

# Snigs End ( Staunton Corse) Conservation Area and Character Appraisal



Adopted 20th September 2000

## **Contents**

### **Introduction**

The modern settlement of Staunton/Corse	1
The Conservation Area and Character Appraisal	2
Local Plan Strategy and Policies	2
What is a Conservation Area	3
The implications of designation	3
The implications for owners and residents	3
The implications for Local Authorities and Statutory Undertakers.	4

### **Snigs End Settlement**

Background	5
The importance of the Chartist Movement to the development of Snigs End	5
The Chartist Movement	6
The Chartist Land Company	7
The Land Bank	8
The demise of the Land Company	8
The Historical development of Snigs End	9

### **Snigs End Character Appraisal**

The setting of the area within the surrounding landscape	11
Topography	11
Morphology	11
Land Uses within and outside the Area.	12
Pattern and density of buildings	12
Type of Buildings	14
Style of buildings	15
Building Materials and Construction	16
Survival of Building Features	16
The hedgerows and tree cover in and out of the area	17
Patterns of movement	18
Views in and out of the area	18
The contribution made by unlisted buildings	19
Alien and undesirable features	19
<b>Summary of Characteristics</b>	<b>20</b>
<b>Important Policy Considerations</b>	<b>21</b>

### **The Designated Snigs End Conservation Area Map**

Appendix The effects of designation Of a Conservation Area

11

12

## **The modern settlement of Staunton/Corse**

The present day settlement of Staunton/Corse is situated in two parishes about seven miles north of Gloucester on the A.417, close to the northern boundary of the District. The population of both parishes totalled 1,191 in mid 1997. It has a very dispersed character, covering a large area and with widely separated local services. The commercial core of the settlement is around The Swan Inn on the crossroads.

For the most part development is confined to narrow frontages along the A.417 and several minor roads connecting to this principal road. However there is no continuous overall pattern to the settlement area, which is fragmented by open areas, fields and orchards. The whole settlement is set within a level lowland agricultural area.

The key to understanding the fragmented and dispersed nature of the settlement is a knowledge of the attempt to establish a Chartist Community known as Snigs End straddling the boundary of Staunton and Corse in 1847/48. Most of the houses built as part of the estate survive though many have been much altered. A significant number have been listed as of Special Architectural or Historic Interest where the overall built form and individual features of the original building remain. The most striking feature is the survival of much of the original layout of the plots themselves, in rows, crescents and blocks. As a result key areas of the Chartist settlement of Snigs End at Staunton/Corse were designated as a Conservation Area in 1976.

Map 1 shows the modern Staunton Corse and Map 2 shows the layout of the Chartist Settlement of Snigs End to approximately the same scale. Map 1 also shows the extent of the original Conservation Area.

In recent times new development has added features to the settlement. There is clear evidence of a period of infilling of modern buildings along some road frontages. Even so, the overall open and spacious feeling and the dispersed nature of the settlement is still evident. In addition one significant area of consolidated modern development has been added, at Prince Crescent. This includes a post war local authority housing estate and a scheme of 75 houses constructed on land to the north of Prince Crescent. A Housing Association development has been developed off The Stone Road.

***Interesting though Staunton/Corse is in its own right this character appraisal concentrates on the Chartist Settlement of Snigs End exclusively. In these circumstances any future reference to the settlement or village refers to Snigs End unless otherwise stated.***

## **The Conservation Area and Character Appraisal**

The Consultation Draft of this document was authorised for public consultation by The Planning and Leisure Services Committee of The Forest of Dean District Council on the 11<sup>th</sup> November 1999. Following extensive public consultation during 2000, the proposed additional areas identified in the Consultation Draft were designated and incorporated into the Snigs End Conservation Area by a decision of The Planning and Leisure Services Committee of The Forest of Dean District Council on the 20<sup>th</sup> September 2000. The Snigs End Character Appraisal was agreed and adopted at the same time.

## **Local Plan Strategy and Policies**

The strategy in the Forest of Dean Local Plan for Staunton /Corse gives very high priority to the protection and improvement of the historical features of the former Chartist settlement. In 1976, when the original Conservation Area was designated, a highly selective approach was made identifying particular areas of the Chartist Settlement for designation. These were The Moat, Ledbury Road Crescent and Gloucester Road.

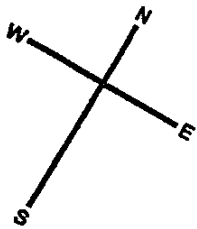
The revised Snigs End Conservation Area boundary seeks to enlarge these existing areas to encompass virtually the entire layout where it has not been irrevocably damaged and can still be identified from the available records. The character appraisal covers all the settlement including those areas which have undergone the greatest alteration as a result of major infilling and estate development.

The designation of the revised conservation area will seek to preserve and enhance individual buildings and also the pattern of plots which formed the original settlement layout of Snigs End. Supplementary design guidance on these matters will be published later as a separate document. The character appraisal and associated special design guidance arising from it will be used for assessing any development proposals identified in the area.

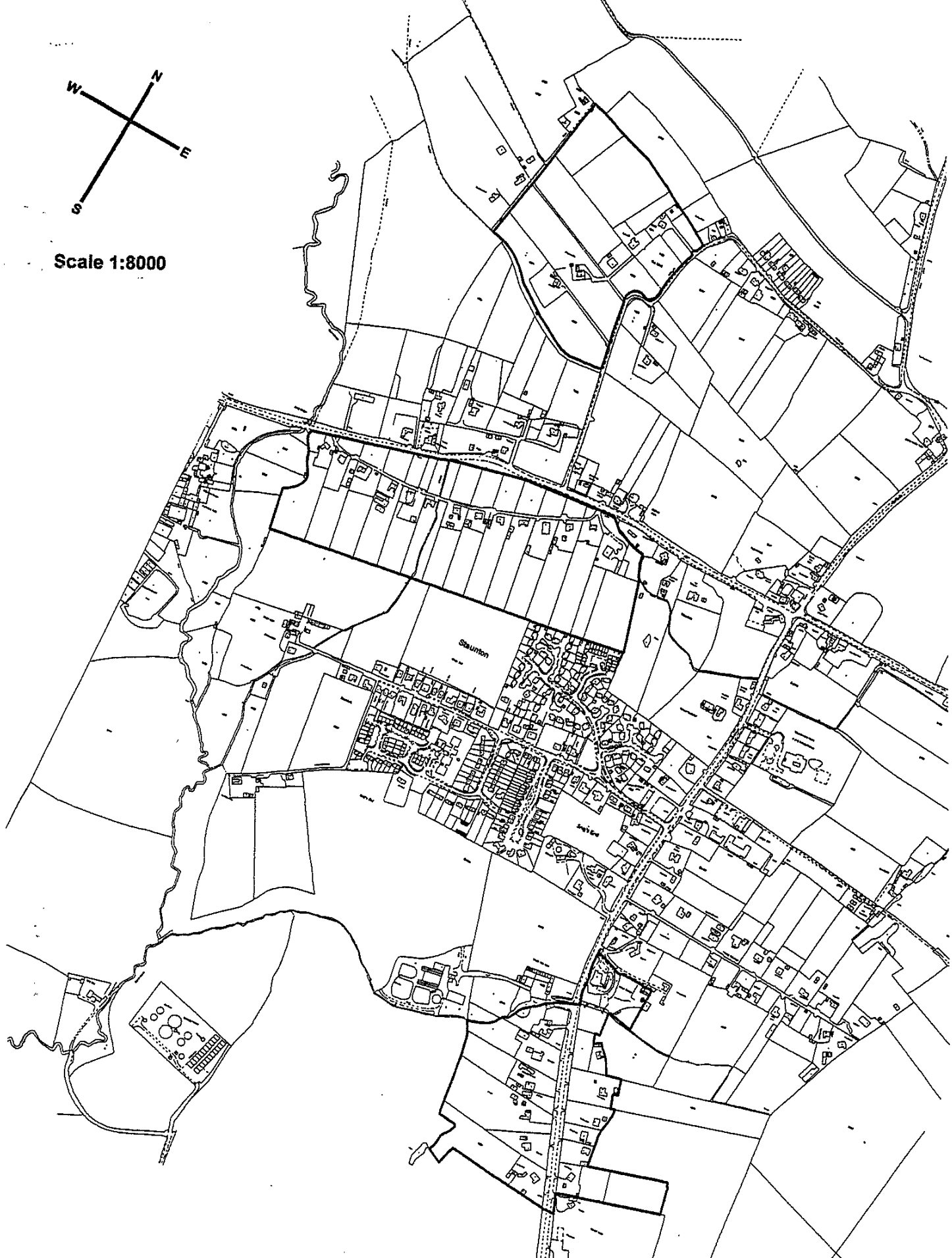
The Forest of Dean District Local Plan is currently under review and due note should be taken of any revised or amended policies and proposals when it is formally adopted and supercedes the current version of the Local Plan. All development proposals will be judged in the context of the adopted Forest of Dean District Local Plan. Within Conservation Areas, the following policies are of particular importance.

