

NORTH CADBURY CONSERVATION AREA APPRAISAL



**SOUTH SOMERSET DISTRICT COUNCIL
2013**

North Cadbury Conservation Area Appraisal

Approved by Area East Committee 11/12/13

Introduction

Conservation areas are areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Section 69 of the Planning (Listed Buildings and Conservation Area) Act 1990 imposes a duty on local authorities to identify appropriate parts of their areas, to designate them as conservation areas and to keep them under review. Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world: they represent the familiar and cherished local scene. Over 9000 have been designated nationally since they were introduced in 1967 and there are currently 88 in South Somerset.

The North Cadbury Conservation Area was first designated in 1978. The District Council is required by the Planning (Listed Buildings and Conservation Areas) Act 1990 to define the special interest and publish proposals for the preservation and enhancement of conservation areas. Conservation area appraisals contribute to the fulfilment of this requirement.

In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation Area's character. Appraisals are therefore essential tools for the planning process and to manage informed intervention. They will provide a sound basis, defensible on appeal, for the relevant development plan policies and development control decisions and will form the framework for effective management of change. The appraisal should provide the District Council and the local community with a clear idea of what features and details contribute to the character of the conservation area.

The appraisal document follows the content recommended in advice from English Heritage, 'Guidance on Conservation Area Appraisals' published by English Heritage / Planning advisory Service / DCMS 2006.

The planning policy context

The South Somerset Local Development Framework and the saved policies from the South Somerset Local Plan (Adopted 2006) form the current (2013) context for conservation area policies. Overarching national policy on the protection and management of conservation areas is contained within the NPPF (National Planning Policy Framework).

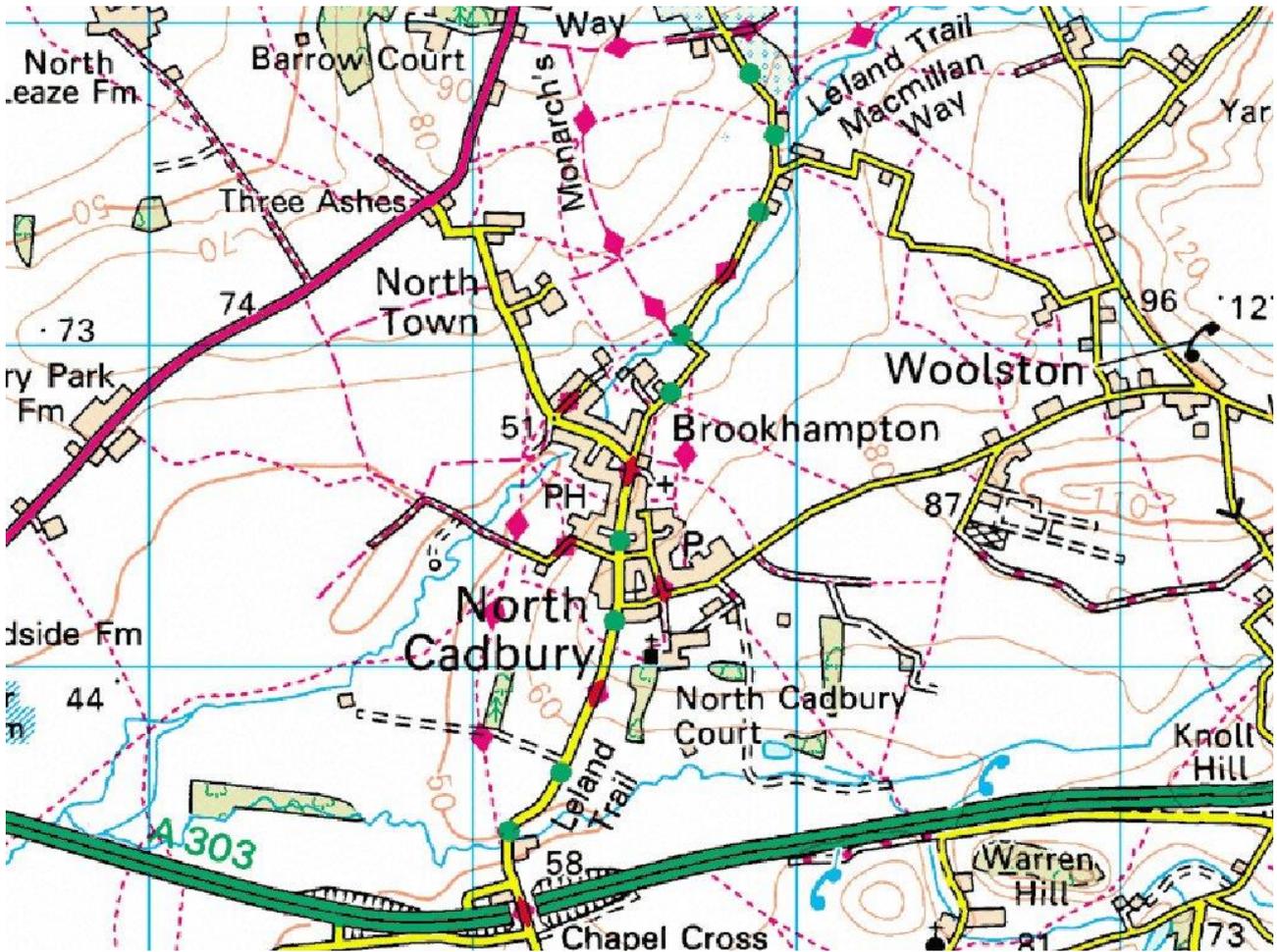
Summary of Special Interest – key characteristics

