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1. Introduction

The purpose of this document is to provide supporting information for the proposed designation of a conservation area in Barrow Gurney. It seeks to evaluate and record the special character of the area and identify potential areas for enhancement of that character. It draws on earlier documents prepared by Robert Ladd on behalf of North Somerset Council and Eric Gates of Barrow Gurney Parish Council.

2. Planning Policy Context

2.1 National Policy
Section 69 of the ‘Planning (Listed Buildings and Conservation Areas) Act 1990’ states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

2.2 Local Policy

North Somerset Core Strategy

Policy CS5 Historic environment
The council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.

Barrow Gurney is in the Green Belt, as defined by the North Somerset Replacement Local Plan. The village has no settlement boundary and so in planning policy terms it is treated as countryside, meaning that new development is strictly controlled.
Development Management Policies: Sites and Policies Plan part 1- has a group of policies relating to the historic environment (DM3-7) there is a specific policy within this group DM3 which focus on Conservation Areas.

Land for a Barrow Gurney bypass is safeguarded under policies Core Strategy (CS10) and Sites and Policies Plan (DM20).

3. Planning Permission

In conservation areas with no article 4 directions planning permission is required for:

- Roof extensions; cladding with render, stone, timber, tiles or plastic, etc;
- Side extensions;
- Rear extensions of more than one storey are not permitted.
- In addition, planning permission is required for satellite dishes, radio antennae which are visible from a highway and on buildings over 15 metres in height.
- Control over demolition of unlisted buildings within these areas.
- Exemptions from demolition controls include walls, gates and fences less than 1m high next to a highway, including a public footpath or bridleway, waterway or open space, or less than 2m elsewhere; post 1914 agricultural or forestry buildings; and pre-1925 tombstones unless they are in the grounds of an exempt place of worship.
- Urgent works notices can be served on the unoccupied and unlisted buildings within a conservation areas.
- Control over advertisements, certain categories of advertisement are restricted within conservation areas. These include illuminated advertisements on business premises and advertisements on hoardings around development sites. In addition balloons with advertisements are included within the need for advertisement consent in conservation areas.
- New development must make a positive contribution to the character of the area. The need to fit in not only with the character of the conservation area but also the size, style and material used need to match the current setting. Careful consideration of new development is needed to avoid altering these areas’ unique architectural and historic interest.

3.1 Works To Trees

Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks’ notice to the local planning authority. The purpose of this requirement
is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

4. Summary of Special Interest

- Well preserved example of an estate village, illustrating the economic and social relationships that existed to support the “great house” at Barrow Court.
- High survival rate of pre-1838 buildings forming village core
- Extensive early C20 Arts & Crafts remodelling
- Strong relationship between village and its landscape setting

5. Context and Development

5.1 Location and Context

Barrow Gurney is located south-west of Bristol and has a population of approximately 370. The village sits at the bottom of a valley formed by steeply rising land to either side. Barrow Gurney reservoirs sit at the south-

5 North Somerset Council Proposed Barrow Gurney Conservation Area Designation Report April 2013
western end of the village. The settlement runs approximately north to south along the valley floor. The proposed conservation area encompasses the historic core of the village shown in Figure 5.1.

5.2 Landscape Setting

Figure 5.2: Part of the wider landscape setting of the proposed conservation area

Barrow Gurney is a linear village which measures approximately 0.6km north to south. Steeply rising fields and ancient hedges immediately to the east and west form a green backdrop to the settlement whilst also separating it from the surrounding landscape Figure 5.2. The fields are a mixture of arable and grazing. The Land Yeo stream issues from Dundry to the south and runs through the village. Grade II* listed Barrow Court, for which Barrow Gurney served as estate village, sits approximately 1.5km to the north west. A series of reservoirs are located to the south west of the village.

Barrow Gurney sits along the boundaries of two landscape areas as defined by the North Somerset Landscape Character Assessment:

E6 (to the south west of the road) - Cleeve Ridges and Coombes, which is categorised as a strong landscape (page 93 of the SPD) and

J4 (to the north east of the road) - Colliter's Brook rolling valley and farmland, which is categorised as weak and declining, and in need of enhancement (page 140 of the SPD). The SPD says that "The landscape strategy for J4: Colliter's Brook Rolling Valley Farmland is to strengthen the character of the area, weakened by urban fringe activities, enhancing the positive aspects of the area such as the woodland and pastoral farmland to build a sense of continuity and place and taking opportunities for improvement for instance by creating new grassland, wetland and woodland habitats and better public access to the woods and reservoirs."