FBE.3 outlines the general criteria for alterations and extensions of existing Buildings, and FBE 5 deals with the protection of the visual, historic and architectural character of Conservation Areas. Policy FBE 6 deals with the demolition of buildings in Conservation Areas.

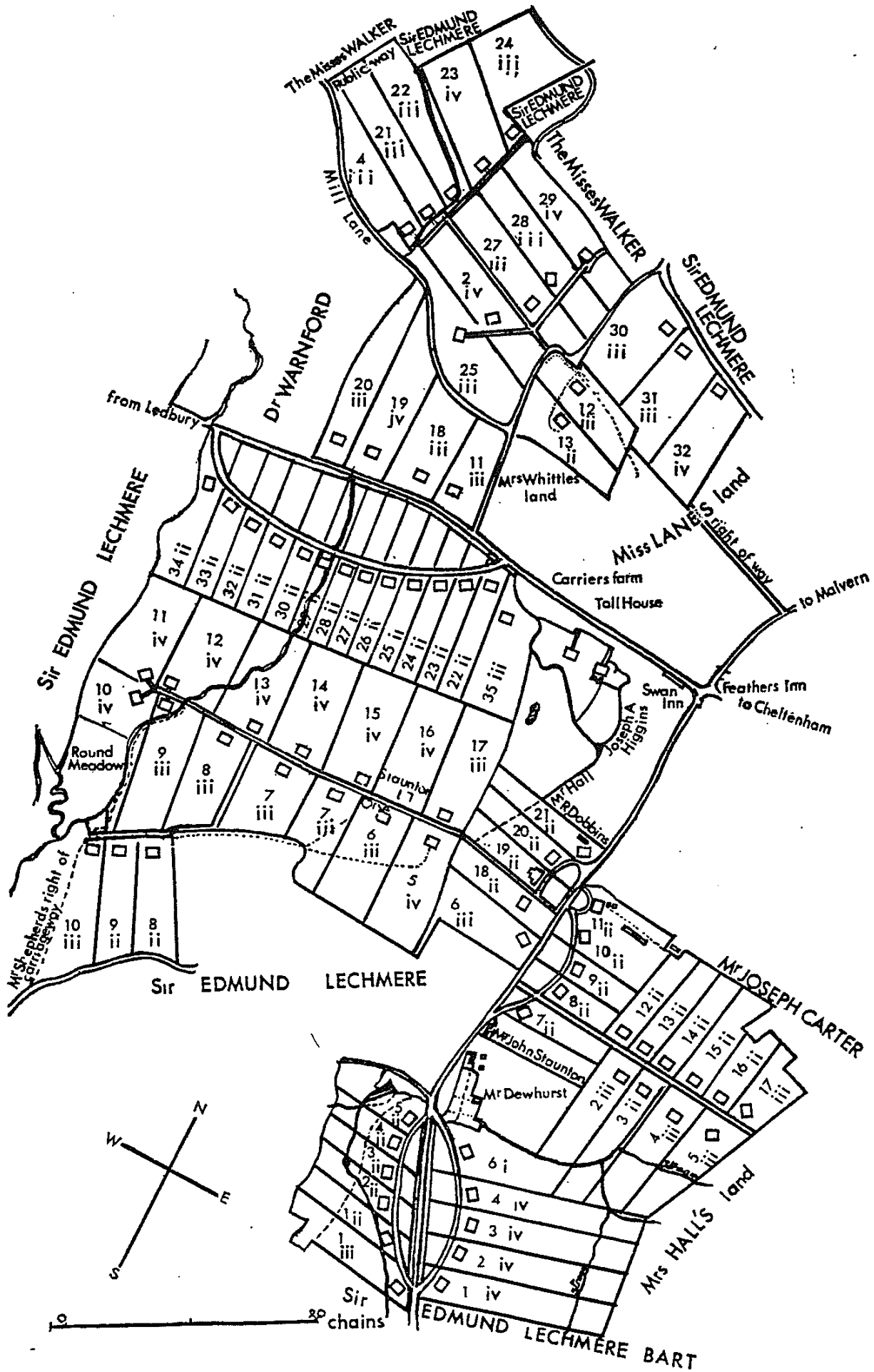
The Forest of Dean Local Plan also has specific policies for guiding development and other general policies regarding all other aspects of development in the area. Reference should be made to the Local Plan in the event that development proposals are being considered. These policies will not be changed by the designation of a Conservation Area.



Scale 1:8000



Map 1 Staunton/ Corse ( Snigs End ) at the present day  
Showing Original Snigs End Conservation Area



Map 2 Plan of Original Snigs End Estate

## **What is a Conservation Area?**

A Conservation Area is defined in statute as

*"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*

Comprehensive advice for the protection of historic buildings and conservation areas is contained in Planning Policy Guidance Note 15. It states:

*"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying Conservation Areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of properties and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of .....street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits the pedestrian use of spaces between buildings. Conservation Area designation should be seen as the means of recognising the importance of all these factors and ensuring that conservation policy addresses the quality of town scape in its broadest sense as well as the protection of individual buildings."*

Historic areas like Snigs End, are recognised for the contribution they make to our cultural inheritance as well as the being a physical representation of part of one of the most important social and political movements of the 19<sup>th</sup> Century.

### **The Implications of Designation**

The designation of a Conservation Area imposes specific duties on the Local Planning Authority. The Authority must formulate and publish proposals for the preservation and enhancement of the Conservation Area, and submit them to public consultation. In addition, in exercising their planning powers, the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

### **The Implications for Owners and Residents**

In normal circumstances, householders have certain "Permitted Development" rights to carry out minor works to their properties, such as small extensions and the erection of garden buildings. However, in a Conservation Area, these rights are reduced. In addition the consent of the Local Planning Authority is required for the demolition of buildings. The lopping or felling of trees requires six weeks prior notification. The regulations make it an offence not to comply with this requirement. Planning Applications for proposals which would affect the character or appearance of the Conservation Area will be advertised in a local newspaper.

Any new development including extensions would be expected to be of good design, and should preserve or enhance the character or appearance of the area. As with all development proposals it is advisable to seek advice from the planning department at an early stage. The recently published Forest of Dean Residential Design Guidance offers detailed design guidance to try to ensure that buildings reflect the local characteristics which give each part of the District a sense of place and identity.

Conservation Area designation can also benefit property owners and occupiers. There may be added status to a property being located within a Conservation Area. Also the development controls aimed at maintaining and enhancing the appearance of the Conservation Area may sustain or enhance the appearance of properties within it.