- Rural estate village
- Surrounding orchards
- Prominent historic buildings such as The Church and the Court, around which most development is concentrated
- Mainly detached houses
- Farmsteads on the village edges
- Stone & tiles

Assessment of special interest

Location and setting

The village of North Cadbury is located to the north of the A303, south of Castle Cary. Its name is derived from the hillfort in South Cadbury.



North Cadbury lies at a point of landscape transition, from the low-laying South Somerset central plain to the west, to the rising scarp of the East Somerset hills. The scarp is incised by the course of the River Cam approximately two km. to the north of the local landmark of Cadbury Castle - an iron age hill fort - and a tributary of the Cam that is closer to the hillfort, and it is on a low terrace of land between these two watercourses that the core of the village is situated. Whilst the westward aspect of the village overlooks the widening valley associated with the Cam, the remainder of the village is encircled by low hills. The other notable feature in the proximity of the village is the east-west dualed carriageway of the A303, which lays circa 0.5km. to the south of North Cadbury Court.

The village is surrounded in most part by mixed farmland, with fields demarcated by anciently enclosed hedgerows, with some 17-18th century modification. Whilst many of the fields around the perimeter of North Cadbury are semi-intensively farmed, the village edge is enriched by a number of small orchards, most notably to either side of Ridgeway Lane, and to the south of Woolston Road, which juxtapose with built form to establish these traditional features as a characteristic of the conservation area. Mature hedgerows also provide a strong woody presence, particularly where bounding 'green lanes' as between the primary school and Manor Farm, whilst Brookhampton has a strong sylvan presence primarily accorded by riverside trees that trace the course of the Cam. Yet it is

the area around North Cadbury Court that trees make the most distinctive contribution to the conservation area, in the mature lines of beech on the Court's north approach (within which recent planting has taken place), and the estate plantings to the south of the court which both define the court's immediate setting, and provide a parkland character to the south edge of the conservation area.

Historic orchards closely associated with settlements are a particularly strong landscape feature of Somerset villages, and this is certainly the case in North Cadbury. In terms of social history and culture they represented an intensively productive use of land, providing energy giving cider to the labouring classes whilst allowing the grazing of sheep, geese and poultry beneath.

General character and plan form

The village was historically centred along Woolston Road and the High Street. Buildings have a strong linear form on the northern side of Woolston Road, addressing the village's most important buildings – The Church and North Cadbury Court. The building density decreases along Cary Road, with a much more scattered form. Brookhampton represents an historic concentration of properties to the northern end of Cary Road that has now been combined with the rest of the village through modern infill development. It was regarded as a separate hamlet in the 1780's. Beyond this, North Town still exists as a separate little settlement.

The village has experienced a significant proportion of infill development during the second half of the C20th. This now gives it a fairly even density.

The village is active. Cary Road and Woolston Road carry a reasonable volume of traffic, with noticeable activity and parking pressure outside the school during most of the day. As well as through traffic, Woolston Road carries farm traffic for Manor Farm, and traffic visiting the popular village shop. The High Street is a much quieter road.

