

# Introduction

## Conservation Areas

Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1), by Local Planning Authorities. They are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest. In Conservation Areas, additional planning controls apply, to protect the existing street scene and encourage enhancement where appropriate. Conservation Area Appraisals and Management Plans whilst not normally adopted as part of the Local Development Framework (LDF), are nevertheless an integral part of the framework that guides development. They are expected to be the subject of community involvement in a similar way to LDF documents and should apply the relevant policy framework of the LDF to individual conservation areas. In the Local Development Framework Policy ENV11 Conservation Areas has supporting text that states :-

“The special interest of existing and proposed conservation areas will be appraised and each appraisal, together with specific proposals to preserve and enhance the conservation area will be published. This will be a material consideration in determining planning applications.”

## Conservation Area Appraisals

A Conservation Area appraisal is essentially an analysis of what makes it special. Many Conservation Areas do not have Conservation Area appraisals, despite their recommendation within Planning Policy Guidance Note 15 (Planning and the Historic Environment) that was produced in 1994 by the Department of the Environment (now the Department of Culture, Media and Sport).

Planning Policy Guidance Note 15 was cancelled in the spring of 2010. It has now been replaced by Planning Policy Statement No5 ‘Planning for the Historic Environment’ and its related ‘Planning Practice Guide’. There is greater emphasis on integration of historic environment management with the broader planning policy context. There is a need for a positive and proactive planning policy strategy for the historic environment in an area, so that as a heritage asset, conservation areas can contribute to the character of an area.



It is becoming increasingly important to have appraisals that define each Conservation Area's qualities in order to:

- ▶ understand what it is that should be protected or enhanced
- ▶ formulate effective policies
- ▶ make sensible development control decisions
- ▶ be able to justify the designation when making development control decisions and at appeal
- ▶ help residents, traders, council members, potential investors and other interested parties to understand the background to designation
- ▶ help potential developers to formulate their applications

This Conservation Area appraisal will assess the special characteristics of the Conservation Area.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal is divided into sections covering location, special architectural interest, special historic interest, character and appearance.

It should be noted that the omission of any particular building, structure, tree, wall, open space or any other feature from being highlighted within this character appraisal does not imply that it is not of special interest, nor is there an implication in such an omission that it does not make a positive contribution, or conversely a negative contribution, to the character and appearance of the Conservation Area.



# Planning Policy Implications

This appraisal, whilst not forming an adopted part of the Mid Devon District Council Local Development Framework is nevertheless an integral part of the framework which guides development within the Conservation Area and is a material consideration in the determination of planning applications.

All development affecting a Conservation Area is subject to determination against specific policies in the current Local Development Framework. Until replaced by a Development Management Development Plan Document, the saved policies with the Adopted Local Plan (Mid Devon District Council, 2006) will form part of this framework. Mid Devon District Council adopted a Core Strategy (Mid Devon District Council, 2007b) in July 2007, setting out the strategic framework for development in the district until 2026.

The following policies and accompanying text are those of particular pertinence to development proposals affecting Conservation Areas:

## **Adopted Local Plan policy ENV11—Conservation Areas**

“Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.”

It is the character of the whole area, rather than any individual building that is important to conservation areas. Policy ENV11 seeks a high standard of sensitive design within conservation areas to preserve and enhance their special character and appearance.

The special interest of existing and proposed conservation areas will be appraised, and each appraisal, together with specific proposals to preserve and enhance the conservation area, will be published. This will be a material consideration in determining planning applications.



## Core Strategy Policy COR2—Local Distinctiveness

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets through:

- a) high quality sustainable design which reinforces the character and legibility of Mid Devon's built environment and creates attractive places,
- b) the efficient use and conservation of natural resources of land, water and energy,
- c) the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty or adjoining the Area of Outstanding Natural Beauty or Exmoor and Dartmoor National Parks, the primary objective will be to protect the special environmental qualities of that landscape and its setting,
- d) the protection and enhancement of designated sites of national and local biodiversity and geodiversity importance. Development will support opportunities for protecting and enhancing species populations and the restoration, recreation, enhancement and linking of habitats to contribute toward the delivery of Biodiversity Action Plan targets, and
- e) the preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance.

