

FRAMPTON COTTERELL & COALPIT HEATH

VILLAGE DESIGN STATEMENT

Contacts

Frampton Cotterell
Parish Clerk
01454 865569
www.framptoncott.co.uk

Westerleigh Parish Clerk
01454 864433

Acknowledgements

Frampton Cotterell &
Westerleigh Parish
Councils

The Countryside
Commission

Village Design Statement
(VDS) Facilitator
Dave Dickson

Di Western - Drawings

All the local people and
school children who
contributed through the
Village Conference,
Roadshows and other VDS
activities

The VDS Team

South Gloucestershire
Council for assistance in
publishing the VDS.

Photographs

Cover: Main view towards
Frampton Cotterell from
Frampton Court

Top: Manor Hall

Middle: Brockridge Centre

Bottom: Woodend Road

Sketch left: St. Saviour's
Church

Design by South
Gloucestershire Council,
Graphics & Mapping Unit,
Kingswood
01454 86 3763



CONTENTS

| | | |
|----------|-----------------------------------|---------------|
| 1 | SUMMARY OF RECOMMENDATIONS | PAGE 3 |
| | INTRODUCTION | PAGE 4 |

| | | |
|----------|---------------------------------|---------------|
| 2 | LANDSCAPE & WILDLIFE | PAGE 7 |
|----------|---------------------------------|---------------|

| | | |
|----------|---|----------------|
| 3 | BUILT ENVIRONMENT & HERITAGE | PAGE 11 |
|----------|---|----------------|

| | | |
|----------|-----------------------------|----------------|
| 4 | SHOPS & SERVICES | PAGE 25 |
|----------|-----------------------------|----------------|

| | | |
|----------|---|----------------|
| 5 | TRANSPORT, HIGHWAYS & BYWAYS | PAGE 28 |
|----------|---|----------------|

| | | |
|--|--------------|----------------|
| | INDEX | PAGE 32 |
|--|--------------|----------------|

MAPS

| | | |
|--------------|--------------------------|----------------|
| MAP 1 | 1880 HISTORIC MAP | PAGE 14 |
|--------------|--------------------------|----------------|

| | | |
|--------------|----------------------------|----------------|
| MAP 2 | VILLAGE DESIGN AREA | PAGE 15 |
|--------------|----------------------------|----------------|

| | | |
|--------------|-------------------|----------------|
| MAP 3 | BUILT AREA | PAGE 16 |
|--------------|-------------------|----------------|

| | | |
|--------------|----------------|----------------|
| MAP 4 | GEOLOGY | PAGE 18 |
|--------------|----------------|----------------|

LANDSCAPE & WILDLIFE

- The present Green Belt should be maintained intact.
- Protection of existing green space on the village margins is a high priority.
- Developers should protect and create wildlife corridors and habitats.
- Water quality in the River Frome needs to be improved.
- Trees which form part of the villages' character need to be safeguarded.
- Traditional hedge laying and maintenance is to be encouraged.
- More sites should be considered for the local nature conservation plan.

BUILT ENVIRONMENT & HERITAGE

- Residential development should not be permitted outside the settlement boundary.
- Existing period buildings should be preserved.
- New dwellings should be of simple, unfussy design and proportions. Standard designs and urban street plans should be avoided.
- Alterations, conversions, extensions and new building projects should take design cues from existing buildings in the vicinity.
- Red-brown clay tiles are the commonest material in older buildings, and this colour is to be preferred in new developments.
- Stone boundary walls ought to be retained and repaired.

SHOPS & SERVICES

- Shop fronts should be appropriate to a village location.
- It is desirable to retain and develop local employment opportunities.
- The use of small local shops should be encouraged
- The arrival of a large shopping facility would be undesirable.

TRANSPORT, HIGHWAYS & BYWAYS

- Additions to the road system should take into consideration the attractive, sinuous quality of the narrow lanes within the villages.
- Walking and cycling should be encouraged.
- Safer routes to schools, shops and key locations could be established.
- Street Furniture needs to be appropriate to the village setting.
- Unnecessary signs should be avoided.

INTRODUCTION

- 1.1 Frampton Cotterell and Coalpit Heath, once separate entities, have, in recent years, merged to form a compact settlement with no visible boundary. Consequently, although in many respects they still operate as separate communities with their own identities, local people from both communities decided to create a Village Design Statement on a joint basis.(Map 3)
- 1.2 The two villages have changed and developed over centuries. Change will continue. However, the residents want those changes to respect the existing character of the villages and to follow the traditions that have shaped the present community. This document identifies the special character of Frampton Cotterell and Coalpit Heath and explains some of the steps that should be taken to ensure that new developments will harmonise with what already exists.
- 1.4 It has two themes running through it:

A character statement which describes what is individual and distinctive about the two villages,

A series of recommendations relating to future development which will help to preserve and enhance their characteristics.

WHO IS THE STATEMENT FOR?

- 1.5 **Residents**, to provide guidance to ensure that alterations and extensions are in sympathy with village character.
- 1.6 **Developers**, to help them understand what the local community wants to see in the design of new and re-developed buildings.
- 1.7 **Local Planning Authority**, it will be a material consideration in determining planning applications. It will also provide guidance on transportation issues and be used by the Parish Councils in commenting on planning applications.

WHAT IS A VILLAGE DESIGN STATEMENT?

- 1.3 The Design Statement has been written and developed through consultation with a cross-section of local people, a village conference, exhibitions, questionnaires, and dialogue with a wide range of community groups. The steering group has the support of Frampton Cotterell and Westerleigh Parish Councils.

Recommendations are summarised on page 3



Recent development showing use of materials as desired by local community, Park Row.



Redeveloped barn, Perrinpit Road.



Extension built in sympathy with existing cottage, Henfield Road.

How is the statement to be used?

1.8 The design statement should be used in formulating designs for new development within the villages, regardless of scale. It is intended to encourage and stimulate the following design processes:-

- a survey of the relationship between the site and its surroundings, working with, and respecting, what is already there.
- the identification of design opportunities presented by existing views, landscaping, built form, materials and details.
- the demonstration, in plan form, that this design process has been observed.

1.9 The statement is not intended to be prescriptive or to provide design solutions, but illustrates some distinctive features of the villages which should be borne in mind when designing. There is scope for new and innovative design solutions, especially 'environmentally friendly' design.

1.10 It will be essential that developers demonstrate in their proposals consideration of this design process.

LOCATION

1.11 The villages are located along the northern end of the Frome Valley, some 8 miles from Bristol. The majority of the built-up part of the area is bounded by the B4058 Bristol Road to the west and the A432 Badminton Road to the east. These busy roads provide access to motorways, the rail network, Bristol, Bath and the surrounding region.

1.12 The villages lie among open fields and farmlands, almost completely surrounded by the Green Belt.

1.13 Driving through the two villages along the main roads gives little indication of their special character. In order to experience the richness of buildings, landscapes and history, it is necessary to get out of the car and explore the higgledy-piggledy lanes, byways and rural footpaths.

GEOLOGY

1.14 The geology of the area, (Map 4) has had an important influence on the development of the villages and their appearance. The dark red Pennant Sandstone, which underlies much of Frampton Cotterell, was the major building material in the past and is evident in the older buildings and boundary walls. These have such a strong influence on the character of the two villages. The rich red soil to the west of the village is Grade I agricultural land. Coal bearing strata underlie Coalpit Heath.

This document aims to ensure that future development enhances, rather than destroys the things local people care about

Pennant Sandstone is characteristic of the buildings and walls of the area.