The edge of the village features a number of farmsteads. Agricultural activity has been significant to the development of the village. Manor Farm remains as a busy working farm producing cheese amongst other things, but all other farmsteads are now in purely residential use. Sir Archibald Langman introduced scientific methods of farming in the 1930's, and his prosperity is evident in the provision of the village hall in 1930 by Sir Archibald and Lady Langman.

Historic development and archaeology

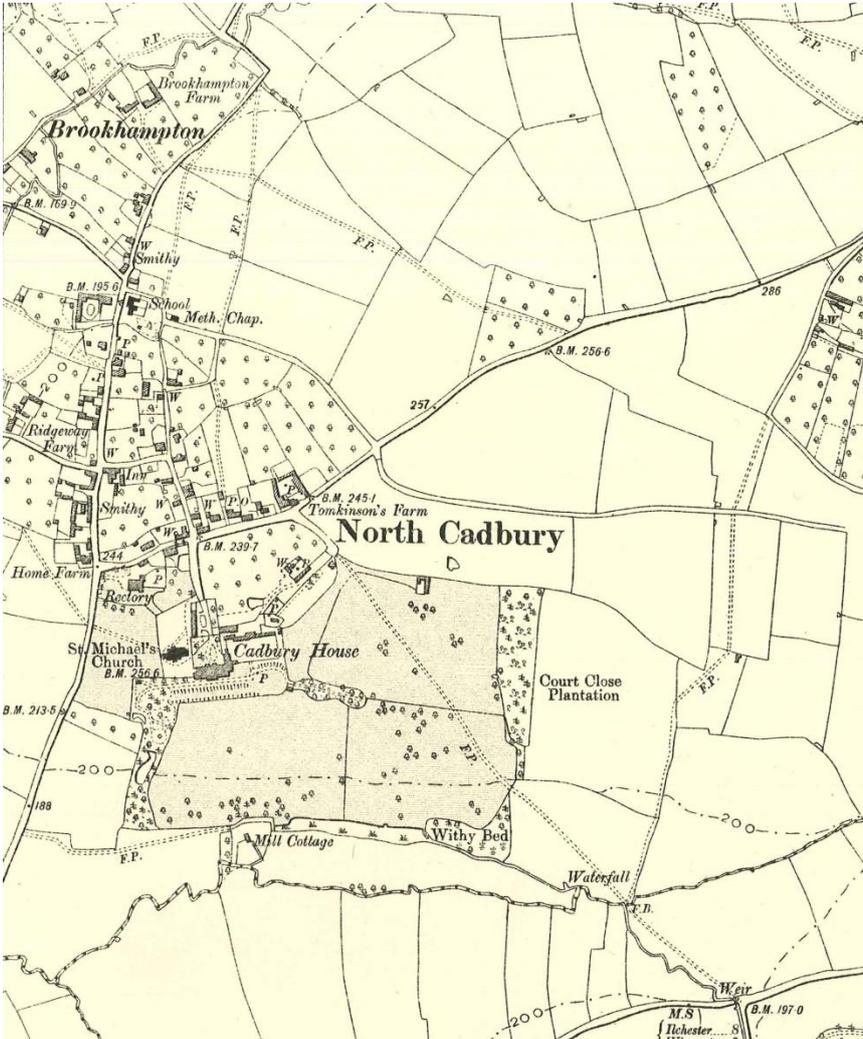
North Cadbury does not have any designated Scheduled Ancient Monuments. However there is significant potential interest in the village, recognised as an 'area of high archaeological potential' by the County Council Archaeologists.

The oldest buildings in the village are the Church and the Court (first recorded in 1295, though largely rebuilt late C16th) – much of the village developed and related to this estate. Some buildings along Woolston Road have medieval origins. Development spread north from this area.

More recently the village has seen much C20th development. This has mainly been in the form of new build infill residential development, but also includes the conversion of agricultural buildings into dwellings. Some new agricultural buildings have been built, particularly at Manor Farm.

The **1840 Tithe map** shows the village grain that we can recognise today. Some of the routes, which appear to be roads on this map, are now footpaths. Note Brookhampton is a separate hamlet, and Cary Road is very loosely populated.





The **1904 OS map** shows little change from the Tithe Map, other than the construction of the School and Wesleyan Chapel. The map does show the extent of Orchards that existed around and within the village. Many of these still exist today. The Parkland associated with Cadbury Court is highlighted on the map in a different colour.