The Conservation Area lies adjacent to the Bridwell Park Historic Park and Garden, therefore the following policy may also apply to development within the Conservation Area:

## Adopted Local Plan Policy ENV10—Historic Parks and gardens

In determining planning applications, there is a presumption that the character of historic parks and gardens or their settings will be preserved.



## Note

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# 1 Setting and location of Uffculme

Uffculme is a rural village located toward the eastern edge of the Mid Devon district and lying within the Culm Valley. The village sits on rising land to the northwest of the River Culm. In 2001 the population was 2361.

The Mid Devon District Council Landscape Character Assessment 2007 identifies Uffculme as being within a River Valley Meadows landscape. The surrounding landscape is typically pastoral with wooded areas on the higher ground to the south and southeast of the village.

Devon County Council Historic Landscape Characterisation shows nearly 50% loss of the field boundaries in the vicinity of the River Culm and the Mill Race. These losses have created a more open landscape from that which existed in the hey day of the industrial activity of the village and its surroundings.

Predominant land uses surrounding the settlement have changed little since the late 19th Century with post-medieval enclosures dominating but with medieval strip enclosures present to the south of the village on higher ground. There are large areas of parklands, particularly the registered Historic Park at Bridwell, to the west of the settlement. The conservation area centres on the historic core of the village—around the Church of St. Mary, Commercial Road and toward the Coldharbour Mill.

The Mill Race and River Culm form the southern boundary of the conservation area, incorporating an area of open countryside and recognising the importance of these watercourses on the shaping of the character of the settlement.

- ▶ Uffculme is shown in the context of its surroundings on Map 1
- ▶ The conservation area boundary is shown on Map 2



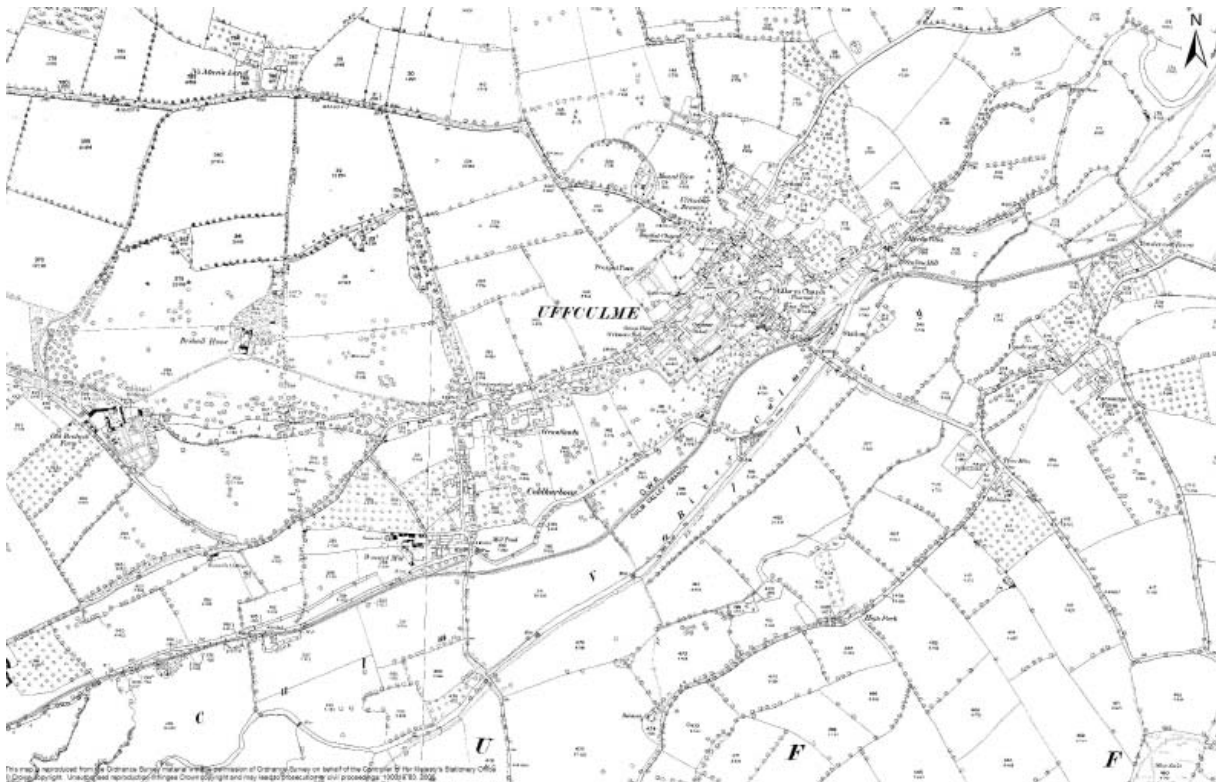


# Summary of Special Character

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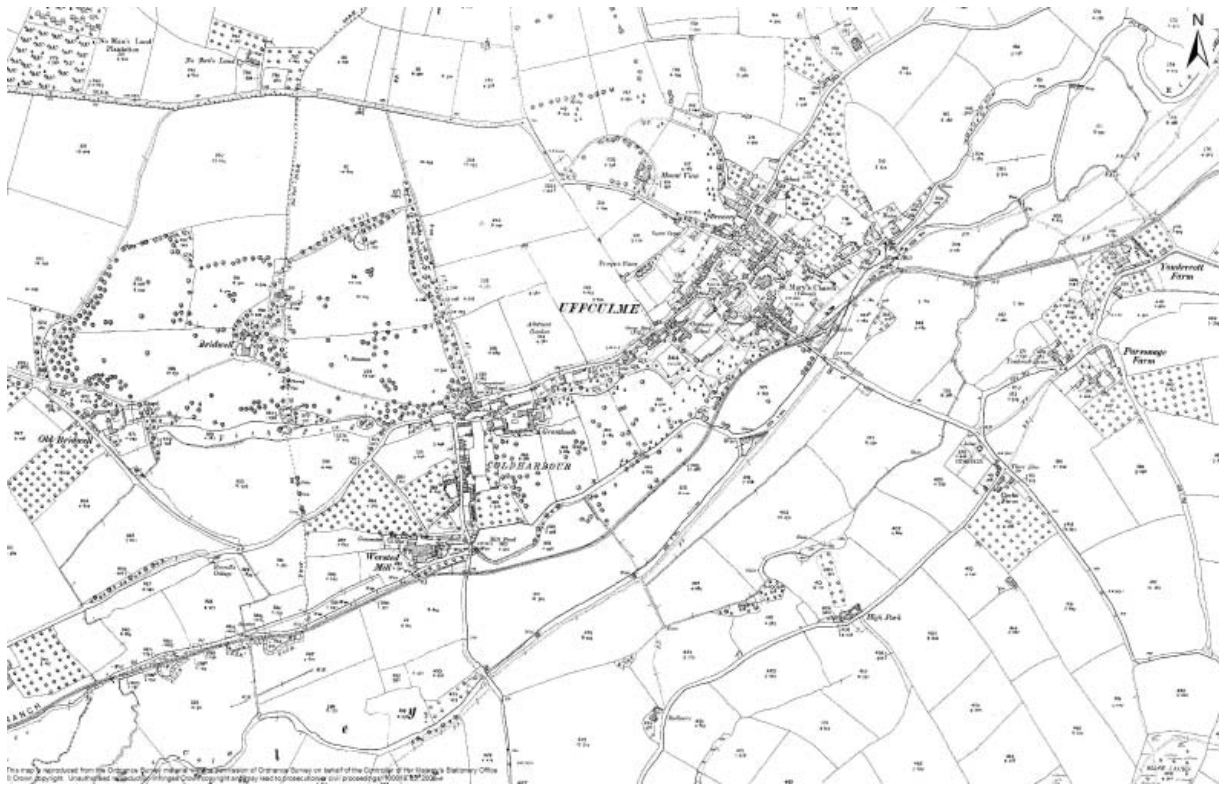
This appraisal aims to define the character of the Conservation Area of Uffculme by assessing both the built and natural environment within and adjoining the existing boundary.

Whilst there has been recent development in other parts of the village, the physical layout of the Conservation Area has changed very little since the end of the 19th Century as can be seen on maps 3 and 4.



Map 3 1880's - 1890's OS Map





**Map 4 1904 - 1906 OS Map**

The retention of this historic layout, narrow in form and with much road fronting development gives the village definite areas where a sense of enclosure is prominent.

It is the spaces between buildings which give the village its unique identity.

Buildings of higher status and dating to the late Georgian and Victorian periods retain original features and are an aesthetically pleasing contribution to the settlement.

Views toward high ground at Slow Jack's and Gaddon Wood give the Conservation Area a connection with the rural surroundings.

There are distinctive sub-areas within the village, namely at The Square, Grantlands and around Coldharbour Mill. These areas, located evenly throughout the Conservation Area provide for transition as one moves from one side of the village to the other.







**Figure 1** 1946 - 1949 RAF Aerial Photograph



**Figure 2** 1999 - 2000 Aerial Photograph





**Figure 3** 1999 - 2000 Aerial Photograph



# Historic and architectural interest

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## Archaeology

The archaeological background set out below is based on the information held in the Devon County Council Heritage Environment Record.

The name Uffculme is likely to have derived from a family name i.e. Uffa's farm on the Culm. The Culme element perhaps referred to the calm and unhurried waters of the River Culm.

The estate of Uffculme had been granted to Glastonbury Abbey by King Æthelwulf in 839-855.

There are no Scheduled Ancient Monuments in the Conservation Area

Uffculme village has strong origins of an industrial background, rather than the traditional farming origins of many Mid Devon villages, although agriculture has still played a crucial role in the village and parish as a whole.

No archaeological sites dating to the pre-historic or the Romano-British periods have yet been recorded within the conservation area. However, two prehistoric rectangular enclosures, an Iron Age coin and a possibly Neolithic greenstone adze have all been recorded within 2km of the conservation area. In addition, an ancient ridgeway comprising a slightly curving continuation of existing lanes, roads and field boundaries passes through the parishes of Uffculme, Holcombe Rogus, Burlescombe and Culmstock. This ridgeway is crossed by a Roman road which is broadly aligned with the present A38.

The lack of prehistoric and Romano-British finds is probably due to the paucity of archaeological investigation in the area, rather than a lack of activity, given the finds in the surrounding area.

Existing evidence of Medieval occupation of Uffculme lies with the St Mary's Church, the Shambles in the Square and with stone abutments present in the existing bridge on the south side of the conservation area, signalling a medieval crossing route.



## Archaeological Potential

Uffculme's established success in the woollen industry ensured the town survived and grew from the medieval period. Documentary evidence indicates the industry was at its height in the middle of the 18th century, with two mills continuing works into the early to mid 20th century. To date, no archaeological evidence has yet been recorded in the conservation area dating from the prehistoric to the post-Roman period but this probably reflects the paucity of archaeological work undertaken in the area. Historic maps indicate that the area may contain evidence for former field boundaries, which provide important evidence for early land division. The water courses may contain preserved waterlogged deposits. Buried evidence for former buildings or structures may also be present and these may also be affected by any development within the historic core. The settings of Grade II listed buildings located within the Uffculme conservation area and its surrounding environs may be impacted upon by any development, and this potential impact along with buried archaeological deposits should be considered at an early stage in the design and layout of any new development within the conservation area.

## Coldharbour and Town Mills

The sites of two mills lie within the conservation area - Coldharbour and Town Mills. The existing Coldharbour Mill at the western edge of the conservation area is first recorded in 1707 as a paper mill. Following a flood in 1753 it was rebuilt as a grist mill. The mill was purchased by Thomas Fox of Wellington, a local manufacturer of cerge flannel and in 1799 he built a brick and stone factory on the site. Until 1981 when the factory was closed, Messrs Fox Bros continued to operate the mill for yarn spinning. Today the mill continues to operate as a working museum, providing a tourist attraction for Mid Devon.

The Town Mill was located at the north eastern end of Mill Street and was a water powered grist mill. Records survive of occupancy between 1850 and 1926. It is likely that milling on the site dates back prior to this and was once called 'Uffculme Mill'.



**Figure 4**  
Coldharbour Mill today



**Figure 5**  
Historic image of Coldharbour Mill

## The Railway

On 29th May 1876 the Culm Valley Light Railway opened for operation. Built by local enterprise, following the launch of the project on 15th May, the railway ran from Tiverton to its terminus in Hemyock and was run, and eventually owned by the Great Western Railway.