### **The Implications for Local Authorities and Statutory Undertakers.**

It is essential that all departments of both the District and County Councils understand the significance of the Conservation Area, and act in coordination, in order that public works, such as street works, do not damage the historic fabric or appearance of the area. Other agencies, such as the water supplier or telecommunication companies must also be aware and give respect to the special architectural and historic character of the area.

## **Snigs End Chartist Settlement**

### **Background**

Snigs End straddles the boundary of two parishes Staunton and Corse and is part of a settlement now known as the village of Staunton/Corse. It is one of two Chartist Settlements in The Forest of Dean, Lowbands, in Redmarley parish, three miles away is the other. They were the first two Conservation Areas designated by The Forest of Dean District Council in 1976. Only five Chartist settlements were ever completed. The others are Dodford near Bromsgrove, Heronsgate (O'Connorville) near Rickmansworth, Hertfordshire and Minster Lovell (Charterville) near Whitney, Oxfordshire.

A review, as part of the Local Plan process, identified that significant additional sections of Snigs End Chartist settlement outside the designated conservation area remained clearly identifiable after more than 150 years. It is for this reason that The Forest of Dean District Council proposes, as part of the Local Plan, that an extended area should be considered for designation as a Conservation Area. In addition the unlisted Chartist Cottages, of which there are a number, are undergoing significant change and this is an issue which needs to be examined.

With the designation of an extended Conservation Area to embrace the original Snigs End Settlement, the Local Planning Authority, in exercising their planning powers, must pay special attention to the desirability of preserving or enhancing the special character or appearance of the area. This Character Appraisal is an assessment of the special interest, character and appearance of the revised Snigs End Conservation Area and identifies the special qualities which it will be important to preserve and enhance.

The aim is to provide an objective and clear character appraisal as a sound basis for the control of development and for initiatives to enhance and preserve the area. This will provide a background for the development plan policies and will form a basis for further work to safeguard the character and appearance of Snigs End for the future.

### **The importance of the Chartist Movement to the development of Snigs End**

In order to understand the importance of Snigs End today it is essential to understand the reasons for its development. This section of the report gives some of the background to The Chartist Movement and the development of Snigs End.

In the nineteenth century alternative communities were appearing based on ideologies which questioned the established order of society. They took many different forms, including industrial, religious and political. They attracted those in search of Utopia, those returning to the land, and communities without authority. There were some communities that adapted existing buildings and others who chose to build their own. The primary concern of the idealist who formed these communities was to alter society while, at the same time, improving the welfare of the participants.

Political movements and alternative social communities emerged from the working class, often developing in direct opposition to the social and economic conditions prevalent at the time. One political movement which flourished in England between 1838-1848 were the Chartists, from which evolved the Chartist Land Company. The Land Company gave rise to a number of purpose built settlements whose buildings survive today.

## **The Chartist Movement**

The aim of the movement was political reform and social regeneration. Extremely popular amongst the working class it was a means by which they could express their dissatisfaction at the conditions in which they lived. Political reform was to be obtained through 'The People's Charter' put forward in 1838. This called for parliamentary reforms, and set out what it viewed as the fundamental requirements for a democratic parliament.

The six main points of the charter were; vote by secret ballot, abolition of the property qualification for members of parliament, payment of members of parliament, equal electoral districts, annual parliaments and universal male suffrage. The charter was presented to the House of Commons on three different occasions and rejected on each.

The Chartist movement went through a period of inactivity following the failure of the Peoples' Charter to be given parliamentary approval and the subsequent imprisonment of a number of Chartist leaders. Feargus O'Connor was one of the leaders imprisoned. Described as a highly entertaining character, O'Connor was a charismatic man with a talent for public speaking. He was popular with the followers of the movement, but not so with the leaders, but he worked hard for what he saw as the ultimate aims of the movement.

However, the aims of the movement did not stop him from seizing the opportunity to make money. O'Connor founded a profitable newspaper 'The Northern Star' which, for a while, became the voice of Chartism. While in prison, Feargus O'Connor wrote regular articles for the paper using it as a vehicle to promote his idea of social reorganisation as a means of gaining political reform and in addition securing his position as a leader within the movement. On his release from prison the movement experienced a revival, and with it came a change of direction. The failure of the Peoples' Charter to gain parliamentary approval had caused O'Connor to look elsewhere to find a means through which the objectives of the movement could be achieved.

O'Connor proposed a new policy of Land Reform. If land ownership was the means by which the working class could gain the vote, then the working class must be given the chance to buy land. Eventually the number of working class voters would be able to influence government and change the system.

This was seen by many of the leaders and by many of the Chartists as a diversion from the main political aims of the movement, and the land plan formed only a part of 'the political and social welfare of the working classes'. However O'Connor was prescient and the leaders reluctantly accepted his land scheme during the Birmingham Convention of 1843.

The disagreement over the land scheme alienated a number of the Chartist leaders and effectively signalled the end of the movement. Disturbances on the continent highlighted the fact that the political and social grievances which concerned the Chartists in Britain were common across Europe. In particular the democratic leaders of the French revolution looked for assistance from the Chartists who, in turn, were glad of support. Eventually the Chartist movement merged with the general reforming activity of the late-nineteenth century.

With the exception of annual parliaments and equal electoral districts, all the points of the charter now form part of the British democratic process. The Chartist movement started as a means of gaining political reform and ended as an unsuccessful attempt at agrarian socialism.

### **The Chartist Land Company**

Launched in 1845, The Chartist Land Company changed its name on two subsequent occasions becoming in turn the 'Chartist Co-operative Land Company' and the 'National Land Company'. Feargus O'Connor was the driving force behind the Land Company. To achieve a legal status the Land Company had either to register with the Friendly Societies or Joint Stock Companies, be granted a Royal Charter or be approved by Act of Parliament. The cheapest option was to register with the Friendly Societies.

The Land Company offered no friendly benefit, no interest on share money, no sickness, funeral or death benefit in short it did not fulfil the criteria to become a Friendly Society and the application failed. The Company was provisionally registered under the Joint Stock Companies Act but the cost of full registration delayed any further action in this respect. The problem of legality was never resolved but, despite this, O'Connor proceeded with the scheme becoming the owner of all the land purchased in the Company's name. Nevertheless, before being wound up the Company had purchased and settled a number of estates.

Feargus O'Connor believed that the regeneration of society would lead to the creation of a class of self-supporting smallholders in place of the dissatisfied factory workers. The idea of a land scheme had been published by O'Connor in the 'Northern Star' as early as 1842. His vision was to settle the working class on the land. Each person would receive freehold possession of a cottage and land for a minimum annual value of 40 shillings, thus qualifying for a vote.

O'Connor described villages for 125 families, with a school, library and a hospital. The cottages would have a maximum of 4 acres of land which would mean self sufficiency for the occupants. Opponents of the scheme disagreed with O'Connor's assertion that a 4 acre plot was large enough to provide a family with a living. His idea was simple. He would form a company which would purchase land and lay out small holdings each with a cottage. The small holdings would range in size from two acres to four acres. O'Connor introduced the smaller plot so that the 'poorest [of people] need not despair of owning land'. Membership of the company was not restricted to Chartists or the working class but was open to everyone who could afford the subscription. Anyone could become a shareholder by making weekly subscriptions. A full share was valued at 2 pounds and 10 shillings, weekly instalments were of 3 pence, 6 pence or 1 shilling. This money would be used to purchase the land. On completion of an estate a lottery was held to determine which shareholders won a plot.

The Land Company was nothing more than a lottery, and the number of shares held determined the size of the plot you might win. One share entitled the holder to enter the ballot for a two acre holding, one and a half for a three acre holding and two for a four acre holding. Each plot came complete with a dwelling and outhouses, and an advance of money to assist with the first years stock and seed. Once a plot had been allocated, arrangements would be made for the new proprietor to be given the freehold, and therefore be eligible to vote. The legal uncertainty of the Company and the resulting

confusion concerning who actually owned the land made the transfer of the freeholds very difficult.