3 Spatial analysis

Character and interrelationship of spaces

North Cadbury is a modest sized village of rural estate character. It is dominated by the Court to the south, with a concentration of buildings along the northern side of Woolston Road, which predominantly face the road. The village features mainly stand-alone buildings with very occasional terraces, but of no more than three grouped together.

The village saw little development during the C19th, and little in the first half of the C20th. In the last few decades the village has seen a substantial amount of infill residential development.

Key views and vistas

In terms of wider views into the village, the following are worth noting:



The approach view from Cary Road to the north (by Hill Farm)



The view of the Court and its woody setting from the direction of the A303.



The view of the Court and southern edge from Cadbury Castle to the south



The view from Parish Hill towards the Church, across one of the many historic Orchards.

There are a number of significant vistas within the area:



Vista of the gable of The Laurels (with its long catslide roof), and fingerpost sign. This is the approach into conservation area from north.

Vista north along High Street to the prominent three gables of Orchard Cottage and Woodforde Cottage.



Long views in both directions along Cary Road. The gentle curve of the street adds interest.





Key vistas in all directions at the junction between Woolston Road, The Court and High Street. Top left photo shows the view towards Manor Farm, with the opposite vista on the right. Bottom left photo shows the vista towards the Court, with the opposite vista up High Street on the right.

The wonderful group of buildings comprising the Court, Stables and Church, viewed from the North.



Pleasant views to east from tree avenue across orchard to the well defined urban edge on the north side of Woolston Road.



Green spaces

North Cadbury has a fairly low density of development, with lots of significant green spaces in between and around buildings, and individual and groups of important trees. Some of these are noted below, but this is not a conclusive list.



The generous green verge along the southern side of Woolston Road contributes to the setting of the area, particularly with the backdrop of the orchard.



The beautiful avenue of beech trees along the approach to the Court and Church, including some recent planting to reinstate the full avenue.



The northern end of the conservation area by the school has a significant presence of trees.



The open areas around the Church and Court are hugely important to their setting. The area of Parkland to the south of the Court enhances the setting of the building group, and offers some protection from the busy A303 further south. The area features several veteran trees.



The surrounding fields feature a number of Orchards. Although these have declined over the years, a good proportion still exist in Brookhampton (photographed), to the north and east of Manor Farm, to the south of Woolston Road, southwest of the Church and either side of Ridgeway Lane. The historic OS map shown earlier in the appraisal shows just how significant they were.



The area to the north of Brookhampton runs into a series of characterful footpaths, featuring some small stone bridges including the double arched Road Bridge that is reported to date from the 16th century (photographed below).