HISTORICAL BUILDING



*Hat factory, Park Lane.
Hatting was once a thriving industry.*

SYMPATHETIC MODERN DEVELOPMENT



*Woodend Road opposite
Zion Church.*



Coalpit Heath Surgery.

HISTORY

1.15 Frampton Cotterell is mentioned in the Domesday Survey. Coalpit Heath developed later as a result of the increasing demand for coal. Mining, hat making, and supporting trades developed alongside farming to create a thriving and expanding industrial community in a rural setting.

1.16 The earliest records of coal mining in this area go back to the 14th Century. The 18th Century brought the introduction of steam engines enabling coal to be mined at greater depth. This resulted in expansion of the industry. To improve coal transportation, a horse drawn dramway was constructed in 1832 between Ram Hill and the River Avon. In 1881, there were 5 active mines in the Coalpit Heath area. The last, Frog Lane Pit, closed in 1949 bringing to an end 600 years of coal mining.

1.17 From 1862 - 1874, iron ore was extracted from mines, approximately 200 metres east of St. Peter's Church.

1.18 The West Gloucestershire Waterworks Co. supplied the area with water pumped from the abandoned iron mines from 1884 to 1972.

1.19 The hatting industry developed in the region from the middle of the 16th Century. Initially a cottage industry, it became centralised in the early 19th Century when Messrs Christie and Co. of London constructed two hat factories in Park Lane, producing felt hats for about 46 years before closure in 1864.

1.20 Three water mills existed on the River Frome in the parish of Frampton Cotterell. Windmills were also once a common feature of the village.

1.21 Farming has been and remains an important activity in the community and both villages contain many attractive farmhouses, barns and outbuildings. There are some 20 farmsteads within the district, although not all now primarily involved with farming. Many fine examples of late 16th Century and early 17th Century farmhouses and ancillary buildings exist. It is the farming which maintains the green space around the villages. *1880 Historic Map page 14.*

1.22 Signs of our industrial heritage include:

- The windmill tower, boiler house and chimney in Ryecroft Road.
- The hat factories and manager's cottage on Park Lane.
- The site of the iron mines and railway.
- The corn mill weir on the River Frome.
- The Horse Whimsy alongside Christmas Cottage at Ram Hill and the Dramway, all at Coalpit Heath.
- The Great Western Railway Viaduct crossing the Badminton Road and Henfield Road.

THE VILLAGES TODAY

1.23 The villages developed gradually until the 1960s, when a rapid expansion of housing took place. This resulted in the demolition of older cottages and the in-filling of open spaces previously occupied by farms and orchards. The once separate villages and hamlets became one compact residential area. The new housing does not reflect traditional styles in either design or layout. Development and in-filling continues today so fewer open spaces remain. Frampton Cotterell and Coalpit Heath are now dormitory communities in a rural setting, served by a range of shops and services. The majority of residents work outside the villages.

LANDSCAPE & WILDLIFE

2.1 The two villages have distinctive distant views to the Cotswold escarpment and to the hills of Wales and the Forest of Dean.

2.2 Field boundaries consist principally of Hawthorn/Blackthorn hedges both key wildlife habitats and some low dry stone walls. There is a scattering of mature Oak and Ash hedgerow trees and small areas of species-rich ancient hedging, for example at Hover's Lane and Broad Lane.

THE FROME VALLEY

2.3 The Frome Valley forms an important wildlife corridor and provides habitats for birds, mammals, insects, invertebrates and aquatic creatures. The Frome Valley Walkway is a valuable and much used recreational amenity.

OPEN COUNTRYSIDE

2.4 The open countryside which surrounds the compact area of the settlement is one of the most significant characteristics of the area, and provides the inhabitants with space for quiet recreation. In many areas, mature gardens make a gentle transition between the built up area and the countryside.

BUILDINGS IN THE LANDSCAPE

2.5 The churches of St Peter's, St. Saviour's and Zion United are prominent landmarks. Outside the built up area, farms and agricultural buildings give character and colour to the landscape. To the east, the group of buildings around Mays Hill Farm contributes to the rural view. Northwoods House is impressive

in its wooded setting. Nightingale's Bridge is an attractive historical structure on the River Frome.

OPEN SPACES WITHIN THE VILLAGES

2.6 Coalpit Heath Glebe, Frampton Cotterell Glebe, Beesmoor Playing Field, The Park, Centenary Field, Ridings Road play area and Park Farm pond and play areas provide valuable green spaces, sports facilities and wildlife habitats.

VIEWPOINTS

2.7 Good view points of the villages are seen from Zion Church car park and from the top of Woodend Road Ram Hill, Frampton End Road, the top of Rockwell Wood and Ivory Hill.

STONE STILES AND GATE POSTS

2.8 Stone gate posts and stiles can be found and enhance the landscape.



Traditional hedgelaying Centenary Field

Key Features from the Village Conference

The Frome Valley

Surrounding open countryside and open spaces within the villages

Mature Oak and Ash hedgerow trees

Views to the Cotswold Hills

'Humpty-Dumpty or 'Tumpy' fields-are the remains of old mine workings and dramway

Ancient woodlands and hedges

Pennant sandstone walls, stiles and gate posts

WILDLIFE

2.9 Linear features such as watercourses, hedges, the railway line and the old dramway create corridors for wildlife. The area to the North of Frampton Cotterell is flat, giving rise to winter and spring ‘ ponding ‘. Newts, frogs, grass snakes and slow worms are relatively common. The River Frome is also home to the indigenous white-clawed crayfish, which is known to be under threat by the non-native signal fish

2.10 There is also evidence of short tailed voles, shrews and badgers. Botanically there is an abundance of varieties, including orchids, supporting butterfly and insect life. Among the numerous bird species seen in the area are Kestrels, Barn Owls, Little Owls, Dippers, Sky Larks, Herons, Kingfishers and Green Woodpeckers.

2.11 Extensive tree planting of native species, has taken place in Centenary Field as part of the development of the Forest of Avon. The new village pond at Park Farm should prove an asset in encouraging wildlife to return to that area.

The area adjacent to Park Farm, eatate and that between Church Road and Frampton End Road are important.

2.14 Open views in and around the villages to be safeguarded.

2.15 Ridge lines in the villages to be protected from development, especially adjacent to the Frome Valley. Development should be planned to minimise visual intrusion.

2.16 Developers should include in their schemes protection and creation of wildlife corridors, habitats, hedgerows and trees. Hedging is an attractive alternative to fencing for property boundaries.

2.17 Water quality in the River Frome needs to be improved, together with sympathetic maintenance of the banks, footpaths and trees. Also measures need to be taken to prevent the signal crayfish from reaching the Frampton Cotterell / Coalpit Heath areas.

2.18 Ponds and open water areas are a valuable wildlife resource and so would benefit from sympathetic management and creation.

2.19 Landowners and householders should be made aware of the particular value of hedgerows. The new Environmental Stewardship Scheme encourages wildlife friendly management of hedges.

2.20 Trees which form part of the villages’ character (Yews, Oaks, Pines etc) need to be safeguarded with Tree Preservation Orders. Mature trees and hedges should be retained in new developments. Tree Tagging may be appropriate for ancient trees.

RECOMMENDATIONS

2.12 The present Green Belt to be maintained intact. The community places the highest value on this space, especially the parts which separate the two villages from neighbouring settlements. Safeguarding it, in its entirety, is a top priority.

2.13 Protection from development of existing green space on the village margins is a high priority.



New Pond, Park Farm Estate.



