Tockington

Conservation Area Character Appraisal and Management Plan

Draft document published for consultation November 2024



This DRAFT document provides an appraisal and management plan for the Tockington Conservation Area. It sets out the main features contributing to the distinctive character and appearance of the Conservation Area along with guidelines advising how the strategy for its preservation and enhancement can be undertaken. This document fulfils the statutory duty to draw up and publish proposals for the preservation and enhancement of the Tockington Conservation Area. This will support the policies of the Core Strategy (December 2013) and Policies, Sites and Places DPD (November 2017), which together comprise the South Gloucestershire adopted Development Plan, and will be used as a material consideration when assessing the merits of development proposals.

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Please note: This Conservation Area Character 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 from the appraisal document or maps should not be taken to imply that it is of no conservation or heritage interest.

Introduction

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" (Town and Country Planning (Listed Building and Conservation Areas) Act 1990, s.69(1)). Designation recognises the collective value of buildings and their settings and emphasises the need to protect not just the individual buildings, but the distinctive character of the area as a whole and the sense of place.

The Tockington Conservation Area was designated in 1975 as a way of safeguarding its special architectural and historic character. Many features contribute to this special character including trees, boundaries, walls, gardens, open spaces, groups of buildings, land use, the degree of enclosure and the age, materials, size, scale, and detailing of the buildings.

Purpose of the document

This document is a conservation area character appraisal and management plan for the Tockington Conservation Area. A character appraisal is intended to assess the special historic character of a specific area, to explain how it has evolved, and highlight the key features that are of significance and define the area as it exists today. Defining the special character of the conservation area will help to guide appropriate change and ensure that future development preserves or enhances the character of the conservation area and its setting. Once published the Conservation Area Character Appraisal and Management Plan will form material consideration to be taken into account in the determination of planning decisions.

This Document proposes revisions to the Tockington Conservation Area boundary as shown on Plan 1 and which is explained further at Chapter 3.

The principal objective of this Character Appraisal and Management Plan is to guide and inform the protection, management and enhancement of Tockington Conservation Area when determining planning decisions through the development management process. The document sets out:

- The legislative framework and planning policy context and how these govern conservation area considerations that must be taken into account in the planning process

- Relevant existing policies relating to the historic, built and natural environment within the South Gloucestershire Core Strategy 2006-2027 (adopted December 2013) and the Policies, Sites and Places (PSP) Plan (adopted November 2017)

- The historic and landscape context of the Tockington Conservation Area

- The proposed new Tockington Conservation Area boundary, as shown on accompanying Map 1 (the changes are identified on Plan 1 below)

- A summary of the key aspects of the Conservation Area's special interest including the important features that help to define its character and appearance

- Assessment of three character areas (as shown on Map 3) and accompanying guidance identified for the preservation and enhancement of each area

- A strategy for the preservation and enhancement of the Conservation Area as a whole

- Map 2 forms part of the document and identifies key heritage designations and features within the Conservation Area as well as preservation and enhancement strategies to ensure the management, protection and enhancement of those elements and their settings

Legislative and Planning Policy Context

Overview

The provisions for conservation area designation and management are set out in legislation. Government planning policy (as explained in the National Planning Policy Framework) and Government guidance (as described in the Planning Practice Guidance) provide further context.

Legislative framework

The Planning (Listed Buildings and Conservations Areas) Act 1990 sets out the requirement of local planning authorities to:

- from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and designate those areas as conservation areas (section 69 [1]) and

- formulate and publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question, taking account of views expressed (section 71[1 and 2])

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 (section 72 [1])

The Council also has a duty to periodically review their area and all existing Conservation Areas (section 69 [2]) and this document sets out the results of this review for Tockington.

This Conservation Area Character Appraisal and Management Plan fulfils the statutory duty to determine which parts of Tockington are worthy of designation as a conservation area by reviewing the area and its boundary. It provides an improved understanding of the architectural and historic significance of the Conservation Area and methods to maintain its character and appearance. The assessment includes the identification of any threats and opportunities that are then developed into preservation and enhancement strategies that are specific to the area's needs and in turn, guide development to conserve or, where appropriate, enhance the Conservation Area's special character or appearance.

Identifying relevant factors which contribute to the special character or appearance of the Tockington Conservation Area in more detail provides a sound basis for determining planning applications in line with the statutory obligation to ensure that this is preserved or enhanced through the determination of planning applications.

The role this advice serves in supporting the implementation of local plan policy is set out in the following sections relating to national and local planning policy.

In accordance with the **Town and Country Planning Act 1990** it is an offence to fail to obtain planning permission for demolition of an unlisted building in a conservation area (section 196D). In addition to the general control over demolition, conservation area designation also introduces control over the lopping or felling of trees above a certain size. It also withdraws some permitted developments rights.

National policy

The National Planning Policy Framework (NPPF, 2023) sets out how the Government intends the planning system to operate when determining planning applications and in preparing Local Plans. The protection and enhancement of the natural and built environment is at the very heart of the national policy objective of achieving sustainable development. **Chapter 16 of the NPPF: Conserving and enhancing the historic environment** sets out a wide range of requirements relating to conservation areas and the historic environment that are relevant to this document.

A conservation area is a **designated heritage asset** as defined in the NPPF.

'Significance' in terms of heritage-related planning policy is defined in the National Planning Policy Framework as ***the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.***

Paragraph 196 requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should take into account opportunities to draw on the contribution made by the historic environment to the character of a place and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 200 of the NPPF requires applicants to provide an assessment of heritage significance, including any contribution made by their setting. With regard to development affecting a conservation area, a supporting heritage statement should demonstrate how proposals will preserve or enhance the character or appearance of the conservation area and maintain significance. This guidance document seeks to identify those elements of architectural or historic significance that contribute to the special character or appearance of the Tockington Conservation Area and its setting together with a strategy for its preservation and enhancement and will therefore assist with this.

Paragraph 201 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Local Planning Policy

The South Gloucestershire Local Plan is required to contribute to the delivery of sustainable development and the following documents and policies on the historic and natural environment have

been devised to provide a strong and strategic basis for delivering this through the local planning process.

The South Gloucestershire Core Strategy 2006-2027 (adopted December 2013) – sets out a vision for future development in South Gloucestershire to 2027. It covers the general location, type and scale of development as well as protecting what is valued about the area. This document can be considered to help provide further details on how any proposals within or affecting the Tockington Conservation Area can comply with, among others, the following policies:

Policy CS1 High Quality Design – This policy requires development to be of the highest standards of design, which respect and enhance the character and distinctiveness of both the site and its context and that features of landscape or heritage value are safeguarded. Where appropriate, Adopted Conservation Area Appraisals and Management Plans should be taken account of.

CS2 Green Infrastructure – This policy requires that existing and new Green Infrastructure (GI) is managed as an integral part of creating sustainable communities and considered the objective of conserving and enhancing landscape character, historical, natural, built and cultural heritage features and realising the potential of these assets to assist with mitigation of, and adaption to, climate change.

Policy CS9 Managing the Environment and Heritage – Under this policy new development will be expected to conserve, respect and enhance heritage assets in a manner appropriate to their significance and conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

Policy CS9 supporting text advises that: *In order to ensure that heritage assets are properly recognised and protected, the Council will maintain or provide access to an up to date Historic Environment Record and periodically appraise heritage assets including* ***Conservation Areas****, and its list of locally listed building*s.

The Policies, Sites and Places Development Plan Document (DPD) includes policies for managing new development and has the following development management policies relating to heritage and landscape conservation as well as design and local distinctiveness:

Policy PSP1 Local Distinctiveness

Policy PSP2 Landscape

Policy PSP3 Trees and Woodland

Policy PSP17 Heritage Assets and the Historic Environment

Policy PSP19 – Wider Biodiversity

Policy PSP38 Development within Existing Residential Curtilages, including Extensions and New Dwellings

Policy PSP39 Residential Conversions, Sub-Divisions and Houses in Multiple Occupation

PSP40 Residential Development in the Open Countryside

POLICY PSP17 – HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT

Conserving and Enhancing

Development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets and their settings. They should be conserved in a manner that is appropriate to their significance.

Conservation Areas: *Development within or affecting the setting of a conservation area will be expected to*:

- *preserve or, where appropriate, enhance those elements which contribute to their special character and appearance; and*
- *pay particular attention to opportunities to enhance negative parts of the conservation area and draw on local character and distinctiveness.*

Proposals should demonstrate that:

- size, form, position, scale, materials, design, colour and detailing have proper regard to the distinctive character and appearance of the conservation area; and
- buildings, groups of buildings, historic street and plot patterns, open spaces, building lines, views, vistas, ground surfaces, boundary walls and other architectural or hard landscape features, which contribute to the character or appearance of the conservation area are retained; and
- existing trees, hedges and green spaces, or other natural features, which contribute to the character or appearance of the conservation area, will be retained and protected.

The overall aim of this Conservation Area Character Appraisal and Management Plan is to build upon and provide more detailed advice or guidance on policies in the adopted South Gloucestershire Local Plan, setting out important factors to be taken into account by those applying the relevant policies, including PSP17 and CS9. They therefore play a key role in describing and explaining how adopted planning policies should be interpreted and delivered through the development management process.

The need for a character appraisal and management plan for a conservation area can be considered reflected in local plan policy PSP17 and CS1, above. Without such a character appraisal or management plan in place, the implementation of the above policy requirements would be less effective.

Consequently, to ensure the rigorous application and consideration of the local plan policy through the development management process, this document identifies the key characteristics of the Tockington Conservation Area, as well as any negative aspects, that as part of the "preservation and enhancement strategy'' need to be addressed when the opportunity arises. Preservation and enhancement strategies will therefore be identified for each character area as well as a "conservation area wide" strategy.

The improved understanding of the special character and appearance of Tockington Conservation Area which results from this document will help to support Local Plan policies relating to conservation areas, as well as those concerning local character and distinctiveness and the historic and natural environment. Following public consultation and consideration of comments, subject to any further amendments required, this document will be endorsed as a material consideration in the determination of planning applications for development management purposes, with the weight to be attached for consideration by the decision maker.

This document should be read in conjunction with the *Olveston Parish Vision*, published in 2015 and the *Parish of Olveston Design Statement*, published in 2004 and endorsed by South Gloucestershire Council. Prepared involving extensive consultation with residents, the document describes what makes the Parish distinctive and "special" and sets out guidelines to ensure that new development and change respects the character of the area and is a positive contribution to the local environment.

Parish of Olveston Design Statement (olvestonandaust.com)

The Conservation Area Boundary

The current boundary of Tockington Conservation Area generally follows the historic T-pattern of development of the village, encompassing built form along the principal roads. These include Lower Tockington Road which runs north-south and diverges towards the junction between Upper Tockington Road and Washingpool Hill Road, forming the central triangular village green. Away from the tight knit concentration of development around The Green, larger houses and farms at the fringes of the village are included within the Conservation Area. The boundary naturally includes some areas of more modern development, in order to protect the setting of historic buildings and the relationship and spaces between historic areas of the settlement.

