

SAMPFORD PEVERELL 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 Sampford Peverell Conservation Area. In order to preserve the aspects of the area worthy of designation, the area will require active management.

PRESERVATION AND ENHANCEMENT

Preservation

Preservation of the character and appearance of the conservation area can be achieved by control over works to existing buildings and by control over proposals for new development within and adjacent to the conservation area.

Permitted development, 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 various unlisted historic buildings in the conservation area.

A significant number of properties have had uPVC or aluminium windows and doors inserted using residential permitted development rights. The replacement of windows and doors together with 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 an Article 4(2) Direction to protect an area against the impact of unsympathetic changes. The type of feature often covered by an Article 4(2) Direction are windows, doors, roof materials, chimneys, boundary walls on frontages facing a highway, waterway or open space. This would require further work to define the permitted development rights to be removed and to decide whether it should apply to the whole conservation area or only certain parts. At the present time there is no clear support for an Article 4(2) Direction. However, the matter can be revisited if the Parish Council wish to pursue this option at a later date.

If an Article 4 (2) Direction is made then advice and guidance should be made available on the councils' website and in leaflets informing property owners and occupiers about the implications of the Direction and the reason for making it.

There are staffing and financial implications in applying these controls both in making the Direction and subsequent administration. The option of enlisting help from the Parish Council to identify existing alterations could assist the process. The appointment of a voluntary conservation area warden would enable subsequent monitoring of works within the Conservation Area in relation to any Article 4(2) Direction if it is made, to other owner works on property and trees, and could provide an initial advice point for residents.

There are few obvious cases of unauthorised works, so an enforcement audit is unlikely to be required for the area.

DESIGN PRINCIPLES

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

Where development or redevelopment is acceptable in principle then scale, massing, proportions 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. This does not mean that a pastiche would be expected. Good quality modern design can also make a positive contribution providing it is respectful to the architecture of existing buildings. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found in the village.

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

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

ENHANCEMENT

The corner between the churchyard wall and 3,5 Higher Town would benefit from some new hard landscaping, a new bench and perhaps a planter. There is also scope to pursue the possibility of undergrounding of overhead wires (see below) Information on land ownership would need to be ascertained. If it is part of the highway then any scheme would need to be drawn up in conjunction with the County Council as Highway Authority and could potentially attract some funding from the County Council as part of a wider scheme of public realm enhancement. (Photo 29).

The land west of the Village Hall is currently occupied by a portacabin used as a doctor's surgery. This provides a very valuable community service. Unfortunately this temporary building, together with a rather bleak car park to the front and a concrete post with wire mesh fence boundary, is an area of poor townscape that detracts from the appearance of the conservation area. (Photo 30) There is some screening provided by a hedge on the roadside frontage. The portacabin has permission to remain on site until August 2008 or until occupation of the proposed permanent surgery premises whichever is the sooner. A well designed permanent building on the frontage together with a landscaped car park to the rear will be encouraged as this would be a significant enhancement to this part of the conservation area.

Similarly the cleared vacant former garage site on the north side of Lower Town (part inside, part outside the current conservation area boundary) also detracts from the appearance of the conservation area. Development has started and will enhance this part of the conservation area (photo 31).

Overhead wires are an issue throughout the area, particularly along Turnpike and on the south side of both Higher Town (photo 32) and Lower Town. These could be identified in a programme of works to get these wires underground, negotiated with Western Power Distribution and Devon County Council. Their removal would require new lamp columns which should be of a design suited to the character and appearance of the conservation area.

The old highway signs at Turpike are in need of repair and refurbishment. The County Council has responsibility for highway signage and should be approached to suggest that these be sensitively restored as important features in the conservation area. Similarly the milestone on the Turnpike would also benefit from some gentle cleaning to improve its visibility.

There are two small schemes in the Local Improvement Scheme budget for sites in the conservation area including restoration of the church clock and the village pump.

ALTERATIONS TO THE CONSERVATION AREA BOUNDARY

The conservation area boundary for Sampford Peverell was defined on designation in March 1990. As in other conservation areas there is a need to review the current boundary to see if there are adjoining building, 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 property boundaries or later development lying across the boundary.

The following alterations to the boundary were approved and are shown on Plan 9.

Adjustments

Garden (part) at 1 Ford Orchard, Lower Town is a small area east of this modern house currently within the boundary. It is proposed that this be removed so that the whole property is outside the conservation area.

The verge east of 26 Higher Town is a pleasant green area with a traditional stone boundary wall. The area is currently partly inside and partly outside the Conservation Area. It is proposed that the verge and wall both be included in their entirety.

Additions

The area south of Turberfield comprises the curtilage of the listed building including tall stone walls above which trees can be glimpsed. (1)

The village recreation ground is a pleasant green open space with the tree lined historic Mill Stream running through. The Mill Stream is culverted beneath the access road into the car park and emerges close to the main road where it is overhung by a lime and a large willow tree. (2)

The garden east of 16 Boobery was outside the conservation area boundary. It is good practice to ensure the whole curtilage of a property is included within the boundary rather than having part covered by the designation and part not covered. (3)

The numbers in brackets refer to the sites numbered on Plan 9.

Preservation and Enhancement



29. Enhancement opportunity



30. Lower Town temporary doctors surgery



31. Lower Town former garage site



32. Overhead wires