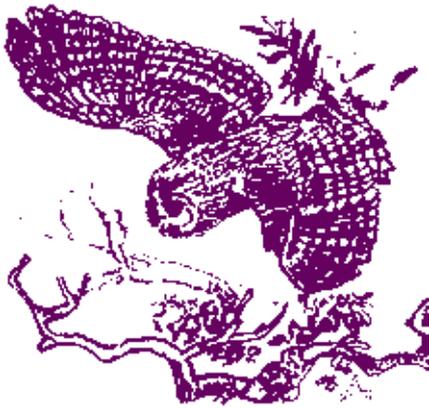
Pond, Frampton Court.



Tree Planting Centenary Field.



2.21 Native species prevalent in the local area should be planted in gardens bordering open countryside, as a soft transition between the built up area and the green belt and to provide wildlife habitats.



Tawny Owl

2.22 The planting of non-native hedgerows species, such as *Leylandii*, to be discouraged and existing specimens should, where possible, be removed.

2.23 Orchards were once common in this area. Those remaining are worth safeguarding and managing. The establishment of new orchards to be encouraged.

2.24 The Frampton Plum (Magnum) to be safeguarded and increased using grafting methods.

2.25 Traditional hedge laying and maintenance to be encouraged.

2.26 Land owners should be made aware of grant aid available to support the maintenance and enhancement of wildlife habitats.

2.27 Consideration to be given to roadside planting of trees and hedges to reduce visual and noise pollution and to encourage safe flight paths for owls.

2.28 More sites to be considered for design  as sites of Nature Conservation Interest (SNCI) under the South Gloucestershire Local Plan including Old Withy Beds, Northwoods, Shepherd's Wood, Centenary Field, Idover Wood, Ivory Hill, Burn Wood, New Plantation, Railway near Waterworks and The Glebe.

2.29 The value of the area surrounding the villages to the aspirations of the Forest of Avon should be recognised.

2.30 More information is also available  in the South Gloucestershire planning and design guide SPG; 'Biodiversity and the Planning Process' adopted November 2005



*Bee
Orchid*



Wood Anemones abound in Spring, Rockwell Wood (Ancient Woodland)

Nightingale's Bridge



Wildlife Corridor along River Frome



ENHANCEMENTS

-  2.31 Acquisition of land to create open spaces, would help protect the Green Belt.
- 2.32 Another access point to the Frome Valley Walkway from Park Lane is desirable beside Rockwell Wood. A view point and picnic area could be created.
- 2.33 Improving access of Frome Valley Walkway for people with restricted mobility.
- 2.34 Opportunities to create and manage new ponds are to be encouraged. The monitoring of water quality throughout the area should be maintained
- 2.35 The setting up of a protected habitat should be considered for endangered species eg. bats, birds and bluebells.
- 2.36 Wildlife corridors such as the River Frome, Bradley Brook, Ladden Brook and Folly Brook would benefit from management to enhance the biodiversity visual impact and recreation.

BUILT ENVIRONMENT & HERITAGE

THE PATTERN OF DEVELOPMENT

- 3.1 The villages began as separate small settlements. (Map 1)
- 3.2 In Frampton Cotterell the principal settlement was Brockridge, together with Harris Barton, Frampton End, North Corner and Adams Land. St Peter's Church, apart from the medieval tower, was rebuilt in the 19th Century on the site of an earlier church. Harris Barton and Ram Hill retain the feel of the original character of the early settlements.
- 3.3 Coalpit Heath developed later astride the present Badminton Road, as a result of coal mining in the vicinity. Ram Hill, Henfield and Frog Lane comprised the industrial area. The ecclesiastical parish of Coalpit Heath, with St Saviour's church and vicarage (designed by William Butterfield, an eminent victorian architect) was established by Order in Council in 1845.
- 3.4 There are 400 surviving individual properties that were built prior to 1920. The majority of these were constructed in the 18th and 19th Centuries.

St Peter's Church



Key Features from the Village Conference

Pennant Sandstone

Dressed stone walls

*Distinctive yellow brick
quoins*

Steep pitched roofs

Sash windows

Individual porches

*Rows of cottages
at right angles
to the roads*

*Historic industrial
buildings*

*Dressed stone
gate posts*

*Stone kerbs
and stiles*



Zion United Church
Woodend Road

- 3.5 The older buildings which remain are built of locally quarried Pennant stone. Some have been rendered. There is a great variety of building styles, which is an important distinguishing feature of the villages.
- 3.6 Some recent developments have used building design and materials which are not in keeping with the character of the villages. The styles employed are in danger of changing the visual character of the villages from a rural to an urban one.
- 3.7 Modern development has diluted, but not yet destroyed, the visual character of the villages.

Many 18th and 19th Century Pennant stone cottages remain in Ryecroft Road, Brockridge Lane, Gladstone Lane, Hillside Lane, Upper and Lower Stone Close, Woodend Road, Upper Chapel Lane and Footes Lane. Victorian stone built properties, with yellow brick quoins, are also prominent in this area. Subsequent development of Brockridge includes the construction of individual houses on small plots of land, making an interesting and varied environment. There are numerous secret, private houses and cottages producing diversity of housing. The Windmill Tower, the "Rising Sun" Inn, Zion Church and Brockridge School (built 1846) are significant landmarks in the area.

VILLAGE FORM

Brockridge

- 3.8 This is Frampton Cotterell's heart and historic core which developed on the high ground above the river. It is set along and amongst trees and the ancient road and lane patterns, a development of the old bridle ways and footpaths.

Harris Barton

- 3.9 This small hamlet straddles an originally pitched stone bridle-way linking Frampton Cotterell with Winterbourne via Nightingale's Bridge and the Hilly Fields. The narrowness of the bridge suggests use by pack horses and pedestrians only. Terraced cottages of red Pennant Sandstone, some dating back to the 18th Century, are seen here. There is also a variety of old outbuildings along the lane. The housing style, narrow winding lane and stone walls are typical of Frampton Cotterell.



Significant landmark,
The Windmill Tower



Cottages alongside bridleway at
Harris Barton

Frampton End

3.10 This old road leads from Frampton Cotterell to Iron Acton and to Latteridge across the ford via Hover's Lane. The older dwellings comprise former hatters' cottages and farm-houses, such as Frampton End Farm and The Ridge. Bungalows and detached houses on individual plots are more recent. This road is mostly without pavements and retains a rural character.

Perrinpit Road

3.11 Perrinpit Road consists mainly of 17th Century farmhouses and associated buildings and 19th Century cottages, built of local Pennant Sandstone and render. Other individual properties have been constructed since the 1950s. Challacombe House, built in 1995, is one example of modern sympathetic design. "The Western Coach House", built of local rubble stone, has dominated the corner of Perrinpit and Bristol Road for over 150 years.

Northwoods

3.12 Set in 40 acres, the Listed building, Northwoods House with its fountain, to the North of Old Gloucester Road, is the most impressive building in the area. Built in 1832 as a private asylum, it has now been converted to residential apartments. Together with the Grange Hotel and other 19th Century buildings, the area is architecturally and historically important.

West of the River Frome

3.13 This area was characterised by small cottage encroachments along the toll road to Bristol. Much of this land remains open fields but large areas have been developed within recent years.