The main railway station for the village was located just outside of the existing conservation area boundary, to the north of the B3440 adjoining the site of 1-17 Denners Way. A halt was added to the south of Coldharbour Mill in 1929. The arrival of the railway allowed for school children to attend the middle school in Tiverton, for adults to work in Exeter, Taunton and Tiverton and for trade levels to increase and be dealt with on a wider basis.



**Figure 6**  
Uffculme Station c 1905



**Figure 7**  
Uffculme Station c 1935

Today, the bed of the railway line provides a footpath between Coldharbour Mill and Bridge Street, following the mill leat and mill race.





## Architecture

Much of the architecture within the Conservation Area is vernacular in style, with stone being a prominent building material. This has typified itself in modest cottages, primarily with slate roofs and casement windows, although some have been rendered. The majority of buildings front directly onto the highway, or with little front garden area. Figures 8 And 9 below give examples of this architecture. In general buildings are two storey in height, although overall scale varies greatly, tending to be more modest at Coldharbour and along Mill Street, with larger buildings sited in the vicinity of The Square.



**Figure 8**  
No. 22 The Square



**Figure 9**  
2 - 7 Chapel Hill

Properties along the upper parts of Chapel Hill tend to be centred in larger plots, rather than road fronting; These varieties in scale and setting within the plot give a sense of prosperity to Chapel Hill and The Square and the other larger buildings dotted throughout the Conservation Area.

The proportion of brick buildings within the Conservation Area is limited with no specific area of prominence, suggesting piecemeal development through times of changing style. Brick buildings do however, tend to be of larger proportions than their built stone counterparts. Note that both buildings shown below in figures 10 and 11 have arched windows, suggesting similar construction dates.



The Square is dominated on its northern and eastern sides by imposing Georgian and early Victorian buildings, some of which are listed. Sash windows are prevalent and the buildings are primarily rendered with painted finishes.

The few decorative door surrounds and porches that do survive are generally found on the higher status buildings and range in terms of the level of decoration. By being comparatively uncommon they are important features and add interest to the street scene.



**Figure 10**  
The Old Brewery



**Figure 11**  
No. 4 The Square



## 4 Architecture feature details

There is a variety of differing window styles within the Conservation Area, reflective of the differing architectural styles.

Sliding sash windows can still be seen on many of the higher status buildings, although much of the original full complement has given way to modern uPVC replacement units, at the expense of character and appearance.

Of the remaining sash windows, they are primarily multi-light hornless windows as demonstrated at figures 12, 13 and 14, although they vary in terms of total number of lights, overall proportions and the position of the opening element.



**Figure 12**  
Southern elevation first  
floor window.  
Beech House,  
Commercial Road



**Figure 13**  
Ground floor window of  
former George Inn,  
Commercial Road



**Figure 14**  
Windows on eastern  
side of  
Ayshford House



Later, Victorian style sash windows are less prominent in the Conservation Area, although can be found along Bridge Street and Fore Street.

Side hung casements, with either timber or metal frames are prominent throughout the Conservation Area, particularly on old workers cottages. As shown at figures 15 and 16. They appear either two or three sections wide and vary in the types of glazing bars used.



**Figure 15**  
Casement window at  
12 Commercial Road



**Figure 16**  
Casement window at  
24 Commercial Road

Examples of more decorative windows are present along Bridge Street, Ayshford and a more decorative, modern example at Grantlands. These are shown at figures 17, 18 and 19. The variety of window types helps to give each area its own character, with the streets leading toward the sites of the mills within the village having the smaller casement windows and the areas of previous prosperity being typified by the larger sash windows of the Georgian, Victorian and Edwardian periods.



**Figure 17**  
Latticed single light window on eastern  
elevation of Ayshford



**Figure 18**  
Window on outbuilding to the  
south east of 4 Bridge Street



**Figure 19**  
Windows and doors to  
4 Grantlands

All of the brick buildings within the Conservation Area were constructed using a Flemish Bond and almost all have some degree of decoration. This has primarily been achieved with the use of lighter coloured bricks to accent windows and doors as illustrated at figures 20 and 21.

