

WHAT THE LAW SAYS

The legislation controlling Conservation Areas is found in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The important points to remember are:

- New development must accord with the area's special identity and visual qualities.
- A high standard of design for new development or extensions to existing buildings is expected, in regard to matters such as scale, proportion, materials and colour.
- The demolition, in whole or part, of unlisted buildings in Conservation Areas, requires special consent.
- Special care should be taken to ensure that views into and out of the Conservation Area remain unspoilt.
- Advertisements displays are subject to strict control.
- