

Longhope Conservation Area Character Appraisal

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The effects of Designation of a Conservation Area

Introduction

The Forest of Dean District Council originally designated Longhope Conservation Area on 15th March 1990. The Forest of Dean District Local Plan proposed a minor revision to the boundary to the north of The Manor House. Following consultations on a Draft Character Appraisal, this revised document was formally agreed and adopted by The Forest of Dean District Council on 19th April 2001. The boundary of the designated Conservation Area has been amended to that set out on Map 1 of this report.

The purpose of the Character Appraisal

The statutory definition of 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." Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for designated conservation areas. This requirement is expanded upon in Planning Policy Guidance Note 15 section 4.

An English Heritage Conservation Area Practice Note published in June 1993 also states that "Local Authorities should... define that special architectural or historic character which warrants designation by means of a published detail character analysis". Part of the purpose of such a document is to "incorporate policies in the statutory local plan... the most important (of which) will be a presumption against the loss of elements which have been identified as making a positive contribution to that special interest which warranted designation."

A process of change within a conservation area is inevitable and the purpose of a character statement such as this is to define as clearly as possible the historic (and by implication archaeological), architectural, and natural components of the conservation area that are considered especially important and contribute most to its character. It is also intended to advise on the scope for repair or restoration where needed and to encourage improvement or removal of unsightly features. There is an emphasis upon the use of local traditional materials and methods of construction, which, it is hoped, will lead to a reversal of more recent unfortunate trends.

To summarise, the principal aims of this document are intended to define:

- what influences have given Longhope its particular character
- what chiefly reflects this character and is most worth conserving
- what has suffered damage or loss and may need reinstating
- what should be considered in guiding future changes
- what visual features particularly need safeguarding
- what existing or potential resources may be available to maintain character and assist in enhancement.

The setting of the area within the surrounding landscape

Longhope, as its name implies, is a long valley, hope meaning an enclosed valley. The village lies in a belt of soft red clay which provides a fertile soil. Through this soil runs Longhope Brook which, with its several tributaries, has for years played its part in the history of Longhope. At various times in its history, fruit, wheat, limestone, leather and timber have all been elements in the prosperity of the village.

From the centre of the village, near the village shops, the valley bottom rises gradually to the north up the valley towards the Church. The valley has a very real sense of enclosure formed by the valley sides along most of its length widening out to the south into a more open aspect. Even so hillsides dominate the distant views. Another key area of Longhope is the south western slope of Hopes Hill. Here most of the buildings are set into the hillside and are located in a prominent position overlooking the valley.

Although there are many common features in the Longhope Conservation Area there are some aspects of Longhope that warrant separate analysis in this appraisal. The boundaries of the three divisions referred to in the following paragraphs are identified on the Map 1 accompanying this document although it is recognised that these areas characteristics merge into each other where the boundaries are contiguous.

The village can be divided into three fairly recognisable divisions for the purpose of this appraisal. Around the junction of the Monmouth Road and Church Road, there is a nucleus of development, including quite substantial properties, at a relatively high density. The properties include shops and the village hall, commercial and industrial sites. The commercial and industrial sites reflect the fact that the village has always been a local centre for industry as well as agriculture. This area is at the mouth of the valley where there was more scope for development although the valley sides are still an important feature. In the South East of this area there is a further group of dwellings accessed from narrow roads split by the modern bypass with the listed war memorial as a centre point.

To the North of the recreation ground and the industrial sites, is the second area where the buildings are generally of a lower density fronting the road along the bottom of the narrowing valley enclosed for the most part by roadside hedgerows and trees. This is an area where there may be some pressure for incremental change and where the issue of maintaining and enhancing the character is important. In recent years development has taken place around and in the grounds of the older properties.

The third area is very picturesque and is centred further north around the key buildings of the Church, Court Farm, the former Rectory, Church of England primary school and The Manor House. This area forms a recognisable and important part of the Conservation Area.

A General Analysis of Historic Evolution of Longhope

The Domesday Book referred to the Manor of Hope as in the Westbury Hundred and the parish as possessing four ox-drawn ploughs. It is likely that Court Farm was the site of the medieval manor house. This complex together with the adjacent church is the geographical centre of the parish if not the present Longhope village itself.

A Roman road ran straight from Gloucester to the place that later became Little London. This road zigzagged down the hill and it is assumed that it then followed the alignment of Church Road through the Conservation Area, towards Ariconium near to Ross. From the old road ancient 'hollow ways', including the lanes of Hobbs, Chesgrove, Napping, School and Coplars, lead to the hills on each side of the valley to the fields, woods and farmsteads which still today give the landscape backcloth to the village.

Longhope Brook was once a major source of power to the settlement. A furnace for smelting iron ore from the Forest of Dean using water power for the machinery is reported to have existed in the 17th century not far from the church. A considerable quantity of slag has been found in the orchard east of the church and there are reported to be fragments of stone wall projecting in this area which may indicate the location of the furnace buildings. In the 18th Century, a turnery was created on Church Road using water power, and later steam power which used the natural resources of the coppice from the woods on the hillsides. This site is still a centre for commerce and provides a local employment base

The first edition Ordnance Survey Maps indicate a sporadic straggle of buildings arranged in a linear form alongside the main roads through the village. Around the junction of Old Monmouth Road and Church Road, there was a nucleus of properties, but to the north there were large gaps between the buildings. In the Post War years there has been a dramatic increase in the number of houses built in Longhope and the village has expanded and infilling has taken place. The main through roads now bypass the village, although the traffic on the realigned A 4136 still affects parts of the Conservation Area.

There are a number of buildings which are of particular importance from both an architectural and historical aspect within the Conservation Area. These will be referred to in the analysis of the sub areas of Longhope.

Analysis of sub areas of Longhope

Sub area 1 Around the Church of All Saints

In this relatively small geographic area there is a variety of non agricultural land uses, the church and churchyard, the visual focus of the area, the primary school, the Old Rectory, together with a farm and farm buildings and some residential properties. In the north is Longhope Manor, a nursing home, with modern housing beyond.

Architectural Character

In the north the Manor House a grade 11 listed building is finished in render and lined out to resemble ashlar. It is a large square three-storey property set back from the road with a low brick boundary wall. It has a hipped slate roof and brick chimneys. Its setting and character is rather diminished by the surrounding development but it does provide a visual stop to the conservation area. Beyond The Manor House is a group of four detached modern properties with ranch fencing on the boundary. These dwellings do not reflect the special character of this sub area by virtue of their layout, scale, massing and design.

The next key group is the complex around All Saints Church a magnificent and prominent building dating back to the 12th Century although restored by A.W. Maberly in 1869. Set within the walls of the extensive churchyard it has random rubble walls and a clay-tiled roof. It forms a group with Church Cottages and Marle Cottage which dates back to the 16th Century although with early 19th Century additions. This has a timber frame cross wing with stone walls to the left and is a close companion of Court Leet a late 17th Century detached timber frame property. Both properties have tiled roofs. To the East is Court Farm a rendered property, with its complex of rubble stone, brick and more modern steel framed outbuildings which enclose the open area around the church. This whole area is potentially of archaeological interest.

There is a variety of building materials in this area with the extensive use of timber framing and stone on the two storey properties with tile roofs. Painted render and slate on the classically proportioned Manor House. To the West screened behind the trees is the Old Rectory and the single storey stone fronted slate roofed Longhope C. of E. School to the left of School Lane.

Local Character Maps 1 and 2

Besides the buildings mentioned above, the conservation area includes the surviving walled former kitchen garden to the Manor House and a group of cottages to the South of the Manor House. Of particular note are the roadside field and boundary walls mainly of stone in the vicinity of the church yard. The open aspect of the land immediately around the church allows its form and character to be appreciated. It also allows distant views of May Hill and beyond. Two important views are identified on Map 3. Between the Manor House and the Church there are mainly hedgerow boundaries to the main road, which give an important sense of enclosure.

The complex of Court Farm is particularly important both historically and visually to the local character by closing off the view from the road with buildings. It adds considerably to the character of the area around the church because the buildings are of a similar scale and are well-related one to another, even though they were built at different times.

Use of materials

In the main the use of local stone in random coursing predominates in the buildings and walls. Some properties are rendered or have exposed timber framing. All these materials are used in the group of cottages opposite the church in a complementary manner. Most of the chimney stacks use brick. Boundary walls are mainly stone although there is a brick wall to the roadside at Longhope Manor.

Ground surfaces

The highway ground surfaces are mainly tarmac with grass verges. At the junction with School Lane these have been worn away in both directions probably from parking when the "school run" takes place. This may recover when the new school is built near the recreation ground.

Built form

The form of the building is, in the main, simple two storey structures with steeply pitched roofs unadorned with dormers or roof lights. Chimney stacks are made of brick. Window opening have a vertical emphasis with simple side opening casements. The roof finishes are either small clay tile or, in the case of Longhope Manor and the school, slate. Buildings front, or are close to the highway with boundary walls fronting it.

Landscape and Trees Map 2

The roadside hedgerows and walls are particularly important in this area with a significant group of trees at the Old Rectory, the rear of the church and at the Manor House. Orchards play a significant part in maintaining the rural and agricultural pattern of this area and these are identified on the same map. It is also clear how important the watercourse, with its attendant trees, is to the character of the area. It forms a 'green corridor' through the Conservation Area.

Sub area 2 Church Road from The Cottage to The Bungalow

This section of the conservation area forms a link between the more densely developed area to the South and the group of houses around All Saints Church. There is housing development to both sides of the road, more modern in groups and cul de sac to the west. The conservation area excludes much of this modern development as the boundary is aligned along the roadside along much of its western boundary. To the East, the boundary follows the stream including the almost continuous development of varying periods and densities on that side of Church Road. The road itself is straight, rising to the north, enclosed by hedges and walls giving limited views to either side.

Architectural Character

About 200 metres south of the Church is a group of red brick semi-detached 'villa' style properties. These houses though very different from the local vernacular style, have steeply pitched roofs and projecting gables and do not detract from the character of the street scene at this point. Part of the space in front of the former police house is used for car parking which is quite prominent and detrimental to the character of the area. Further south nearly opposite the Cruck House, the Old Vicarage is an attractive substantial older property set back slightly from the road. Although it has been divided into two units, it still retains its special character particularly with its outbuilding on the opposite side of the drive. The large garden area which is so characteristic of a lot of the larger properties in Longhope is integral to its setting and particular care should be taken if proposals are made to infill these areas with additional development.

Although not in the designated conservation area the Cruck House is a 1½ storey listed building, a detached house dating from the 15th century, and may well be one of the earliest buildings in the village. This is constructed of thin rubble stone and has a tiled roof. It is surrounded by a group of more modern buildings

Further to the South on the eastern side of the road are the prominent Dam Barn Cottages, three cottages forming a terrace dating from the 17/18th Century. These are constructed with random rubble walls and timber frame with rendered panels. They sit imposingly on a stone plinth on the roadside and have a tiled roof. The stone plinth has been poorly pointed. New development has been permitted to the rear of this listed terrace. Other properties are set within their own substantial grounds, some of them are single-storey and they are often screened by walls, trees and/or substantial hedgerows.

Local Character Maps 1 and 2

The overall impression of this section is of a sense of enclosure formed by walls, hedges and buildings to the eastern side of the road. When examined in a little more detail it is noticeable that there are a number of breaks and openings. The former police house and "villa" style properties form a group and there is a mixture of brick walls and post and rail fencing. Although one single storey bungalow is enclosed with a hedgerow there is another one that is open fronted to the highway. Looking back from this point the view appears to be enclosed with hedgerows and the substantial trees in the garden of the old rectory and the church beyond are prominent. The sense of enclosure resulting from the retention of hedgerows and trees is an essential part of the character of this part of Longhope and should be retained and if possible enhanced.

From the Old Vicarage southwards hedgerows front the road as far as Dan Barn cottages where the stone walling commences from the substantial plinth of this property.

In the vicinity of Dan Barn cottages the footpath rises above the line of the carriageway for the remainder of its length and is divided by a grass verge from it. Although the new properties to the rear are of an appropriate finish their form and design are at variance to the character of the older properties in the immediate locality. The walling fronting the footpath is angled back acting as a retaining wall with a hedge on top to the end of this section. This complements the hedgerow and tree cover to the west side of the road at this point.

The sub area terminates with a group of cottages to the West and a rendered cottage fronting the highway with an empty shop unit screening a small cottage. A modern house of significantly larger form and scale is screened from the road by a tall hedge. These form part of a group of cottages around the entrance to Chessgrove Lane.

Use of materials

There is a variety of building materials used on the properties in this locality. Stone, used well at the Old Vicarage, timber frame at Dam Barn Cottages and painted render on a number of the earliest properties, with brick restricted to more recent properties. Small clay tiles complement these walling materials. Some of the stone has been poorly pointed with inappropriate mortar mixes and finishes.

Ground surfaces

The highway ground surfaces are mainly tarmac with grass verges. These are particularly prominent where the footway is on a higher level than the road. At the entrance to The Orchards a poor attempt has been made at a cobbled area at the sides of the junction to the main road.

Built form

There is a variety of types of dwellings in this sub area. There are substantial properties like Dam Barn Cottages and the Old Vicarage, but these are the exception. Although Dam Barn Cottages has a series of dormers this is not typical of this area where the roof slopes are mainly uncluttered. Most properties are set back from the road and often screened from view by hedges and/or walling. Properties are, in the main, detached and set forward within relatively large plots. The modern properties do not often reflect the character and appearance of the older properties in this area and sometimes detract or have a neutral effect on the overall character when they are screened from the general street scene.

Landscape and Trees Map 2

The walls, trees and hedgerows to the highway are particularly important to this section of Longhope and add cohesiveness to the extreme southern and northern sections of the highway. The stream provides a linear corridor of hedgerow and trees.

Sub area 3 Hope Hill and The Latchen to the Industrial Estate and Napping Lane

This area is probably the most diverse of the three sub areas of Longhope with a variety of land uses together with a recognisable increase in the number of grander residential properties. It raises significant issues for the conservation and enhancement of the areas special character.

The area extends from Napping Lane in the northwest, southwards to the industrial area and recreation ground on Church Road, the group of properties around the post office and central stores with its transport depot. The area then extends into the Latchen and Old Monmouth Road. Finally this section of the conservation area incorporates the group of properties clustered around the war memorial on the side of the busy A 4136.

Architectural Character

The James Constance site a former turnery established in 1788 is of special interest from a historic point of view because it was until very recently one of the oldest surviving of its kind in the country. Perhaps as important to the village it provides a base for a number of firms and as a source of employment in the village. A number buildings on or adjacent to the site appear to date back to its original use, whilst others have been replaced sometimes as a result of fires on the site, by more modern structures. Any redevelopment of this site will have to be carefully considered to safeguard as far as possible the significant buildings surviving from the original development. Adjacent to it is Walk House and the Tan House with a complex of outbuildings and attractive stone boundary walls to the Longhope brook.

On the other side of the road a modern factory unit is very prominent although some attempt has been made to screen the building with hedging. It may be possible to reduce the visual impact of this building by appropriate planting and screening.

The buildings between the industrial sites and the sympathetically designed Central Stores consist of a variety of stone and rendered properties of a fairly small scale often directly fronting the highway. The post war properties often use modern finishes rather than those found in the earlier properties. There are various shops close to the centre of the village and these include a Post Office and the previously mentioned Central Stores. Opposite the Post Office is a road haulage site occupied by Harold Read.

Coglan House is a key building, It is an imposing property set in its own grounds and is a 2½ storey house with a formal, rendered elevation. It provides a visual stop to the views from the Latchen and is prominent looking south from the area of the Central Stores.

On a western section of the Monmouth Road is a cluster of three small two-storey historic buildings set back at a slightly lower level than the current road line separated from it by a post and rail fence. Bank House is an early 19th century wet dash finished property with a slate roof with to the right a higher bay. It is attached to The Old Forge, a 17th Century cottage, with a substantial timber frame infilled with brick noggin. Unusually it has been re roofed with a double roman roof tile. Set back from them is The Old Cottage, dating back from the 17th Century it is timber framed with rendered panels and a clay-tiled roof.

The Knapp House was originally built in the mid 17th Century. It is a two-storey building has a timber framed and wattle and daub section over a rendered stone plinth with a left hand half of render. It has a slate roof. It forms the western end of the group of buildings at the end of the Old Hill centred around perhaps the most unusual architectural feature, the war memorial erected in about 1920 said to be by Walter Davis of Hereford. It is a sculpture of a lion couchant set on a rectangular plinth about 1.4 metres high.

Local Character Maps 1 and 2

The buildings around the war memorial at Hopes Hill form an isolated group from the rest of the village. They are set within a backdrop of trees and hedgerows and cluster around the flatter land at the junction with the main road. Others are visible on the hillside including one of modern design which blends in well with its setting. The properties that are sited close to the junction are two-storey closely related single dwellings with simple steeply sloping, uncluttered roofs with chimney stacks. Stone walls form a visual link and reflect this feature elsewhere in Longhope. Inevitably the area suffers from traffic noise from the fast-moving traffic on the main road. There are fine views to the south and west. In this area there are views along the bypass towards the large haulage yard and Mitcheldean. The elevation of many of these properties gives extensive views southwards down the valley towards Flaxley and Westbury.

To the west the boundary of the conservation area follows the northern edge of the bypass. The blocks of tree planting are an important and prominent feature linking the view to the hillside beyond.

The old Monmouth Road is a short section of highway gradually dropping down from the bypass to the junction with Church Road. Approaching from the bypass there is an immediate sense of enclosure with stone walls of varying heights to the grass verge of the highway. There are no footways along this section. The sense of enclosure is emphasised with backdrop of over arching trees. As the view opens out, cottages grouped around The Forge and Summerpole Cottage with its white painted stone wall at the junction with Church Road can be identified set against the wooded hillsides in the middle and far distance.

The buildings grouped around The Forge are an historically important group of two storey closely knit buildings set at a slight angle on their access road to the current alignment of the carriageway. Opposite, although enclosed by a stone wall, the modern house is at odds with them in terms of scale, form and design. It is an open area in what would otherwise be tree lined roadside entrance to the core of the village.

The short section of The Latchen inside the designated Conservation Area has a wider carriageway with footpaths to either side or an open prospect compared with the Old Monmouth Road with views to the blocks of trees on the skyline. The land falls slightly from the junction with Church Road and then rises again out of the Conservation Area, bringing into prominence the roofscape of the two storey houses to the north of the road. Looking from the Latchen to the north west, Cogan House provides an important visual stop.

The land to the south of the road is open and bounded by a rough-hewn post and rail fencing. One of the few buildings on this side of the road is the simple brick built slate roofed Latchen Room built in 1905. Behind it is the visually important open land to the line of the bypass. The formal white painted render and slated roofed Temple forms part of the view across to the Old Monmouth Road and beyond. Cogan House with its backdrop of wooded landscape provides a visual stop to the road with its stone wall and hedgerow linking in visually with the hedgerows on either side. Functional bus stops, lamp posts, poles and post and wire fences detract from the appearance of this section of the conservation area.

The section of Church Road from the junction at the Latchen to the Tan House is probably the area whose local character is most difficult to describe. This part of the village has a strong sense of enclosure which limits the views outwards. The eye is drawn along the road to properties in the distance. To the North of this central area the views open out as the development becomes more sporadic.

With the exception of the Central Stores the buildings to the east of Church Road and off Station Road are substantial dwellings like Cogan House set within substantial grounds. Wallbrook House, Kenworthy and Springfield House are screened by stone walls with mature tree cover to Church Road. They can be glimpsed through gateways or openings in the boundary walls, and/or hedges.

Station Lane is narrow with stone walls, or high hedges along the whole of its length within the designated Conservation Area. These are broken only to provide vehicular access to these substantial properties.

Except for the modern brick built no's 1 and 2 Church Road and Harold Read's Lorry depot opposite the post office, the majority of the properties front the highway and there is a sense of enclosure to the street scene as far as the recreation ground.

Around this area of shops and the small haulage yard, there appears to be constant vehicular and pedestrian movement during the day. There is a footway along most of Church Road but not on most of the minor roads leading off it.

To the north east the open character of the land along Church Road extends as far as the Engineering works opposite The Wend. An access way to the new school is planned in this vicinity and the current state of the land opposite The James Constance Site with a rather unsightly recycling area is likely to be enhanced or developed for housing.

The Tan House and The James Constance site make up an area which has a number of interesting buildings which add significantly to the character of the area. A number of the stone built buildings either on or adjacent to this industrial site appear to date back to its earlier use as a turnery. These are Unit 13, Walk House and the office buildings (brick). Walk House could also originally have had associations with the site. The substantial Tan House adds significantly to the character of the area, having a brick boundary wall to the highway with semi circular engineering brick copings. To the side of the Longhope brook the walls are substantially random stone. Whilst these are hidden from general view, they are an interesting feature. Clearly there are pressures to redevelop the industrial site and there may be some conflict with the issue of retaining older buildings on the site.

Some enhancement of the site is possible and not all the buildings enhance the character of the conservation area. Change could enhance the character of the area to the betterment of the site itself and the surrounding properties and this issue will need to be addressed.

Napping Lane is a narrow cul de sac leading from the valley floor up the hillside slope. Its special character is the narrowness of the road and the sense of enclosure formed by the trees closing over the road. It leads in one direction over a ridge to Nupend Farm Cottage the side elevation of which is visually important. To the north the restoration of a building to the south of Argyll has enhanced the appearance of the area since the Conservation area was designated. Despite the number of modern properties on this Lane it still retains a special enclosed character that is found on The Old Monmouth Road which makes it worthy of retention within the Conservation Area.

Use of materials

Often buildings with different construction and external finishes are situated in close proximity, some in the same group of dwellings or terraces, such as the group of buildings fronting onto the Old Monmouth Road. In some cases different constructional techniques such as exposed timber frame and render are used on the same building.

Some of the later buildings are built with brick. Often they fit well into the form of the village, an example being the building adjacent to the war memorial. In other cases they are out of character with the older properties using inappropriate brick colour and finish with an overall design which takes little, if any, account of the local character.

Given the variety of materials and construction, the predominant external finish to the walls of properties is render. Some of the rendered buildings are painted in off-white which adds

to the interest of the individual buildings and the street scene and reduces the sometimes drab effect which can be produced with the use of this material.

A similar situation applies to the roofing materials with small plain clay tiles of a red/brown finish and slate often used on adjacent buildings. In a few cases clay Bridgwater tiles have been used and they generally fit in to the appearance of the Conservation Area. Another feature of note on a few of the older buildings is the use of ornate clay ridge tiles which are used on both clay plain tile and slate roofs. The limited use of this adds to its interest. Where larger sized concrete tiles have replaced the smaller tiles on roof new buildings, the effect often detracts from the appearance of the buildings and the character of the area.

Stone boundary walls play a very important part in retaining the character of the area although many have been poorly repaired or maintained with inappropriate pointing.

Ground surfaces

As elsewhere in the conservation area the predominant material for pavements, and carriageways is tarmac extending to grassed banks or most often to stone walls, hedgerows or the occasional fence.

Landscape and Trees Map 2

The tree cover in and around this area, as in the whole of the Conservation Area, is very important and an integral part of its character. Around Cogan House is a fine group of large, mature specimen trees which include a Copper Beech, a Horse Chestnut and Poplars. These trees are probably the most important group within the Conservation Area.

Built form

The smaller buildings have relatively a simple form with steep pitched roofs. There are examples of more modern buildings or extensions which have altered both the scale and pitch of the roofs to the detriment of the character and appearance of the area.

The roof slopes of most properties which front on to the road are uncluttered by roof lights and dormers. Where these do occur, they are normally discrete additions. The chimney stacks on most of the older properties add to the character of the roof scape and to the street scene. They are normally constructed of brick, although some have a rendered finish.

At the centre of the village a tight form of development has evolved with buildings having a fairly close relationship with each other. Most of the buildings have a significant garden area to the rear but there are only small gaps between the buildings. Though there is a sense of intimacy in this part of the village it does not give the impression of the buildings being crowded together. At the south-eastern end of the area towards Hopes Hill, the topography of the area has meant that buildings are located quite close to each other, but the difference in levels means that there is still an appearance of openness.

Landmarks, focal points and special features

The War Memorial sited at the junction of Old Hill and the Monmouth Road is a special feature locally which forms the centrepiece for a group of buildings at the bottom of Hopes Hill. It was constructed about 1920 said to be designed by Walter Davis of Hereford and it is built of ashlar stone. On the rectangular plinth is a fine figure of a lion carved from a single piece of stone. Between Coglan House and the Village Stores sited next to the road is a carved stone water trough erected by the parishioners of Longhope in 1904. It has a carved lion at the top centre. This trough is no longer used for its original purpose but forms an attractive feature in the street scene.

Close to the north eastern corner of the Recreation Ground behind the pavilion and skate board ramp are the remains of a small length of Forest stone walling which extends into the land identified as a site for a primary school in the Draft Forest of Dean District Local Plan Review. It is understood to have formed part of the embankment to the old railway line which can still be discerned at this point. Its survival is of local industrial archaeological interest and it is worthy of inclusion within the boundary of the revised conservation area boundary.

The grander houses in the conservation area very often have imposing drives which, in most cases, have fine carved stone gate pillars at the entrance to the highway.

Of local interest is a cottage known as Pound House in the Latchen which has a plaque bearing the following inscription *"The Pound House destroyed by fire 19th October 1851. Rebuilt for Hannah Bright aged 71 years by the Norwich Union Fire Office 1852. Agent W.R. Causton, Surveyor, Gloucester, William Fream, Builder."*

General Aspects not referred to elsewhere.

The survival of building features

A notable feature of the residential buildings within the Longhope Conservation Area is that many of the earlier buildings retain their original window openings and window design of the correct scale and proportion. The main window types found on buildings are side hung casement windows and double-hung sash windows.

In the main these are timber-framed windows with a painted finish. Some have their original catches which can be identified from the outside of the properties. Many of the frames are recessed within the window openings. This factor, and the design of the framing itself provide depth and shadow to the elevations adding to their overall character. The older glass set within the frames particularly in multi paned windows reflect the light at different angles and, unlike modern float glass, add depth, character and interest to appearance of the buildings.

Other features of note are the simple porches and hoods over doors of some of the cottages.

Summary of Characteristics of Longhope

Longhope is an attractive village with a thriving commercial core. Despite the significant additional residential development over recent years the majority of the historic core retains much of its special architectural or historic interest. Although it is clearly one village there are significant areas which exhibit special characteristics.

In the vicinity of the shops and post office a tight form of development has evolved with the smaller buildings abutting the highway often sited close to one another. Most of the buildings have significant garden area to the rear but there are only small gaps between the buildings. Though there is a sense of intimacy in this part of the village it does not give the impression of the buildings being crowded together.

The form, scale and materials used in the construction of the older properties in Longhope add considerably to the special character of the village, even though the topography, density and layout varies considerably different parts of it. One particular aspect of interest is the detail of the traditional windows and window openings which are characteristic of the area.

Special features like the old water trough and war memorial together with the simple porches and hoods over doors of the older cottages add to the character of Longhope.

The existing walls, hedgerows and treescape, together with the roads and open spaces offering views in and out of the area are particularly important to maintaining the area's special character.

Secluded garden areas are characteristic of a lot of the larger properties within Longhope Conservation Area. They are often integral to the settings of these properties and the special character of the area.

Buildings on and near to The Longhope Business Park has been redeveloped over time and there will continue to be pressure for change. A number of them appear to survive from the earlier phases of use of the site and could be of considerable local historic interest. There is considerable scope for the appropriate enhancement of these commercial sites.

Coglan House is a key building, an imposing property set in its own grounds. It is a 2½ storey house with an imposing formal rendered elevation which provides a visual stop to the views from the Latchen and is prominent looking south from the area of the Central Stores.

Continuous lengths of stone boundary walls play a very important part in retaining the character of the area. Many have been poorly repaired or maintained with inappropriate pointing. They are critical to maintaining the sense of enclosure to the street scene. Fine carved stone gate pillars often guard the entrance ways to some of the larger properties in the Conservation Area.

Tree cover is very important in maintaining the character of the Conservation Area. Around Coglan House are a fine group of large, mature specimen trees which include a Copper Beech, a Horse Chestnut and Poplars. These trees are probably the most important group within the Conservation Area.

Functional bus stops, lamp posts, poles and post and wire fencing detract from the appearance of this section of the conservation area.

Important Policy Considerations

Any new development should take account of the characteristic form of development within the amended conservation area boundary, including the scale, layout and materials of the existing buildings and the spaces between them that give the area its special character.

Special regard needs to be taken to maintaining the sense of enclosure of many of the roads in the Conservation Area. Particular care needs to be taken to avoid breaks in boundary hedges, the introduction of open plan gardens or the use of brick walls, close boarded timber or post and rail fencing where it would have a detrimental effect on the special character of the area.

Secluded garden areas are characteristic of a lot of the larger properties within Longhope Conservation Area. They are often integral to the settings of these properties and the special character of the area. Particular care should be taken if proposals are made to infill such garden areas with additional residential properties.

Any redevelopment of the Longhope Business Park will have to be carefully considered to balance the need for local employment with the need to safeguard the significant buildings surviving from the original development of this site.

Continuous lengths of stone boundary walls play a very important part in retaining the character of the area. Many have been poorly repaired or maintained with inappropriate pointing. They are critical to maintaining the sense of enclosure to the street scene. Particular care needs to be taken to repair the wall appropriately and safeguard the fine carved stone gate pillars which often guard the entrance ways to some of the larger properties in the Conservation Area.

Hedgerows and tree cover is very important in maintaining the character of the Conservation Area and due note should be taken of the impact of development proposals. Around Cogan House is a fine group of large, mature specimen trees which include a Copper Beech, a Horse Chestnut and Poplars. These trees are probably the most important group within the Conservation Area.

Functional bus stops, lamp posts, poles and post and wire fencing detract from the appearance of this section of the conservation area.

It is important to safeguard and maintain, wherever possible special features like the old water trough and war memorial. Particular care should be taken to maintain their setting. Due note should be taken of the simple porches and hoods over doors of the older cottages. Every effort should be made to retain the detail of the traditional windows and window openings which are characteristic of the area when new development, extensions or alterations are proposed.

Sub Area 1.



The Church of All Saints with random stone wall.



Group of dwellings around Church with steep pitched roof and continuity of scale, with small window openings.

Sub Area 1.

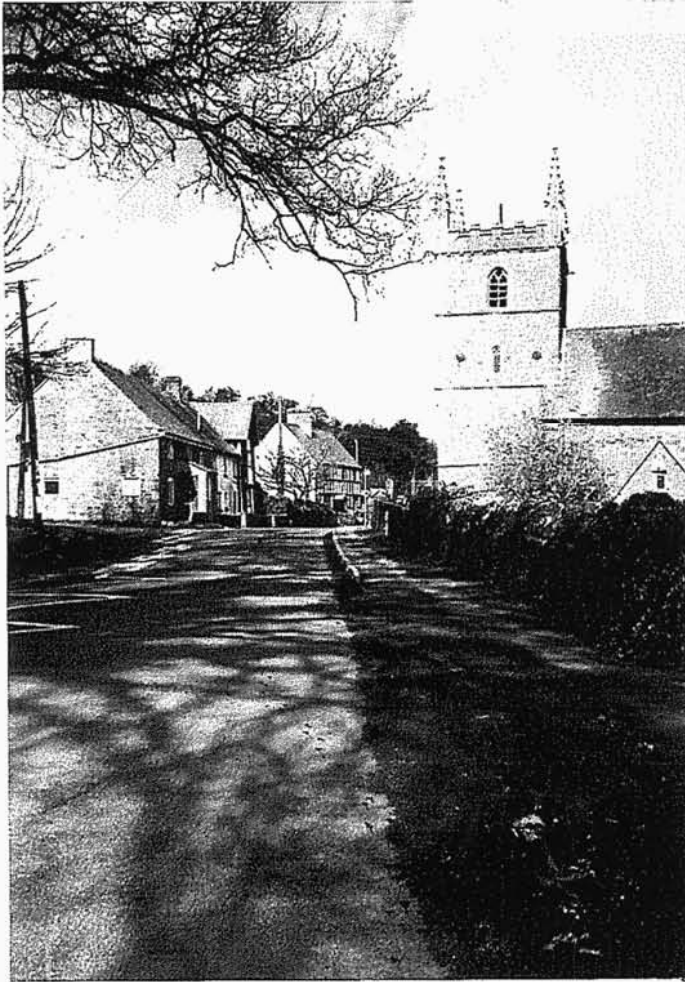


The Manor House, a substantial house, now a nursing home forms a visual stop to the Conservation Area. Note the brick boundary wall and modern extensions.

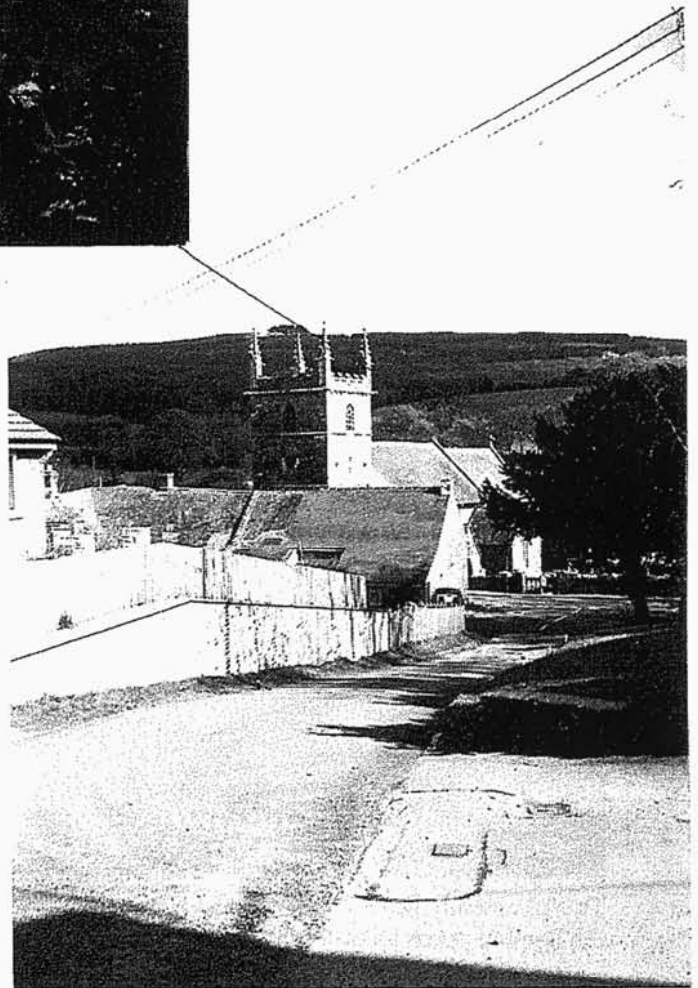


These dwellings, beyond the Manor House, reflect little of the special character of the remainder of the sub area because of their position, scale, massing and design.

Sub Area 1.



Views of the Church and adjacent listed buildings. Note the grouping, scale and form of the housing.



View out from School Lane. Timber fencing and modern stone retaining wall detract from the view.

Sub Area 2.



Note the raised pavements and the enclosed nature of the road despite the numerous to the properties screened behind the boundary hedgerows and banks.



This classically fronted Neo Georgian property displays the use of render and the hooded porch identified elsewhere in the Conservation Area.

Sub Area 3.



The industrial unit to the west of Church Road is very prominent and the attempt at landscaping has had limited effect. Further efforts need to be considered to reduce the visual impact of this building.



The Longhope Business Park, the site of an early turnery business. The redevelopment of the site could enhance the character of the whole area, but due note needs to be taken of the few remaining older buildings on the site.

Sub Area 3.

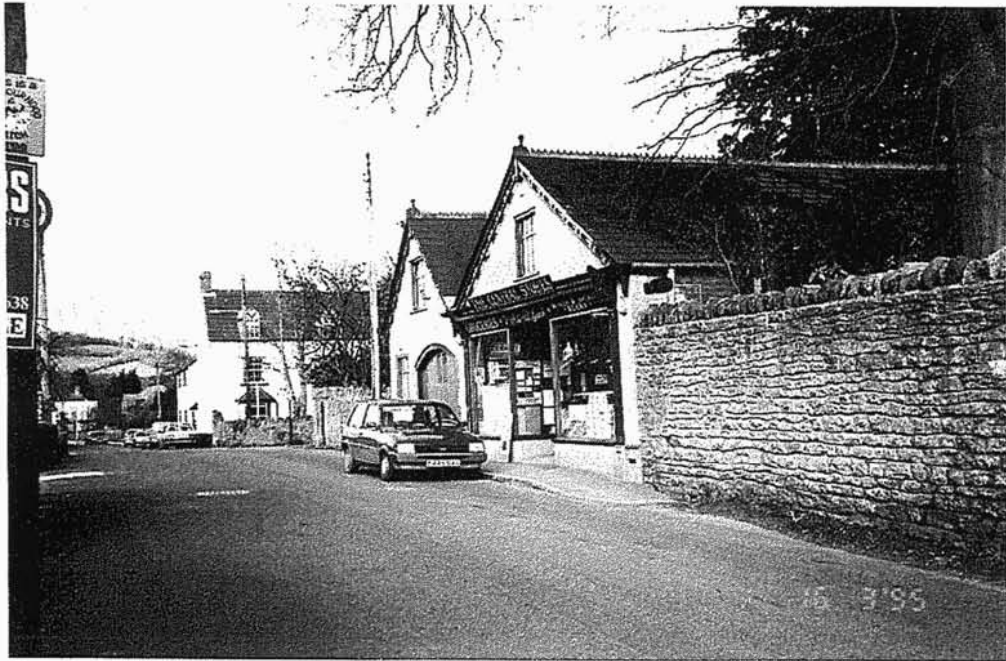


The view of Coglan House from the Lachen with views out to the thickly wooded hillside beyond. Power lines and lamp standards clutter the view.



Coglan House, note the poor quality of the boundary wall in front. Note the porch on the property to the left and rough hewn post and rail to the right.

Sub Area 3.



The attractive Central Stores, with the random stone wall to the left with cocks and hen coping to the top.



The Post Office and Stores towards Coglean House. White paint and render finish predominate this area.

Sub Area 3.



Physically separate from the rest of the area this group of buildings around the entrance to the old road forms a harmonious group despite the different building materials used.



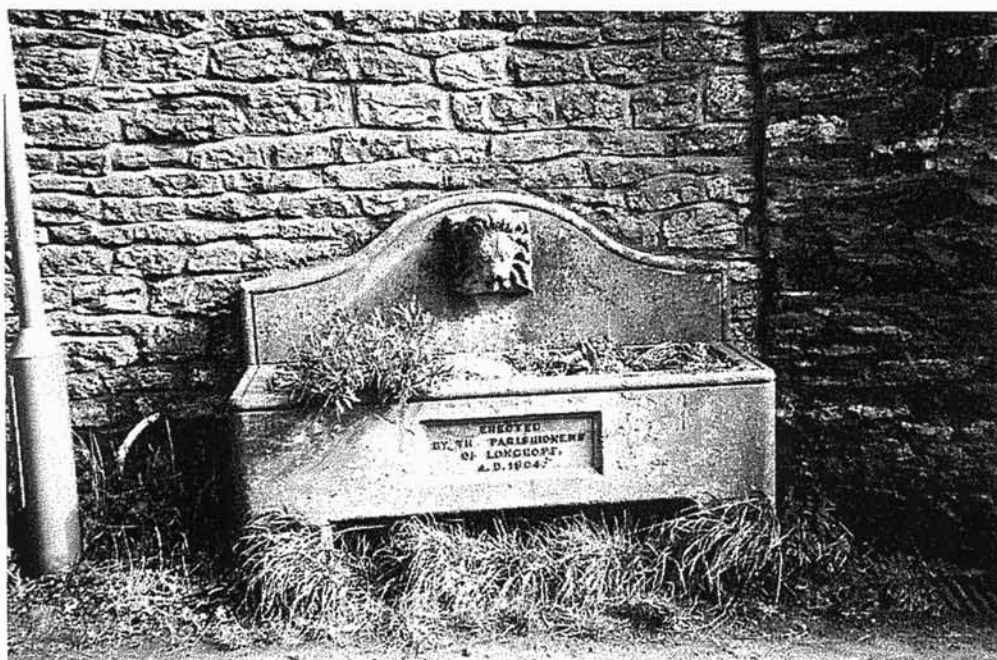
Old Monmouth Road. This group of listed properties lead the eye towards the centre of the village. Their scale, form and relationship help this to make a cohesive part of the local scene.



The Grade II listed war memorial which forms the pivotal feature to the properties on Hopes Hill.