6 North Somerset Council Proposed Barrow Gurney Conservation Area Designation Report April 2013
6. Proposed Conservation Area Boundary

Figure 6.1: Proposed conservation area boundary (shown as dotted black line)

At the South end of the village, the chicane between Steps Farm and Reservoir Farm provides a logical point from which the conservation area would begin, marking a clear gateway from rural to village landscape. The approach through the narrow section of road, steeply downhill, provides a natural vista through the village.

At the north end establishing a boundary is more difficult. The suggested northern boundary is formed by The Thatched Cottages and School House. This would terminate the proposed conservation area at the point where the character and appearance changes from that of village to a much more dispersed settlement pattern of predominantly farm and agricultural buildings.

The western boundary is formed by the rear boundaries of the buildings which form the main settlement. The eastern boundary takes in the property boundaries along with the historic mill leat and the fields which form the immediate landscape setting of Lower Mill Farm and the village core.

Although historically Barrow Gurney and Barrow Court have effectively functioned as a unit Barrow Court itself has not been included within the proposed conservation area. This is due to the physical separation between Barrow Court and village core. As a result of this Barrow Court does not form part of the character or appearance of the village core which the proposed
conservation area (Figure 6.1) seeks to protect. Note that Barrow Court is itself already listed.

7. Historical Development and Archaeology

7.1 Historical Development

Barrow Gurney appears in Domesday book and was even then noted for its mill. Since the Dissolution of the Monasteries, it has existed largely as an estate village in support of the main estates in the parish, centring in the 19th and 20th centuries on Barrow Court Figure 7.1. The immediately surrounding area is agricultural with the relics of small scale coal and other mineral workings from various periods. Many of the field patterns in the immediate area are well preserved and recognisable from the Tithe map of 1838, with evidence of an open field system.

Figure 7.1: Late C19/Early C20 view of Barrow Gurney. From the collection of M J Tozer.

The Tithe map of 1838 also provides a valuable survey of the properties in the village and demonstrates a significant consistency between the buildings that exist in the centre of the village at the present time and the village plan as it was over 160 years ago. In the section of roadway between the two current chicanes, all the major buildings identified in 1838 survive (albeit heavily modified). New Cottages are the only significant new buildings in the centre of the village. However the Village Hall, the Willows, just beyond the Thatched Cottages, and properties in School Lane are also more recent, although not directly fronting onto Barrow Street.

The central cluster of Grade II listed buildings in the village covers Steps Farm, Springhead Farm, The Long House, Compton Mead and the Thatched Cottages. All were refurbished, under the inspiration of the Arts and Crafts Movement, in the early years of the 20th century by the Gibbs family, as owners of the estate.
Each of these buildings has its own much older roots. Steps Farmhouse is believed to be 18th century, built of squared and coursed rubble with stone copings and roman tile roof. The house stands back from, and at a higher level to the road with a terraced garden and graded semi-circular steps, from which it derives its name, leading down to the road.

Springhead Farm carries a datestone of 1687 in the porch gable and was restored between 1924 and 1928. The Long House stands on the eastern side of the road. It dates from the 18th century and was restored and extended in 1905. The 1905 extension served as the estate laundry.

Compton Mead is an L shaped terrace of cottages probably dating back to the 17th century (one has a datestone of 1690). Historic maps suggest that the terrace was not originally continuous, but rather two terraces at right angles. The present appearance of the buildings reflect the restoration that took place in the early 20th century. The cottage on the corner of the “L” at one time included the village Reading Room, which was more recently used as the village shop and Post Office. Outside the end of number 6, in the roadway, stands the village tap, which formerly provided the source of piped water in the village. The Thatched Cottages are a pair of 18th century cottages, restored in 1916 as part of the overall improvement scheme in the village.