In line with the legislative requirement set out in the above chapter, the boundary of the Conservation Area has been reassessed as part of this character appraisal process, and reviewed using the parameters of:

- Architectural character and form
- Street pattern and layout
- Improved understanding of the historic significance and development of the settlement, including archaeological interest
- Natural and designed landscape features

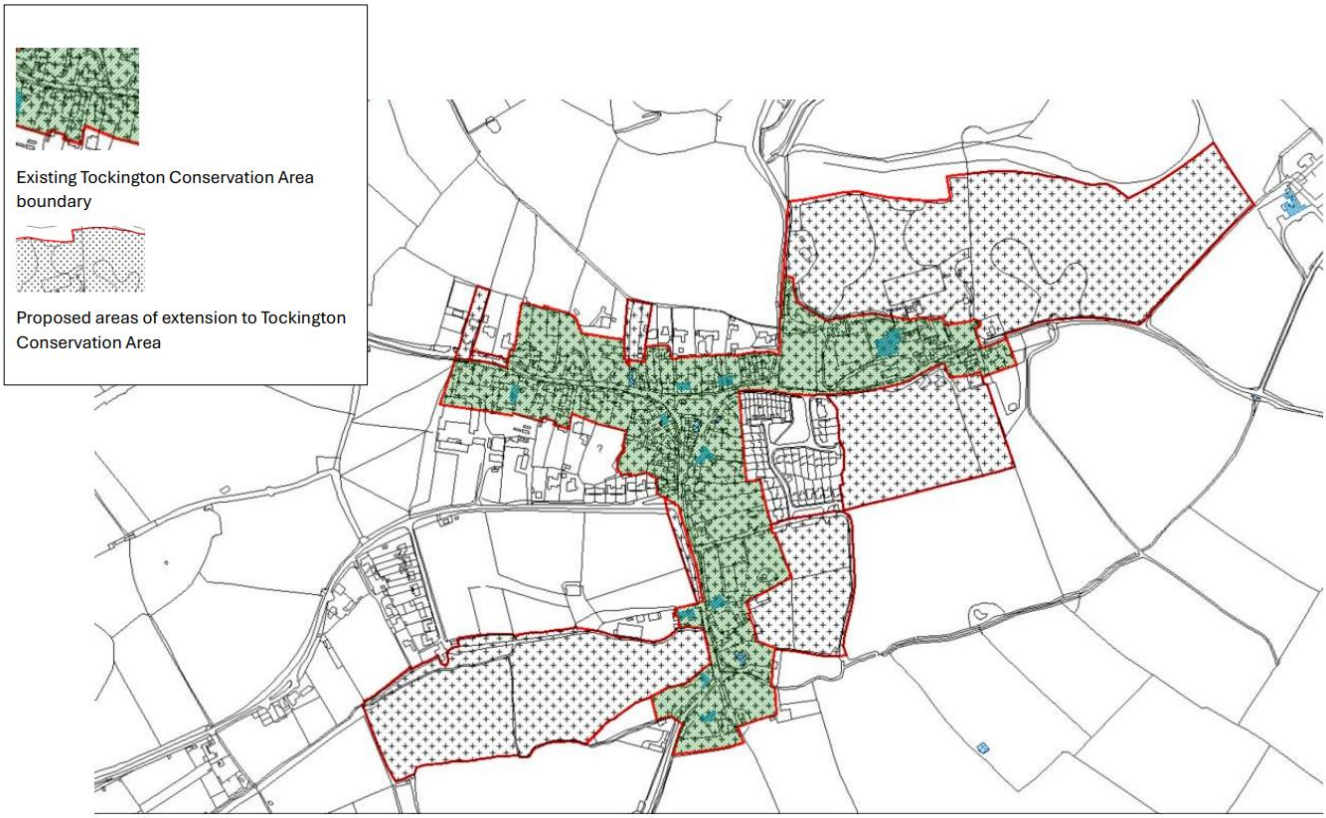
This process revealed that additional parts of Tockington contribute to the wider appreciation and understanding of its special historic or architectural interest, as experienced through its character or appearance, and are therefore considered worthy of including within the Conservation Area boundary. The current boundary reflects the compact nature of the built settlement however it does not necessarily fully capture areas historic value and character associated with the wider surroundings including historic plot form or areas of associated historic landscape. Features such as rhines and footpaths, green spaces and tree planting, views and vistas or areas of archaeological interest have been found to be important in collectively demonstrating the impact of Tockington's history on its current character and appearance.

Additional buildings, features and areas of architectural or historic interest to the Conservation Area have been identified. The Conservation Area boundary has been amended to reflect this, as well as the character appraisal and management plan drafted to reflect the importance of the wider landscape setting of the Conservation Area to its significance, character and appearance. As a result of the assessment, it is proposed to extend the Tockington Conservation Area boundary, as follows, and highlighted in red on Plan 1:

- The historic grounds at Tockington Manor were designed for the enjoyment and benefit of its residents, providing an elegant parkland and arboretum setting, pleasure garden, kitchen garden and uninterrupted vista to the open countryside and scarp to the south. Since its original conception a degree of change and modern development has occurred and some of the parkland is now in alternative ownership, however the walled park and mature ornamental tree planting clearly provide still-visible impact of the area's historic development and social/historic associations on the Tockington's form and character. It is proposed to extend the Conservation Area boundary to include a greater area of the original parkland, thereby highlighting the heritage and landscape importance of this area and the views it affords, as well as its contribution to the setting of the listed manor house and associated historic structures. As well as part of the important open vista, the land directly to the south of the manor house contains medieval ridge and furrow, mapped as part of the Severn Vale National Mapping Project (NMP), reflecting the earliest phase of cultivation and settlement, of high archaeological interest. This land almost certainly formed part of the subsistence support for the original settlement based on its proximity and its age, and reflects the important agricultural origins and development of the village, of importance to the Conservation Area.
- The Parish Hall is an important historic building of architectural character, prominently sited at the western entrance to the village. Opened in 1901, the red brick building represents a specific phase of development which is of social and historical importance. The building remains in its original use and is greatly valued by the community.
- Land to the north-west of Little Brobury Farm: Little Brobury Farm is one of the earliest buildings in the settlement. The current building dates from the sixteenth century, built on the site of a Medieval farmstead. Historically known as Pillhead Farm, it is thought this was a point along the navigable Tockington Mill Rhine where goods were unloaded. The fields directly to the north and north-west provide extensive, open views between Little Brobury Farm and its historic landscape context, including the rhine. As set out in the following two chapters, the rhine system survives as important evidence of landscape-wide development of drainage and communication/transport route and the impact this has had on the area's development. Historic footpaths, converging at Tockington Corn Mill, also provide historic interest, illustrating how past people and aspects of life can be connected through a place to the present. The fields are also of high archaeological interest due to the area of medieval ridge and furrow, visible as earthworks and mapped as part of the Severn Vale NMP and are of importance to the Conservation Area as set out above. The spatial and visual connection between these historic features is significant to the layout and development of the settlement and how this is experienced through its character and appearance.
- The historic grounds of Grove House remain in single ownership with the property. Described on the tithe apportionment as paddocks and orchards, the land retains the same use and is little altered, and as such provides a sympathetic setting to this important listed building and an historically significant element of the layout of the settlement. The land also forms part of the broad landscape vista from Tockington Manor, contributing greatly to the setting of the

historic assets at this site, as well as the wider, green and undeveloped character of this part of the Conservation Area.

- A boundary extension is shown to encompass the full extent of the historic rear plots to Greenways, South View and Lindum Cottage, as well as a belt of trees within the garden of Tockington House. Lindum Cottage is a locally listed building of distinctive local vernacular character. The tree belt, including specimen trees, is shown on the historic 2nd edition OS map. This area provides amenity value in views both in to and within of the Conservation Area.
- Other minor changes include slight amendments to the boundary to encompass street trees/verges which contribute positively to the character and appearance of the Conservation Area, at Lower Tockington Road and Upper Tockington Road.

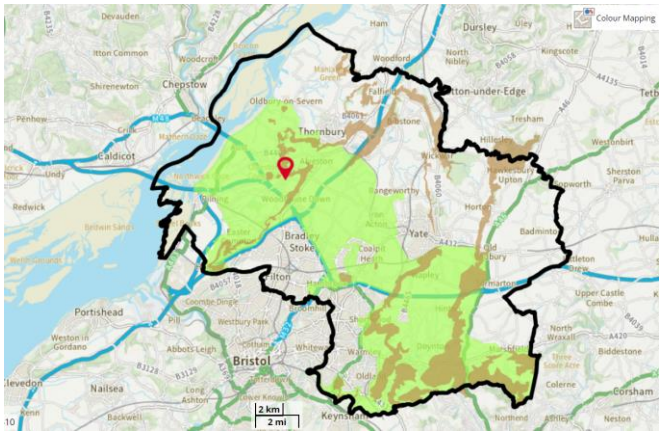


Plan 1 – The Existing and Proposed Tockington Conservation Area Boundaries

The Landscape Setting

Tockington is a village within the predominantly rural Parish of Olveston, within the River Severn's extensive, fertile alluvial plain. Situated about twelve miles north of the centre of Bristol, the village lies in a sheltered valley below the wooded Severn Ridges to the north and east and lower, outlying hills to the west, including Eastcombe Hill. The village is just over two miles from the M4/M5 interchange at Almondsbury, and within the Bristol & Bath Green Belt.

Tockington lies within the Severn Ridges landscape character area (LCA 18), which is described in the South Gloucestershire Council Landscape Character Assessment SPD. LCA 18 is characterised as having a distinctive, large-scale sloping landform, with sections of abrupt limestone scarps and gentle ridges, which rise up from the lower lying Levels to their west, extending towards the Severn Estuary. The Severn Ridges are identified as Visually Important Hillside under Policy CS2 and within the adopted Landscape Character Assessment SPD, (described in more detail in Annex I of the draft pending update to the SPD and revised policy, as published through phases 2 and 3 of the new Local Plan consultation). This hillside provides an important green backdrop and setting to Tockington Conservation Area.



Map 1 – Overview map showing location of Tockington within the District, in context including green belt, Visually Important Hillsides and River Severn and major motorway infrastructure.

The landscape of the area has played a crucial role in shaping the history and development of Tockington and heavily influences the present character and appearance of the Conservation Area. The River Severn has aways served as an important means of transport and communication, as in early times it was easier to convey goods by the river and sea as land routes were difficult and dangerous. Being positioned on lower slopes just above the Levels, Olveston and Tockington both developed in association with the rural economy of farming.

The underlying geology of the Severn Ridges varies, however centrally, at Tockington, there is a concentration of Carboniferous limestone, continuing as a narrow band southwards along the ridge. This is reflected through the significant number of traditional limestone buildings and walls found in the Conservation Area, which contributes greatly to its distinctive character and appearance.

The attractive landscape around Tockington comprises visually prominent wooded and pasture scarp slopes. The wooded ridge extending from Old Down to Alveston includes Sheepcombe Brake, Tockington Hill ,The Slad and Little Down, providing much of the setting and backcloth to the north of Tockington, as well as associated natural habitat for wildlife. The wooded ridge extending from Rudgeway to Almondsbury similarly contributes to the landscape setting of the village to its southeast.

The approaches to the village both from the north and south, such as Old Down Hill and Fernhill, entail steep descents which provide dramatic views, including across the Severn Estuary.

Between these areas of higher ground lies the unspoilt Sheepcombe Valley with arable fields along the bottom and pasture and rough grassland on the valley sides. Tockington lies nestled within this valley, and alongside the grounds of Tockington Manor School with its historic garden and arboretum. The manor house and park were no doubt positioned on the southerly facing gentle slope of the valley to take advantage of the splendid views.

The outlying hillsides of Eastcombe Hill and Catherine Hill form further landscape features to the northwest of Tockington as well as contributing to the physical and visual separation between the village and Olveston lying further north.



Tockington nestled in its landscape setting

Drainage of the once seasonal marshland has been achieved through rhines, which remain an important and distinctive feature of the landscape in and around Tockington. Amongst the watercourses flowing through the Sheepcombe valley to the Pilning Levels are the two arterial rhines, Olveston Mill Rhine and Tockington Mill Rhine, with their tributaries, which extend to the west of Tockington. These would have been used to bring goods inland from the River Severn to Olveston and Tockington, which were the first areas of higher land on the lower slopes of the Severn Ridges, and therefore the end of the navigable route.