In reality none of the Aleuts were given the freehold during the life of the Company. Rents were set at 5%, of the total outlay on the allotment, per annum. The allottees refused to pay these as they considered themselves as owners not tenants. It was not difficult to sell the scheme to the working class, and the ownership of a cottage and smallholding was presented as a life of freedom.

Between 1846 and 1848 the Company bought five estates and built a total of 250 dwellings. Of the five estates, four were in Worcestershire. This would suggest that O'Connor had a strategy in mind but apart from the quality of the agricultural land and the availability of sites on the market, there would appear to be no rationale for the choices. Local government boundary reviews have since moved Lowbands and Snigs End into Gloucestershire. The purchase of a sixth estate at Mathon, Worcestershire, was never completed. The estates were built without any of the community buildings O'Connor had first suggested, with the exception of the schoolhouse. The materials used were usually local to the area and therefore varied with each estate.

### **The Land Bank**

The difficulty of raising enough subscriptions to support the scheme led Feargus O'Connor to start the Land and Labour Bank, which was provisionally registered under the Joint Stock Companies Act, and started operating in 1847. Members of the land bank were to deposit their savings with the bank and get 4% interest. Once again the legality of the venture came under scrutiny. The Bank was not successful being dependant upon the working class who had little or no money. The bank closed amid confusion over its financial affairs in 1851.

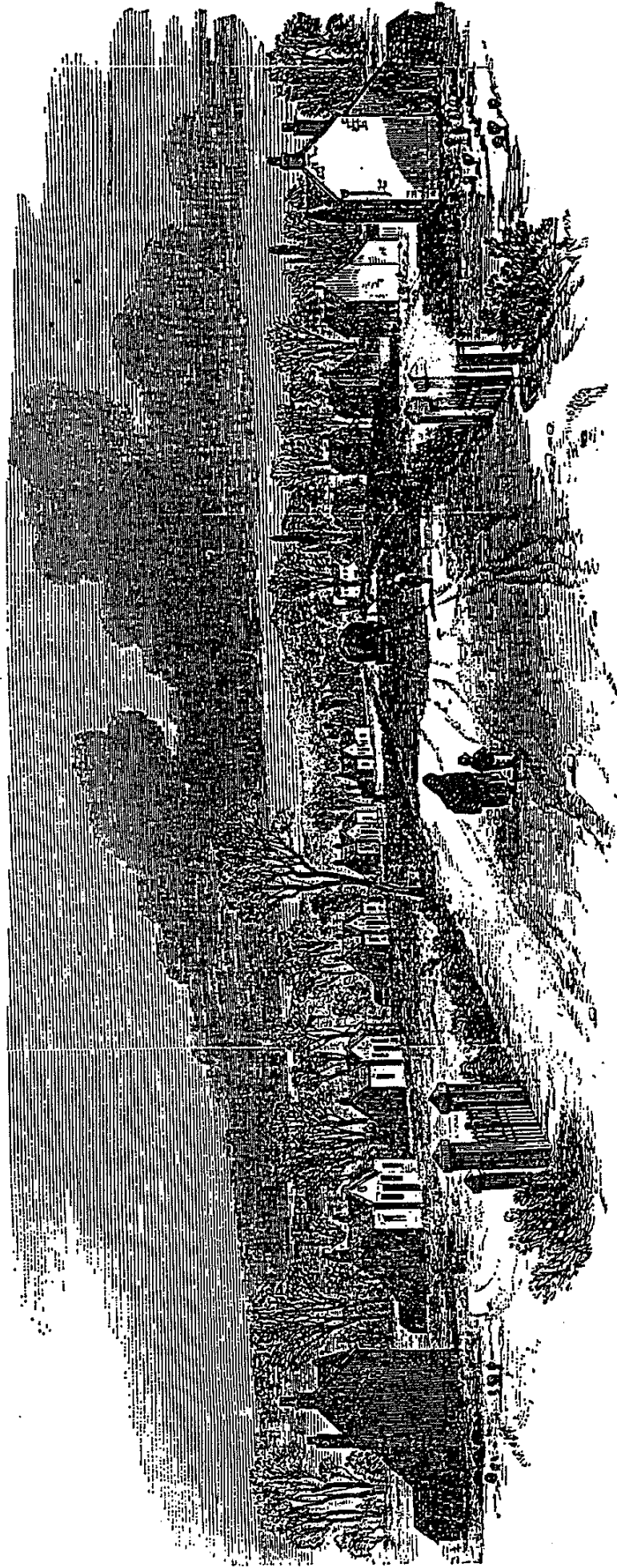
### **The demise of the Land Company**

From 1848 onwards enthusiasm for the Land Company began to dwindle. The Company was in financial chaos following the refusal of the majority of allottees, on all of the estates, to pay their rent. A parliamentary inquiry was provoked following a further refusal for registration under the Joint Companies Act in 1850. Later that year Feargus O'Connor and four other directors presented a petition to bring a bill to parliament to wind up the company. Following the inquiry the winding up bill was granted Royal Assent in August 1851. Allottees were invited to prove their title to the land and from 1851 the chancery ran the estates which were sold into private ownership over the next seventy years.

After the hearings little was heard of O'Connor who was slowly sliding into debt and insanity. During 1854 he was admitted to an asylum suffering from epilepsy. He spent the last few weeks of his life with his sister and died in August in 1855.

### **Conclusion**

**The history of the National Land Company highlights an important sociological period in history. It was the vision of one man who became obsessed with the success of a scheme that was, in reality, an unmitigated failure. Feargus O'Connor's indifference and ignorance of business matters, the unrealistic expectation that factory workers, with no experience of working the land could become successful small holders more or less overnight, and the unresolved**



Snigs End estate from the road, from the *Illustrated London News*, 23 February 1850

**legal status of the Company all contributed to the failure.**

**However the original layout of the various sized plots, along with the very distinctive cottages has left the former chartist settlements with a special character and appearance. In some instances this has been disturbed or partly destroyed by modern development, alterations and extensions. However there are listed buildings in all five settlements and four conservation areas have been designated.**

**The settlements conceived and built by Feargus O'Connor are unique, first for their attempt to change the course of parliament by the redistribution of land and, secondly, because of their ability to adapt and to survive as family homes into the 1990s. Undoubtedly there is a case for the protection of these settlements.**

### **The historical development of Snigs End**

Snigs End was the fourth of five estate to be purchased by The Chartist Land Company covering some 280 acres. It was initially purchased by Feargus O'Connor in June 1847 at a cost of about £12,000. Allotments were planned to be ready by the end of May 1848 and ballots for them took place in the Autumn of 1847. The 1853 plan shows about 81 houses being built and a school. O'Connor was plagued by members of the Land Company who arrived claiming the right to be given work on the estate.

Always one for publicity O'Connor planned a new device, a procession through Cheltenham to take possession of the estate on Monday 10 January 1848. It was led by a band and horse drawn wagons and carts. Its progress was reported both in *The Northern Star*, the Chartist newspaper and the *Gloucester Chronicle* and *Cheltenham Examiner*. O'Connor was probably not in the procession but spent a lot of time at Snigs End overseeing the work.

In April 1848 it was reported that when the Chartist petition was presented to parliament it would be carried in a carriage built at Snigs End. Some evidence confirms this, with the Gloucester Chronicle reporting that two wagons with a petition passed through Cheltenham on the way to London. The presentation of the petition on April 10<sup>th</sup> was a fiasco and O'Connor retired from London to Snigs End.

There followed arguments between O'Connor, the directors and representatives of the Land Company over the way that the estate was being developed. The use of sub contractors was deprecated. In fact the estate was being built of stone at The Moat by Griffiths and the rest of the estate in brick by contract to Jones and Dowding. The criticism of his development of the estates upset O'Connor but not enough to stop him purchasing another estate at Great Dodford near Bromsgrove.

Some concern was expressed about the fairness of the ballot for allotments on the estate and it was not until June 1848 that a correct list of shareholders to be located at Snigs End was issued. Local interest was stirred by the planned arrival of new inhabitants and local Inns advertised services for them. On location day the 12<sup>th</sup> June the allottees and visitors arrived and there was dancing outside the school. At 2 p.m. a procession of carts and wagons set off to make a social visit to Lowbands. O'Connor arrived later, drove around each house, but did not make a speech and left later in the day.

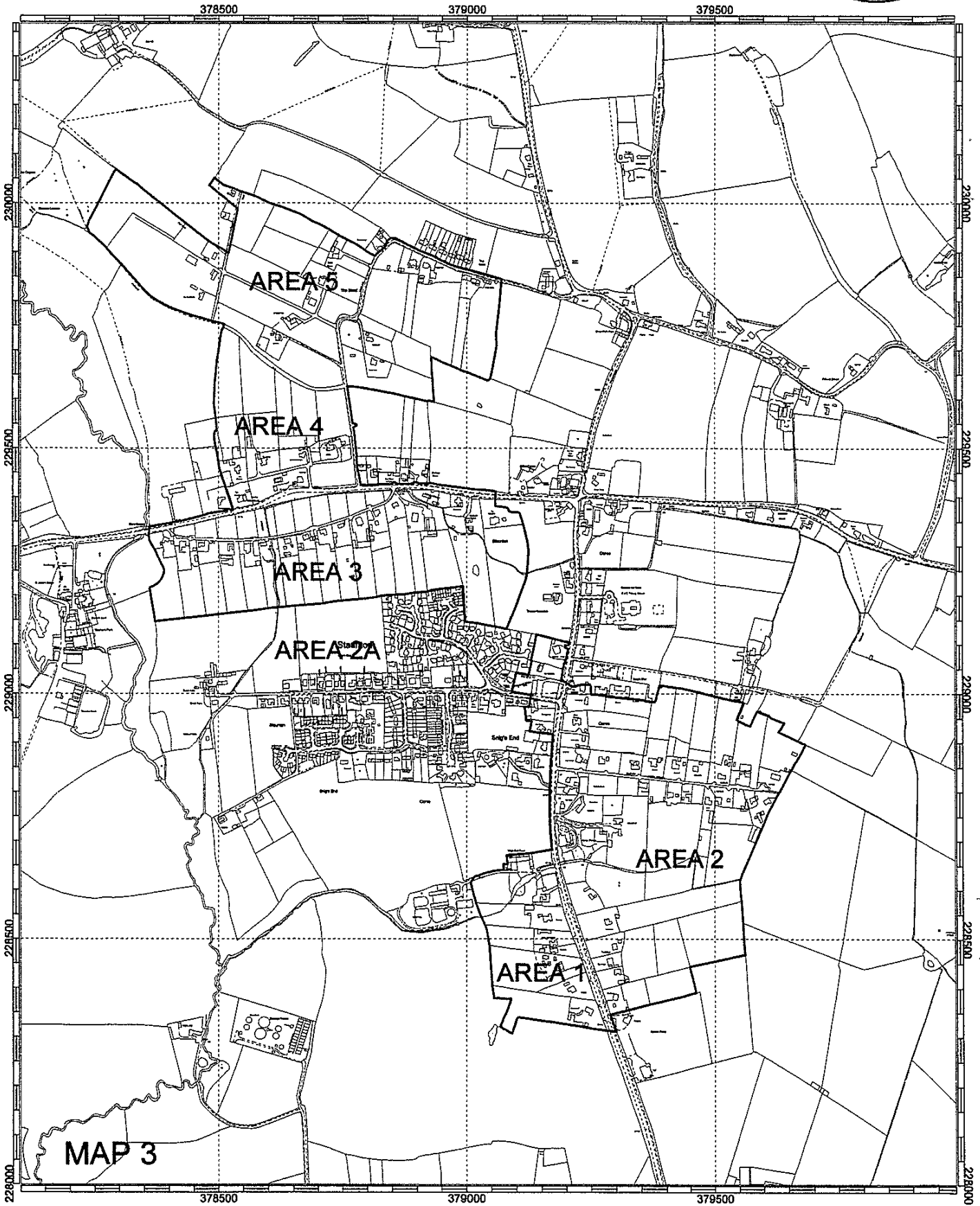
All this was happening as the enquiry was being carried out into The Land Company. There was a growing level of criticism of the management of the estate amongst the allottees. They were principally concerned about their legal title to their land. Criticism rose to such a degree that a Winding Up Act was passed by Parliament but a full year elapsed before the official manager arrived to carry out the Act. On September 14th, 1853, the official manager stayed at The Feathers enquiring into the state of the two chartist settlements. He set the level of rents.

In May 1857 the estate was sold by auction and the Chartist settlement started to blend in with the development of the surrounding countryside. It was when Corse parish built its school that the former estate school building became The Prince of Wales Public House. In the intervening years the original size of the small holdings changed many being amalgamated or altered depending upon the level of involvement or interest of the owners.

From the 1920s to the Second World War the small holdings did not prosper and some cottages were pulled down or left empty. In 1976 sections of the estate was designated a Conservation Area. Since the second world war there has been infilling and estate development in the area of Prince Crescent and recently there have been significant levels of housing development to the rear of The Prince of Wales Public House. The importance of the chartist dwellings has been recognised by some of them being listed as being of special architectural or historic interest. There continues to be interest in the development of all the Chartist estates with a recent celebration in Dodford to celebrate the 150<sup>th</sup> anniversary of the founding of that estate.

**The layout of the land meant that the estate was less compact than the previous estates. It made use of the existing roads, constructing 9 feet wide crescents along which Feargus O'Connor built the cottages. Of the crescent roads built, only Ledbury Road Crescent remains. The crescent formation of the cottages can still be seen at Gloucester Crescent and opposite the former School House. Other cottages were grouped in a less formal manner away from the roads.**

**The settlement pattern at Snigs End has survived quite well despite new development, and the cottages retain their group identity especially in Gloucester Road and Ledbury Crescent.**



**Conservation Area - Staunton/Corse-Snigs End**

Scale: 1:6000

Date Designated (Revised) 20.09.00

## **SNIGS END CHARACTER APPRAISAL**

### **The setting of Snigs End within the surrounding landscape**

The setting of the settlement is predominantly rural in character with open fields to all the approaches. The Chartist Settlement overlaid the earlier settlement. Some elements survive from pre 1848 when the estate was constructed. To the west is Staunton Court probably built in the latter half of the 16<sup>th</sup> Century, with St. James Church which is mainly 14<sup>th</sup> Century but heavily restored in 1860. Associated with these is a complex of barns and a dovecote. Nearer the crossroads on the Ledbury Road is a thatched roof timber-framed cottage now named Laburnum Cottage dating from the 16<sup>th</sup>/17<sup>th</sup> Century. Other buildings of note which were constructed about the time of the Chartist developments were the two former school buildings, Copelands in Ledbury Road and Snigs End Farm and barns. All these are statutory listed buildings. The recognised commercial heart of the settlement is the area around the crossroads, the shops and post office, garage and The Swan Inn.

### **Topography**

The Chartist Settlement was developed over a relatively short period between 1847/8 based on the existing road pattern with the majority of the cottages fronting the roads. There are exceptions to this general rule which will be referred to later in the report.

The layout of the cottages varies according to the individual plot size and the formal design adopted by Feargus O'Connor at the time the estate was developed. (see map 2). As the land form is predominantly flat (between 18 and 25 metres above sea level) it makes it very difficult to appreciate at first glance, the formal layout of the former Chartist settlement.

The exception to the flat open nature of the general topography is the area of The Moat where the land rises slightly above the road level to the East of Moat Lane between South View and Snigs End

### **Morphology**

The characteristic Chartist cottage is recognisable because of both its scale, form and design although many have suffered from degradation and changes that have taken place over the years. They are single-storey and vary in their distance from the road edge depending on the estate layout and plot size. The A 417 is the widest road through the village whilst other roads are often culs de sac being narrow with the cottages screened by hedges.

Other development took place in the village prior to or around about the time of the development of Snigs End in particular at the crossroads and at Staunton Court. The development around the crossroads is the core of the village with the Prince of Wales

Public House and the complex at Staunton Court being the next most prominent area. This development is mostly two or more stories in height.

The modern infill development off Boundary Place and the new housing North of Prince Crescent is mainly two storey, the exception being the individual infill sites where the buildings are mainly single story bungalows.

### **Land Uses within and outside the Area.**

The area is predominantly agricultural with a mix of mainly single storey residential properties, some two storey and one 2 ½ storey public house within the appraisal area. In addition there are a number of other land uses including a garden centre, horticultural nursery, employment sites, shops, garage, school and village hall outside the appraisal area.

Some of the larger Chartist plots remain intact with the cottage, whilst others have been sold off. Where the large plots remain they are sometimes used for grazing of horses and this raises the issue of the provision of ancillary buildings, such as stables which could have an effect on the setting of the Chartist cottages and the character of the area. The same issues apply to the addition of outbuildings, like garages, the form and position of which have similar implications on the character of the layout.

### **Pattern, layout and density of buildings.**

Generally the pattern, layout and density of the buildings still reflect the original layout of the Chartist settlement which in turn overlaid the original scattering of development. This has been modified by the housing sites and infilling that has occurred mainly in the later part of this century. The pattern, form and density of the major housing sites have affected a significant part of Snigs End and have influenced the changes and modifications to the original Conservation Area boundary.

The pattern and density of the settlement varies to a significant degree and for this reason it has been divided into a number of sub - areas.(see Map 3)

#### **1 Gloucester Road**

These two crescents either side of the A 417 are still clearly discernable as those originally illustrated in 1850 in the Illustrated London News. The gateways and approach track have disappeared but the form of the layout is clearly visible. In the main these were originally planned as two acre plots. The majority of the cottages are statutorily listed and the degree of modification and infilling is limited. The cottages on the eastern side of the road are set wider apart reflecting the plots were originally four acres rather than two on the layout to the west. In both cases some of the original boundaries to the individual plots to the rear no longer exist but those that remain indicate the line of the original layout. This sub area includes the barns, farmhouse of Snigs End Farm and Corse Grange which now form part of the historic development of this area.

#### **2 Prince of Wales, Gloucester Road and School Lane**

This former crescent to the West of the Gloucester Road includes the original school house for the estate, (The Prince of Wales P.H.) which is a grade 11 listed building as are three of the four Chartist cottages in this formal group. This is difficult to read as a small crescent because of the changes to the road junction and the landscaping of the

area. Nevertheless this area does exhibit features of the original estate and there is scope for enhancement work in co operation and agreement with the owners.

The former crescent to the East of the Gloucester Road still retains its original character and the layout of the Chartist settlement is still clearly discernable although some infilling has occurred. A number of the Chartist Cottages down the currently named School Lane are statutorily listed whilst the remainder that have survived do reflect to varying degrees the characteristics of the original cottages. Some infilling has occurred in this area but not to so great a degree to degrade the area's overall special character and appearance. To the rear of the cottages most of the original boundaries to the individual plots no longer exist but those that remain indicate the line of the original layout. Further North of this area along both sides of the Gloucester Road (as far as the Swan Inn on the cross roads) was outside of the original layout of the Chartist estate. To the east there is now a substantially built up frontage with modern housing development and to the rear a new primary school.

### 2a Prince Crescent (and Stone Road)

This is where the most significant changes have taken place to the original layout with major residential development and infilling that has largely destroyed the original layout of the Chartist settlement. There are some good examples of individual Chartist dwellings but the pattern and density of this area has been altered by the high level of infilling and the development of major estates on both sides of Prince Crescent. Compton Close and Boundary Place have been developed to the South and Chartist Way to the North. The line of Prince Crescent has been altered in a number of ways with a junction with Chartist Way and Prince Crescent to the detriment of the original layout. Sections of Prince Crescent have been widened to accommodate new development and except for the extreme west much of the original character has been lost. Some Chartist dwellings exist at the end of the Stone Road now fairly isolated from the rest of the estate.

**The degree of change which has taken place in Prince Crescent and Stone Road has so significantly altered the character of this area that it has not been considered further for inclusion in an extended or altered conservation area boundary and as such no further analysis will be made of the area. This exclusion should not be taken to indicate that the Chartist Cottages which remain are not worthy of safeguarding both in terms of their structure and their setting.**

### 3 Ledbury Road Crescent

This crescent most closely represents the original layout of this section of the Snigs End plan with the road, cottages and plots very reminiscent of the original layout. Although some of the cottages have undergone radical changes including the loss of some or all of the detailed characteristics, four are statutorily listed and most retain the form and scale of the original cottages from the principal elevation.

The boundary of the Conservation Area has been extended to the East to include Copelands Cottage and The bungalow both of which are within the boundary of the original Chartist settlement. The area includes two other listed buildings, Copelands and Snigs Road, which, although not Chartist properties add considerably to an understanding of the setting and development of the settlement. With their inclusion the Conservation area boundary follows the line of the Chartist estate provided in Hadfields



An example of a Chartist Cottage displaying many of the original features of the front elevation



A reproduction from the Illustrated London News of 1850 . The engraving gives an impression of the front and rear elevation of a Chartist Cottage ( enlarged from the original print)

book, *The Chartist Land Company* used as the basis of this assessment and shown in Map 2.

#### 4 North of Prince Crescent / Moat Lane

This is an area where the layout of the estate has changed to some degree. The road links to the layout, immediately north of the main road has changed significantly from the original layout. The cottages are now set back from the road and accessed via culs de sac. They were originally in three and four acre plots. These have now been subdivided but still remain in agricultural use. The former school, now residential, postdates the layout of the Chartist settlement. It is a listed building that was built in front of the eastern most cottage. It is now a pair of residential properties.

#### 5 North of Moat Lane

To the north of Moat Lane the existing pattern of lower density remains as set out in the original layout. However the extended plots to the rear have changed in form and extent. In this group there have been significant changes from the normal layout with some of the properties facing away from the road. The layout of the original estate is recognisable and for this reason the boundary of the conservation area has been extended to replicate as far as possible the line of the Chartist estate provided in Hadfield's book, *The Chartist Land Company* used as the basis of this assessment. (See Map 1 and Map 2).

**The pattern, layout and density of building in these sub areas gives an indication of the degree of change that has occurred since the Chartist settlement was built. It has given the main reasons why the original Conservation Area has been modified in the manner shown including some areas previously excluded and why others remain outside the designated area.**

#### Type of buildings

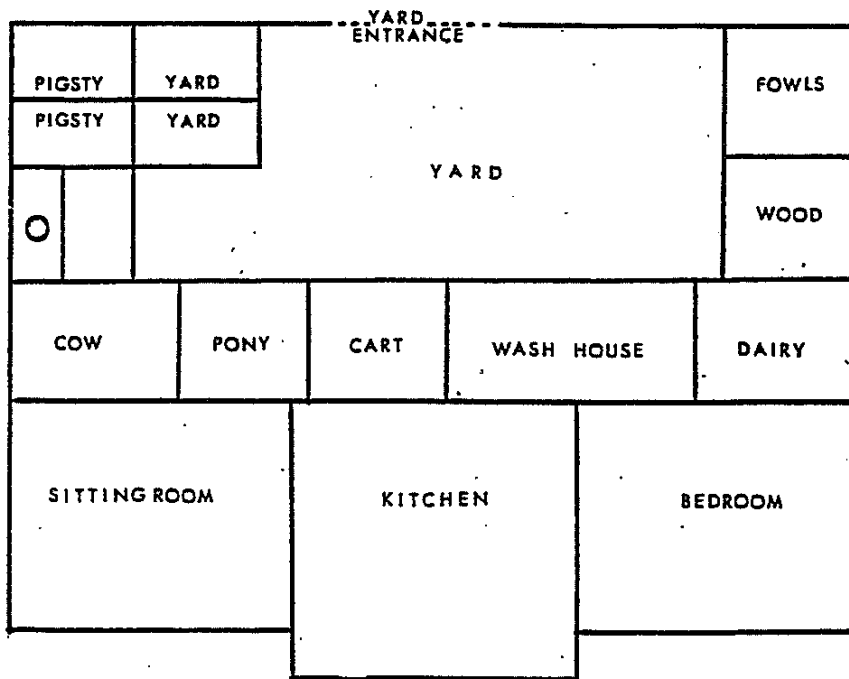
The cottages designed by Feargus O'Connor predominate in the Conservation Area. They were and have in the most part remained single storey dwellings with a characteristic form and layout and are still recognisable from the sketch drawn in the Illustrated London News in about 1850 (see opposite). The original plan of the cottages is set out in diagrammatic form later in this document.