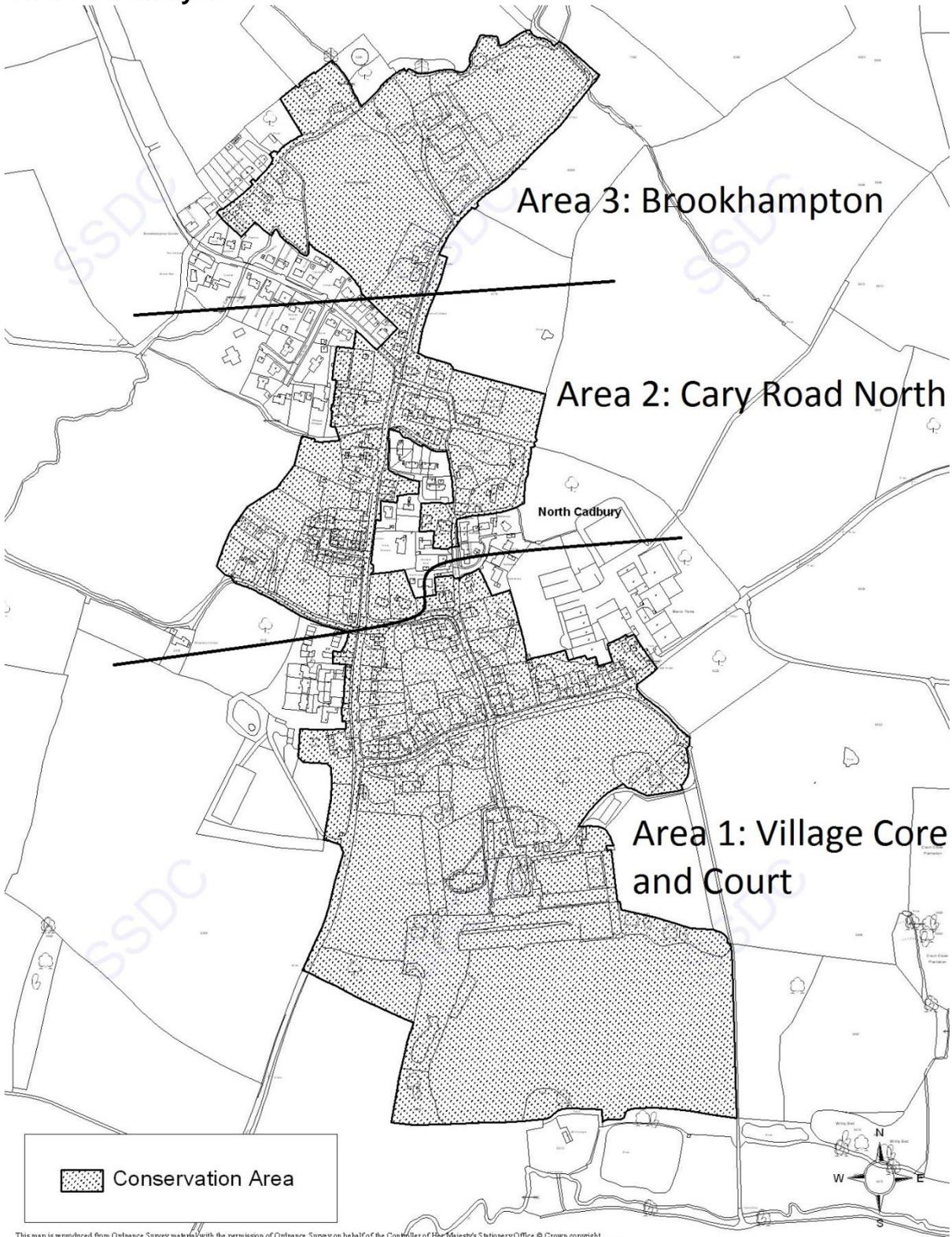


Surfaces and street furniture

North Cadbury has a distinctly rural feel, so there is little by way of street furniture and surfaces to note. Pavements are limited, and where they do exist are only on one side of the road. The traditional brick edging to the raised pavement outside Woodforde Cottage is of value (*pictured above right*). The majority of hard surfaces are finished in tarmac, apart from the flagstone paths around the Church.

The area is not lit by street lights, which keeps the streets largely clear of clutter. There is a traditional finger post sign at the junction between Cary Road and Sandbrook Lane (*pictured above left*). The contribution this makes to the character of the streetscene is unfortunately eroded by the standard modern signs alongside it.

Character analysis



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Somerset District Council Licence No. LA/100019471-2012/4000

The conservation area can be divided into three character areas.

Area 1: This includes the Court, church and village core (along Woolston Road and High Street), including Manor Farm and Home Farm, and the parkland.

Area 2: The more scattered area concentrated around the northern section of Cary Road.

Area 3: Brookhampton to the north of the village.

Area 1 VILLAGE CORE AND COURT



(View along the well-defined edge of Woolston Road)

This area is dominated by the Church and Cadbury Court, and the approach to these buildings. The buildings along Woolston Road are nearly all on the northern side of the road facing towards the Court complex, framed at either end by two substantial farmsteads. These buildings are generally modest and define the urban edge of the village; their reasonable density contrasts with the generous open areas around the Court and Church.

The prevailing use here is residential. The area is defined at either end by farmsteads. The busy Manor Farm has a big impact on the level of activity along the street, as does the popular shop. The area features other public buildings such as the Village Hall and the Church. With the exception of the school and pub, this area is generally the centre of village activity today.

The quality of the buildings in this area has been recognised by the designation of a significant number as listed buildings, including two grade 1 buildings (Church and Court) and one II* (21 Woolston Road). The stable building and entrance gateways to the Court are also listed, as are seven chest tombs within the churchyard.

The building line of Woolston Road is strongly defined. Buildings tend to sit right on the back edge of the pavement, or are set back slightly but still parallel with the road. Where buildings are set back the front boundary is still maintained with stonewalls, or railings. The Rectory and Home Farm (on Cary Road) are the only real exceptions to this.