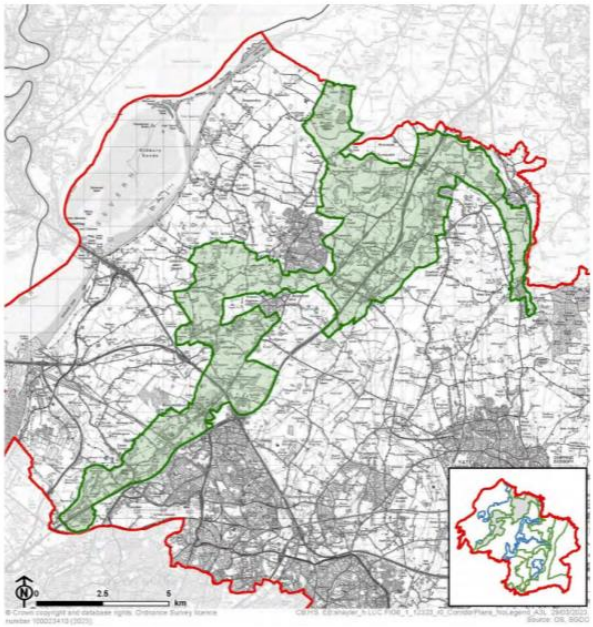
Man-made embankments along the M4 and M48 motorway interchange, to the west of Tockington, help to screen the motorway traffic (with associated noise), but at the same time physically and visually sever the connection between Tockington and the Levels landscape to the south west, which formerly existed along the line of Tockington Mill Rhine. In more recent times the village relies much less on farming, however, the landscape setting ensures that its historic association remain clearly legible. Despite the relative proximity to Bristol's extensive urban development and associated infrastructure, Tockington retains a distinctly rural, village character due to the intervening form of the Severn Ridges and outlying hillside. The beautiful and peaceful fields and woodland surrounding Tockington are one of its defining characteristics and elements such as footpaths, historic field patterns, rhines and views to the surrounding open countryside connect the village with its agricultural past. Archaeological remains such as ridge and furrow also provide valuable information about past farming activity and land use.



Tockington has a number of well used footpaths, some of which are ancient and offer important views within and across the Conservation Area, as well as an important connection between the village and its wider landscape context and its past. For example, from Lower Tockington Road along the low-lying fields south of Tockington Mill Rhine to the Old Mill which is mentioned in Domesday Book; and from Alveston to Elberton down the valley, past listed Sheepcombe Farm, Tockington Manor School and along the rear northern side of Tockington.

As a designated heritage asset, development should seek to avoid or minimise any conflict between development and the Conservation Area, including its setting. Particularly important views, vistas, green spaces or landscape setting are either marked on the Preservation & Enhancement Strategy Map (map 2) or discussed further on page 21 or within individual character area chapters. However, the wider landscape context is important to the Conservation Area, and omission of reference to a view or area of landscape setting from this document should not indicate that it is not of importance to the Conservation Area.

Much of the Conservation Area and its surrounding setting lies within the wider Strategic Green Infrastructure (GI) Network (corridor B), as shown at Figure 1 of the Core Strategy, in recognition of its concentration of GI assets, including those associated with heritage, landscape, ecology and recreation. The visually important hillsides described above are considered to be strategic green infrastructure assets. Complementary, locally important GI assets include field hedgerows and woodland, and publicly assessable areas such as footpaths and village greens. Crossing the grassland, woodland and farmland are a number of watercourses and ponds connected by wildlife corridors including hedgerows, that provide important habitat for a diverse range of species. The protection of these important features of the Tockington Conservation Area contribute environmental benefits for people, communities and nature, and play an important role in the Council's Climate Emergency Strategy as a response to the challenges of the climate and nature emergency.



Green Infrastructure Assets can include fields and hedgerows, and public areas such as woodland, verges, commons, footpaths and village greens.

As part of the Council's Local Climate and Nature Action Plans (LCNAP) Olveston Parish Council has been helping to create a biodiversity surge among their verges with community led projects such as banks of wildflowers and installing swift boxes.

Green Infrastructure Corridor B Charfield-Alveston-Hallen (Western Scarp/Severn Ridges)

The Historic Context

From the very earliest times, up until the Second World War, Olveston Parish was principally agricultural, together with its associated trades. Tockington lies within the Severn flood plain. This salt marshland extended between Avonmouth and Oldbury on Severn and much of it historically would have flooded regularly. Archaeological investigations into the effects of Prehistoric man in the neighbouring Somerset and Gwent Levels has shown that since the Stone Age there was seasonal settlement on the higher areas of coastal marsh. Marshland was progressively drained in Roman and Early Medieval times such that settlements which were originally seasonal were later protected by the ditches (or rhines) and low embankments sufficient to keep summer floods away. These banks were gradually increased to allow permanent settlement and the system of intersecting rhines, along with banks and sluice gates, would have provided relief from flooding. Up to Tudor times land drainage was the responsibility of individual landowners. Commissions of sewers were set up by Henry VII to take on this work (the commissioners included some of the prominent landowners in the area). The commissions continued until 1930, when, in this area, the South Gloucestershire Internal Drainage Board was established. The rhines remain a distinctive feature of the landscape.

Evidence for Roman occupation in the area survives, including a large Romano British villa at Tockington Park Farm. The size and survival of mosaic flooring suggests the owner was of considerable wealth and importance. After the end of Roman rule the native inhabitants of the area would have continued subsistence farming, however the population fell sharply. Despite this, the area is still populated and eventually more archaeologically visible settlements are established. The survival of the Old English place names Olveston – Aelf's tun (farmstead) and Tockington (Tocca's tun) indicate the early Medieval origin of the settlement of Olveston and Tockington. The village core of Tockington has all the indications of being a planned Early Medieval settlement. The original pattern has been much over built, but there are traces of narrow occupation plots known as tofts.

After the Norman Conquest most English landlords were dispossessed and their land given by the King to his barons and continental supporters. In Tockington, Wulfgar's land was given to William FitzOsborn a great ally of the King and was worth £24 annually. King William is recorded as Tenant-in-Chief and as a Royal Estate it did not pay geld. The Domesday entry for the Manor of Tockington confirms: *Wulfgar, a thane of King Edward's, held Tockintone. There were 8 hides. 5 ploughs in lordship; 20 villagers, 12 small holders and 10 slaves with 20 ploughs. Earl William held it in lordship. The reeve added 1 plough and a mill 8d.* The estimated acreage for the Manor of Tockington at this time was 3120 acres.

The Manor of Tockington was held by the Poyntz family of Iron Acton throughout the Middle Ages. Since then, it has passed through several hands and a manor house has been rebuilt in several different locations, including to the north side of Upper Tockington Road in the location of Tockington Court, which is a modern house. In 1281 Tockington was granted a licence for a weekly market and annual fair. Although both villages now form one Parish, in Medieval times they were separate estates – the Manor of Tockington and the estate of Olveston. The medieval parish church of St Mary the Virgin is located in the neighbouring village of Olveston.

Much of the land surrounding the village derives from Medieval (or earlier) common field systems associated with the settlement at Tockington, enclosed during the late medieval period by local arrangement and exchange, as opposed to an act of parliament. The Severn Vale National Mapping Project identified areas of ridge and furrow earthworks, the result of many years of ploughing as part of a system of medieval open fields, which often continued in use into the post-medieval period. These

arable earthworks survived when the landscape was enclosed for pasture between the 14th and 19th centuries (Wilson 2000).

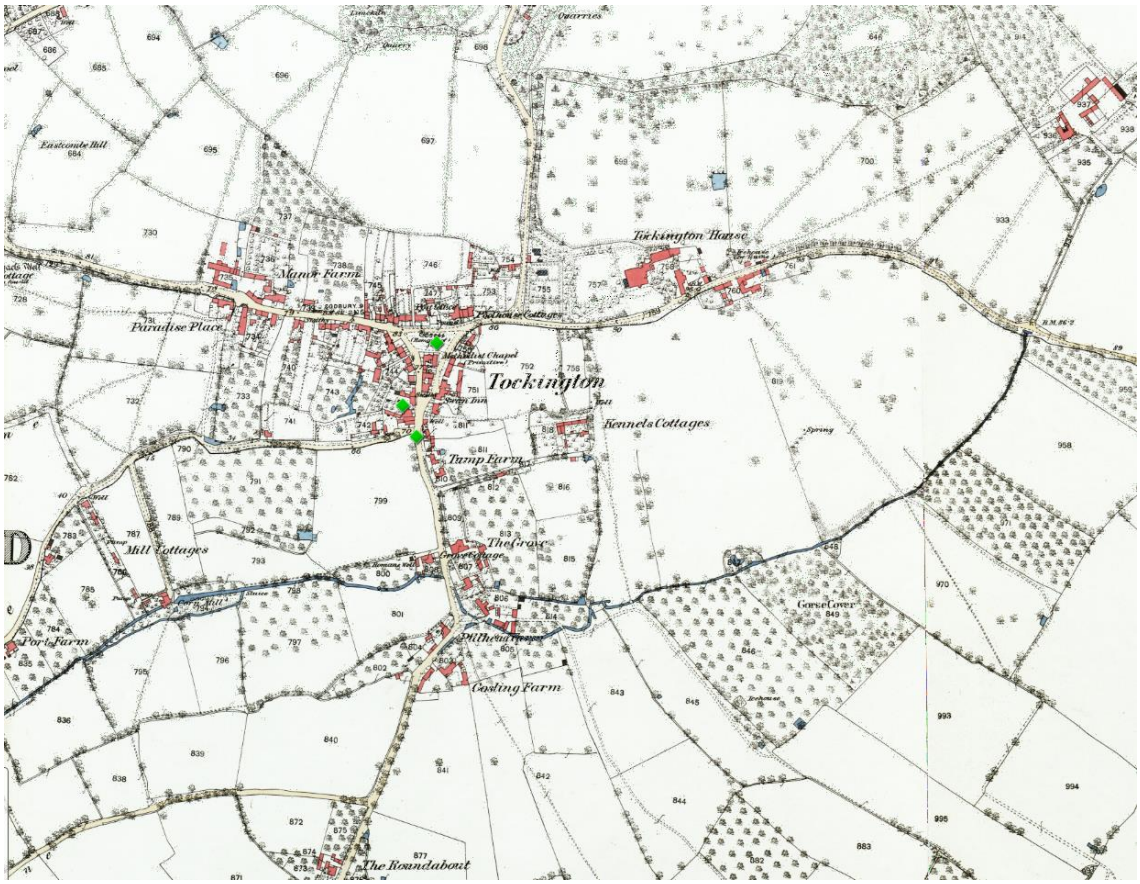


Figure 1 Circa 1880 first edition ordnance survey plan of Tockington

As well as providing relief from flooding, the historic rhine system provided waterways as a method of travel, communication and transport of goods within the parish, hence the several Port Farms in the area. Access points for goods being shipped via the River Severn were available at a number of inlets, gouts and pills, such as Littleton and Oldbury. Tockington Mill Rhine reaches the Severn at Chessil Pill, New Passage in an obviously man-made form, demonstrating that it was deliberately straightened to provide a channel for tub boats, to be used to transport goods inland from the River Severn to Tockington. The name of Pillhead Farm, now Brobury Farm, suggests this part of the navigable rhine served as a point where goods were unloaded. At Sheepcombe Farm goods were likely transferred onto pack mules and taken up the old trackway to Alveston.

The village of Tockington as we see it today has developed around a village green and church at the junction of minor roads and lanes. The Green is said to owe its triangular shape to its origins as an area of forest cleared to act as a pound for the protection of domestic animals from predators. Much of the development in the village took place between 1700 and 1900, and the older buildings are built from a variety of limestone, Pennant sandstone and conglomerate stone. In particular, the extensive use of limestone walls to define property boundaries is a notable characteristic of the village.

The census return of 1851 provides an interesting account of the population of the parish and the occupation of the inhabitants. Of the 300 houses about 50 heads are shown as farmers and nearly 100 men are listed as “Agricultural Labourers”. Over 150 men are shown as (general) labourers and 85 people were in domestic service (more than 60 households with domestic servants living in). With good quality limestone in the parish, stonemasons and lime burners also existed. Other occupations

included gardeners, carpenters, saddlers, sawyers, blacksmiths, a bricklayer, a glazier, a haulier, painters, tilers and plasterers to name a few. Women's occupations included dressmakers, a bonnet maker and "washwomen" and laundresses. The proximity of Bristol would have provided ready markets for produce. Farming started to become mechanised in the war. The returned soldiers drifted away from agriculture, into other trades less reliant on the land, including the aircraft industry at Patchway and Filton.