The Old Brewery on the corner of East Street and High Street occupies a particularly dominating position within the village, with its four storeys towering above the surrounding buildings and lying on higher ground than much of the Conservation Area, save for Chapel Street and Clay Lane. The polygonal corner of the building is a feature unseen anywhere else within the Conservation Area making the surrounding area of particular visual interest.



**Figure 20**  
Brick detail at the top of front tower of  
Poynings Chapel Hill (listed building)



**Figure 21**  
Polygonal corner of the  
Old Brewery High Street  
(see brick detailing at top of tower)





# Listed buildings

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There are 17 Individual listings for buildings and structures of architectural or historic interest within the Conservation Area.

Of these listings only two, the Church of St. Mary on Bridge Street and Coldharbour Mill at Coldharbour, are grade II\* listed and with no grade I listings within the Conservation Area.

The location of the listed buildings can be seen on Map 5.

Of particular interest, Ayshford House dates to 1701 and is the earliest brick building in Devon having been originally built as a school. It occupies an imposing L-shaped position on the corner of Commercial Road and Markers Road. The building has been converted into 15 flats and much of its original interior layout has been lost. Figure 22 and figure 23.



**Figure 22**  
South East facing elevation of  
Ayshford House



**Figure 23**  
Ayshford House from east



However, as stated in the listing for the building it makes “a major contribution to the village scene” Also of interest is Grantlands, a grade II listed house with associated outbuildings, most likely designed by John Hayward and built in 1864-1865 with random rubble limestone and Beer stone dressings. The house was used as a convalescent home for British troops following the outbreak of war in 1939 and was later used as the base of the US 17th Field Artillery Observation Battalion prior to their deployment for the D-Day landings. Following World War II the buildings of Grantlands were converted into individual dwellings and apartments, however their external character largely remains and the main building “presents a dramatic and craggy outline towards Commercial Road, and makes an important contribution to the visual quality of Uffculme village”

Grantlands retains a sub-character very different from that of the rest of the village. Figure 24.



**Figure 24**  
Eastern elevation of Grantlands



**Figure 25**  
View of the west of the  
Church of St Mary

The spire of the Church of St Mary, on the corner of Bridge Street and Fore Street, is prominent from many locations within the Conservation Area and surrounding landscape and the church signifies the historic core of the village. Figure 25.

The earliest part of the church is the western part of the north arcade which has three pointed arches rising from circular columns with chamfered bases and moulded capitals and dates to the 13th Century (Uffculme Local History Group, 1988). Additionally, the double cast iron gates and ashlar gate piers forming the entrance to the churchyard are listed in their own right.



## Important unlisted buildings

Many of the buildings within the Conservation Area whilst not listed, are considered to be of historic and/or architectural quality and/or form a particularly integral part of the character of the area. (see map 6)

Along Coldharbour there are many workers cottages associated with the operation of the Coldharbour Mill in the 18th and 19th Century.



**Figure 26**  
Nos 57 - 67 Coldharbour



**Figure 27**  
Cottages along Mill Street

Of particular merit are the L-shaped group of dwellings at 57—67 Coldharbour (see figure 26). A date stone bearing the year 1847 can be seen on the front elevation of number 65. The cottages remain largely unaltered on their front facades, with no uPVC replacement windows or porches and provide an impression of space in the street in contrast to the narrow stretch of Coldharbour to the north with its road fronting cottages.

Cottages associated with The Town Mill along Mill Street are also of importance (see figure 27). They provide a sense of enclosure along the street and retain many of their original features, with those at the eastern end still having arched doorways. With long back gardens nearly reaching the River Culm the properties have retained a vernacular quality, largely free of additional development and provide an attractive view from the top of Kitwell Street.



The row of stone cottages at 9-19 Coldharbour (odd nos. only), lying perpendicular to the road and accessed by an opening in a brick wall provide a public glimpse of a peaceful private space (see figure 28). Unusually for Uffculme the cottages feature ground floor bay windows, facing south across the only garden space and with views of Gaddon Wood. Like most buildings at Coldharbour they are most likely workers cottages associated with the Mill but their position allows them to retain a significantly higher degree of privacy than most buildings within the Conservation Area.



