

FORMAL CONSULTATION DRAFT SOMERFORD KEYNES CONSERVATION AREA BOUNDARY REVIEW – December 2017

Introduction

In tandem with preparing a Conservation Area appraisal for the Somerford Keynes Conservation Area the boundaries of the Conservation Area, as designated in 1989, were reviewed. This report sets out the proposed changes to the 1989 boundary and the reasons for those proposed changes.

Parkland south of Manor House – INCLUDE

An important open space that relates visually and historically to the Manor House, the Church and Somerford Keynes House. Map evidence shows this to have historically been parkland to the Manor House. Formerly an avenue of trees extended from the south elevation of the Manor House, terminating at the proposed southern boundary edge. Although the avenue has been removed, some mature trees survive.

There is a clear inter-relationship between the land and the surrounding listed buildings. To the Manor House just a low wall separates the two, containing an opening that would have led on to the avenue of trees. The western edge of the garden to Somerford Keynes House bounds the open space and features a ha-ha, designed to give the house a pleasing parkland aspect. A footpath leaves a point to the corner of the churchyard and diagonally crosses the land south of the Manor House. The proposed extension to the Conservation Area takes in an historic fish pond to the west, which most likely related to the Manor Farm complex.

The proposed southern boundary is drawn at the extent of the historic parkland, and then re-joins the existing Conservation Area boundary to the rear of Croft House.

For the above reasons, this area of land is considered to have intrinsic special architectural and historic interest. It is considered to be integral to the character and appearance of the village. Its value goes beyond a simple countryside setting, for which designation would not be appropriate. An extension of the Conservation Area boundary to include it is therefore proposed.



The Old Post Office – INCLUDE

This is a positive historic building currently just beyond the 1989 Conservation Area boundary. It retains a good degree of historic character – built in stone rubble, stone lintels, natural stone tile roof and historic brick chimney. Together with its outbuilding it forms a pleasing historic composition, and in conjunction with the Coach House opposite would reinforce the entrance into the Conservation Area. It is considered that this building would make a positive contribution to the special architectural and historic interest of the Conservation Area, and this justifies its inclusion. The revised boundary also proposes to include the verge opposite The Old Post Office and the small rear garden area of The Coach House, as well as the K6 Telephone Kiosk.



Garden Cottage – INCLUDE

This historic building currently lies just beyond the 1989 Conservation Area boundary. It is built in stone rubble, with a stone chimney stack and an interesting curvature to the rear wall line. The cottage has been re-roofed in a poor asbestos slate and has UPVC windows, but these alterations are reversible, and the building retains a clear historic form and character. Its location at the corner of an historic access track and diagonally opposite the lane to the church gives it some prominence in the village. It is considered that this building would make a positive contribution to the special architectural and historic interest of the Conservation Area, and it is therefore proposed to include it.



Old School House curtilage – INCLUDE

The 1989 Conservation Area boundary only takes in part of the curtilage to the Old School House. The building has been extended over a former garage, and it makes sense to include its full extent and garden area to produce a more logical boundary.



Car Park to Church – INCLUDE

The 1989 Conservation Area boundary does not follow any obvious features on the ground, instead cutting across the Church car park area. Although this area could benefit from some visual enhancement, it is considered integral to this western part of the Conservation Area, and is located on the main access to the Manor Farm complex. It is considered more logical draw the line along the field boundary in this location.



Land north of Manor Barn – INCLUDE

This is another example where the 1989 boundary does not relate to physical features on the ground. The garden area of Manor Barn has been drawn straight across in an east-west, with nothing surviving of the former curved and stepped enclosures of the Manor Farm complex. It is considered more rational to draw the line along the current field boundary in this location. There is no differentiation in character between the parts of this garden in and out of the Conservation Area.



Dwelling known as Caldicot – REMOVE

The inclusion of this property is an anomaly. Caldicot is one of a row of four modern later C20 houses, with the other three excluded from the 1989 Conservation Area boundary. Although the access track to its south looks more established and the stone walling to the frontages is of value, these features would be retained within the boundary. The house itself has no special historic or architectural interest, and does not warrant inclusion in the Conservation Area. The proposed new boundary corresponds to the garden areas of 1-3 Croft Cottages, which continues to exclude the curtilage of the modern house of Peartrees to the rear.



The formal consultation draft Somerford Keynes Conservation Area Boundary Review was prepared by

Heritage and Design Service,
Cotswold District Council.

For further information or to submit comments please contact planning@cotswold.gov.uk

Deadline for comments - ??????



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