Tockington and Olveston and the surrounding area have strong associations with non-conformism. Commencing with the Quakers in 1654, in response to Civil War at a time when many villages, including Olveston, were without a resident vicar. Joseph Sturge, a wealthy and prominent Quaker and abolitionist, lived for some time in Olveston and The Quaker sect in the district had a Meeting House at Olveston. Its burial ground was acquired in 1654 at Lower Hazel. Methodism emerged in the early 1800's, with the erection of chapels at Olveston in 1820, Tockington in 1840, Awkley in 1856, and Old Down in 1933.

Travellers passed through Olveston and Tockington when using the ferry service at Aust to cross the River Severn, until 1966 when a suspension bridge was constructed, together with a motorway connecting London to South Wales. The motorway bypassed the two villages and in 1996 a spur motorway was added, leading to a second Severn bridge to the south of the parish.

In the twentieth century there have been limited but distinct periods of growth – in the 1960s at Manor Park, to the north of Hardy Lane and backland development directly north of the Green. However, Tockington has grown less than many villages. The Bristol Green Belt was approved in 1968. Subsequent development has been limited largely to infilling allowing a traditional, rural village character to prevail.

Summary of the Special Interest of Tockington Conservation Area

including assessment of the special features and characteristics

The Conservation Area is broken down and analysed more closely through the assessment of three discernible character areas (chapter 7). This considers where aspects of character vary or transition throughout the Conservation Area. This may reflect differences in building density, use, design, topography, landscape features or resulting from a distinct phase of development, all of which contribute to the unique interest of a place. In some cases the change in character between the three areas is very subtle, in others more pronounced. There are however certain overarching qualities and distinctive attributes that contribute strongly to defining the special interest and character of the Conservation Area as a whole. The principal aspects of special interest of the Tockington Conservation Area are as follows:

- The survival of the historic road and settlement pattern, of Early Medieval origins, expanded and developed over the centuries. Buildings are clustered around the central village Green, which is regularly used for village events. Roads and lanes radiate from this, with larger buildings and farmsteads set apart at the edge of the village within open, green space.
- Most of its historic buildings are two storeys, occasionally including attics, a juxtaposition of simple vernacular buildings and refined 'polite' buildings side by side. A degree of Georgian gentrification, with elegant facades fronting onto The Green and major routes.
- The attractive and varied landscape setting providing many views beyond the village to open countryside. Wooded ridges and outlying hills enclose the village, with both fenced and hedged natural pasture fields and more formal walled landscaped grounds and parkland.
- Features of the historic rhine system within the village and the surrounding landscape, providing physical evidence of the influence of landscape-wide development of the drainage system and communication/transport route.
- Variety of vernacular and polite traditional buildings, mostly houses but including non-domestic buildings such as pub, chapel, hall and agricultural buildings
- The high concentration of buildings and walls of local limestone, providing a sense of cohesion
- Mid height limestone boundary walls allied with the surrounding buildings give a sense of enclosure to The Green. Beyond The Green, many stone boundary walls have generous and natural grass verges, enhancing the rural character. Taller boundary walls indicate grounds of high-status houses such as Tockington Manor and Grove House, providing grandeur.
- Survival of historic routes and footpaths system, providing important views in to and out of the village and illustrating how past people and aspects of life are connected through a place to the present.
- Archaeological interest of the ridge and furrow which most likely formed part of the subsistence support for the Medieval settlement.
- The architectural and historic importance of the buildings and grounds at Tockington Manor including the design, planting and past use of the open spaces, providing a prominent and distinctive site, visible from many parts of the Conservation Area.
- The common characteristics shared with other neighbouring villages, such as stone, building style etc but also the subtle variation and the physical separation which clearly distinguishes each village as a unique place.

The Special Features and Characteristics

The following features and characteristics which are key to the overall special interest of Tockington Conservation Area, as identified above, are assessed in further detail below:

Historic buildings and structures

The earliest house in Tockington has sixteenth century origins, however most buildings in the village were built in the eighteenth and nineteenth centuries. Distinct pockets of more modern development occur such as Manor Park and Hardy Lane.

The houses tend to fall into two categories, vernacular and polite, although some share characteristics. Vernacular buildings are those built to reflect local or regional traditions and construction techniques, using materials from the local area. As such, vernacular buildings are an essential aspect of local distinctiveness and character. The seventeenth century South Gloucestershire vernacular is distinguished by steeply pitched gabled roofs. However, this is not represented widely in Tockington. More commonly found are eighteenth and nineteenth century cottages which have low, simple pitched rooflines and are modest in scale. They are usually built of local stone (sometime rendered) and with tile roof and side hung casement windows.

Polite buildings are those which possess less of a regional character, instead conforming to national architectural style and form. From around the nineteenth century architectural journals encouraged particular fashions, and new transport systems, particularly rail, made mass produced materials more widely available. Quite often constructed from the 1800's, the 'polite' buildings in Tockington incorporate stylistic and design features such as symmetrical facades, sash windows, parapets or coped verges and were often of dressed stone finish, or render (lined out to imitate ashlar) with dressed stone detailing. Building materials and features are discussed in greater detail in the following sections of the document.

The Conservation Area also includes a number of non-domestic historic buildings such as the Methodist Chapel, Swan Inn and Parish Hall, as well as former agricultural and industrial buildings such as Anvil House smithy and Home Farm barns. The variety of building types and uses contributes to the distinctiveness and character of the Conservation Area. Historic structures such as the circular stone at the village green, phone box, boundary walls and man-made water features also contribute greatly to its special character and appearance. Listed and locally listed buildings are identified on Maps 1 and 2.

The retention of traditional buildings and structures, including conservation of their original form, features and materials is very important to maintaining the character of the Conservation Area.



Left: Evidence of a variety of historic building uses, as well as a mixture of stone and render, contributes to the distinctiveness and character of the Conservation Area.

The building materials

The underlying geology of the Severn Ridges varies, however centrally, at Tockington, there is a concentration of Carboniferous limestone, continuing as a narrow band southwards along the ridge.

Prior to the advent of readily available transport, materials were generally sourced locally. Good quality, local, warm-grey limestone are widely used as building stones throughout the area and a large number of former quarries are evident on the higher ground around the village. Important buildings incorporated the best dressed stone, including ashlar for architectural detail, while cottages and agricultural buildings were constructed from more randomly sized stone. Many buildings were originally lime rendered or lime-washed. Unfortunately, traditional lime finishes were often removed in later years to expose the stone, regardless of its quality or exposure to the elements. However, a number of buildings in Tockington do retain rendered or painted elevations, which is desirable to maintain. For new development and repairs, sourcing stone that matches the traditional building stone of Tockington is important to sustaining the character of the Conservation Area. Brick largely replacing stone in the 20th century.

Roofs

The majority of historic buildings in the Conservation Area have clay tile roofs (double roman and pantile), as well as some examples of slate. The large attic gables which are typical of the seventeenth century South Gloucestershire vernacular can be seen on older properties such as Pool Cottage, but are not common, whereas small attic gables are a distinctive feature. Most houses have simple, pitched clay tile roofs without dormers. Parapets are seen on many of the 'polite' buildings of the eighteenth and nineteenth century.



Many buildings in the Conservation Area have clay pantile and double-roman tile roofs

The local limestone provides the Conservation Area with a homogeneous character. The weathered stone varies in colour from pale grey to buff and orange tones.

Windows

The windows of historic houses in Tockington are usually either timber side hung casements or timber sliding sashes. Windows are generally painted in a traditional manner. The number of panes varies in both styles and can often indicate the age of the window – the level of subdivision reduced throughout the nineteenth century, reflecting advances in technology. Along with render finish and parapets, sash windows are one of the main elements of a building which elevate it to the 'polite' style.

Traditional windows contribute significantly to the aesthetic value and visual interest of the Conservation Area, as well as illustrating the craftsmanship, technology and architectural taste of the period. The repair and upgrade of traditional windows is the best way to maintain the significance of the Conservation Area. Modern, storm-proof or top-hung windows, as well as modern 'wood-stain' finishes, are seen on some historic buildings. These non-traditional window forms and finishes have a

damaging impact on the traditional character. Where traditional windows need to be replaced these are encouraged to match in materials, design and finish.

Further advice about windows in the context of sustainability, as well as their replacement, can be found in Chapter 7 .

Boundary treatments

The traditional stone boundary walls lining roadsides and enclosing gardens are a particularly attractive and unifying feature within the Conservation Area. Their position at the back edge of the roads or pavements creates a strong sense of enclosure. The height of the walls varies, often depending on the importance of the building they enclose. Walls to Tockington Maor or Grove House for example are very high in some places. Retention of traditional boundary walls is important to maintaining the character of the Conservation Area.



The wide use of traditional local rubble limestone for walls and buildings provides the Conservation Area with a homogenous character.

Green Infrastructure Assets including woodland, planting and open green spaces

In addition to the important landscape setting, Tockington Conservation Area contains a wide variety of local Green Infrastructure (GI) assets including field hedgerows, wooded copses, verges, together with publicly accessible areas such as footpaths and village green, many of which possess intrinsic historic interest. These GI assets contain a rich variety of planting and as well as being of ecological value, providing habitat for a variety of wildlife species, they also enhance the rural, tranquil character of the area. Further information about GI is contained within the Sustainability chapter.

It is important to maintain and sustain these special features which contribute to the character and appearance and setting of the Conservation Area, as well as the wider wellbeing of the community and the environment.

Water features

There are many watercourses that flow from the Severn ridge, generally westwards towards the Oldbury Levels, Pilning Levels and Severn Estuary. They provide a mixture of natural brooks, streams and man-made rhines. Those flowing to the Pilning Levels include the Tockington Mill Rhine and tributaries, which flow south westwards along partly straightened channels, through the Sheepcombe Vale. These historic water features can often be seen running along field boundaries, visible from footpaths and provide distinctive landscape features within the Conservation Area.



Wells were once used for sourcing fresh water for drinking and cooking. The landscape also holds evidence and remains of various other open water holding features, seen clearly marked on the 1st edition OS maps, of a variety of shapes and sizes. Further research would be valuable to identify the age, original construction and use of these extant features, however it is understood that they served a variety of purposes including cart washes, sheep washes and ponds for animal watering. In the case of a large estate such as Tockington Manor, ponds may also have provided a source of winter ice for freezing and use in summer months for storage of food within the ice houses. Ponds were not built over springs but may be spring fed or culverted watercourses and therefore all ponds or pools were likely to have been man made, and either puddled (clay/limestone lined) or stone lined.

Views

Views are extremely important to the historic interest, character and appearance of Tockington and contribute greatly to an understanding of how the settlement has developed, as well as how the Conservation Area is experienced. This document does not seek to identify every important view however it highlights where views contribute positively to the special architectural or historic interest of the Conservation Area. Views highlighted on map 2 are not exhaustive or exclusive, but indicative of types of views that are of importance to the Conservation Area. It is necessary to remember that the composition and the comparative openness of views can vary through the changing of seasons or as a result of alteration due to longer term changes in vegetation cover or the introduction of new built elements.

Important views or vistas may relate to a specific site such as Tockington Manor or across the village green and are highlighted through the appraisal or the accompanying preservation and enhancement strategy map. Other more generalised views may encompass the landscape setting of the Conservation Area, including views from and towards the Severn Ridges Visually Important Hillside which contributes greatly to the setting and character of the Conservation Area.

Tockington is a rural village, which was established and developed in association with farming. The surrounding landscape is extensive and therefore not practical to include within the Conservation Area boundary. However, views from and towards the surrounding countryside and hillsides, provide an appreciation of the rurality and agrarian origins of the village, and are therefore highly important to the architectural and historic interest of the Conservation Area and an essential element of its character and appearance.

Light sources are generally concentrated to roads and houses within the centre of the village, with many of the approach roads and lanes being unlit. The resultant ‘dark skies’ at night helps to encourages wildlife and reinforce the rural character.