**Figure 28**  
Nos 9-19 Coldharbour

Culmcott and Culmside (see figures 29 and 30) are two imposing residential properties lying in adjacent plots at the end of Mill Street. They appear in stark contrast to the modest workers cottages which otherwise dominate Mill Street and are perhaps a remnant of the previous prosperity of the specific locality. Occupying large plots and set back from the road the dwellings provide a large stature backdrop to the tranquillity of the River Culm and the public footbridge which appears at this point. Their facades appear relatively intact although casement windows on Culmcott are likely replacements for original sliding sashes.



**Figure 29**  
Western elevation of Culmside



**Figure 30**  
Southern elevation of Culmcott



# Townscape detailing

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Specific features of the townscape, be they large or small scale combine to give the village its specific character. These features, whilst not necessarily appreciated individually on a daily basis nevertheless are representative of the village.

Bridge Street presents evidence of historic surfaces along its western side in the form of a strip of random setts approximately 50cm wide (see figure 31). These setts continue into the opening of a cartway at 11 Bridge Street (see figure 32). The setts give texture to the public realm and put the historic nature of the cottages which the adjoin into context. It is unfortunate that part of the feature has given way to concrete.



**Figure 31**  
Setts along Bridge Street



**Figure 32**  
Setts within cartway at 11 Bridge Street

Evidence of further cartways within can be seen throughout the village, be they still open or enclosed with timber doors. The locations of these is shown at Map 7.

Much of the historic core of the village dates back to Georgian or earlier periods with only limited evidence of more modern development. The built in Victorian post box in the wall of 3 Coldharbour is a small remnant of the period.





The old butchers shop at 4 High Street (see figure 33) whilst no longer in operation presents several remaining features which enable it to retain the very definite character of its history. The wrought iron hanging bracket and pulley off which meat was lifted is highly visible on the approach along Chapel Hill and High Street.

Most of the street lighting within the Conservation Area is modern. However there are three more traditional standing lamps within the vicinity of Ayshford. These compliment the character of the house although of a later period than the original building (see figure 34).



**Figure 33**  
Hanging bracket and pulley at  
No 4 High Street



**Figure 34**  
Lamp post at Ayshford



## Boundary materials

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Random rubble, stone and red brick are the primary materials present throughout the Conservation Area for providing boundary walls. In particular stone is prevalent.

Map 7 identifies areas of specific boundary materials.

The majority of walls within the Conservation Area are below 1.5m in height and therefore limit the degree of privacy afforded by them.

The boundary wall at figure 35 is particularly imposing and affords Kitwell Street a strong sense of enclosure. It is unfortunate that additional development has occurred above the wall as this somewhat detracts from the stature of the wall in itself.



**Figure 35**  
Stone boundary wall to Poppies,  
Kitwell Street



**Figure 36**  
Boundary wall to east of  
No 4 Mill Cottages Coldharbour

Throughout the Conservation Area boundaries continue for relatively long stretches, as can be seen on Map 7, resulting in definite sense of enclosure and of cohesion and continuity.

Walls are primarily free of decorative features, save for the stretch of brick wall shown at figure 36 and the castellated stone wall enclosing the Baptist Church on Chapel Hill, shown at figure 37.



**Figure 37**  
Castellated wall at the Baptist Church,  
Chapel Hill. Note decorative wall tie

## 9 Shop fronts

Evidence of shop fronts can be seen throughout the Conservation Area, ranging from modern active fronts to historic disused fronts. It is recorded that in 1857 there were 12 shopkeepers in the village as well as 5 shoemakers and 5 tailors. 1939 saw the same number of butchers and bakers recorded in the village as in 1857—3 each although a greengrocers was not recorded until well into the 20th Century.

Perhaps the shop front contributing the most character to the Conservation Area is that at 4 High Street (figure 38). The shop front lies opposite the junction with Chapel Hill and provides an attractive view when on the descent of this hill toward the village. The shop front is intact, with little alterations made since the closing of the store as a butchers.



**Figure 38**  
Shop front at No 4 High Street

Evidence of a previous shop front can be seen at the The Old Bakery on East Street (figure 39). The front has been replaced with a domestic window demonstrating 3 sets of 8 light panels and little remains of the original shop front other than the cornice. However, the vernacular nature of the building allows for the sense of the shop front to be retained.