![Figure 7.2: Late C19/Early C20 view of Barrow Gurney From the collection of M J Tozer](image)

The building which now houses the Princes Motto pub also survives from the 1838 map. It was formerly known as the Ich Dien. It features in the 1838 Tithe map as a pair of cottages although it is unclear whether it formed part of the early 20th century improvement scheme and at what date it became a public house.

Other buildings shown on the 1838 map which survive today include Reservoir Farm, School House, Upper Barrow Mill, and possibly The Cross. Another significant structure worthy of record is the Village Hall originally
given to the Women’s Institute in 1928 by Emily Gibbs, lady of the manor and still making an important contribution to the life of the community.

Recent work, as a Millennium project for the village, has transformed the waste ground, formed by an irregularly shaped patch of land between the road and the Land Yeo stream, running from Steps Farm to New Cottages and opposite the pub, into a Village Green. The aim of the project was to maintain the rural character of the area, with an emphasis on wild flowers and open grassland. The creation of a children's play area at one end of the green also formed part of the project. Work to create the Green exposed some of its industrial archaeological features, which include:

- a pipe, which crosses the stream and forms part of the original water supply for Bristol potentially dating back to 1846, which was drawn from the Cold Bath Spring behind Springhead Farm;
- the site of the weir and mill leat which ran (and is visible) behind the Long House to Upper Barrow Mill.

Recent work, funded by Bristol Airport under a Section 106 provision, in 2016/17 has seen a new footpath, road and traffic calming measures constructed in the village, to improve pedestrian safety and mobility within the village. With the building of the new South Bristol link road, traffic pressure in the village has significantly eased.

7.2 Archaeology

Figure 7.3: Barrow Gurney C.1881 – 1896 (Crown Copyright Ordnance Survey)

Barrow Gurney is a middling-sized parish of 841Ha (c2200 acres) Figure 7.3, and most of its ancient boundary appears to survive today (with the exception of a small area realigned to respect the Long Ashton by-pass in the north of the parish).
Its topography is largely explained by its presence on the north-eastern edge of Broadfield Down, with its rolling hillscape, and by the presence of the Land Yeo, a much-engineered stream that runs through the proposal area.

Little or nothing is known of the prehistoric or Roman settlement in the parish, although a small number of sites revealed during the stripping of topsoil for Freemans Farm quarry (to the south-west) in the 1990s shows the potential of the area for such. A plentiful supply of water in the Land Yeo would, however, have been a magnet for settlement in such periods, including the area of the proposal. Before the construction of the waterworks, the head for this river was Elwell Spring in Dundry.

The water was also a source of power for watermills. One recorded at Domesday (1086) would almost certainly have been of pre-Conquest origin, also implied by the Old English name of the village, a simplex topographical name ‘Barrow’ (OE ‘bearu’ = a woodland, which in placenames is often influenced by the phrase ‘on bearowe’ = ‘in a wood’). At least three other mills have been recorded in the village, and the Land Yeo has been engineered almost the whole way through the valley to provide the leats to power them. A good example occurs within the proposal area. It is not known which site was the Domesday mill.

The settlement pattern of the parish is typical of ‘Old Countryside’, with scattered farms, hollow tracks, and large blocks of primary woodland. The evidence for open field agriculture is probably stronger on the flatter area to the north-east of the parish, than on the more hilly area to the south-west.

The parish and manor has been dominated by the presence of Barrow Court and church, strangely sited on the very edge of the ancient parish. It seems possible that this site was not chosen until c1210, when the Benedictine nunnery was settled there: whether the site of the present church is the site of the pre-1200 parish church is not known. Medieval nunneries were typically sited in such remote, liminal places. During the medieval period, the manorial complex included a park, part of whose outline still survives as part of the parish boundary, and the rest of which survives in field boundaries today.

In the rest of the parish, the landscape is largely dominated by agricultural features, such as strip lynches and limekilns, probably originating in the medieval period, as well as the post-medieval remains of quarries, mines (none of which has associated features).

In the 19th century, part of the parish was transformed by the Bristol Water Works Company, who from 1846 onwards tapped the spring at Springhead Farm, and began to develop the water treatment works and reservoirs in the northwest part of the parish by the A38, which now cover some 74Ha of the parish.