In considering development or change within the Conservation Area or affecting its setting it will be desirable as part of the assessment of significance to identify and seek to protect important views and vistas within, from and towards the Conservation Area, that contribute to the character, appearance or setting of the Conservation Area and the setting of designated heritage assets.

Character areas

The special features of the Conservation Area have been described in chapter 6 above and to a greater or lesser extent these can be found throughout the Conservation Area. To aid an understanding of perceptible shifts in character throughout the Conservation Area a series of three character areas have been identified. Each area has been defined according to its predominant natural and built characteristics: topography and landscape pattern and features; as well as the grain, scale, age, design and materials of buildings and structures. An understanding of how the history of the village and wider area has contributed to character and appearance is also relevant and therefore key phases of development and notable events, places and people are highlighted where this has shaped the present character and appearance of a character area. Finally, less tangible features such as the varying levels of activity, shading, vehicle traffic and noise all have capacity to affect overall ambience of an area, and as such also forms an element of the assessment of each area where relevant.

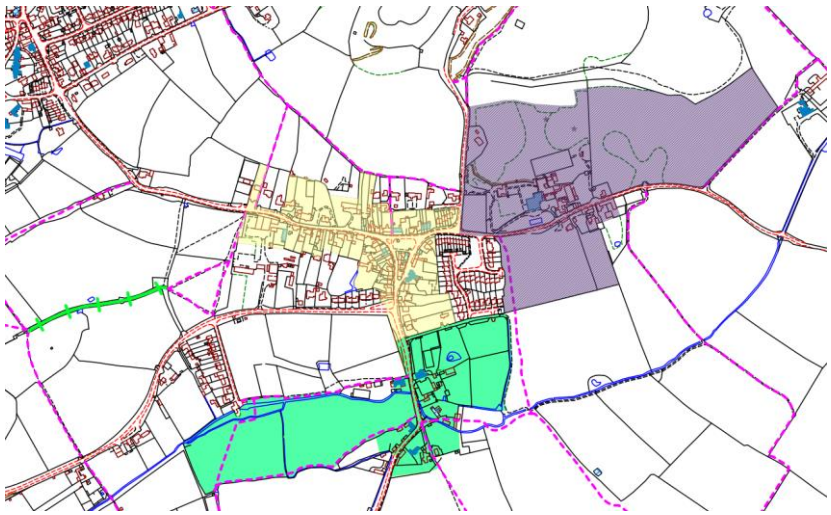
The boundaries of the areas help to define where characteristics notably change across the Conservation Area, although there will inevitably be characteristics shared across more than one area. Character areas should therefore not be seen as 'hard edged' as there may well be a transitionary character between two areas, where characteristics will overlap and be shared by both. Locations at the edge of a character area in particular may have shared qualities. Illustrating character areas on map 3, accompanying this document and copied below, should therefore be seen as a method of breaking down the area as a whole for discussion and description purposes, and adjoining character areas should be considered in any assessment of context.

For each character area an identification and appraisal of the key elements of character and appearance will be followed by a strategy for preservation and enhancement

Character area 1 - The Green and Upper Tockington Road

Character area 2 - Tockington Manor and grounds and Washingpool Hill Road

Character area 3 - Lower Tockington Road



Area 1 – The Green and Upper Tockington Road

The Green forms a charming space at the heart of the village. The grass is contained by low stone kerbs, or no kerb, which provides a rustic character, with the mature Oak tree offering a shady spot to sit. The buildings centred around The Green are tightly knit, with only occasional, narrow views outwards, providing a strong sense of enclosure. The abundant use of traditional local limestone for buildings and boundaries is a prominent and unifying feature of this part of the Conservation Area. The traditional buildings are a mixture of modest vernacular cottages and more polite, gentrified eighteenth and nineteenth century houses. As well as limestone, many houses retain rendered facades, a common traditional finish. This is often a replacement modern cement render as opposed to lime, however, does provide a traditional appearance which is important to maintain.





Views out from the village Green achievable along the principal routeways. Elsewhere the houses provide a strong sense of enclosure. The simple, unbounded grass verge clearly identifies the Green as a public space, allowing access and views across it.

Except for Pool Cottage and The Swan Inn (both earlier buildings dating from the seventeenth century), the houses are almost exclusively two storeys, with pitched clay tile roof slopes facing the road and low, clipped eaves. Occasionally a gable faces the road. This offers a modest sense of scale and a uniformity. The roofline and facades are often broken up by chimneys and a wide variety of entry porches. Historic examples are usually solid, with decorative verge boards, whereas later additions are simpler canopy or glazed additions. The best examples are modest in scale and mirror the host building in materials.

Where the abundant use of stone and clay tile and building alignment provide cohesion and unity, the mixture of facing materials and architectural styles provide a pleasing variety and interest.





Buildings are either rendered, painted or stone. Occasional brick details frame doors and windows.



The houses at Pool Corner share many of the characteristics of traditional houses such as their terrace form, roof alignment and height, modest porches and stone boundary walls

Variation is also provided by small differences in the roof heights and distances between the façade and pavement. The gradient of the green and flanking roads also contributes to subtle changes of building height. The character and sense of enclosure of modest, tightly knit cottages on the 'V' of roads directly to the south of the green changes and opens out with the buildings to the north side, providing a greater sense of space and openness to gentrified buildings such as Mustay.

Visual interest and a sense of vitality is provided to this part of the Conservation Area by the non-residential buildings such as the Chapel and public house. The Swan Inn, understood to be seventeenth century in origins, provides an important focal point to the village and local community.



A cross (remains of) is noted at this location on the 1st Edition OS map.

A circular stone feature known as 'the cross' is prominently located on the village green. It is planted and contains a well-established Sycamore. The tithe apportionment records the land as 'Fair place allotment' and it is recorded in the 1803 'The History of the County of Gloucester' that "Tockington has the privilege of two annual fairs, on the 9th of May and 6th of December", these being for cattle. Tockington was granted a licence for a weekly market and annual fair in 1281. It is quite probable that The Green, the meeting point of several routes, would have served as a good location. The present local list entry suggests that the stone structure may be the base of a market cross, or early religious gathering point or pulpit, possibly part of the Manor of Tockington associated with a Free Chapel that ceased in the 16th century. Other records state that it is far too large to have formed part of a wayside cross, although it may have been the platform of a market or butter cross (a type of cross where locally produced butter, milk and eggs were brought to market for sale). Despite some uncertainty over its date and original function, the structure has been a focal point of the village and for community life since at least c1860 and remains an unusual and possibly unique feature.



In 1840, a local group of Methodists purchased the earlier building on the site for use as a chapel. This was enlarged in 1897 as membership expanded. The semi-circular porch door and tall window surrounds are ashlar. The walls are of squared and dressed limestone rubble laid as sneckwork with freestone quoins, window surrounds, kneelers and coping.

On the southern edge of The Green is the Methodist Chapel. The building is a typical chapel building, one storey in height with central, stone-built porch on the north gable elevation. The structural division into nave, chancel and aisles was irrelevant to Methodist worship of the nineteenth century, while large sash windows for light and ventilation, were recommended.

On the opposite side of the Green from the Chapel is Mustay House, a handsome medium sized Regency house with elegant ashlar detailing and ramped side walls. Consultation feedback has highlighted concern that The Green is marred by a derelict site between Mustay House and Greystones, on land to the rear of what was historically the site of the former village pound. Any development of this sensitive and prominent site would need to be of an appropriately high quality.





Left: Old Smithy - Census records identify a number of individuals working in the village as blacksmiths

Right: Musthay House is II listed for its 'polite' early nineteenth century architectural style





Above left: Designed by Giles Gilbert Scott in 1935 for the General Post Office, on the occasion of King George V's Silver Jubilee, this K6 telephone kiosk occupies a small verge south of the Swan Inn, a grade II listed building, close to the village green in the centre of the village. A distinctive piece of street furniture visible on the way out of the village. It is locally listed.

Above right: Domestic and agricultural buildings bring variety to the Green

Away from The Green, Manor Park marks the eastern entrance to the village core, and the Parish Hall the western entrance. Beyond these locations the character is markedly different, being far more open and rural in character, with unrestricted views to the surrounding countryside. Progressing west from The Green along Upper Tockington Road, a looser grain, deep grass verges and number of former agricultural buildings contribute to a transitionary character. There are a number of tall stone walls, (including blank elevations), hedges and planted and treed open spaces, thereby creating less direct engagement with the road than properties around the village green. Views through to rear plots, fields and ridges beyond the village can occasionally be glimpsed through gaps. It is important that this subtle difference in character is maintained.





Left: Lindum Cottage is a locally listed building. The historic tree to the north belt provides amenity value to this part of the Conservation Area

Right: Stone walls and planting contribute a transitional character to this part of Upper Tockington Road

The Conservation Area boundary generally encompasses the properties fronting Upper Tockington Road but not the areas of new development which have been built to the rear both to the north and south side, such as Musthay Fields. These backland areas historically served as orchards, gardens and paddocks, and fragmentary undeveloped, green, open spaces survive as evidence of historic plot form. The inclusion of land to the rear of Lindum Cottage, including a belt of historic tree planting, is one such example of how these rear spaces contribute positively to the Conservation Area. It is important to maintain the transitionary character to the open countryside and the setting of the Conservation Area and therefore the consideration of any further development should have regard to the significance of views in to and out of the Conservation Area and the contribution planting, open space and historic plot form makes to its character or special interest. In areas which form rear plots within the historic core of the village these spaces have archaeological potential for Early Medieval, Medieval and Post-Medieval remains to survive. The archaeological value would therefore need to be taken in to account.

The Parish Hall is proposed as an addition to the Conservation Area. Opened in 1901, the building was extended and refurbished in 2011 and remains in its original use as a meeting place for the people of the parish. It is a distinctive building, prominently sited at the entry to Tockington from the west and is greatly valued by the community. Although modest in appearance, it is typical for this building type. Being one of the few red brick buildings in the Conservation Area distinguishes it as one of the few community buildings in the village, constructed at a later date than many of the houses, following the main phase of growth. The hall marks a clear end stop to the village, with Eastcombe Hill and fields to the south providing a pleasant rural setting.



In planning the original construction of the Hall four plots of land had been offered, one of which was in Haw Lane, but the final choice was a plot which belonged to Colonel Henry Salmon, largely because of its central location - between the two villages. 300 residents attended the Royal opening ceremony by her Grace the Duchess of Beaufort in 1901. As was the case with many village halls, at Tockington the coronation of King George V was marked by the commission of the memorial lantern over the front door.

At the opposite end of the village, to the east of The Green, the high stone walls of Tockington Manor signal a distinct shift in character, discussed in the following chapter. Old Down Hill provides an important route in to and out of the village, buffering open fields which provide agrarian landscape

setting to the northern side of the village. Views from the top of the hill on the approach offer dramatic views to the Severn ridges. The change from clipped field hedge to stone boundary wall also signals an important change in character and appearance at this point.

Area 1 Preservation and Enhancement Strategy

In addition to the preservation and enhancement strategies included from Chapter 8, the following factors will be taken into account when considering the preservation and enhancement of Area 1

Maintaining the simple grass verges of the Green

Seeking to preserve the distinction between simple or vernacular buildings and polite buildings

Maintaining the sense of enclosure provided by the buildings and traditional stone boundary walls

Seeking to maintain tree planting which contributes to the amenity of the Conservation Area and for its ecological value.

Maintaining the open views out of the village along the principal routeways

Seeking to maintain the transitionary character of rear gardens and open spaces by ensuring development has appropriate regard to the significance of views in to and out of the Conservation Area and the contribution planting makes to its character and setting

Seeking to maintain the render finish to buildings where this contributes to its architectural and historic interest

Ensuring that alterations to buildings maintain their traditional appearance, and preserves design features which distinguish it as polite or vernacular

Seeking to ensure that development does not adversely affect archaeological remains

Area 2 – Tockington Manor and grounds and Washingpool Hill Road

Located on the lower slope of Tockington Hill, to the north-east of the village, lie the house and grounds of Tockington Manor. The historic grounds at Tockington Manor were designed for the enjoyment and benefit of the Manor house, providing an elegant parkland and arboretum setting, pleasure garden, kitchen garden and uninterrupted vista to the open countryside and scarp to the south. The arboretum includes a number of specimen trees and tree clumps. Beyond the ornamental planting, to the north, are the wooded slopes of the ridge, which include Sheepcombe Brake, The Slad and Little Down Wood. Tockington Hill forms part of the Severn Ridges Visually Important Hillside, which is an undeveloped landscape feature providing an important green backdrop to the wider Tockington Conservation Area.