Many older cottages still exist along Church Road, together with more modern buildings. On the south west edge of the village boundary is sited Frampton Court. This is one of the most historically important houses in South Gloucestershire, being a former residence of past Lords of the Manor. 418 Church Road is an excellent example of modern design blending sympathetically with 18th and 19th Century buildings. The old Church of England School, built 1842, in School Road is now the premises of The Community Association. School Road contains examples of dwellings of diverse style and period ranging from 18th Century cottages to 20th Century houses. Mill Lane contains a number of splendid 18th Century buildings, one being the former "New Inn". "The Globe Inn" still stands to the west of St. Peter's. Beaufort Road, Winchcombe Road and Brookside Drive, predominantly bungalows, were constructed between Church Road and Rectory Road. Robel Avenue and Western Avenue are also modern developments.



Cottage, The Land



Open fields between River Frome and Frampton Court.



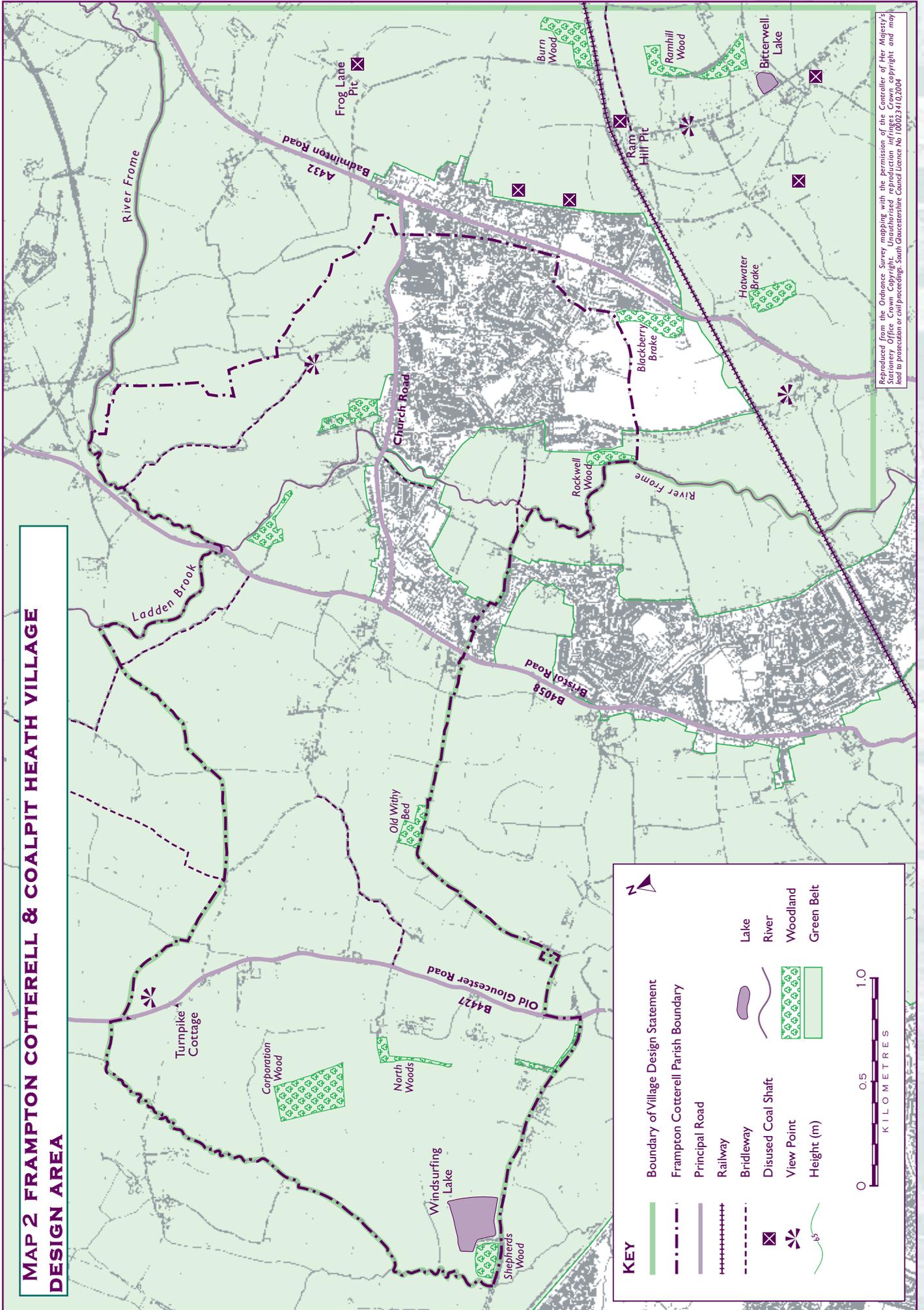
Good recent use of Pennant Sandstone, Church Road



MAP 1 1880 HISTORIC MAP – ORCHARDS GALORE!



MAP 2 FRAMPTON COTTERELL & COALPIT HEATH VILLAGE DESIGN AREA



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Southampton City Council Licence No T10023410.2004