#### 1 Gloucester Road

This area is principally residential and Chartist in origin with the exception of Snigs End Barn and Corse Grange, both more substantial brick buildings erected at approximately the same period as the Chartist Estate.

#### 2 Prince of Wales, Gloucester Road and School (Crescent) Lane

The Prince of Wales Public House with its 2 ½ storey cross wing was formerly the school building for the estate. It is an impressive and substantial building and probably the best maintained of all the former school buildings on the other estates. It forms a small crescent with the adjacent Chartist cottages.



O'Connor's ground plan of a cottage, from the *Northern Star*, 13 February 1847

In School Crescent the former Corse Church of England School and School House building is now a private dwelling. The school is 1 ½ storeys in height and the complex was built in 1871 by Fulljames. It is of coursed blue lias stone with a tiled roof. It forms a group with the Chartist Cottages.

3/4/5 Prince Crescent, North of Prince Crescent / Moat Lane and North of Moat Lane.

This area is mainly residential and Chartist in origin with the exception of a number of properties on the Ledbury Road. These are Laburnum Cottage on the map as Snigs Rood, is a brick nogged timber frame house dating from the 16<sup>th</sup> Century; Copelands, a former school house and school dating from the second quarter of the 19<sup>th</sup> Century and the former Staunton C of E Primary School and School House which was built in 1862. The school is 1½ storeys and of stone construction with a tiled roof. It is now in residential use.

### Style of buildings

#### The Chartist Cottages

There are two very similar styles of Chartist cottage in Snigs End. The main type is located, to the East and South of the A417 and the other type is located in the area of The Moat to the north. Both have a number of characteristics in common.

All were built between 1847 and 1848 on a single estate to the design of Feargus o' Connor. They provided basic accommodation for the occupiers which was in the majority of cases infinitely better than the squalor that they would have left behind.

They were essentially simple small single storey pitched roof buildings containing two rooms either side of a large kitchen. Each cottage had an extension along the rear with a catslide roof. Two single storey single pitched outbuildings extended out to the rear on either side of a walled courtyard. The cottage was designed to provide basic accommodation and a place for their stock and equipment for cultivating the plot. The cottages were set within plots of varying acreages.

The generalised ground plan of the cottages is set on the opposite page together with an impression of the front and rear elevations of the Chartist cottage (enlarged from the original engraving) in the Illustrated London News of 1850

The photograph earlier in the report shows a good example of the front elevation of a Chartist cottage at the present day. There are others and a significant number of these are statutorily listed as being of special architectural and historic interest.

The former Chartist School building ( Prince of Wales Public House)



## **Building materials and construction**

The cottages at Snigs End are generally of the same design as on the other estates with the exception of Heronsgate (O' Connorville) near Rickmansworth where two storey semidetached properties were constructed in the main. At Snigs End the majority of those to the south of main road, are brick with a stone plinth and were built by Jones and Dowding. Those around The Moat were constructed of stone with quoins at each side. There is some justification in thinking that these quoins are not true supporting stones but a set of facings of 'Roman Cement'. Griffiths, the mason who constructed the houses at Lowbands also built the stone houses at The Moat. All the roofs were originally covered in Cornish Slate.

## **Survival of building features**

Although the surviving layout of the Chartist Estate is probably the most important issue when considering the extent of the Conservation Area, the layout of the Chartist buildings both internally and externally together with their special building features must not be overlooked. These are the aspects which physically represent the estate for most people and directly affect their owners.

For all the dwellings, (excluding the stone walls of the buildings in The Moat area) the main external characteristics are that each property is single storey with three chimneys, (one at each end and one at the back), slate roofs and the unpainted brick walls on a stone plinth course. As the buildings are altered or amended to take account of the needs of residents the catslide roof, outbuildings and enclosed courtyard are also becoming rare features.

The other building features of importance are mainly on the front or principal elevation of these dwellings. These are the long narrow windows either side of the central gable with projecting eaves. There are two windows actually in the gable either side of the central door. The windows have brickwork lintels and the side windows are sixteen paned, the central ones eight paned. The door is half glazed with nine panes. Within the brickwork triangle in the gable is a quatrefoil feature which varies between estates and even within some estates.

In recent times the National Trust has purchased a Chartist Cottage and allotment at Dodford which it has restored to its original character.. It has many of the features described in this section and there are a number of interesting internal details.

Concern has been expressed at meetings with other agencies and authorities about finding ways that these buildings can be altered or extended and still retain their innate characteristics. Some design guidance has been produced but there is a need to produce guidance for all the settlements and there is a common thread of concern about this matter. The Conservation Staff from Bromsgrove District Council are approaching the government agencies to see whether they will assist with the preparation of good quality design guidance for these special and fairly widely dispersed unique type of dwelling. If this is not possible then a joint approach will need to be considered.



School Lane viewed from the junction with the A417  
Note the narrow road and characteristic hedgerows on either side

## The hedgerow and trees cover in and around the area

The original Chartist estate was said to have been planted with French Furze around every allotment which helped towards winter feed for cows and horses. Surviving examples of this planting appear to be virtually non-existent at Snigs End. Visually boundary hedgerows bordering the narrow roads give a sense of privacy and security to the estate and reflect its rural character. In some parts of Snigs End these have been replaced with fencing or walling which look essentially urban in style and every encouragement should be given to the re-introduction of low and managed hedgerows.

Where plots remain unaltered consideration could be given to the restoration of boundary planting where it can be shown that it existed. Often modern farming practice will prevent the re-introduction of boundaries which have been lost over time but existing boundaries should be safeguarded or retained wherever possible.

### 1 Gloucester Road

This section is almost entirely enclosed from the busy main road by hedgerows on either side with trees interspersed sporadically in the hedgerows. The dwellings are screened by the hedges and can be glimpsed over the hedgerows in places or through the gateways. In sections there are high Cupressus hedges which are an alien feature in comparison to the more traditionally managed hedgerows. A particularly interesting feature is the stone wall along the roadside edge of Corse Grange, a non-Chartist building, where a number of fine trees are also located.

### 2 Prince of Wales, Gloucester Road and School Lane (Crescent)

In front of The Prince of Wales is an open formal area. This is at odds with the remainder of the area which has examples of a variety of boundary hedgerows together with a section of close-boarded fence to the South of Prince of Wales. Elsewhere and particularly down the majority of School Crescent (Lane) hedgerows interspersed with trees along the roadside boundaries give this a sense of privacy and security. (see photograph)

### 3 Prince Crescent

This is perhaps the best example of the original crescent layout in the whole estate and there are hedgerows to the roadside boundaries to the western section of the crescent. Alternative boundary treatments have taken place to the eastern side with a variety of fencing, concrete post and wire, timber and brick walls to the roadside. The Crescent is screened from the main road by hedges and trees.