The turnpiking of the A38 and the A370 meant that these routes became major roads, and this in turn has created the traffic problems that the village has today.
The development of the new South Bristol Link road which opened in January 2017 has eased traffic pressure on the village.

8. Special Charterer of the proposed Conservation Area.

There can be little doubt that social factors, as well as those practical ones listed below, resulted in the separation of Nunnery (then Barrow Court) from this main settlement in the parish. As a ‘John atte Broke’ was referred to in 1327, it is possible that one original name of this settlement was ‘Broke’ (modern Brook).

The early focus of the settlement was probably the crossing of two tracks at the southern end of the site, presumably as the early ford / bridge crossed the Land Yeo there (still called ‘The Cross’ today). This triangular area may well have formed an early market place. Although there is no formal charter for a market or fair, informal markets were not uncommon. It was enclosed by 1782 at the latest.

The route through the valley is a natural one. Another focus is probably at the northern end of the site, where five footpaths converge on the site of the former Upper Barrow Mill (now confusingly known as Lower Mill Farm). The former leat that supplied water to this mill is within the proposal area.

Mill hamlets are a common form of settlement in North Somerset and surrounding counties (e.g. Littleton in Winford, or Max in Winscombe), and it is possible that the footpaths and the presence of the mill were mutually reinforcing in helping to create the settlement. A small-scale map of 1782 shows much the same settlement pattern at that date.

This arrangement of meetings of tracks probably also was responsible for the choosing of the site of the Prince’s Motto Inn at a later date.

The nature and shape of the valley (steep slopes immediately north of the river, a small terrace and then less steep slopes to the south of it) has probably dictated why most of the buildings in the proposal area are south of the river and road, with the exception of the former mill which is sited where it is for practical engineering reasons, and of Steps Farm and Reservoir Farm, which are outside of the river valley on a natural ledge.

St Annes Chapel, the school, the Post Office and the Parish Room were all built in this area because it already formed the largest nucleated settlement in the parish.
9. Spatial Analysis and Views

9.1 Open Space, Parks and Gardens and Trees

The largest public open space within the village is Millennium Green, a village green created as part of the millennium celebrations in 2000. It comprises a large open grassed space and children’s play area.

Mature hedges form the boundaries of many of the gardens and fields throughout the village and give a soft green edge to the road in places shown in Figure 9.1.

The quality and variety of the well-maintained private gardens makes a strong contribution to the overall character and appearance of the conservation area.
9.2 Views

Barrow Gurney is characterised by a series of unfolding views which are gradually revealed through the village. Views in and out of the proposed conservation area (Figures 9.4/9.5) are defined by the valley in which the village sits. To the east and west views out of the village are of steeply sloping fields and groups of mature trees and hedges. These views are punctuated by large individual mature trees. At several points views are restricted where buildings or trees and hedges are close to the roadside. The contrast between these enclosed views and more open views is one of the defining characteristics of the village. Views across the village from footpaths, bridleways and roads in the surrounding countryside are another key element of its character and allow an understanding of the relationship between the settlement and its wider setting.

9.3 Public Realm

Traffic calming measures (Figure 9.6) have had a significant impact on the appearance of the public realm within the proposed conservation area. The tight spaces between buildings in the centre of the village mean there is little

Figure 9.4: Above left: A typical view out of the proposed conservation area
Figure 9.5: Above right: Typical unfolding view looking north along Barrow Street

Figure 9.6: Traffic-calming measures
Figure 9.7: updated road markings
or no space for footpaths and in most of the village property boundaries front directly onto the road. In effect therefore the road is the only public space in many parts of the village.

There has been no loss of front gardens or boundary walls/hedges to provide parking. The resulting continuity of boundary walls and hedges gives a strong sense of enclosure and unity to the conservation area.

10. Character Appraisal

Although there are some differences in character and appearance throughout the village the proposed conservation area is too small to divide further into character areas. Therefore the proposed conservation area will be assessed as a single character area. This format allows for a coherent appraisal of character while still taking account of variations in character and appearance within the proposed conservation area.