The building line along the High street is less defined. Buildings face the road gable on, and some are set back. Hedges define some of the boundaries here, as well as some large evergreen trees, creating a less dense character than the north side of Woolston Road.

Buildings in this area are nearly all two storey in height. There are a couple of examples of

partial dormers (No. 21 and Yew Tree Cottages), but most full two storeys. Manor Farm has dormer windows set in a mansard roof, and the shop has unusual semi-circular dormers. Buildings are generally shallow in depth.

White Lias stone



Painted casement window



The village core area features a mix of roofs. There is very little slate (one example at The Rectory). Nearly all roofs are covered in plain clay tiles with hip tiles. There is some thatch. Roofs are generally finished with straight gables, but there is a noticeable number of hipped roofs. Straight gables are finished with water tabling.

Thatch and part render



Clay tile and Cary stone



Windows take the form of a mix of sash and side hung timber casements, including some iron casements. Many with single glazing bars, but some are multi pane.

The door style reflects the status of the properties. Plank timber doors defend the cottages, while panelled doors feature on higher status

houses.

Local White Lias stone is very common, with some Cary Stone. The Village Shop is unusual with a rendered finish and Victorian bay windows. Other render exists on the group of cottages and the village hall, and on the cottages this tends to be partial (upper storeys only). One example of fine brick work on the appropriately named 'Red House', but this is the only example, and is rare in the village.

There is little architectural decoration on most buildings. The Village Hall features Cary stone ashlar detailing around its openings. Lintels are mainly exposed timber, with some lintels formed in stone or brick.

Chimneys are nearly all orange brick, with corbel detailing and clay pots.

Nearly all the buildings in this area are listed. As well as the contribution these make to the character of the area, there are also a number of unlisted buildings that contribute positively to the local character. These include:



- Yew Tree Cottages (*pictured left*)
- The Rectory
- Glebe House and Coach House. Blank walls facing Woolston Road define this space well before views open out towards the Court. These are converted outbuildings that formerly served the Rectory.

Area 2 CARY ROAD NORTH



The Old Bakery (left), and Grade II listed Carpenters (right)

This area is much more loosely defined. The prevailing use here is almost all residential. The school is still in use and very active, but other buildings such as The Methodist Chapel and the outbuildings to Ridgeway Farm are now residential.

There are fewer listed buildings in this area, and a more noticeable presence of late C20th infill development.

The buildings generally feature straight gables and appear taller, although this is mainly due to the low level of Cary Road in relation to the surrounding land. Buildings are mainly orientated towards the road, although some (such as The Laurels and Carpenters) sit end on.

Painted casement window



School



There is a more noticeable use of Cary stone in this area, with little use of render (though half render crops up again at The Old Bakery) and no brick. One example of painted stone on the Catash Inn. Roofs are usually finished in plain clay tiles. Slate appears on the former Methodist Chapel. Polychromatic lias and cary stonework is a very distinctive feature on Peacock Cottage and Ridgeway Farm.

The Laurels



Leaded light window and polychromatic stonework



Stone boundary walls are a strong feature, at the back edge of the pavement, although they are mainly at a fairly low height.

Trees and hedges are much more dominant, with buildings interspersed between and often set back. The area feels more like the

village edge than character area 1.

The School is a busy and prominent building. It is a traditional C19th school building, finished in glowing Cary stone. Prominent trees stand around the school and The Laurels.

Fewer buildings in this area are listed, but there are a number of unlisted buildings that contribute positively to the character of the area. These include:

- The School
- Baynards Cottage & Rowlands Cottage (pictured right)
- Firbank Cottage
- Old Bakery
- Rowlands



Area 3 BROOKHAMPTON



Traditional fingerpost sign (left) and properties along Brookhampton

This area focuses on the quieter outlying hamlet of Brookhampton, to the north of the village. This area was historically dominated by Orchards, occupying all of the land between Cary Road to the south, Sandbrook Lane to the east and the stream to the west. Dwellings are situated around the edge of the orchards. The area has been developed along the southern boundary, acknowledging historic field boundaries, but is otherwise generally undeveloped.

Polychromatic stone



Brook Cottage



Stone bridge



Sash window with stone arch



Within this enclosed area buildings are generally close to the outer edges of plots, presumably to maximise the Orchard area. Brookhampton Farm is the exception to this, which stands in the middle of the area.

