss of these walls diminishes the quality of the environment.



An example of an ornamental structure out of character with its context. The open and rural character of the Conservation Area should be protected in all work - even if planning permission is not required. If you are unsure about the impact of your proposals - please ask a Conservation Officer for advice.



Along with materials and scale, attention to detailing is also important to preserve the historic character.



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 15th March 2010. The amended Siston Conservation Area boundary was also designated on 15th March 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. Those proposals, failing to give due weight to the guidance in this SPD, 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 September and November 2009 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
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Telephone:
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Email: **Conservation@**
southglos.gov.uk

Further information from
[www.southglos.gov.uk/](http://www.southglos.gov.uk/ConservationAreas)
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