Overall the centre of the village has a more built-up, enclosed character whereas the fringes of the village mark a gradual transition back to a rural character. The area around the Village Hall, Princes Motto (Figure 10.1) and Millennium Green forms a clear focal point of activity with the rest of the conservation area having a quieter, leafier character. The steeply rising land to either side of the settlement acts as both a natural boundary and physical constraint to further development. Interestingly the nature of the topography results in a strong sense of enclosure throughout the village despite the relatively sparse settlement.

Figure 10.1: Above: The Princes Motto forms a focal point within the village

Barrow Gurney is primarily composed of domestic dwellings interspersed with farms. The village hall and pub survive but the school has been converted to residential use while the former post office has closed, leaving the shop no longer viable. This is a typical pattern of use found throughout villages of this
size in North Somerset. However the primary function of Barrow Gurney as an estate village for Barrow Court has had an impact on its buildings which is still clearly visible today. There is a strong unity of architectural style and detail across buildings of differing periods as a result of the refurbishment works carried out by the Gibbs family at the beginning of the 20th century.

Barrow Street is an arterial route which runs through the centre of the village. There is a strong contrast between this road and the quiet rural character of the lanes and cul de sacs leading off it.

There is a remarkably high survival rate of original and/or traditional architectural features such as windows and doors throughout the village. Architectural details typical of the Arts and Crafts movement including leaded windows found on many of the buildings make a strong contribution to the overall character and appearance of the proposed conservation area. As the Arts and Crafts style made use of vernacular traditions it can be difficult to tell which elements of a building are original and which date from the early 20th century refurbishment project.

![Figure 10.2: Steps Farm](image-url)

Steps Farm (Figure 10.2) and Reservoir Farm form an important visual feature at the chicane and hill leading down into Barrow Gurney. Stone walls dominate the view as they form all the boundaries at this point and need to be retained. The chicane makes an extremely important contribution to the proposed conservation area, serving to clearly mark the transition from rural to village landscape character.

Reservoir Farm occupies an important roadside position. The farmhouse was restored in 1924, although its plan form and steeply pitched roof may hint at much earlier origins, and is surrounded by outbuildings. Some outbuildings are of squared and coursed rubble in local limestone while others are more modern.

Moving north the stone walls give way to a softer landscape alongside the Millennium Green, the boundaries of which are formed by mature hedges. Millennium Green is not only a pleasant space to look at but also provides
valuable green open space within the heart of the village. The view becomes more closed at this point looking northward with the façade of the Princes Motto Public House. The southern wing of Springhead Farm also forms part of view and solid townscape at this point. The opening into the carpark at this point breaks up the tight continuous boundary lines and is discordant in the scene.

![Figure 10.3; Springhead Farm](image)

Springhead Farm (Figure 10.3) is arguably the highest quality and status building in the proposed conservation area. The spring which gives the farm its name; flows down the hillside behind the farm and enters a culvert at the back of the building to pass under the road. It then becomes a feature of the village green, where it joins the main flow of the Land Yeo. The running water around the farm and green makes a positive contribution to the character and appearance of this group of buildings and to Barrow Gurney as a whole. The wall to the front of Springhead Farm is capped with cement and its gate have been damaged by traffic. Unfortunately the converted barns adjacent to the house have poorly detailed roof fenestration which affects the overall appearance.

Stone walls then continue as boundaries beyond the Millennium Green and are enhanced by a good hipped single storey building in the garden of New Cottages. New Cottages are a pair of hipped roofed houses, dating from the early 20th century. A wall with a typical vernacular ‘cock and hen’ forms the property boundary here. A high wall runs past Springhead Farm but fades out for a number of metres and is then replaced by modern larch lap fencing on top of a wall. A new wall has now been constructed for the boundary in front of Long House.
Opposite Long House there is a stone wall encompassing the historic Village Tap. This interesting feature has become neglected and represents an opportunity for positive enhancement within the proposed conservation area.

The Long House, Compton Mead and Thatched Cottages (Figure 10.4) form an architecturally and historically interesting group at the heart of Barrow Gurney. These buildings have been much altered but this is indicative of change wrought by a paternalistic landlord, which was common in architectural history and reinforces the relationship between Barrow Gurney and Barrow Court.

