

Seend Parish Neighbourhood Plan

SEEND CONSERVATION AREA STATEMENT 2005 | 2020 Addendum and Update Note

Submission Version | June 2020

Introduction

The purpose of the Seend Conservation Area Statement is to identify and record those special qualities of the village that make up its architectural and historic character. It provides a basis for local development plan policies (both at the Wiltshire and Seend Parish level) and development control decisions as well as for the formulation of proposals for the preservation or enhancement of the character or appearance of the area.

It is an objective of the Parish Neighbourhood Plan that the character and appearance of the Seend Conservation Area should be preserved. The Conservation Area Statement is regarded as a key tool to achieve this objective.

Through the identification of the distinctive features of the Seend Conservation Area, the qualities and features that contribute to the special character of the Conservation Area will be protected and enhanced for the benefit of this and future generations. The 2005 document identified key components that make up the special character of the village in order to ensure that future changes are not harmful.

As part of the process of preparing a Neighbourhood Plan for Seend, a Parish wide Character Statement (2019) to identify the special qualities of the whole Parish has been drawn up. The Parish wide Character Statement includes the Conservation Area, and adds further detail to complement and update the 2005 assessment. It is not intended in any way to replace the 2005 Assessment which has been reviewed by the Neighbourhood Plan Steering Group and the Plan consultants, Place Studio, and is considered to be a detailed and relevant part of the evidence base with still sound appraisal of the Area at 2019 as necessary to help deliver on the objectives of preserving and enhancing the Conservation Area.

The Neighbourhood Plan Steering group have also identified Locally Valued Unlisted Heritage Assets using criteria set down by Historic England, these take their cue from the Conservation Area Statement which identifies significant but unlisted heritage assets, and also complements and updates the 2005 Statement.

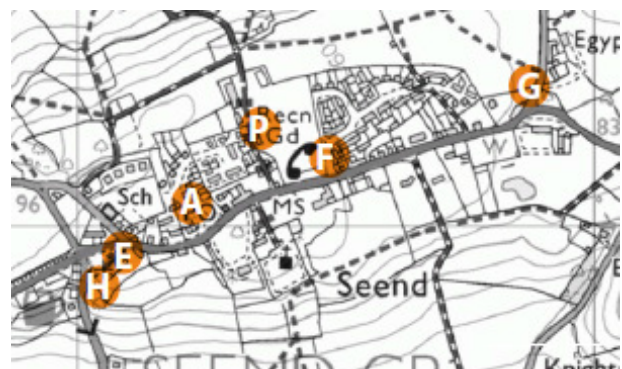
This note outlines key updates and additions to the Conservation Area Statement.

Key updates and additions 1 | Locally Important Undesignated Heritage Assets in the Conservation Area