### 4/5 North of Prince Crescent / All of Moat Lane

These narrow roads and tracks on this side of the main road are screened throughout most of their extent by hedgerows on the roadside edge. These screen the properties and give a sense of enclosure and privacy. Some of the properties in the North of Moat Lane have orchards. Some of the hedgerows have mature trees set within them. There are examples of fencing at the entrance drives to one or two of the Cottages with wooden fencing separating the drives from the adjacent land.

### **Patterns of movement**

The most heavily trafficked, busiest and noisiest section of road is the A417 which cleaves the village into two separate parts. It is the widest section of carriageway with a formal footpath along one side along most of its length. This, together with the section of Prince Crescent which give access to the A417 from the housing estates serviced off it is probably the most heavily used by vehicular traffic.

Elsewhere many of the roads and tracks are hedge lined and narrow with limited visibility and serve only the properties along their length. Some are culs de sac whilst others like Moat Lane are narrow with limited opportunities for passing having severe bends along their length.

The village is criss-crossed with footpaths and bridle ways. They are mainly in a north south direction. Those with the most interest for the consideration of this appraisal are footpaths 35 and 32 which link the east end and centre of Ledbury Road Crescent with Prince Crescent and The Stone Road. Another of note is footpath 13 which can be accessed at the end of School Crescent (Lane) which follows the eastern boundary of the former Chartist Estate linking to the main road south of the Village Hall at the Oridge Street crossroads.

### **Views in and out of the Area**

The flat nature of the area does not give any obvious indication of the extent or layout of the Chartist estate and the single story cottages which form such an important aspect of it. The hedges alongside the road boundaries screen the views as well. One exception to this is looking northwards from the Stone Road towards Ledbury Road Crescent where sections of the layout can be interpreted on the ground.

Elsewhere the views of The Price of Wales P. H. give the clearest indication of the major building in the estate but give little understanding of the estate surrounding it unless viewed with a previous understanding of the history of the area. Even then the building is set back from the road and cannot be viewed easily from long distance.

Perhaps the best view to give an understanding of the formal layout of the estate is the view of Ledbury Road Crescent. Again the height of the cottages, screening hedgerows and the road form do not allow it to be viewed as a whole but only in sections. The enclosed nature of the narrow road and track ways can be appreciated from views along School Crescent and the routes off Moat Lane. The footpath network gives some understanding of the development of the plots and the boundary of the estate.

It is noticeable that from some aspects the two storey development to the North of Prince Crescent intrudes into the background of the views of the Chartist cottages. This is particularly noticeable in the vicinity of The Prince of Wales Public house and to the East of the entrance to Ledbury Road Crescent.

*Note: The views were assessed in July and there may well be views which may be of significance in the winter period.*

### **The contribution made by unlisted buildings and their curtilages**

The contribution made by the unlisted Chartist cottages to an understanding of the layout of the estate is immense even when they have been changed or altered to a significant degree. This applies to all areas of the estate. Although many of the features may have been altered their position, scale and form may not have been lost.

Whilst all the statutorily listed Chartist cottages have a high level of protection there may be a need to consider additional protection for the cottages at Snigs End, within any amended Conservation Area, which exhibit a significant number of these features but over which there is limited control to safeguard these important building features. The use of Article 4 Directions which safeguard the features of the principal or main elevation of the buildings where they front the highway should be given serious consideration.

In addition to the Chartist properties, Corse Grange, makes a significant contribution to the conservation area because of its prominence and importance to the setting of the Chartist Crescent on Gloucester Road.

### **Alien and undesirable features**

There have been several examples where infilling has largely obliterated the character of the Chartist settlement. Within the conservation area it will be important to safeguard and enhance what remains of the layout of the estate. To this end it is important to consider the effects of infilling between the existing cottages and in the existing or former allotments, of new properties, where they are prominent or visible from elsewhere in the settlement. This concern applies equally to ancillary buildings like garages, stables or other outbuildings.

The boundary hedgerows to the individual Chartist plots are an integral feature of the special character of the area. It is particularly important when the plots front a public highway. The use of more urban boundary treatments such as wooden, brick, concrete post and rail or chain link fencing is inappropriate. This is particularly obvious in sections of Ledbury Road Crescent.

## **Summary of Characteristics**

a) Snigs End is one of only five Chartist Settlements that were ever completed. Although Staunton and Corse are of interest in their own right, this report concentrates on the Chartist settlement exclusively. Snigs End owes its characteristic features, historical development and layout primarily to the drive, enthusiasm and foibles of Feargus O' Connor, a charismatic leader of the Chartist Movement.

b) The layout of the estate means that it is less compact than other Chartist estates. It uses a variety of layouts including crescents of which one example Ledbury Road Crescent remains intact. The settlement pattern survives quite well despite new development.

c) The layout of the cottages, which are similar in design and appearance, vary according to the size of the plot on which they were sited. The layout is difficult to appreciate at first glance because of the flat topography although some areas are clearly of special character and appearance.

d) The area around Prince Crescent has been infilled and developed. As a result it has lost much of its special character. Individual Chartist cottages and isolated groups in that area still retain interest and should be safeguarded where possible.

e) The conservation area includes other buildings in addition to those deriving from the Chartist development where they add to the character and setting of the appearance of the area.

f) Chartist cottages are, by their layout, form, scale and design, clearly recognisable even where many of the key features have been lost or changed. A number of them are statutorily listed but every effort needs to be taken to safeguard them and seek the restoration of their special characteristics where this is possible.

g) The Chartist cottages, particularly those which are not statutorily listed are extremely vulnerable to alteration and change in a manner which detracts from the character of the individual buildings, their setting and the area as a whole. Serious consideration needs to be given to the production of design advice for the alteration or extension of Chartist Cottages.

h) The loss of the original hedgerows to the allotments and its replacement with inappropriate fencing or walling detracts from the character and appearance of the Conservation Area.

i) Footpaths and bridle ways offer an opportunity to view the Chartist settlement in a way that is safer and offers a different appreciation of the form and layout of the settlement.

j) Unlisted Chartist Cottages do make a significant contribution to the appearance and character of the area because they reflect a surviving feature of the Chartist Settlement. There is less control over inappropriate changes to these properties.

## **Snigs End Conservation Area Important Policy Considerations**

The boundary of the conservation area is largely reflected by the extent of the original boundary and layout of Snigs End that can still be identified at the present day.

Within the conservation area special regard shall be paid to:

Safeguarding and enhancing the special character and appearance of the area with specific reference to maintaining the characteristics of the Chartist settlement of Snigs End.

Encouraging the re introduction of the original species of hedgerow planting to the allotments, replacing wherever possible with any inappropriate fencing or walling which detracts from the character and appearance of the Conservation Area.

Seeking to encourage an increased level of interest in and awareness of the importance of the Chartist Settlement at Snigs End amongst local residents, land and property owners and developers.

Actively promoting the production of design advice for the alteration or extension of Chartist Cottages and the siting and design of ancillary buildings with other agencies or organisations with a similar interest in the safeguarding of Chartist Settlements

Ensuring that where unlisted Chartist Cottages make a significant contribution to the appearance and character of the area and there is the possibility of inappropriate changes taking place then consideration is given to the introduction of Article 4 directions to control inappropriate changes to the principal elevations.

# 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. These are called Article 4 Directions.

## **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 details 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 2 metres 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 the 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 eight 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 arts 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.

J. A STEWART B. A. M.D., M.R.T.P.I., DIRECTOR OF PLANNING AND LEISURE SERVICES FOREST OF DEAN DISTRICT COUNCIL, COUNCIL OFFICES, COLEFORD, GLOUCESTERSHIRE. GL16 8HG

TEL. DEAN 812339 OR 812332 FOR ADVICE FROM THE CONSERVATION SECTION  
PUBLISHED SEPTEMBER 1999