MAP 3 BUILT AREA OF FRAMPTON COTTERELL & COALPIT HEATH

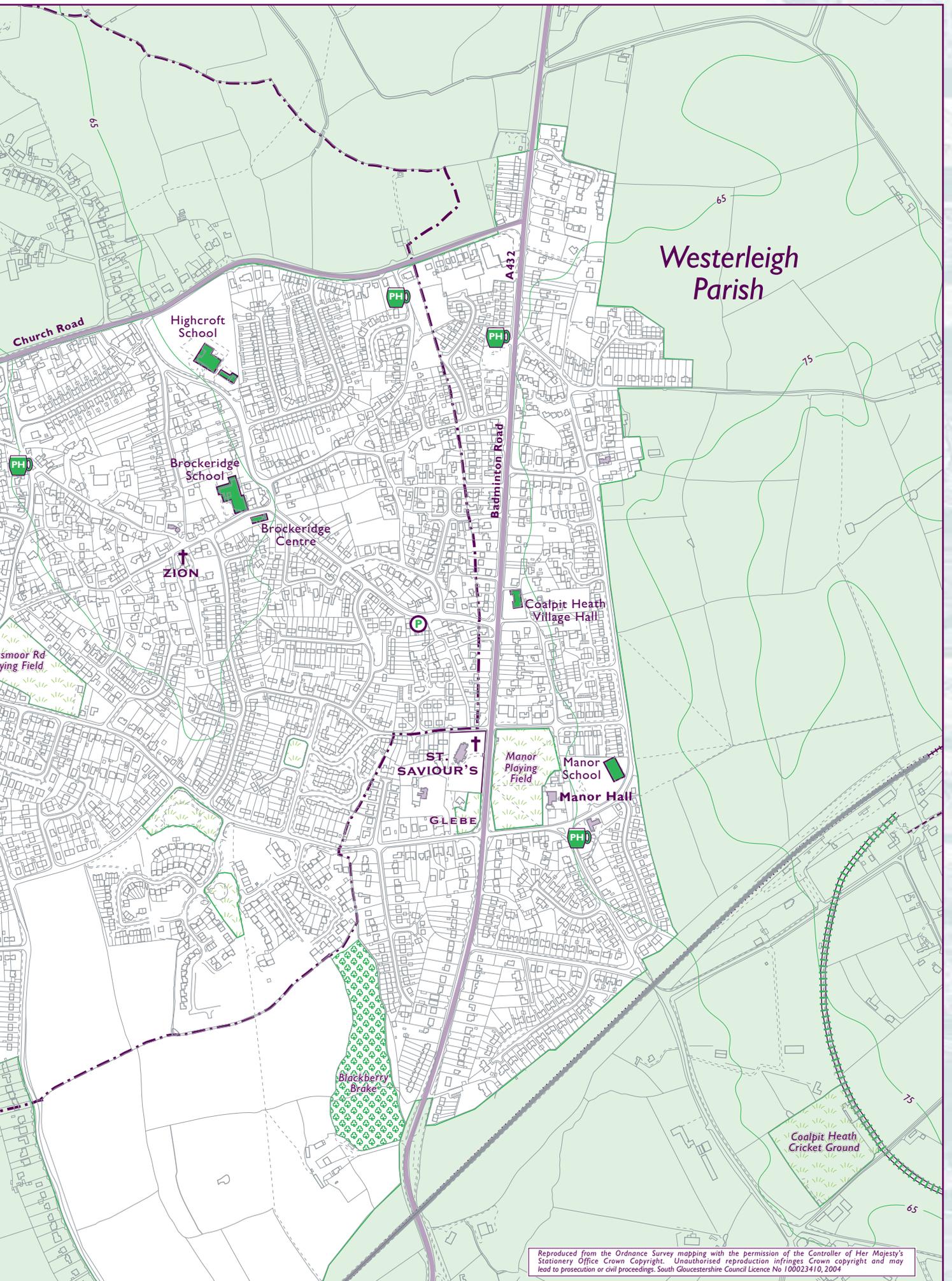
Frampton Cotterell Parish



KEY

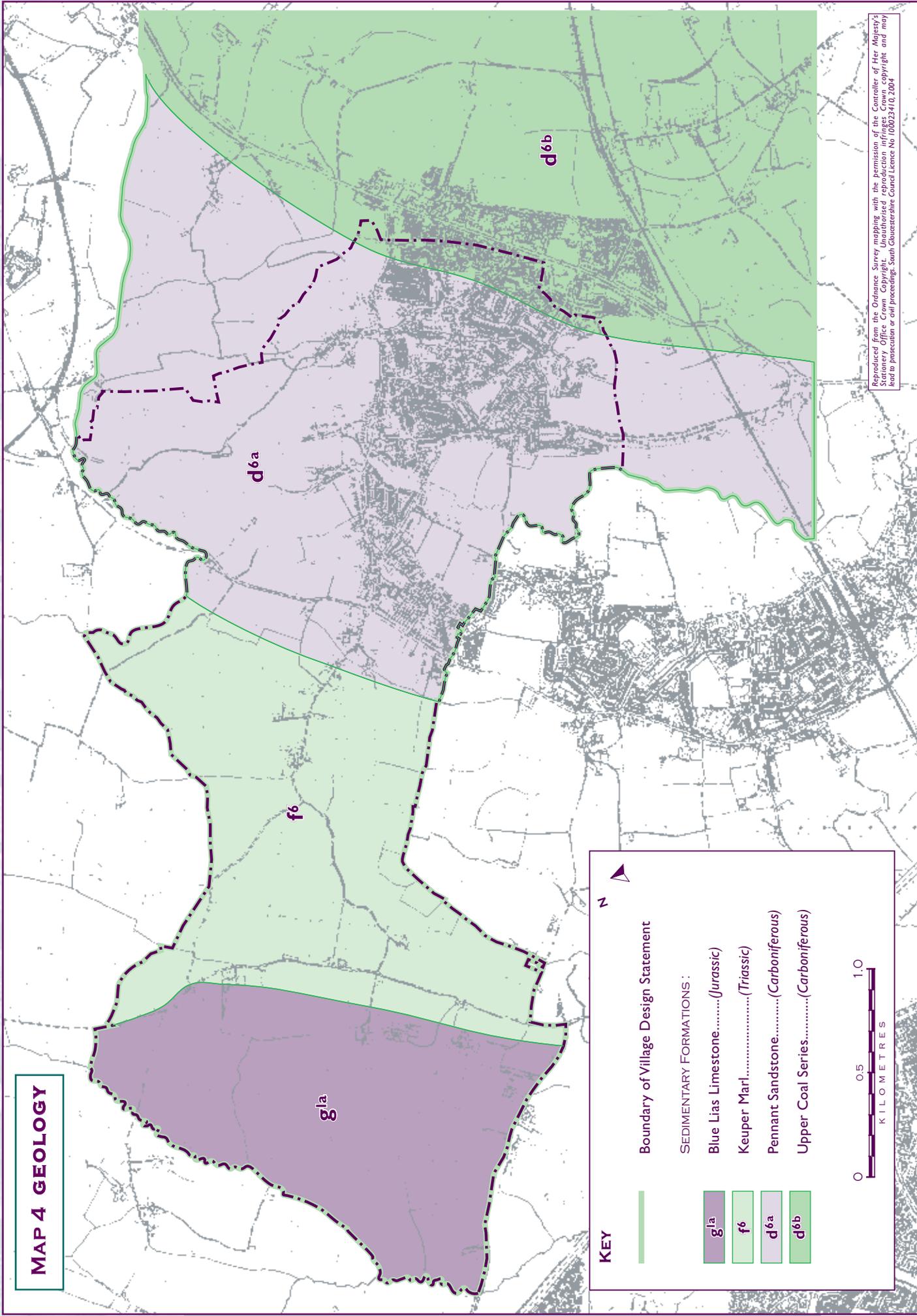
- | | | | |
|--|-----------------|--|----------------------|
| | Parish Boundary | | Frome Valley Walkway |
| | Principal Road | | Dramway |
| | Railway | | Post Office |
| | Bridleway | | Public House |
| | River | | Listed Building |
| | Height (m) | | Community Building |
| | Woodland | | Church |
| | Green Belt | | Allotments |
| | Recreation Area | | Bridge |





Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Gloucestershire Council Licence No 100023410, 2004

MAP 4 GEOLOGY



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Gloucestershire Council Licence No 100023410, 2004

Goose Green

3.14 Within the area may be found Step House, a fine Georgian House with a shell porch. Further along Park Lane are two former hat factories, now converted into housing, and the factory manager's cottage. "The Live and Let Live" public house stands on the corner of Park Lane and Clyde Road. Numerous workers' cottages survive along Park Lane. The majority of houses within this area are semi-detached, of brick and pebble dash, and of 1960's origin. The exception to this is the north side of Clyde Road, where can be seen houses with yellow brick quoins and window reveals with dressed stone infills and sliding sash windows. This was a style common during the early years of the 20th Century. Other examples can also be seen in Ryecroft Road.

Watermore

3.15 This area, centred on Watermore Close, Meadow View and Gledemoor Drive, consists mainly of 2 storey houses built in the 1960s which are typical of that period.

Adams Land

3.16 This is the area where Coalpit Heath and Frampton Cotterell merge. A few of the old miners' cottages still exist. The Land contains period stone cottages, as does Church Lane. There are many narrow lanes in the area with traditional stone walls. Some recent infill development has used standard design of brick or block and render.

Park Farm Estate

3.17 This recent large development comprises a range of house types from smaller properties to 5 bed roomed houses. A degree of variety has been achieved using standard designs, but with a mixed layout and by ringing the changes with materials and details. Some of the original open space has been retained as play space and a pond has been created.

Coalpit Heath

3.18 Apart from Heath Cottage, very little evidence remains of the original settlement. A fine example of early medieval open-cast coal workings exists at Blackberry Brake. The remaining areas are mainly composed of bungalows and semi-detached properties. The former Victorian National School, now the Manor Hall, is a Listed Building with a prominent bell tower. Built mainly of Pennant stone with a decorative slate roof, it faces St. Saviour's Church and vicarage across the playing field. Together with the "Ring O'Bells" and original Vicarage, this area is the nearest the two villages have to a typical village green.