A garden gateway and timber door with metalwork hinges adds significantly to the view in Old Monmouth Road.



The horse trough near the Central Stores has found other uses with the demise of horse drawn traffic.



Fine stone detailed gate posts at the corner of Church Road and Station Lane.

The effect of designation of a Conservation Area

THE IMPLICATIONS OF DESIGNATION

The legislation relating to conservation areas is complex and changes from time to time. It is only possible to give an outline of the situation. The detailed advice relating to extensions to dwellings in Conservation Areas refers primarily to owners of single dwellings although other aspects are covered.

Anybody anticipating erecting or altering a building or structure or undertaking work to a tree in a Conservation Area is strongly advised to contact the District Council for advice before proceeding.

It should be noted that the owners or lessees of non residential properties, shops and flats (or any combination of these in one building) may require planning permission for any external alteration or extension to the buildings irrespective of whether the building is in or outside a Conservation Area.

Designation of an area as a Conservation Area does affect residents of single dwellings in a number of ways in addition to the normal rules:

You need planning permission if the size of extensions to dwellings exceeds a maximum of 10% of the volume of the original house or 50 cubic metres (whichever is the greater).

You need planning permission if you want to build any kind of addition or extension to the roof of your house.

If you want to erect or alter a building and other structures on the land around your house you may need planning permission if it exceeds more than 10 cubic metres in volume.

You need planning permission to install a satellite dish or antenna on a house if it is positioned on a chimney, or on a wall or roof slope facing a highway.

You need planning permission before cladding the outside of your house with stone, tiles, artificial stone, plastic or timber.

NOTE There may be circumstances where the Local Planning Authority may seek to bring specific minor works under normal planning controls, so that those works are carried out in harmony with the area. The process by which this is done is called an article 4 Direction.

CONTROL OVER DEMOLITION

In Conservation Areas consent may be required to demolish any building with a volume of more than 115 cubic metres or a significant part of such a building. There are exceptions to this and detail, can be obtained from the District Council

Consent may also be required for the demolition of gates, walls, fences or railings over 1 metre in height abutting a highway or public open space and 2metres elsewhere. If you are in any doubt how this will affect you consult the District Council.

This added control over demolition is to seek to ensure that due consideration is given, before work starts, on a proposal which is irreversible and could have adverse effects on the character and appearance of the area.

CONTROL OVER WORK TO TREES

Anyone proposing to fell or prune a tree in a conservation area is required to give six weeks notice in writing to the planning authority before carrying out that work. The letter giving notice should contain sufficient information to identify the location of the tree and ideally it should explain why the work is being carried out. There is no fee attached to giving written notice.

The purpose of this legislation is to allow time to consider whether a tree preservation order should be placed on the tree if the proposed work will damage the character of the area. It is not justified by arboricultural considerations such as safety or tree health.

This control over works to trees is subject to a number of exemptions. These include the proper pruning of fruit trees (the felling of fruit trees is also exempt, but only in commercial orchards), works carried out by statutory undertakers such as electricity suppliers and necessary works to trees that are dead, dying or dangerous where this can be proved. It is not necessary to give notice if the tree has a stem diameter of less than 7.5cm measured at a point 1.5m above the ground.

The legislation is complex and only an outline of the main aspects is provided here. If you are unsure whether your proposed work falls within one of these exemptions, or you require informal advice on the management of your trees, please contact the Council's Countryside Officers on 01594 812327.

ADDITIONAL CONTROLS OVER OTHER TYPES OF DEVELOPMENT INDUSTRIAL DEVELOPMENT

If an industrial building or warehouse is extended or altered by more than 10 per cent over the cubic content of the original building, planning permission will be required.

STATUTORY UNDERTAKERS

Electricity

Planning permission is required for the extension or alteration of buildings by electricity operators on operational land by more than 10 per cent or 500 square metres.

Telecommunications

The installation, alteration or replacement of terrestrial (or other type of) microwave antennas or of its support apparatus requires planning permission. In addition there is a requirement that an operator gives four weeks prior notice of his intention to carry out any permitted development unless it is an emergency (when notice is given as soon as possible).

ILLUMINATED ADVERTISEMENTS

Advertisement Consent is required from the planning authority to display certain types of illuminated advertisements which would otherwise not require express consent. These relate to illuminated advertisements displayed on premises in retail parks and business premises (including shops). This does not preclude the continuous display of an advertisement being displayed at the date of designation until the expiry of five years from that date.

ADVERTISEMENT OF PLANNING APPLICATIONS

Planning applications for proposals which would effect the character and appearance of the Conservation Area will be advertised in a local newspaper. This allows for a wider level of public consultation on an issue which could have significant implications for the area

IMPLICATIONS FOR PUBLIC BODIES AND OTHER AGENCIES

With the designation of the Conservation Area, public and other agencies responsible for work which has an effect on the character of areas will be made aware of the special nature of the area and they will be requested to take account of it when they are working in or around the area.

SCHEMES FOR ENHANCEMENT

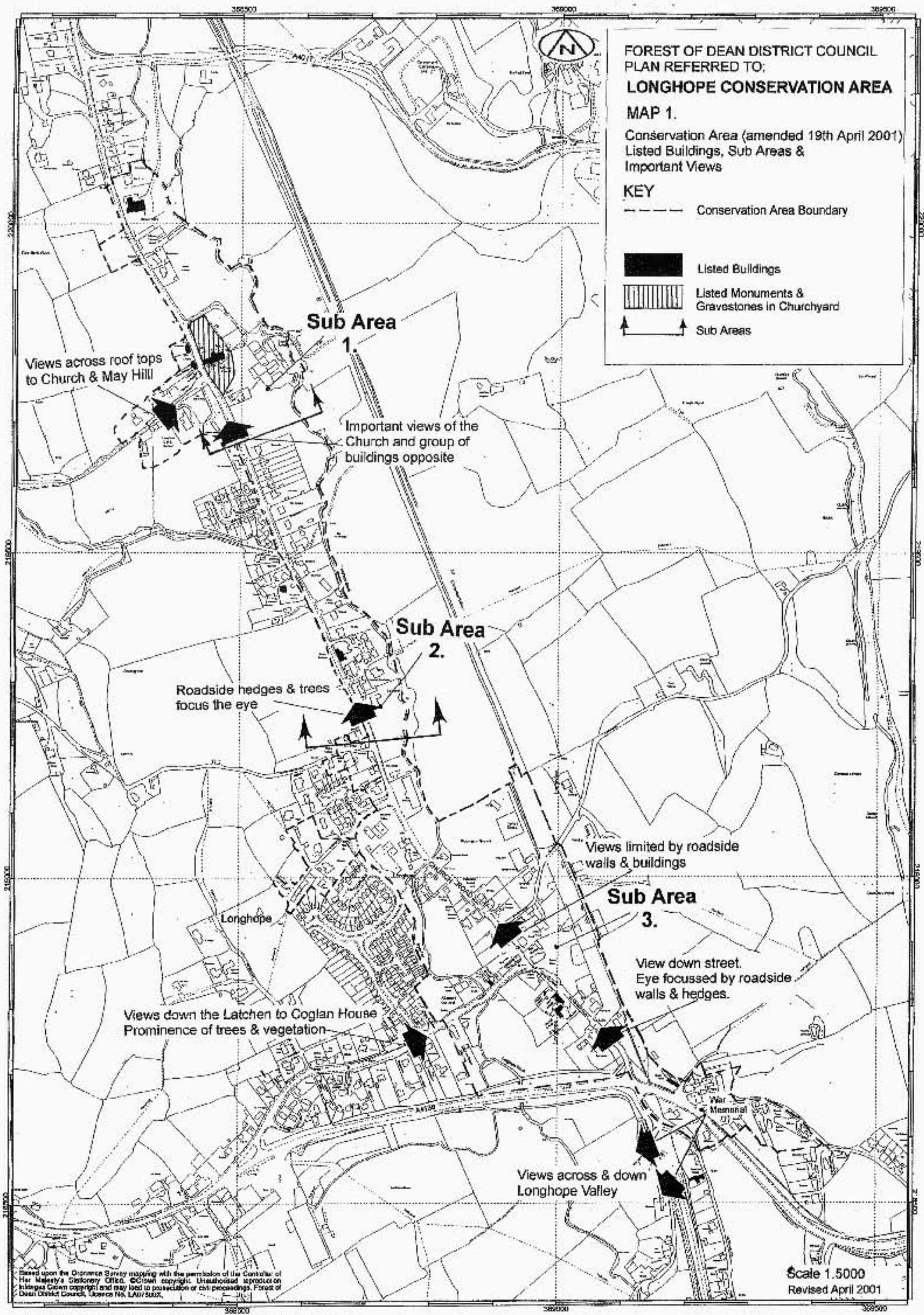
Local proposals for enhancing and safeguarding the character of the area will be brought forward as and when funding permits.