The parkland landscape historically extended east to Sheepcombe Farm and south to the Tockington Mill Rhine, which can be seen on the Tithe map (fig. 2). The open, uninterrupted vista from Tockington Manor encompasses the wider view of the Sheepcombe valley, including ancient woodland at 'Gorse Covert' and extending up to the limestone ridge which runs from Rudgeway to Almondsbury. The areas of woodland on the high ground provide a visual foil to the intermittent houses alongside the A38, ensuring views from the house and parkland are not interrupted by development. The surrounding gardens and landscape provide a refined and natural setting to the Manor. The openness and abundance of tree planting is in sharp contrast to the tight-knit enclosure of area 1. Beyond the busy green, the parkland, gardens and fields are a place of tranquillity and calm.

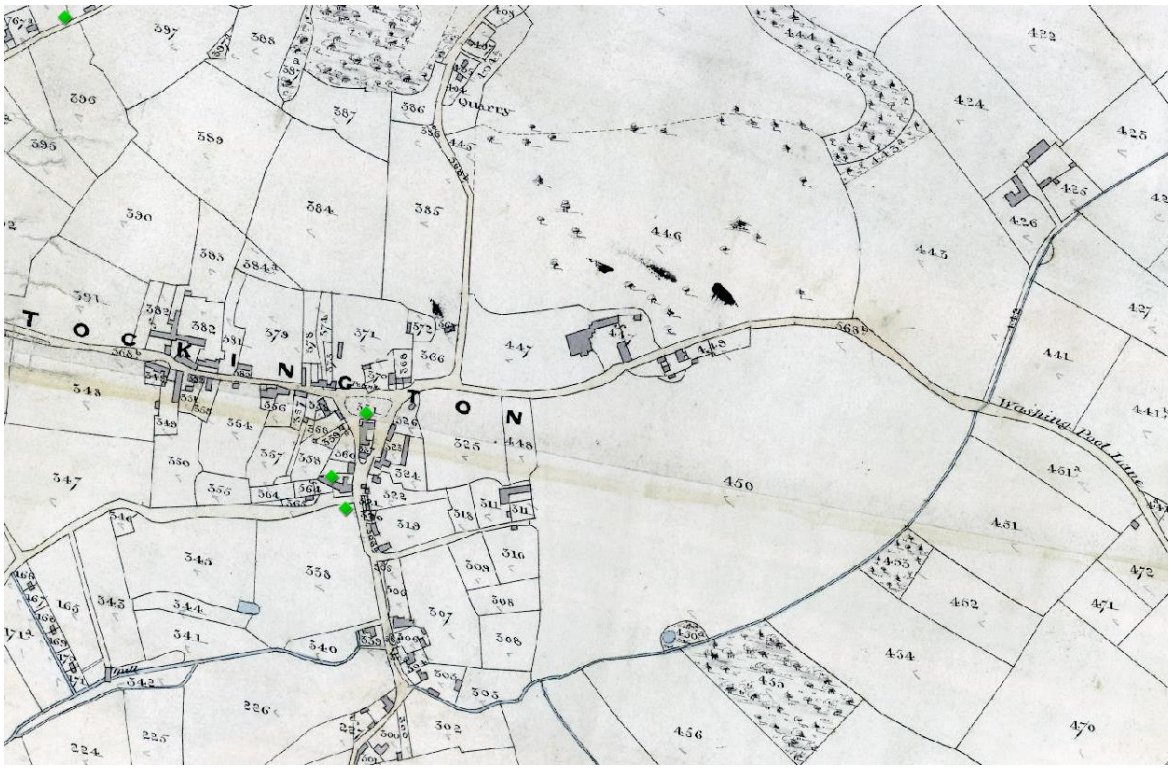


Figure 2 Tithe Map showing extent of parkland at Tockington Manor

There is thought to have been a building on the site from at least the sixteenth century, however the earliest parts of the present house are likely to date from the early seventeenth century. The principal south front, although asymmetrical, displays a Georgian character, having been remodelled around 1712 by Henry Whitehead, who served as Mayor of Bristol. It is thought that the increase to three storeys may have taken place later that century, the roof being rebuilt in 1754.The house was further

enlarged after Samuel Peach bought it in 1774. During the Second World War the house was used by the Bristol Aeroplane Company and in 1946 it was sold to Major Gordon Tovey, who converted it into a preparatory school for boys. Then it had 23 boys and a staff of 5, but it currently accommodates up to 300 pupils.

The building is rubble with stone and brick dressings, which together with the extensive use of stone in the garden walls and ha-ha's provide harmony and cohesion with the village. However, what sets this area apart from the village is the sense of space and openness provided by the extensive gardens and former parkland which surround the house to the north, and the designed open vistas to the south. The large, mainly C19 garden contains many historic features including derelict icehouse, walled kitchen garden, former C19 boating pond - now formal lily pond, 2 ha ha's, steps piers and urns. Only remnants of C17 garden remain. The arboretum dates from the nineteenth century and contains rare specimen trees. The high stone walls to the boundary and walled gardens, which run adjacent to Old Down Hill and Washinpool Hill Road, provide a sense of importance and grandeur. The high degree of enclosure and limited views afforded by the high walls of the kitchen garden gives way to openness and the extensive vista across the fields to the skyline of the southern ridge.

The steep wooded ridges to both north and south of the village are a key aspect of Tockington's distinctive and special character. The woodland provides a green and attractive backdrop to the village in views from lower ground, as well as important wildlife habitat. The tree planting in this area lies within a strategic woodland corridor, reflecting the contribution it makes to South Gloucestershire's emerging Local Nature Recovery Strategy Network.





Above left: View from walled garden of Tockington Manor School – the houses of Manor Close are unobtrusive

Above right: Views to the higher ground of the ridge can be glimpsed through the ornamental planting in the arboretum.

The existing Conservation Area boundary includes only the manor house and the immediate formal garden areas and walled garden to the west. This does not reflect the historic, evidential and aesthetic importance of the wider grounds and tree planting, and their contribution to the significance and setting of Tockington Manor and the wider village. The boundary has therefore been extended to encompass a larger extent of the historic arboretum, parkland and grounds to the north, east and south of the manor house, which provide evidence of earlier periods of use, relevant to the historic interest of the Conservation Area. This has the effect of also encompassing some limited areas of modern development within the boundary, however this is necessary to protect the setting of the historic buildings and the relationship and spaces between.

In addition to the importance of land to the south of Tockington Manor to the designed vista, it is also of high archaeological value. The tithe apportionment name the single, very large tract of land extending to Tockington Mill Rhine, '*Stangers and Plantation'.* It is possible that the name derives from

stank – pond, pool;ditch;dike ultimately from Latin stagnum, and relating to the rhine running along the southern edge of the field. Within this field aerial photographs reveal ridge and furrow, visible as earthworks, which form part of a much more extensive area of medieval and post-medieval ridge and furrow which was mapped as part of the Severn Vale National Mapping Programme, reflecting the important agricultural origins and development of the village.



Tockington Manor House



The vista from Tockington Manor

In more recent years the estate has been fragmented and the original park subdivided in some places. It is therefore not proposed to include beyond the playing field within the Conservation Area itself. However, the open, uninterrupted rural views are highly important to the setting and significance of the Conservation Area, not only reflecting the designed vista from Tockington Manor, but also as remaining evidence of the agricultural field and rhine network around the village, both of which are fundamental to the origins and historic development of the settlement.

Although the twentieth century development of housing at Manor Park represents quite a large level of new housing in between Tockington Manor and the village, its siting avoids the designed vista and their low, simple pitched roof profile and large communal green space means that the housing is not a prominent or distracting feature in views from the historic grounds of Tockington Manor. It is important that the sensitive appearance and form of this development is maintained.





Left: View across the parkland to Sheepcombe Farm at the edge of the village

Right: The high walled garden of Tockington Manor to Old Down Hill

Tockington Manor is now a successful Preparatory School, including boarding provision and the buildings and grounds provide a variety of curricula based educational and sporting as well as recreation facilities. Modern development in the form of a swimming pool and classroom buildings have been built within the historic stone walls at the east of the site. Beyond this, a car park and tennis court constitute further modern elements introduced into the historic parkland. It is important to support the sustainable use of the school, whilst also maintaining the important contribution that the historic site makes to the character and appearance of the Conservation Area.

There is concern about the poor condition and erosion of the verges on Washingpool Hill Road, particularly directly in front of Tockington Manor school as a result of vehicular movement and periodic parking. There is a desire to find a solution to improve the verges for parking, whilst still maintaining the traditional and rural aesthetic.

Directly opposite the car park the former Home Farm buildings are largely all converted to residential use, however their agricultural character and appearance remains legible and the informal grass verges further enhance the rural aesthetic. Along the lane eastward the high stone wall, lack of fields boundaries and remnant tree clumps distinguish the area to the north as a historic recreational landscape.







Left: The car park would benefit from landscaping enhancements

Middle: Parking and traffic has caused erosion of the verge.

Right: Former barn at Home Farm retains an agricultural character

Area 2 Preservation and Enhancement Strategy

In addition to the preservation and enhancement strategies included from Chapter 8 the following factors will be taken into account when considering the preservation and enhancement of Area 2

Maintaining the materials, line, height and extent of stone boundary walling, including ha-ha, in order to maintain the distinguished character of the grounds of Tockington Manor as well as the distinctive and rural character and appearance of the Conservation Area

Maintaining the open, uninterrupted views within, from and towards the historic grounds of Tockington Manor, in order to preserve the open, parkland character and the wider rural setting.

Seeking to protect the low density pattern of development and the rural character of this area

Ensuring new development is appropriate to the historic landscape character

Ensuring alterations to the historic buildings and structures maintain their architectural and historic interest

Seeking to maintain the agricultural and subordinate character of the buildings at the historic Home Farm

Seeking to ensure that development does not adversely affect archaeological remains, including ridge and furrow.

Encouraging active management of and succession planting in the woodland framework and parkland to ensure the conservation and enhancement of these key landscape features

Encouraging a solution to resolve erosion of the verge from parking/traffic which is appropriate in the Conservation Area.

Encouraging the repair/conservation of remnant historic garden and parkland features such as icehouse, urns, walls etc

Encouraging sympathetic landscaping of the car parking area at Tockington Manor

Washingpool Road bears its name due to a feature at the entrance to Sheepcombe Farm. Understood to originally have been a ford which, following the raising of the road and creation of a culvert, enabled the construction of a sheep wash by adding water-retaining walls and a sluice door. When closed, the sluice retained water, filling the pond feature that was then used to wash sheep. Today, the only feature visible is the late 20th century L-shaped wall, the sluice gate having decayed decades ago, and the pond feature that served as the sheep wash silted up. The high stone wall to the north is an important feature of the lane, distinct from the clipped field hedgerows elsewhere, and signals the bounds of Tockington Manor park.

Area 3 – Lower Tockington Road

The southern side of the village has a green, open character, a notable contrast to the more developed core to the north, centred around the green, where enclosure and built form are strong characteristics. Brook Farm, Lower Farm and Little Brobury Farm, along with Grove House and Ivywell House, form an interesting group of historic buildings, originally built as either high status houses or farms, with large grounds, bordering open fields. This area of the village has changed little since the 1st edition OS map of 1881, especially in comparison with parts which have seen higher levels of new housing development. The large pockets of green space around and between buildings on Lower Tockington Road, in the form of gardens, generous grass verges and intervening fields, provides a looser urban grain and a sense of separation from the village.