Ram Hill

3.19 This was a centre of the mining industry and has a range of Pennant stone miners' cottages. A small industrial park now occupies the site of Coalpit Heath railway station

Henfield

3.20 A small settlement which provided pit props for the mines. A thriving golf course now occupies much of the Henfield area.



Cottage, Park Lane (built in 1800s)



Local Authority built Wheatley Houses of unfussy design and proportion, Woodend Road.



Railway houses opposite the dramway terminus.



Perrinpit Road
Recently built farmhouse.



Rear of houses, Badminton Road
Stonework, roof tiles and
chimneys using characteristic
materials.



Woodend Road,
Steep pitched roof.

MATERIALS

Pennant Sandstone.

3.21 This features prominently in older buildings in the villages. It should still be considered as a building material. If excavated during site preparation it should, wherever possible, be re-used for these purposes and not removed from the villages. It may be particularly relevant for garages, extensions, outbuildings and walls, where it would be desirable and necessary to blend with existing structures. Bath and Portland stone are not characteristic of the area. Where stone details are desired, they should be of Pennant stone.

3.22 A number of recently built houses have been constructed with a re-constituted stone which resembles the colour of Pennant Sandstone.

3.23 Some older stone buildings have been rendered, and this now forms part of the village character.

3.24 Bright red brick looks harsh and does not weather to a softer colour. A good example of the sympathetic use of brick is found in the bungalows on the corner of Woodend Road and Oldlands Avenue. The mixed brown brindled colours, together with yellow brick quoins, harmonize with other stone buildings in the vicinity.

Building Styles

3.25 The design of most older dwellings is simple and functional. Most cottages are built of rubble stone, but some are of dressed stone.

Roofs

3.26 They are usually gable ended with plain verges. They are steeper than normal pitch (45° - 65°) and covered with clay tiles, (pan or Double Roman). Some have lower courses in stone. Slate roofing is uncommon.

Walls

3.27 Boundary walls were traditionally dry stone with a hen and chicken coping.

Porches

3.28 The porch, as a non-standard feature, adds interest to many dwellings. A small, pointed, sheltering roof provides a similar visual focal point. Even the supports of such a simple shelter can be treated in interestingly different ways.

Windows and Doors

3.29 The windows are conventional box sashes or casements. These original features contribute greatly to the character of the building and should be retained during renovation. Dressed stone was used for mullions and quoins. In later years, some of the stone details were replaced with locally fired yellow brick.



RECOMMENDATIONS

3.30 Replacement windows and doors should retain the scale and detail of original openings. Designers of new buildings should take account of these proportions.

3.31 UPVC windows and doors are inappropriate on historic buildings. Elsewhere, they should only be used in circumstances where they fully match the colour, form and proportions of the originals.

3.32 Stone gate posts should be retained.

3.33 Scheduled ancient monuments and Listed Buildings must be protected and preserved.

3.34 In order to protect the character of the villages, residential development should not be permitted outside the settlement boundary.

3.35 Existing period buildings to be preserved, taking care not to destroy original features. This applies to barns, outhouses and utility buildings as well as dwellings. These buildings should not be allowed to decay beyond repair. Local Listing to be considered where appropriate.

New Buildings

3.36 New buildings to blend in with neighbouring properties without obvious discontinuity.

3.37 New dwellings to be of simple, unfussy design and proportions, be appropriate to the village setting and pay careful attention to detail. Standard designs and urban street plans should be avoided.

3.38 Groups of houses should be designed as a whole. Perspective drawings or models are essential and should be made available to communicate the overall view.

3.39 There is a need for more housing specifically designed for young people, the elderly and those with disabilities.

Extensions , Alterations, Conversions

3.40 Alterations, conversions and extensions to take design cues from existing buildings in the vicinity in respect of scale, materials and locality. Detailing should be complementary. Extensions should respect the character of the main building.

3.41 Adaptations of larger buildings to be carried out in a manner which preserves their character.

3.42 It is important that architectural detailing is well proportioned and an intrinsic part of the whole building.

Roofs

3.43 The design should be simple. Large areas can be interrupted with chimneys, small dormers or gable ends as exist on a number of older properties. The roof pitch is an important element and should be in keeping with older buildings. Roofs should be in proportion to the bulk of the building.

3.44 Red-brown clay tiles are the most common material in older buildings, and this colour is preferred in new developments.

3.45 Replacement roof coverings to match the originals or neighbouring properties, especially in a terrace.



Park Lane,
Doorway to Step House,
(Built 1733)



Old barn at Perrinpit Road,
(circa 1700)

3.46 Roof lights are preferred installed not on the street side of buildings.

3.47 Existing chimneys to be retained, rather than being shortened or removed and building new chimneys to be encouraged.

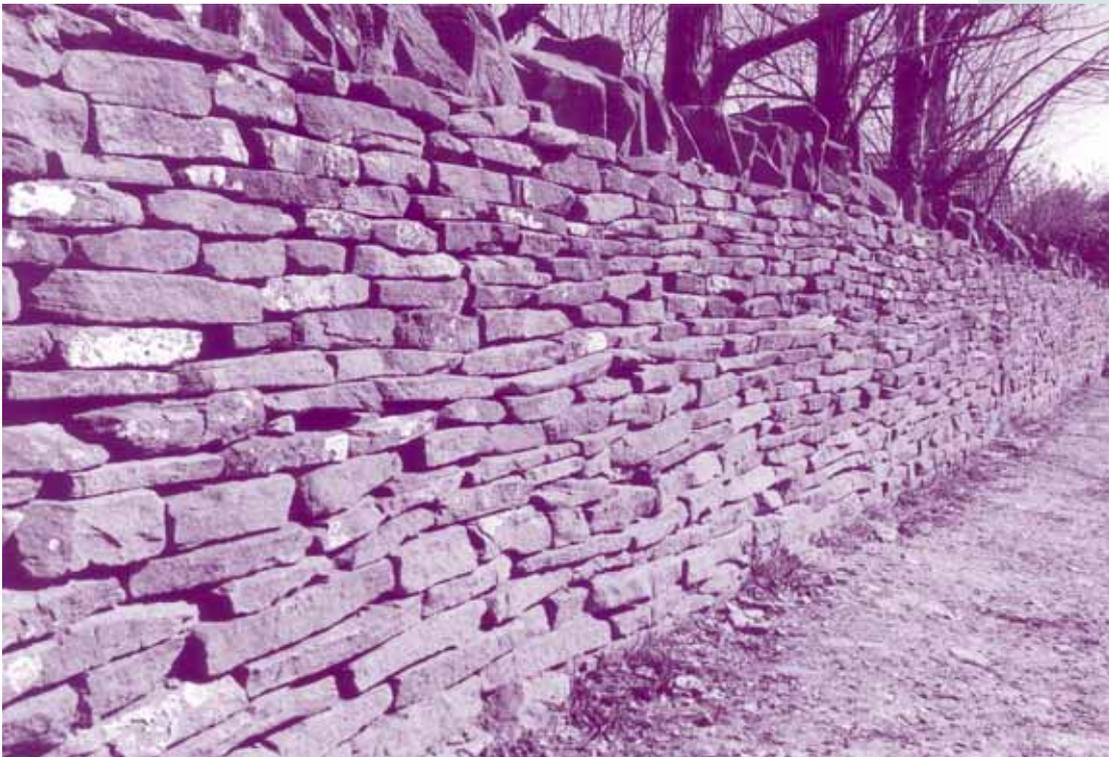
Walls

3.48 It is preferable for worn brick or stone to be re-instated, particularly on terraced properties. Where this is too expensive, appropriate rendering or pebble dashing may be a suitable alternative.