Materials used here are similar to those in the main village, with a further example of

polychromatic stonework on Brook Cottage. There are no examples of render in this area. Roofs are often pitched steeply, probably indicating former thatch covering. Brick is only used here on chimneystacks.

The boundary walls and buildings make up a strong sense of definition to the edge of the area along the eastern side of the Brookhampton road.

The spaces in between the buildings here are important to the character of the area. They enhance its setting, and maintain the sense of a separate rural hamlet.

A number of characterful bridge structures exist to provide access over the various streams. The double arched road bridge referred to earlier is the most significant.

Brook Cottage and Brookhampton House are both grade II listed buildings. There are a number of unlisted buildings that contribute positively to the character of the area. These include:

- Holly Tree Farmhouse (*pictured right*)
- Double arched Bridge over river
- Brookhampton Cottage



Neutral and negative areas

The concentration of street parking on the narrower High Street harms the character of the area by dominating the vista to the three gable house at the north end, and by generally cluttering a fairly narrow street. The presence of parked cars can also overwhelm Cary Road at times.

UPVC is not a massive problem overall, but does have a noticeable affect in certain areas (two properties in Brookhampton). Consideration could be given to an Article 4 Direction to ensure that the character of unlisted buildings is protected. It will also give control to the installation of PV panels.

General condition of the area

The conservation area, including the public realm, is generally in good condition.

The large proportion of C20th infill development is quite harmful, with prominent areas of tarmac and suburban layouts that are at odds with the historic character of the area. Every effort should be made to enhance these areas if future development schemes come forward.

Buildings are generally maintained to a good standard. There are a very small number of properties that need some extra investment. Routine repairs are important and can save costs in the long term. For example the routine repainting of joinery will significantly prolong the life of the timber, which is not only economically beneficial it also saves important historic fabric. Traditional materials and techniques should be used to preserve the character of the area.

The District Council will monitor the condition of the area, and will consider whether listed buildings that are under threat should be added to the Council's 'Heritage at Risk Register'.

Key characteristics to inform new development

a) Plain clay tiles



b) Typical building form



c) Dormers



d) Stone



e) Chimney



f) Trees



g) Orchards



h) Building edge



i) Flat iron casement



i) timber casement



j) detached form



j) attached form



- a) Plain clay tiles are the main roofing material. Some thatch and some profiled clay tiles. Very little slate. Steep roof profiles.
- b) Narrow building depth and wide fronts. Buildings mainly face the road with ridge parallel to road, but many examples of buildings facing road side on.
- c) Some half dormers, with eaves set down into first floor, but very few true dormers.
- d) Predominantly Cary and Lias stone, mainly laid coursed rubble, isolated ashlar. Some half rendering. Rare use of brick.
- e) Brick chimneys with corbels usually on gables.
- f) Significant trees and greenery, particularly to the north and south of the area.
- g) Orchards are a strong peripheral landscape feature.
- h) Strong building line along north of Woolston Road, and to east of Home Farm, but elsewhere much more loose.
- i) Mainly timber casement windows. Some sashes and some iron frames set in stone mullions or timber frames. Well-proportioned and balanced casements.
- j) Primarily detached or semi-detached building form, or small terraces of no more than three.