**Figure 39**  
Remnants of shop front at The Old Bakery, High Street

There is evidence of several shop fronts now disused in Fore Street, The Square and Bridge Street which along with the street name can be seen to reflect the historic importance of the village. The shop fronts, along with those in The Square, whilst primarily functional over decorative provide the area with a distinctive mixed commercial and residential nature and allow for the visual recognition of previous uses. (see figures 40 - 46)



**Figure 40**  
Disused shop front at 11 The Square



**Figure 41**  
Disused shop front at 12 The Square



**Figure 42**  
Disused shop front at 2 Fore street



**Figure 43**  
Site of previous shop front at 1 Bridge Street



**Figure 44**  
Active shop front at 9 The Square



**Figure 45**  
Site of previous  
shop front at  
2 Fore Street



**Figure 46**  
Disused shop front at  
10 Commercial Road



## 10 Street layout

It can be seen that the historic core of the village, with its narrow streets and close knit structure, and little visible open space surrounds the Church of St Mary at the top of Bridge Street and includes Fore Street, East Street and High Street before opening out into The Square. It is desirable to retain this original layout.

It can be seen that streets are generally narrow and straight, lying almost at right angles to one another and with defined road junctions. This traditional layout remains largely unaltered as can be seen at figures 47 and 48 depicting Fore Street.



**Figure 47**  
Victorian photograph looking along  
Fore Street from the east



**Figure 48**  
Modern photograph looking along  
Fore Street from the east





## Important trees and green spaces

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Given that both the River Culm, Mill Race and the Railway (Walk) have played such important parts in the prosperity of the village the spaces they occupy an essential part in the shaping of the character of the settlement. The river and railway walks separately link the two sides of the village from Bridge Street to Coldharbour, along equally tranquil paths.

These spaces, flat and wide, allow for views both back toward the settlement and toward the rising land of Slow Jack's and Gaddon Wood, emphasising the valley position of the area.

Within this area there are several groups of high amenity trees which contribute toward defining the transition between open countryside and the village.

Map 8 identifies important trees, both those with Tree Preservation Orders and without, and green spaces within the Conservation Area

## Views and Vistas

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The straightness of the roads within the Conservation Area allows for views within the built up area to be relatively long .

The views enhance the sense of enclosure afforded by the high density, road fronting building lines generally seen within the Conservation Area.

Long distance views from within the Conservation Area almost exclusively look to the south toward the higher ground of Slow Jack's and Gaddon Woods. Due to the settlement lying on land sloping up to the north, vice versa, views into the Conservation Area are also achievable primarily from the vicinity of these two woods.

These long distance views to the open countryside enable the village to retain its sense of place within the rural landscape.

Map 9 identifies views and vistas from within the Conservation Area.



## 13 Negative features and areas for enhancement

The predominant feature of The Square is that it is used as an informal car park. This erodes the visual quality of the historic core of the village and of the sense of enclosure of the area. High volumes of on street parking can also be found on Fore Street and along Coldharbour.

As with many conservation areas, there are patches of buildings with satellite dishes fronting the highway. Many of these are unauthorised. The dishes serve to erode the historic character of the Conservation Area.

There are several disused buildings within the boundary. These are invariably falling into disrepair and are becoming a visual blight on the landscape.

The Two Sisters Feed Mill on Bridge Street (previously known as Lloyd Maunders Feed Mill) has a great presence on the character and visual amenity of the village although it lies just outside of the Conservation Area boundary. With only one major route into the village, there is a proliferation of heavy vehicles passing along Commercial Road, through The Square and down Bridge Street. These vehicles serve to disrupt the otherwise tranquil character of the village by means of the large size and associated noise. The feed mill emits unpleasant smells on a regular basis which drift across the village and beyond and reduced the attractiveness and distinctive desirable character and quality of the Conservation Area and surroundings.

The 2m high green wire fencing which encloses the public car park to Coldharbour Mill forms an insensitive means of enclosure upon this important gateway to the village. The fence is out of proportion with the modest enclosures seen elsewhere in the village and is at odds with the character of the adjoining Mill complex.

Map 10 identifies negative features and areas of potential enhancement.