3.49 Stone boundary walls to be retained and repaired, incorporating matching stone, including where a new development adjoins existing stone walls. Walls are preferred to fences and should be aligned to existing buildings and walls.



*Ram Hill,
Red-brown clay tiles are
the most common.*



Mill Lane, Stone boundary wall, retained and repaired.

Landscaping

3.50 Landscaping to be an integral part of all development plans.

3.51 The planting of local native species of trees and shrubs to enhance future developments. Adequate growing space and arrangements for their care are important.

3.52 Archaeology has potential for educational and recreational use. Developers and land-owners to be made aware of the possible archaeological importance of their

sites. Any ground breaking activity may have an impact on areas of archaeological importance, these to be taken into account when development is undertaken. Local access should be encouraged where appropriate.

3.53 The medieval open cast coal workings at Blackberry Brake are unique to this area and worth safeguarding.



*Protected trees and hedges
Park Farm estate*



*Park Farm,
play areas*



*Village Green,
Park Farm estate*

SHOPS & SERVICES

- 4.1 Dispersed across the villages is a mixture of small shops, a Post Office, pubs, local businesses and community facilities which offer a range of services, providing for local needs. There are limited local employment opportunities. The proximity of large supermarkets and shopping centres has an impact on the village economy resulting in the loss of some shops
- 4.2 Rural amenities include a farm shop with P.Y.O, livery yards, nurseries and garden centres. Working farms are evident around the villages, their presence should be respected and their contribution to village character safeguarded.
- 4.3 There are two doctors' surgeries, a dentist and a dispensing chemist.
- 4.4 Nurseries, playgroups and toddler groups meet some pre-school needs. Four local primary schools provide education for the under-11s in the villages, many of whom progress to the Ridings High School in Winterbourne.
- 4.5 The Brockridge Centre, in a central location has added many facilities for all ages, including a community café, an Information Technology Suite and public toilets.
- 4.6 Fromside Youth Centre, in Winterbourne, is supported by young people from all the villages
- 4.7 Crossbow House Community Centre and the Manor Hall, Coalpit Heath (both former Schools) are assets to the community. The Royal British Legion and Coalpit Heath Village Hall (previously the Miners' Institute) and three church halls are also valued meeting places.
- 4.8 Sports fields and recreation grounds provide for a wide range of activities and are used extensively. The Park at School Road, Beesmoor Road playing field, Manor playing field, Serridge Cricket Field and an extensive golf course provide facilities for the numerous sports requirements. Rugby and netball facilities exist at Trench Lane as well as a water sports lake. Existing amenities are highly valued but there is an urgent need for further sports facilities to accommodate considerable un-met local demand.

Key Features

Local shops and services

Sports facilities within and close to the villages

Needs

Better access for people with disabilities, impaired mobility, and parents with pushchairs

Additional sports facilities

Additional children's play areas



The new Manor School

- 4.9 Coalpit Heath has playground provision for young children.
- 4.10 Play areas and a Village Green were created in the new Park Farm housing development.

SAFEGUARDING VILLAGE CHARACTER

- 4.11 A feature of both villages is the number of people seen walking to the shops, schools and other services. Many residents work outside the immediate area, and a growing number of people work from home.
- 4.12 Most housing is within walking distance of at least one shop. Lower Stone Close, leading into Woodend Road, is our commercial centre. There are several shops and small businesses on these two roads which link Frampton Cotterell to Coalpit Heath.

SHOP FRONT STYLE

- 4.13 With several fine old buildings in use for shops and services, the design of their shop fronts is very important as they help to define the character of the villages. Improving access for people with restricted mobility to these buildings, whilst retaining their essential character, is a taxing problem.



The Horseshoe Inn (late 1700s) now converted into dwellings

Church Road, Shop fronts help to define the character of the villages.



RECOMMENDATIONS

- 4.14 Shop fronts to be appropriate to a village, as suggested by South Gloucestershire Council.
- 4.15 Lattice type security grilles are preferable to steel roller shutters.
- 4.16 Commercial and industrial activity to be of appropriate type and scale for the villages, encouraging local employment opportunities.
- 4.17 A large shopping facility would radically change the fragile economic balance of local business and should be discouraged.
- 4.18 The access needs of residents to be considered when providing or up-grading shops or services.
- 4.19 Plans involving the creation of facilities which would serve the whole community should be sympathetically considered.

ENHANCEMENTS

- 4.20 Additional leisure areas are needed to meet the increasing demand of local sports clubs.
- 4.21 Another childrens play area is needed in Coalpit Heath. Existing and future play areas would benefit from safe all-weather surfaces with effective dog-proofing.

Manor Playing field
Under 8s team in action



Church Road.
A mix of shops which
offer a range of services.



Key Features

Heavy traffic on main through routes

Narrow lanes in the old parts of the villages, some with grass verges instead of footways

Country lanes enable access to the green belt from the built up area.

Network of footpaths and bridle-ways

TRANSPORT, HIGHWAYS & BYWAYS

PRINCIPAL ROADS

5.1 The A432 Badminton Road through Coalpit Heath links with Yate and the M4 to the north, and to the M32, Bristol and the Avon Ring Road to the south. The B4058 Bristol Road runs to the west of Frampton Cotterell and links Yate, Winterbourne and the Ring road. Both roads carry heavy volumes of commercial and commuter traffic. Church Road and other minor routes carry commuter traffic between the Badminton and Bristol Roads. At peak times, traffic backs up from the Ring Road along the main routes and into the villages. This is a factor to be considered when future development is planned. Noise pollution is a noticeable feature, with the drone of traffic, its volume varying with the strength and direction of the wind, an irritant for some inhabitants. Another contribution to noise pollution comes from incoming aircraft on the flight path to Filton Airfield.

MINOR ROADS

- 5.2 A considerable volume of commuter traffic uses narrow lanes like Perrinpit Road and Old Gloucester Road. This is causing erosion of verges and collapse of stone walls in places.
- 5.3 The old roads of West Ridge, Brockridge Lane, Woodend Road, Hillside Lane and Gladstone Lane have retained their meanderings, twisting between property boundaries, opening new vistas.
- 5.4 Narrow country lanes are bordered by verges and hedgerows as they turn sharply around field perimeters as in Frampton End Road and Ruffett Road.
- 5.5 Many developments are built as cul-de-sacs around a wide expanse of tarmac comprising a road and two footways, without grass verges and with little space for trees. At Park Farm, planners have provided an area of grassed open space to protect some of its original amenity value, and have retained a public footpath skirting Blackberry Brake wood en-route to Kendleshire.



Narrow winding lanes restrict traffic speeds



Grass verges maintain a rural atmosphere

TRAFFIC CALMING

5.6 The narrow lanes in the old parts of the villages naturally restrict traffic speed. In the 1960s, roads like Church Road were widened to improve access and traffic flow, but now have traffic calming. Such measures on the Badminton road have been largely successful in reducing vehicle speed through Coalpit Heath; thus joining rather than dividing the villages.

PUBLIC TRANSPORT

5.7 The nearest railway stations are at Yate and Bristol Parkway. The villages benefit from a range of bus routes: to Bristol, Yate, Kingswood, Emersons Green, Bristol Parkway, UWE and Cribbs Causeway. The 'dial a ride' scheme has been a welcome innovation.

CYCLING

5.8 Cycling is a healthy and non-polluting means of transport around the villages. Deterrents to an increase in cycling include the danger posed by road traffic and a lack of secure cycle parking. The Avon Cycleway passes through Henfield Road, Park Lane, Woodend Road and Frampton End Road en-route to Chipping Sodbury. Busy roads restrict its use to experienced cyclists.