Past the Long House, the strong boundaries become more diffuse with a small wooden garage and an open forecourt. Some walling continues below Thatched Cottage with more larch lap fencing supporting mature vegetation. The road then drops down the hill and opens out with a picturesque view of Lower Mill Farm. This is an interesting historic complex of buildings which forms one of the highlights of the village as the Mill is set on edge of the village as it runs out into the countryside.

On the left-hand side of road opposite Lower Mill farm is a modern development which does not integrate particularly well with the character and appearance of the rest of the village. Although well kept, it has a suburban appearance and opens up the otherwise tightly drawn boundaries of the village. Further up School Lane are a collection of houses largely bounded by hedges. The lane is completed by the Victorian Gothic Old School which although altered is of architectural and historic interest

The built up area terminates beyond the Hillside Cottages.
10.1. Architectural Details

Figure 10.6 and 10.7: Typical architectural details

There is a strong Arts and Crafts influence throughout the village as a result of the early 20th century refurbishment works. This can be seen through the use of details such as leaded windows, ornate cast iron hoppers, clay roof tiles and large chimneys. The majority of buildings have rendered, random or coursed rubble stone façades although the Village Hall stands out by virtue of its timber boarded finish. Local limestone is the predominant building material. Many windows feature Bath Stone surrounds. Red clay tiles are the predominant roofing material. Most of the modern buildings have cement tiles which do not sit comfortably alongside the traditional clay tiles but do reveal attempts to ensure that development should blend in with the existing character of the village. Notable exceptions are Thatched Cottages (as the name suggests) and the slate roofed St Annes.
10.2 Landmarks

Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings in the proposed conservation area; these are listed below with a brief description.

- The Princes Motto and Springhead Farm. These buildings form a distinctive group in a prominent location at the southern end to the village.
- Compton Mead. This large building is in a central location and forms a focal point enhanced by its distinctive Arts and Crafts influenced features.
- Steps Farm. This building occupies a prominent, raised location at the southern end of the village. The steps leading up to farmhouse which give it its name are a distinctive feature.
- Thatched Cottages. The comparatively rare use of thatch as a roofing material combined with a raised location give this building landmark qualities.
- Lower Mill Farm (Figure 10.8). The location of this group of buildings on a bend and significantly lower than the road level combined with their picturesque quality makes them stand out. This property was subject to a planning application in 2017, which saw a large part of the building having to be rebuilt due to structural weaknesses. Happily, the reconstruction has endeavoured to retain the character of the original.

10.3 Buildings of Local Interest (Non-Designated Heritage Assets)
There are a number of buildings within the proposed conservation area which, whilst not considered to be of sufficient interest to merit formal statutory listing by English Heritage (now Historic England) are nevertheless of local architectural or historic interest and importance. These buildings make a considerable contribution to the character and appearance of the proposed conservation area in addition to being of interest in their own right.

Pending the production of an agreed set of criteria for non-designated heritage assets within North Somerset the criteria produced by the neighbouring Mendip District Council has been used to assess potential non-designated heritage assets within the proposed conservation area. A copy of the survey sheet and criteria is included at Appendix A.

The following buildings are considered to meet the criteria outlined above:

- Reservoir Farm
- War Memorial
- Princes Motto
- Lower Mill Farm
- School House
- St Annes

11. The Extent of Intrusion or Damage (Negative Factors)

Overall the proposed conservation area is in excellent condition with well-maintained buildings and gardens contributing positively to its character and appearance. There are very few elements which have a negative impact on that character and appearance.

Localised issues with lack of repair, such as the village tap and some boundary walls, have a minor negative impact on the overall appearance of the area.

Some of the 20th century development in the village, particularly along School Lane is not in keeping with the architectural style and materials of the rest of the village. However this negative impact is mitigated considerably by the large setbacks from the road, excellent condition of the buildings and softening effect of the extensive mature gardens. For this reason, it is not proposed to include the properties in School Lane within the Conservation Area.
12. Conclusion

As outlined above it is considered that the proposed conservation area meets the criteria for designation as an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance. Barrow Gurney is a well preserved example of an estate village with earlier origins. A comprehensive early 20th century remodelling of many of the buildings in an Arts and Crafts influenced style adds to the architectural and historic interest of the village. Limited new and infill development in the 20th and 21st centuries has resulted in a well-defined settlement, the historical development of which is easy to trace through its buildings and structures.