Colour palette

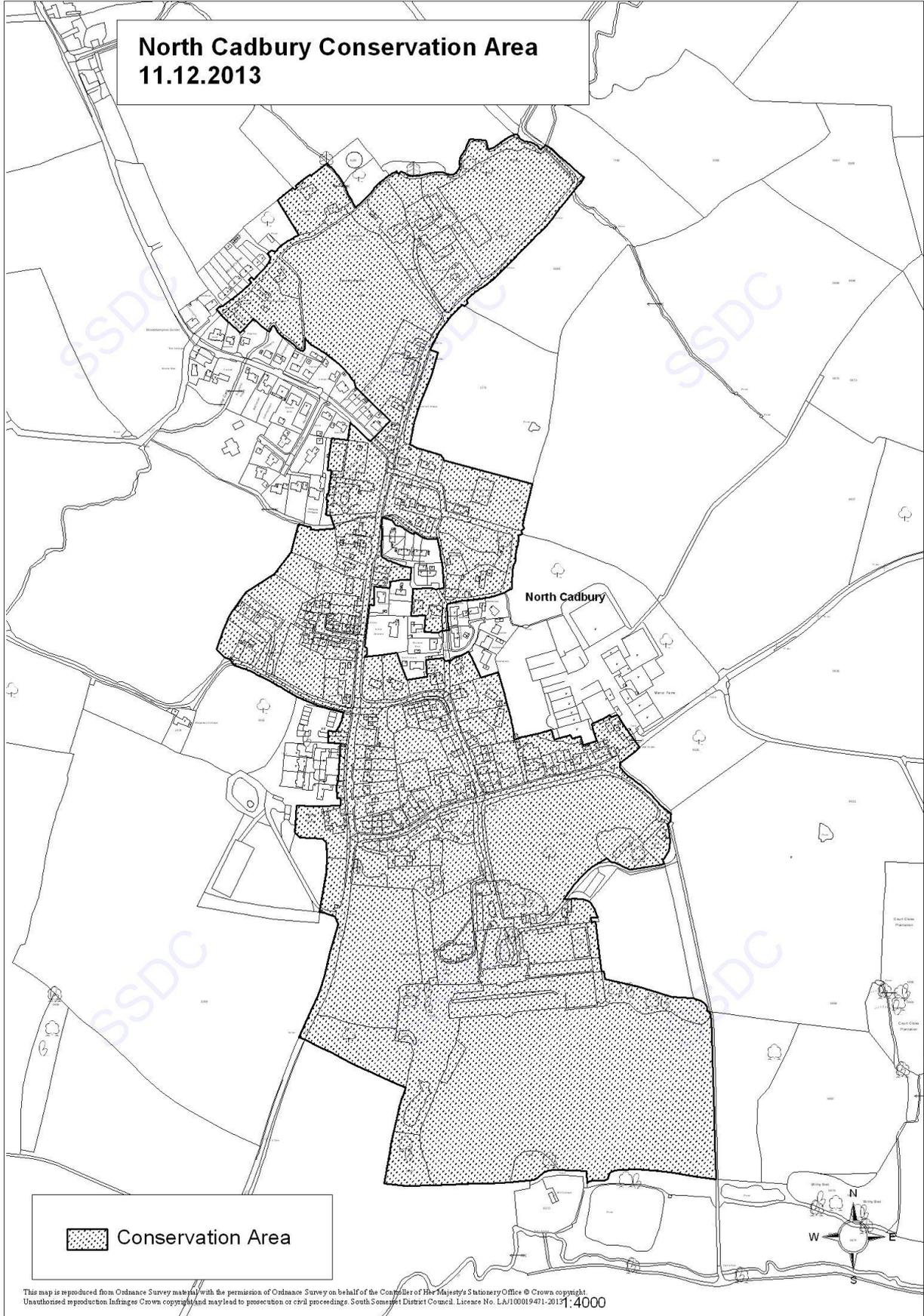
The area is characterised by the mellow buffs, creams, yellows and greys of the local stones; and the weathered colours of the clay tile and thatched roofs. There are no bright colours in the area apart from occasional bright painted front doors. Stone walls are often enhanced by the use of a traditional raised profile white pointing in pure lime putty mortar.



Appendices

- 1. Conservation Area Map**
- 2. Public Realm features**

1. Conservation Area Map



2. Public Realm Features

The following features are noted within the public realm of the designated area and are considered to contribute to the character of the village, or be of interest in their own right. Every effort should be made to retain and maintain these, particularly when any works are carried out to the Highway or Services.

- Lias kerbing to the fore of Catash Inn, High Street.
- Lias edging to the east side of the Church and North Cadbury Court approach.
- Traditional cast iron Somerset guide pots at NGR 363,415 127,189 (Cary Road/High Street).
- Traditional cast iron Somerset guide pots at NGR 363,469 127,642 (Cary Road/Sandbrook Lane).
- Traditional cast iron Somerset guide pots at NGR 363,228 127,782 (Brookhampton Corner).
- Telephone box, Cary Road.
- Historic Somerset cast iron gully grate stamped 'CW HARRIS CHEWTON MENDIP', outside The Dairy House, Cary Road.
- Traditional cast iron street light standard in the front garden of Sportmans, Cutty Lane.
- Laburnum tree and raised junction island with lias retaining walls, Woolston Road.
- Tall ornamental cast iron sewer vent, Woolston Road.
- 2002 wooden Jubilee guide post, Woolston Road.