WALKING

5.9 Walking to shops, schools and other services helps reduce car use. Traffic calming measures encourage more people to make local journeys on foot. Problems with dog fouling on pavements have reduced since the introduction of 'dog bins'

PUBLIC FOOTPATHS

5.10 A network of public footpaths gives pedestrian access and short-cuts within the villages. Other footpaths penetrate into the countryside, with links to the surrounding villages of Iron Acton, Winterbourne, Latteridge and Westerleigh. The Dramway, a former horse drawn railway, runs from Ram Hill via Bitterwell Lake to Keynsham. An illustrated booklet is available.

THE FROME VALLEY WALKWAY

5.11 This highly valued leisure facility links Bristol to the Cotswold Way by following the River Frome. An illustrative booklet of the route is available.

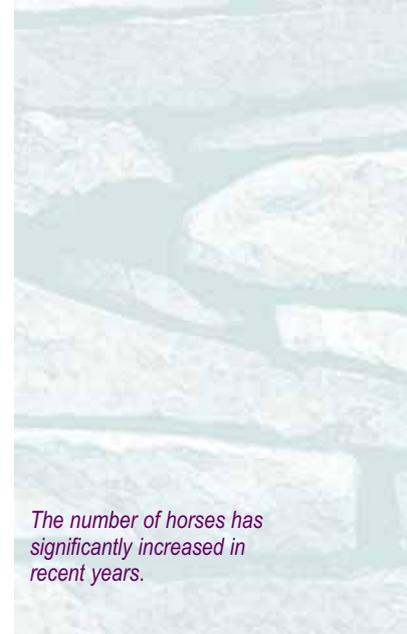
BRIDLE-WAYS

5.12 These ancient drovers' roads do not inter-connect, so horse riders are forced to use busy roads. A popular ride is Hover's Lane from Frampton End to the Bristol Road. Another is from Ram Hill to Westerleigh, via Broad Lane. Horses are a part of the character of village life. A large number are kept in and around the villages and many fields provide grazing for them.

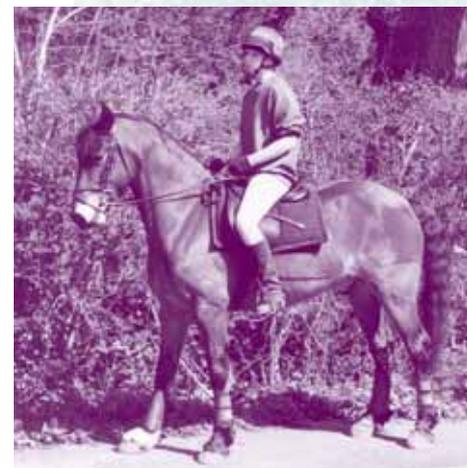
5.13 Bridlepaths are scarce and there is some concern about the safety of riders and horses.



Old Gloucester Road, Parish Boundary Sign.



The number of horses has significantly increased in recent years.



UNSIGHTLY FEATURES

- 5.14 Overhead wires and the posts which support them.
- 5.15 Cable boxes installed without planning control - their prominence and large surface make them vulnerable as sites for advertising posters and graffiti.
- 5.16 Concrete lamp standards which, although functional, are inappropriate.
- 5.17 Mobile phone masts and a proliferation of street signs

RECOMMENDATIONS

- 5.18 Additions to the road system in new developments to take into consideration the attractive, winding quality of the narrow lanes within the villages, which unobtrusively restricts traffic speed. The informal character should be encouraged.
- 5.19 Traffic calming should be extended to other areas where appropriate, but should be sensitive to local views about visual intrusion.
- 5.20 Grass verges and roads without footpaths avoid urbanisation of the street scene and should be considered.
- 5.21 To encourage walking and cycling. Pedestrians and cyclists should be given priority over other forms of traffic, by nominating some roads as "Quiet Roads" and developing "Home Zones."
- 5.22 Provision of additional secure cycle parking.
- 5.23 Safer routes to schools, shops and key locations should be established across the villages and children actively encouraged to walk or cycle to school. The use of Walk Buses should be encouraged and supported.
- 5.24 Improve accessibility on busy pedestrian routes and footpaths, for wheelchairs, pushchairs and those with limited mobility.
- 5.25 Existing stone kerbs should be retained.
- 5.26 Stone stiles should be safeguarded.



Heavy traffic divides communities.

5.27 Lamp standards for new developments and for routine replacement of existing ones should be consistent with the village setting. The Heritage and Metro Borough patterns are appropriate.



Cycle routes should be established.

5.28 Street Furniture should be kept to a minimum and needs to be appropriate in design and materials to the village setting. Any urban road features are to be resisted with the exception of speed limits and warning signs.



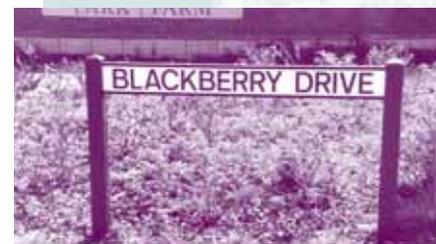
Church Road. Stone stiles should be safeguarded.

5.29 Service cables should be routed underground.

5.30 Unnecessary signs should be avoided.

5.31 Good quality bus shelters with seating and local bus service information should be encouraged.

5.32 Road names in new developments should be taken from old field names or have local significance.



5.33 Vehicle parking areas should be provided within the curtilage of properties. Parking should be screened and landscaped and large areas of hard standing avoided.



New road names with local significance

INDEX

| | |
|---|--|
| ACCESSIBILITY | 2.32, 4.13, 4.18, 5.24 |
| ARCHAEOLOGY | 3.52, 3.53 |
| BOUNDARIES WALLS & HEDGEROWS | 2.16, 3.21, 3.27, 3.49 |
| BRIDLEWAYS | 5.12, 5.13 |
| BUSES AND CYCLEWAYS | 5.8, 5.21-5.22, 5.31 |
| DOORS | 3.28-3.31 |
| EXTENSIONS AND PORCHES | 3.28, 3.40, 3.42 |
| FOOTPATHS & STILES | 2.3, 2.17, 5.9-5.11, 5.20-5.21, 5.25-5.26 |
| GATE POSTS | 2.8, 3.32 |
| GRANT AID | 2.19, 2.26 |
| GREEN BELT & OPEN SPACES | 2.4, 2.12-2.15, 3.34 |
| HEDGING | 2.16, 2.19, 2.25-2.27 |
| LANDSCAPING | 2.16, 2.21-2.22, 2.27, 3.50-3.53 |
| LISTED BUILDINGS | 3.18, 3.33 |
| PARKING | 5.33 |
| PLAY AREAS | 4.8-4.10, 4.20-4.21 |
| PONDS & RIVERS | 2.17-2.18, 2.33 |
| ROAD NAMES | 5.32 |
| ROOFS & SKYLINE | 3.26, 3.43-3.47 |
| SAFER ROUTES TO SCHOOLS | 5.9, 5.23 |
| SHOP FRONTS | 4.13-4.15 |
| STONE KERBS | 2.18, 5.25 |
| STREET FURNITURE | 5.14-5.17, 5.27-5.30 |
| TRAFFIC CALMING | 5.6, 5.18-5.19 |
| TREES | 2.19-2.24, 2.27, 2.29, 3.51 |
| WALLS OF BUILDINGS | 3.21, 3.24-3.48 |
| WINDOWS | 3.29-3.31 |