Ivywell House

Three historic farmsteads lie at the southern entrance to the village. Each retains a collection of traditional stone and clay tile outbuildings that, along with the adjacent fields, reinforce their agrarian origins and functions. The fields to the south of the village provide an expansive and open landscape setting, notable on the approach into the village along Fern Hill and Lower Tockington Road and representing surviving agricultural land upon which the development and economy of the village historically depended.

At the southern entrance to the village the boundary walls and long, linear stone outbuildings, with deep, low tile roofs extend along the road, provide a traditional, rustic charm and strong sense of enclosure. Lower Farmhouse, historically known as Gosling Farm, is set back from the road and enclosed by a stone boundary wall. It is distinguished by its tall stone elevations and projecting three storey gabled wing.

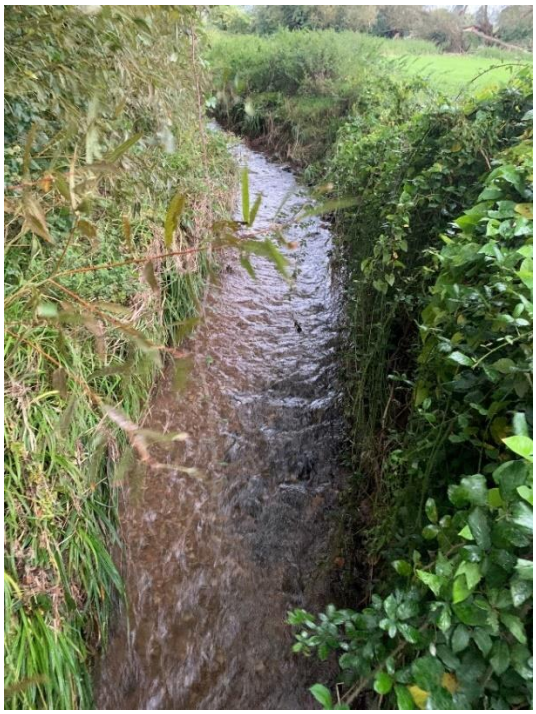
Brook Farm (named after the brook that runs to the front of the property), terminates northerly views along Lower Tockington Road and, together with Little Brobury Farm and Lower Farmhouse, effectively frame the entrance to the village. It is a large, vernacular farmhouse constructed from local limestone and clay tile. Flanked by mature trees, including weeping willow, Brook Farm forms a particularly picturesque and prominent feature of this character area. The brook to the front continues on the north side of the road in front of Rose Cottage and Manor Cottage. It is defined by a stone retaining wall with cock and hen coping, with bridges across providing access to the properties.



Little Brobury Farm (grade II listed)

Little Brobury Farm is thought to be one of the oldest buildings in the village, built on the site of a Medieval farmstead, part of Almondsbury Churchlands. It's early, sixteenth century origins are reflected in its long, low form. Historically known as Pillhead Farm, it is thought this served as a point where goods transported via the navigable Tockington Mill Rhine were unloaded. The fields directly to the north-west allow extensive, open views between Little Brobury Farm and its historic landscape context, including the course of the rhine, which is defined by tree planting and is the location of Tockington Corn Mill. The mill is first mentioned in Domesday and is shown in this location on the tithe map. The building has been altered and converted to a dwelling however the spatial connection to the settlement is significant.

Many water features such as rhines and wells survive in the area. As essential components of the land drainage and waterway network they serve as a reminder of their importance to the establishment and development of the settlement, as well as contributing significantly to its unique character and appearance.



Tockington Mill Rhine

The public footpath network passes through the low-lying fields to the south of the village following and crossing the Rhine in a number of locations. Historic footpaths, converging at Tockington Corn Mill, and connecting to Moor Lane, are accessed alongside Little Brobury Farm and Ivywell. These surviving routes provide historic interest, illustrating how past people and aspects of life in Tockington can be connected through to the present.

Fields north-west of Little Brobury Farm are of further archaeological interest due to forming part of an area of medieval ridge and furrow, visible as earthworks and on aerial photographs mapped as part of the Severn Vale NMP project. The combined archaeological, landscape and historic interest of this area, as appreciated through its character and appearance, merits inclusion in the Conservation Area.

Other than this location, much of the wider farmland surrounding this character area is more screened from view from Lower Tockington Road by buildings, walls, planting or due to land levels. However, the sense of the separation of these properties is apparent in glimpses between buildings to the open landscape beyond as one travels along Lower Tockington Road and by the absence of buildings. The ability to appreciate the properties in area 3 as farmsteads or fine houses within their own large plots within a wider landscape context is often achievable from footpaths beyond the Conservation Area boundary, in views approaching the village. This is an important aspect of the setting of the Conservation Area.

Grove House and Ivywell are distinguished by their elegant, Georgian architecture of the eighteenth century, Ivywell of a more modest scale and detailing. Both share the use of three bay elevations facing the road, with symmetrically arranged sliding sash windows, parapets and gable stacks. Both would originally have been rendered. The grounds are enclosed from the road by stone walls set behind the grass verge, although that to Grove House is considerably higher and incorporates pillars and swept coping, signifying a high status. The formal planting along the verge also provides a more designed, domestic character, and marks a shift away from the rural character defined by the farms further south. The original grounds of Grove House to the rear provide little altered setting to this important building and as such the boundary is extended to include them in entirety.





Above left - the elegant Georgian architecture of Grove House, as well as its high boundary walls and extensive grounds distinguish this building

Above right – Brook Farm, with rhine in the foreground, provides a highly characterful entrance to the village

The high proportion of listed and locally listed buildings in this part of the Conservation Area reflect their architectural and historic significance. Not only is it important to ensure that development respects the built structures, but also other important qualities such as tranquillity and visual connection to the surrounding rural landscape. The banked verge running along the western side of

Lower Tockington Road is protected and managed through 'no cut' practice for its biodiversity interest. The deep verge and tree cover, along with the open field behind, provide an important green buffer to the Conservation Area.

The powerlines and pylons crossing the ridges are prominent in some views from within or towards this character area, and on the approach into the village from Fern Hill. Depending on their location, the spread of new or tall structures such as telecommunication masts or the introduction of wind turbines in this area or other nearby character areas has the potential to intrude on the rural skyline. The visual and audible effects of motorway traffic represent another detractor from the rural character within some parts of the area, but do not comprise a significantly negative element.





Left: Kennel Lane led to the original Kennel Cottage and kennels belonging to Tockington Manor, before the development of Manor Park

Middle: Historic stone stile marks the line of the historic footpath

Right: Historic orchard

Area 3 Preservation and Enhancement Strategy

In addition to the preservation and enhancement strategies included from page XX the following factors will be taken into account when considering the preservation and enhancement of Area 3

- Ensuring new development respects the local vernacular building form and predominance of traditional materials including natural stone and clay tile

- Retaining traditional stone walls, trees, informal grass verges and pockets of green space which contribute to the rural charm and the setting of listed buildings

- Seeking to protect views out to open countryside where these contribute positively to the character and significance of the Conservation Area, in particular its agricultural character and landscape setting.

- Retaining the distinction between 'polite' Georgian architecture and traditional vernacular buildings.

-Maintaining the agricultural character and form of traditional farm buildings, thereby ensuring the rural character of the Conservation Area and the original agricultural function remains legible.

- Seeking to ensure that development does not adversely harm archaeological remains, including ridge and furrow

Manor Park

Manor Park is located adjacent to the south and east boundary of the Conservation Area. In response to initial consultation/engagement, feedback suggested extending the boundary to include Manor Park. Following further research and assessment, Manor Park is not considered to meet the high statutory test for designation as a Conservation Area. However, the appraisal has highlighted many positive attributes of the development, which are considered worthy of noting in this draft document, particularly as the development forms the setting of a significant part of the Conservation Area and nearby listed buildings.

The collection of 36 houses were designed by Bristol architectural firm Wichelowe and Macfarlane in the 1960's as a set-piece of twentieth century terrace housing, arranged fronting Washingpool Hill and around its own green. Whicheloe and Macfarlane went on to win awards for their architectural designs, becoming one of the most significant post-war Bristol architectural partnerships.

Manor Park aligns closely with the ethos and design of houses of Span Developments. Begun in the late 1950's and continuing through the 1960's, Span would no doubt have served as an inspiration and influence for other architects pioneering contemporary design that was sympathetic to the historic context and local character. The design of the landscaping and layout was seen as being particularly important. Houses were placed in the landscape in response to the conditions of the existing site and grouped so that communal spaces were created between the buildings. The residents of Manor Park were passed the green and they collectively manage and maintain the space. The building line, height, alignment, rhythm and scale of the development responds positively to that of the historic village. The use of terrace housing, set back from the road behind stone walls or short gardens follows traditional housing pattern and the area of development designed around a central green, reflects the distinctive historic form. The height of the houses are deliberately low, with a wide gap at the entry point in order to respect views out of the village and from the grounds of Tockington Manor.

Some of the design elements including used of pale stock bricks, weatherboarding between stories and stepped elevations to break up the massing are directly aligned with Span Developments. The use of brick as a facing material is not commonly seen in Tockington and in this regard the housing at Manor Park breaks with traditional local character. However, it is important to remember that 20C development was often designed to be different, not pastiche. As 'modern' architecture they embraced the use of new materials, construction techniques and features, such as open plan interiors and large windows, yet are still relatively standard, perhaps reflecting the more traditional, simple housing in the village.

In order to meet the test of 'special architectural or historic interest' required for designation as a Conservation Area, it is considered that architecture of this period would need to be a particularly interesting or innovative example of national style from this period. Manor Park is not considered to meet this high threshold and as such no boundary amendment in this location is proposed. As with more traditional buildings within Tockington village, property owners at Manor Park have clearly striven to respect the original design of the development, maintaining a sense of consistency and collective aesthetic**.** As a 'set piece' of terrace housing Manor Park is considered to represent many important principles for new development in a historic context. Maintaining important design qualities such as the low, uninterrupted roof form, open central green and consistency of design will help preserve the setting of the Conservation Area.



Keeping and enhancing the character: 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, landscapes and setting.

The following overarching preservation and enhancement strategies, as well as those contained within each character area, are considered to form a management plan that is specific to the Tockington Conservation Area, and which responds to this character assessment. This accords with the statutory duty of South Gloucestershire Council *to formulate and publish proposals for the preservation and enhancement of conservation areas (**section 71[1 and 2] Planning (Listed Buildings and Conservation Areas**) Act 1990.*
A strategy for the preservation and enhancement of the area is also set out on the accompanying Map 2

1) Preserve and reinforce the architectural and historic character

- Encourage the retention, maintenance and, where necessary, repair of heritage assets including buildings, structures, natural features and other heritage assets that make a positive contribution to the character or appearance of the Conservation Area.

- 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 and detailing.

- Seek the retention and reinstatement of traditional details such as windows, doors, chimneys.

- Maintain traditional stone walls and native hedges and resist the introduction of inappropriate boundary treatments or materials.

- Maintain historic features such as village pump, telephone box and war memorial.

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

- When considering any development seek to ensure that the significance and setting of the Conservation Area is appropriately considered and protected

- Encourage good quality design in all new development (or alterations) that is sympathetic to the character and appearance of the Conservation Area and, where possible, enhances or better reveals the significance of the Conservation Area.

- Proposals should have regard to the historic grain and pattern of development, scale, form, massing, building lines, open spaces and natural features that contribute to the character of the Conservation Area.

- Seek to ensure that new development does not adversely harm the setting of historic buildings

- Seek to ensure that new development does not adversely harm archaeological remains

-New development should seek to protect important views and vistas, within, towards and from the Conservation Area, that contribute to the character, appearance or setting of the Conservation Area and the setting of designated heritage assets.

- Encourage the use of traditional materials and construction details that have regard to the distinctive character and appearance of the Conservation Area and ensure that the architectural distinction between polite and vernacular buildings within the Conservation Area is maintained.

- Encourage sensitive redevelopment of visually intrusive or poor quality buildings when opportunities arise and promote high quality design that enhances the character or appearance of the Conservation Area.

- Retain gardens, open spaces and landscapes which contribute to the setting of historic properties and ensure new development or uses are not harmful to the character and setting of the Conservation Area.