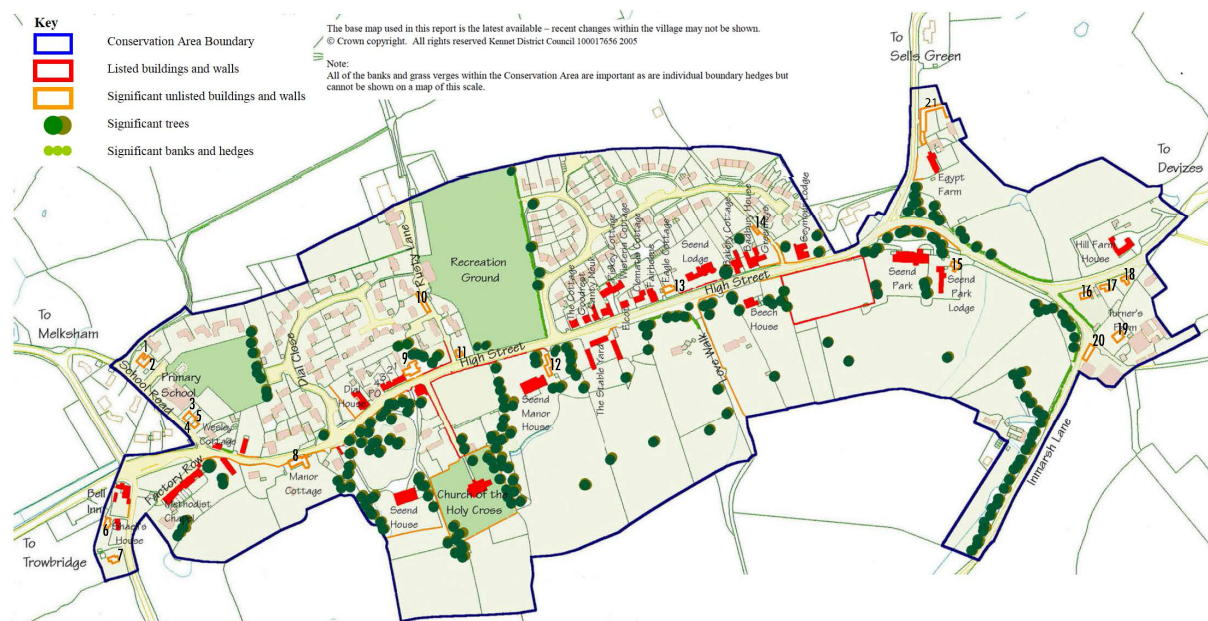
Significant, but unlisted Heritage Assets as identified in the Conservation Area Statement (2005, updated 2020) are also included in this evidence base. Listed and mapped on map 1 and 2.

Map 1: Locally Valued Heritage Assets

- A Old Farm Barn, Dial Close
- E Victorian Post Box -this is in the wall at the top of Weaver's Cottages
- F Phone Box, The Lye
- G Post Box (Spout Lane)
- H Original pavements, High Street, Seend Village
- P Irene Usher Memorial Pavilion



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|-----|----------------------------|-----|----------------------------------|
| 1. | 24 School road | 15. | Seend Park Lodge, Seend |
| 2. | 22 School Road | 16. | Brow Cottage |
| 3. | Oriel Villa | 17. | Old Police House |
| 4. | Dowlas Villa | 18. | Elm Cottage |
| 5. | Belle View 6 School Road | 19. | Turners Farm |
| 6. | Blackwell Cottage | 20. | Barn at Turner's Farm |
| 7. | Glenmore House | 21. | Barn/ outbuildings at Egypt Farm |
| 8. | Manor Cottage | | |
| 9. | The Vicarage | | Walls: |
| 10. | Old Barn New Vicarage | | Love Walk walls |
| 11. | Ivy Cottage | | Boundary Walls to the Church |
| 12. | The Garden Cottage | | Walls around Seend House |
| 13. | Eagle Cottage | | Walls along the High Street |
| 14. | Badbury House Outbuildings | | Boundary Walls to Egypt House |



Map 2: Conservation Area Statement 2005 significant unlisted buildings and walls

Key updates and additions 2 | Areas of Distinct Character in the Conservation Area

- Almost all the Village is in the Conservation Area, though there are areas of distinctly different character.
- In the centre of the village is the 'Parish Hub' (Character Area 1)
- The Lye (Character Area 2) is a 1950s estate of houses by Devizes Rural District Council on north side of the High Street.
- The Historic Core (Character Area 3) is linear formed by the alignment of the High Street, with many trees, high walls, the wide road with green verges. On the south side manor houses are set back behind tall walls in generous plots; and to the north buildings are set close to the road with the exception of Seend Lodge behind its high wall.
- Dial Close (Character Area 4) is a late 20th century cul-de-sac, hidden away and back from the High Street with distinctive buildings from the 70's as well as 90's.
- The western edge of the Conservation Area (Character Area 5) includes Factory Row, Bell Hill and School Lane and the character here is different from that of the main village, being mainly terraced or semi-detached homes.

Map 3: Character Areas within the Conservation Area