IMPLICATIONS FOR NEW DEVELOPMENT IN THE AREA

Policies in the Forest of Dean Local Plan that relate specifically to Conservation Areas will operate in all the designated Conservation Areas. The designation of a Conservation Area will not Prevent development taking place of itself The Local Plan will guide the scale and location of development through its policies and proposals for the area.

When a decision is being made on new development or demolition requiring the approval of the District Council, one of the aspects that is considered in coming to the decision is the effect of the proposal on the special character and appearance of the area. Inspectors dealing with planning appeals will also take note of the designation and the appraisal in reaching their decisions.

The designation could have an effect upon the detailed design and layout of any new development so that it does not detract from the character and appearance of the area.

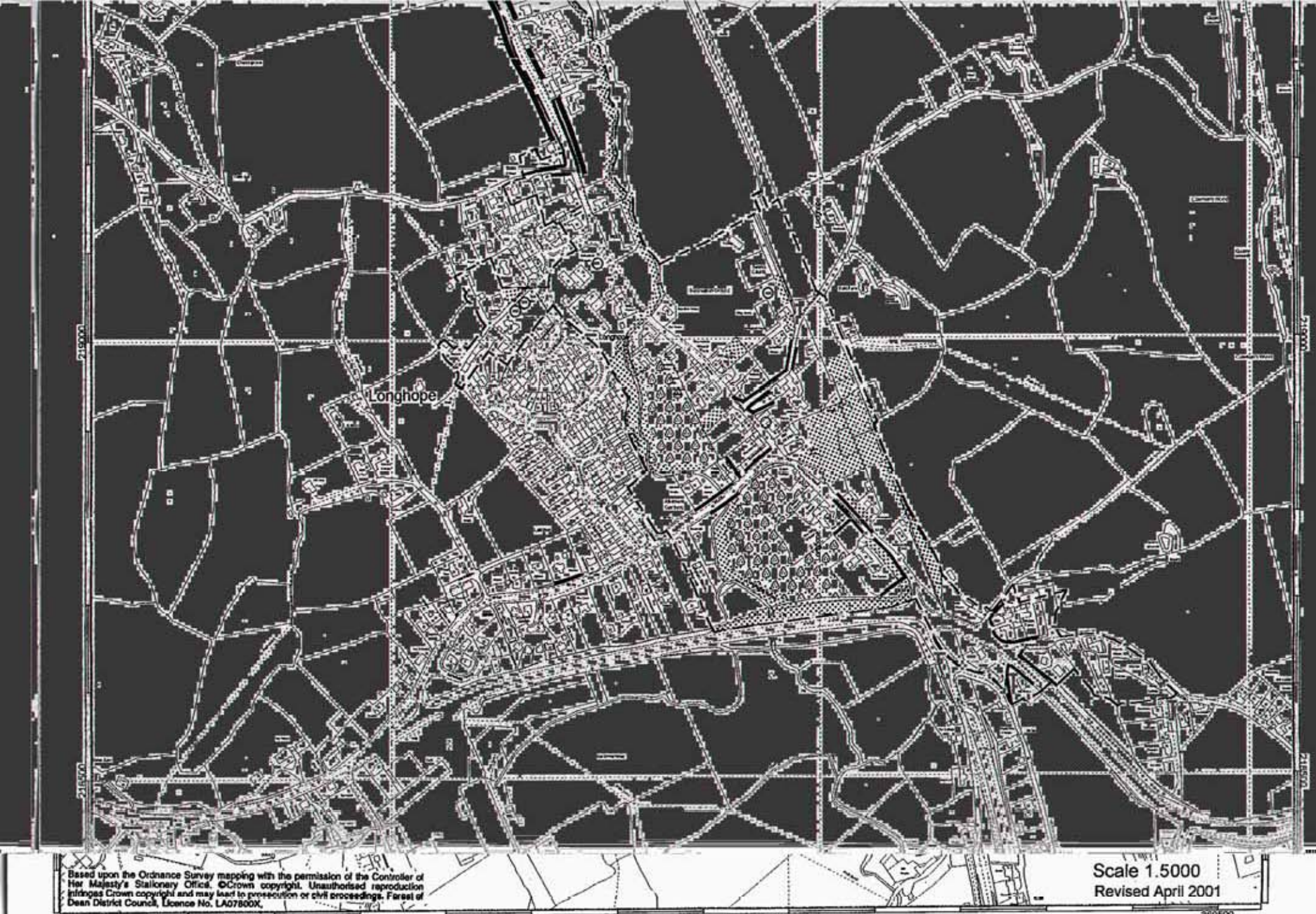


FOREST OF DEAN DISTRICT COUNCIL
PLAN REFERRED TO:
LONGHOPE CONSERVATION AREA
MAP 1.

Conservation Area (amended 19th April 2001)
Listed Buildings, Sub Areas &
Important Views

KEY

- Conservation Area Boundary
- Listed Buildings
- ▨ Listed Monuments & Gravestones in Churchyard
- ↗ Sub Areas



Longhope

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Scale 1:5000
Revised April 2001