Should the conservation area be designated there would be some implications for homeowners and landlords. Conservation area designation removes certain permitted development rights so planning permission may be required for works that would normally not require it. The impact of works requiring planning permission on the character or appearance of a conservation area has to be taken into account by the local authority when determining an application. The aim of this restriction is to ensure that the qualities that make the conservation area special, such as the use of traditional materials, are not harmed by inappropriate changes.
Appendix A

A.1 Map of Proposed Conservation Area

Figure A.1 map of the proposed conservation area
Appendix B

AB.1 Listed Buildings within Proposed Conservation Area
(List descriptions from English Heritage)

Steps Farmhouse and attached Garden Walls, Gatepiers and Steps
Grade II
Farmhouse. C18. Squared and coursed rubble with stone copings and triple Roman tile roof. 2 storey, 5-window south front. All windows are C20 wooden cross mullions with casements. Central 6 panel C19 door with flat hood on wooden brackets. End stone stacks. Terraced garden down to road has 7 graded semi-circular steps at upper terrace level and 4 similar steps up to gate at road level enclosed by rubble walls 2 metres high at sides with stone copings and at the gate entrance, chamfered rusticated dressed stone piers 1.5 metres high with flat copings. C20 wrought iron gate. The farmhouse derives its name from the stepped garden features.

Springhead Farmhouse
Grade II
Farmhouse. Dated WG/1687, restored 1924-8. Squared and coursed rubble with dressed stone openings and copings, pantile roof. E shaped plan with projecting gabled end wings and central gabled advanced porch with room above. 2 storeys, attic and basement. All windows are 4-light ovolo mullions with hoodmoulds and small leaded pane casements, those on the ground floor under flush relieving arches, except the upper porch window which is of 3 lights. Doorway has reeded and base-stopped jambs and a Tudor arch on moulded abaci with ornamental consoles which project at right angles. Above the arch an entablature with 2 patera motifs and a central projecting bracket. Keyed oculi to side walls of porch, C20 plank door. 1687 datestone in porch gable, restoration tablet with initials of H. Martin Gibbs of Barrow Court on left hand wing gable end. 2 coupled gable end stacks.

The Long House
Grade II
Detached house. C18, restored and extended in 1905. Squared and coursed rubble with freestone dressings and copings, double Roman tile roofs. C18 cottage parallel to road with right hand wing at right-angles forming L shaped plan. 2 storeys. Windows in C18 range are 2 and 3-light 1905 ovolo mullions with small pane leaded casements; those to ground floor have hoodmoulds and flush relieving arches. Similar fenestration to 1905 wing of 3 and 6 lights. Central 1905 doorway in C18 range has Tudor arch, oak leaf carving in the spandrels, 2 long single lights on either side and a plank door. Restoration tablet with initials of H. Martin Gibbs of Barrow Court and date set in west wall of C20 wing. This wing has a double height interior which was used as the village hand laundry. The Long House forms an important visual element in the streetscape.

Nos. 1 and 2 Thatched Cottage

24 North Somerset Council Proposed Barrow Gurney Conservation Area
Designation Report April 2013
Grade II
Two semi-detached cottages. C18, restored 1916. Colourwashed render with stone copings and thatched roof. 2 storeys, 2 windows to each cottage in single block set at right-angles to road. Windows are 2 and 3-light wooden casements with small pane glazing, those to the upper floor protruding as dormers into the thatch eaves line. Doorway to No. 1 on roadside end wall with tiled lean-to hood on brackets and studded plank and batten door. Similar door to No. 2 on main facade and above, restoration tablet with initials of H. Martin Gibbs of Barrow Court and date. 2 rendered ridge stacks and peacock in thatch between them. The cottages form an important visual element in the streetscape.