- Ensure that the change of use of land or buildings preserves the important character of the Conservation Area and its setting.

3) Minimise the impact of existing modern development

- Enhancement proposals should seek to reduce the impact of modern development and soften the impact of intrusive features by using native planting and natural stone walls.

- Seek to maintain front gardens and avoid the introduction of parking on front gardens, or loss of traditional front boundaries.

- Seek to reduce the adverse impact of traffic congestion and parking on the historic village and ensure traffic management measures, street furniture and highway works are appropriate and sensitive to the historic character.

4) Preserve and reinforce the vitality of the historic village

- Ensure alterations, new development or changes of use are appropriate and enhance the community function and vitality.

5) Preserve the Green Infrastructure (GI) Assets

- Ensure that local GI assets including public open spaces and commons, fields, public rights of way, rhines, woodland, trees, orchards, hedgerows, verges etc are planned, delivered, managed and enhanced in a way that maintains and enhances the character and significance of the Conservation Area and its setting and for their contribution to wider community and environment well-being.

- Seek to protect and enhance the public rights of way as important Green Infrastructure assets and recreational resources.

- Planting is an important part of the Conservation Area and helps to soften the impact of new development.

- The restoration of orchards in and around the Conservation Area would be strongly encouraged for the wide variety of environmental benefits they offer.

6) Preserve and reinforce the historic landscape setting of the Conservation Area

- Avoid new development or uses which would be harmful to the landscape character and setting of the Conservation Area or those which would reduce, remove, or harm important landscape views.

- Recognise the importance of the key views towards and across the Conservation Area and adjoining Severn Levels, including those from the visually important hillside area of the Severn Ridges.

- Maintain the wooded backdrop of the Severn Ridges.

- Encourage the retention (or replacement where appropriate) of trees, native hedges, stone walls, field patterns and other landscape features.

- Maintain public rights of way and other recreational access.

7) Maintain the character and quality of the public realm

- Ensure the treatment of the public realm - roads, footpaths, open spaces, verges, trees, water features, village green and boundary walls - is sympathetic to the historic character and that street furniture, lighting, traffic restriction measures, signs and road markings are appropriate and kept to a minimum.

8) Support the Local Nature Recovery Strategy and Network

- Maintain and enhance the biodiversity of the area, its functionality and connectivity.

Sustainability

The Tockington Conservation Area Character Appraisal and Management Plan provides an opportunity to contribute to the Council's work on the Climate Emergency in that strategies for preserving and enhancing the special character and appearance of the Conservation Area promote the **sustainable repair and reuse/recycling of existing traditional buildings and structures**. Sympathetically upgrading and reusing existing buildings, rather than demolishing and building new, can dramatically improve a building's carbon footprint and make substantial energy savings because the CO_2 emissions already embodied within existing building fabric would not be lost through demolition.

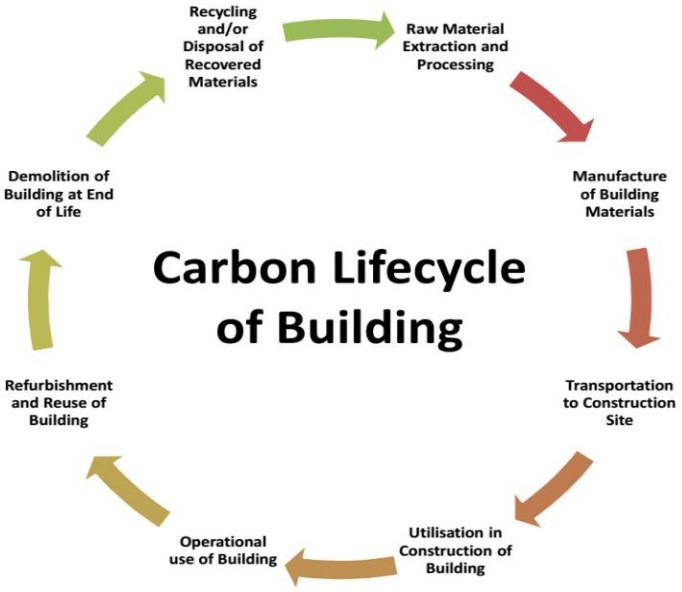
The Tockington Conservation Area Appraisal also promotes high standards of design which include using **traditional, more sustainable and renewable materials** as part of helping promote low carbon, energy efficient, renewably powered, climate resilient small-scale development within Tockington.

Adaptations to buildings in conservation areas

Buildings can be adapted in response to climate change. This can include measures to improve energy efficiency and decarbonise as part of reducing the impact of the "operational use" of a building when seen in the context of the "Carbon Lifecycle of a Building''. The process of improving the energy performance of existing buildings through technical interventions is commonly referred to as retrofit.

Improving energy efficiency will lower carbon emissions, however it is important to note that energy efficiency is not the same as carbon reduction. It is possible to improve the energy efficiency of a building while also increasing its carbon footprint when emissions associated with the sourcing, manufacture and transportation of materials are considered.

For responsible retrofit the 'embodied' impact of construction and materials should also be taken into consideration wherever possible. This can be substantial and sometimes even outweigh any savings in use.



Tockington Conservation Area contains many historic buildings, both listed and unlisted, which contribute positively to its special interest and character and are of traditional construction. These generally will incorporate solid walls and permeable construction materials. These require a different approach to buildings of modern construction, which typically have cavity walls and are vapour impermeable.

The relevant Approved Documents themselves recognise that historic and traditional buildings require a different approach to modern buildings and some flexibility is needed to mitigate the potential conflicts between the building and energy conservation.

Further guidance can be found within the following Historic England web pages and publications

"Improving Energy Efficiency Through Mitigation" which can be accessed via the Historic England website using the below link, Improving Energy Efficiency Through Mitigation | Historic England

''Adapting Historic Buildings for Energy and Carbon Efficiency Historic England Advice Note 18 (HEAN 18)'', which can be accessed via the Historic England website using the below link, HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency (historicengland.org.uk)

This Conservation Area Appraisal and Management Plan cannot cover all potential retrofit measures to a building or every renewable energy technology, and the suitability of individual alterations will vary depending on the significance and designation of a building. However, the information set out below offers guidance in relation to some of the most common retrofit proposals.

> **Listed buildings are subject to specific legislative requirements and any works for the demolition of a listed building or for its alteration, internally or externally, which would affect their character as a building of special architectural or historic interest, requires listed building consent.**
>
> Planning permission is not required for **internal works** only to an unlisted building. Building Regulations may however be required.

Windows

The council encourages the repair and retention of traditional windows that make a positive contribution to the character or appearance of the Conservation Area. The repair or upgrade of existing traditional windows is a highly sustainable option as the carbon will be already 'locked up' in the fabric, with repair/refurbishment/upgrading adding little to their ongoing carbon footprint compared to complete replacement. However, where traditional windows on an unlisted dwelling are beyond economic repair and require replacement, matching the existing in terms of design, appearance, materials and size is encouraged. The replacement of modern, poor-quality windows is also encouraged, particularly where betterment of design and insulation can be achieved.

If you are proposing to replace existing windows in a dwellinghouse* with new windows that differ

from the originals in terms of their:

a) Design (for instance, replacing traditional flush-fitting casements with modern storm-proof casements)

b) Appearance (for instance, replacing traditional vertically sliding sash windows with top hung 'mock' sashes or 'tilt and turn' windows, omitting/changing the configuration of traditional glazing bars, or introducing vent windows where none currently exist)

d) Size (for instance, changing the dimensions of component parts of the window to result in a visual 'bulking-up')

then you may need to apply for planning permission. This is because the visual change to the windows could result in a 'material change to the appearance of the building', triggering the need for planning permission.

Changing the material of windows (for instance, going from timber to uPVC), will only require planning permission if the new windows will result in a material change to the appearance of the building as a result of the changes referred to above. This applies whether located within a conservation area or not.

* A "dwellinghouse" does not include a building containing one or more flats, or a flat contained within such a building.

Renewable energy technologies

Wherever possible the council encourages the use of renewable energy technologies where these are sensitively located so as to maintain the character, appearance and setting of the Conservation Area and any features of special interest.

Within a conservation area, solar and photovoltaic panels are permitted development on roof-slopes of unlisted dwelling houses or building within their curtilage, meaning planning permission is not required. Equipment installed on walls fronting a highway or placed as stand-alone equipment so that it is nearer to any highway than the dwelling house will require planning permission. All installations , free-standing or otherwise, within the curtilage of listed buildings will require planning permission. (*Schedule 2, Part 14, Class A of the GPDO*) Similarly, air source heat pumps are permitted development

for an unlisted dwelling house or block of flats unless they are on a wall or roof fronting a highway or forward of the building line fronting a highway (*Schedule 2, Part 14, Class G of the GPDO*). Planning Permission is required for units on a building or on land within curtilage of a listed building.

Internal and external insulation

In most cases, unless the building is already rendered, external wall insulation is likely to be a material change to the building's appearance and therefore require an application for planning permission. (*Schedule 2, Part 1, Class A of the GPDO*). Planning permission is not required for internal works to an unlisted building in a conservation area.

It is important to remember however that if not specified correctly, the installation of insulation (particularly internal and external wall and underfloor insulation) has the potential to cause condensation. This can cause dampness within a building's structure and can be harmful to the health of the building and its occupants. It is therefore important to get expert advice when considering adding wall insulation to a traditionally built dwelling.

New development

The construction of new buildings and extensions to existing buildings in the Conservation Area can be carried out using modern construction techniques and will be required to meet the energy efficiency standards required by building regulations. However, traditional materials are often fundamental to the character and appearance of any conservation area. They create a sense of place and local distinctiveness. The use of non-traditional, modern facing materials (walls and roofs) risks generic 'anywhere' development.

The use of local, traditional materials, where available, does not compromise energy efficiency and can also help improve sustainability as the materials may not need to be transported as far and will often therefore have less embodied carbon. Where alternative materials need to be specified to replicate traditional local construction, they should be as close a match as possible to the prevailing materials in the area to protect its character and distinctiveness.

The external appearance of any new building or extension within or adjoining the Conservation Area may be influenced by an energy efficient design in terms of orientation, materials, fenestration or the addition of renewable energy technologies such as photovoltaic or solar thermal panels and heat pumps. Consideration will also need to be given to ensuring that the design is sympathetic to the character and appearance of the Conservation Area.

Green infrastructure is a network of green (land) and blue (water) spaces which when appropriately planned, designed, connected, and managed provides a wide range of environmental functions and multiple benefits for people, communities, and nature. Green Infrastructure includes all natural, semi natural and cultivated areas of land, public and privately owned, of all shapes and sizes. The benefits of green infrastructure include natural flood management, wildlife habitat, locked in carbon that reduces greenhouse gases, cooling and shading, as well as space for nature to thrive, social spaces and more attractive and healthier places to live.

Much of Tockington Conservation Area and its surrounding setting lies within the South Gloucestershire wider Strategic Green Infrastructure (GI) Network and contains a number of GI assets

including commons, public rights of way, fields, hedges, woodland, greens and verges. The preservation and enhancement strategies which seek to preserve these open spaces and natural environmental features for their contribution to the architectural or historic interest of the Conservation Area, as experienced through its character and appearance, also provide a direct link to the Council's Green Infrastructure Strategy, which aims to respond to the challenges of the climate and nature emergency.



What Happens Now

To seek the views of local residents and other interested parties the draft Tockington Conservation Area Character Appraisal and Management Plan and the amended Conservation Area boundary will be publicly consulted on by way of an advertisement, publication on the Council's website, notification placed on the Parish Council website and circulation of the leaflet at the local library and Council offices. Comments and proposed amendments to the document will be reported to the Cabinet Member for Planning, Regeneration and Infrastructure who will then review and carefully consider if any further amendments are required to be made to the document as appropriate. Subject to this, the Tockington Conservation Area Character Assessment and Management Plan will be published.

Once published, 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.

The Council is keen to work with the local community and other parties to help preserve and enhance this special area.