

BAMPTON CONSERVATION AREA MANAGEMENT PLAN

The appraisal has identified the architectural and historic interest of the area and the other special qualities defining the character and appearance of Bampton Conservation Area. In order to preserve the elements that make the area worthy of designation, the area will require some active management.

PRESERVATION AND ENHANCEMENT

There are a number of negative elements that detract from the appearance of the conservation area. These will require action by the Authority to either preserve parts of the town's built heritage or to enhance parts of the public realm.

The delapidated listed house at 1 Fore Street (photo 46) and outbuildings at the rear of White Horse detract from the appearance of this part of the town. Ownership should be investigated and the owner(s) approached to negotiate essential repairs. If negotiations fail then legal action through either the listed buildings legislation or an untidy land notice should be pursued.

Several shop premises on Castle Street are either empty or looking neglected, lacking the vitality of the commercial properties along Brook Street. Ascertaining the future intentions of the individual owners, and encouraging some improvements or re-use where appropriate is recommended.

Overhead wires detract from the appearance of many parts of the conservation area (photo 47) for example Briton Street especially around the Toll House, Brook Street, Frog Street and Castle Street. The possibility of undergrounding should be investigated in conjunction with Western Power Distribution, BT and Devon County Council. (See section on enhancement below).

The front boundary of the telephone exchange on Frog Street has post and wire fencing along one section. This is inappropriate in the context of this lane with its characteristic stone boundary walls providing almost continuous frontages. BT should be approached to see if the company would be willing to construct a stone wall.

The stone lined channels along Brook Street have a few displaced stones and several sections have only a sluggish trickle of mud. Ownership and responsibility for these channels within the highway, is likely to lie with Devon County Council. The County Council should be approached to see if there is scope for some repairs and improvements.

It is recommended that English Heritage be approached to request a resurvey of the town bearing in mind the current existence of many unlisted buildings.

Preservation and Enhancement



46. 1 Fore Street



47. Overhead Wires



**48. Upvc windows
on commercial premises**



49. The Spar, Newton Square

Permitted development, unauthorised works, enforcement audits and Article 4 directions

The main threat to the quality of the conservation area is the cumulative impact of numerous alterations, some quite small in themselves, to the many historic but unlisted buildings in the conservation area.

A significant number of properties have inserted uPVC or aluminium windows and doors under residential permitted development. The replacement of windows and doors on unlisted residential properties is permitted development. Other alterations can be carried out on unlisted buildings without the need for planning permission. The Local Planning Authority can decide to remove certain permitted development rights within conservation areas using Article 4(2) Directions, to protect the area against the cumulative effect of unsympathetic changes. The type of features often covered by an Article 4(2) are windows, doors and roof materials on elevations fronting a highway, waterway or open space. This would require further work, to define the permitted development rights to be removed and define which part or parts of the conservation area should be covered, should it be decided to pursue the option of an Article 4(2) Direction for some or all of the Conservation Area. Local support for an Article 4(2) Direction needs to be ascertained through publicity and consultation for the appraisal and management plan.

Commercial and mixed use premises that do not benefit from such permitted development rights, have installed uPVC windows in the upper floors (photo 48) and may not have had planning permission for those alterations. There are also satellite dishes on the front elevations or on roofs and chimneys of houses that are not permitted development (photo 49). All these changes and additions, whether permitted development or unauthorised, are eroding the historic character and appearance of the conservation area. A systematic audit is recommended to identify unauthorised works and that follow up action be undertaken to get inappropriate, unauthorised features removed, wherever these have not achieved immunity against enforcement action.

Enhancement

Enhancement proposals are included in the adopted Local Plan First Review. The proposals include some planting of street trees or other greenery, although no specific locations were identified. The need for some undergrounding of overhead wires was also raised. If undergrounding was pursued there would need to be some replacement lighting columns since many of the existing poles also carry street lights. These proposals were intended to be carried out under the Council's Local Improvement Scheme budget, within the area shown on Plan 9. Although currently not scheduled for immediate implementation, funds have been earmarked. It is likely that there will be a review of prioritisation for the Local Improvement Schemes, particularly if there is strong local public support for the scheme.

Any enhancement scheme would require consultations to be carried out in order to draw up a scheme in conjunction with the local community. Co-operation from the relevant utility companies would be required to enable a scheme to proceed. Additional funding sources, for public realm enhancements should be sought to enable the most effective scheme to be implemented. Possible sources include Devon County Council and the Lottery.

DESIGN PRINCIPLES

Any new development proposals will be expected to preserve or enhance the character and appearance of the Bampton Conservation Area and comply with the relevant development plan policies (See Appendix 2).

Scale massing and height of new buildings will be expected to reflect those of the existing built environment of the immediate context or of the wider conservation area context.

Where new residential buildings are proposed, these should be of similar height, scale and mass as the surrounding residential properties. They should also reflect the typical terrace layout either at the back edge of pavement or with a shallow depth of garden frontage. Courtyard development accessed through a cartway style vehicular access may also be appropriate.

Where a traditional style of building is proposed, care should be taken to incorporate appropriate detailing typical of the town eg inclusion of chimneys, eaves patterning, window and door styles.

Where new houses have front gardens, boundary treatments should be based on the low stone or brick walls and/or metal railings typical of the area, but without necessarily copying traditional designs.

Appropriate external materials and finishes will be required on all new development within or affecting the setting of the Bampton Conservation Area. Traditional materials typical of the conservation area will be encouraged to complement the existing built heritage. Where modern materials are proposed these should harmonise with the colours and textures of the existing built heritage.

Extensions and alterations to existing buildings must follow the scale, proportions, detailing and materials of the existing property.

APPROVED CHANGES TO THE CONSERVATION AREA BOUNDARY

The conservation area boundary for Bampton was originally defined in November 1989. As in other conservation areas, the boundary has been reviewed to see if there are adjoining buildings, groups of buildings or green areas that should be included within the conservation area boundary, areas that should be excluded or any minor adjustments required due to later development lying across the boundary.

The following changes have been approved.

Additions

West Street (1-9) includes two terraces of 2 storey cottages probably 19th century although number 9 appears to be rather older. Also in this vicinity numbers 2-12 (evens) South Molton Road, are three pairs of early / mid 20th century brick and red tiled semi detached municipal houses with hipped porches to the frontages, in generous garden plots. In addition it is suggested that these two groups of houses can be linked with the visually important bank of trees fronting Lords Meadow Lane, once part of the railway land.

It is also suggested that the whole of the ancient monument site of Bampton Castle be included as it is all part of the historic interest of Bampton. The green space of the recreation ground has been identified as important to the visual context of the conservation area, in Chapter 4 of the appraisal.

In Frog Street there are three pairs of semi detached listed houses (numbers 25-35) that mark the limit of the built frontage on to Frog Street. These together with Highfields a modern detached property, have been included.

Deletions/amendments

At Kersdown Barton the boundary passed through a modern farm building south east of the farmhouse. The boundary has been amended in this locality to follow the line of the farm track that runs a few metres to the east of the original boundary.

The amendments are shown on Plan 10.