Nos. 1-6 (inclusive) Compton Mead
Grade II
Terrace of cottages. Probable C17 core to most cottages (No. 6 has datestone H/R/E/1690), extensively restored 1900-1927 (various dates incised above doorways on each cottage). Colourwashed render and freestone dressings, stone tiles to all roofs except that to No. 6 which has double Roman tiles and ashlar stacks. L shaped plan with Nos. 4, 5 and 6 parallel to road: pivot cottage (No. 4) is Barrow Gurney Post Office. Each cottage is 2 storeys. Windows are 2, 3 and 4-light C20 ovolo mullions with small leaded pane casements and hoodmoulds. Upper windows in gabled dormers. All doorways are segmental-headed with studded plank and batten doors. Similar open courtyard entrance next to No. 5 which has 3 rectangular openings above and wooden gate. Fine wrought iron lamp and sign to Post Office. Tall ridge stacks. The terrace forms an important visual element in the village streetscape.
Appendix C

Implications of Article 4 Directions

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated and will only be introduced following public consultation. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required:

- for the erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would front a highway, waterway or open space:
  - the enlargement, improvement or other alteration of a dwellinghouse;
  - the alteration of a dwellinghouse roof;
  - the erection or construction of a porch outside any external door of a dwellinghouse;
  - the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
  - the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
  - the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
  - the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
  - the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.

Article 4 Directions can used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder intact.
## Appendix D

**AD.1 Local List Survey Sheet, Mendip District Council**

<table>
<thead>
<tr>
<th>Surveyor ref</th>
<th>Office ref</th>
</tr>
</thead>
</table>

### Heritage Assets of Local Historic or Architectural Importance

*NB: Do not use “Return” key. Use “Tab” or move cursor with mouse.*

<table>
<thead>
<tr>
<th>Address or Description</th>
<th>Description (BDAMPFISHES)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Building type:</td>
</tr>
<tr>
<td></td>
<td>Date:</td>
</tr>
<tr>
<td></td>
<td>Architect:</td>
</tr>
<tr>
<td></td>
<td>Materials:</td>
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<tr>
<td></td>
<td>Plan:</td>
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<td></td>
<td>Façade:</td>
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<td></td>
<td>Interior:</td>
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<tr>
<td></td>
<td>Special/subsidiary features:</td>
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<tr>
<td></td>
<td>History:</td>
</tr>
<tr>
<td></td>
<td>Extra info:</td>
</tr>
</tbody>
</table>

- **Asset Type:**
  - select
  - *(enter type)*

- **Date:**
  - select
  - *(enter date)*

- **Occupancy:**
  - select

- **Use:**
  - select

- **Photographed?**
  - Y □ N □

- **Photo ref**

- **Parish**

- **Grid ref**

- **Surveyor**

- **Date of survey** (dd/mm/yyyy)

- **Extra info:**

- **Group Value**
  - Y □ N □

- **Landmark Quality**
  - Y □ N □
### Selection Criteria

#### Age and Rarity

- Any age of building may be suitable for inclusion in the Local List, although nominations for more recent buildings will be subject to a more rigorous assessment against the selection criteria.

#### Architectural Interest

- Does the building or structure have important qualities of architectural design, decoration or craftsmanship?
- Does it have qualities of age, style, materials or any other characteristics which reflect those of a substantial number of buildings in the area?
- Is the building or structure the work of a particular architect of national, regional or local note?
- Is it an important example of a particular building type or technique (e.g. buildings displaying technological innovation or virtuosity)?

#### Historic or Archaeological Interest

- Does the building or structure, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it reflect the traditional functional character of, or former use within, the area?
- Has it significant historic associations with nationally, regionally or locally important people or past events?
- Does it illustrate important aspects of the area’s social, economic, cultural or military history?
- Does the building or structure remain substantially unaltered?

#### Aesthetic or Artistic Merits (Contribution to the Public Realm)

- Does the building or structure relate by age, materials, or in any other historically significant way, to adjacent listed buildings and contribute positively to their setting?
- Does its use contribute to the character or appearance of its locality?
- Does it have a significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
<table>
<thead>
<tr>
<th>Reason for Nomination</th>
<th>Continued from previous page. (Box will expand as you type.)</th>
</tr>
</thead>
</table>

Does it have landmark or artistic quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public spaces?  
If a structure, such as a wall, terracing or minor garden building, is associated with a designated landscape, is it of identifiable importance to the historic design?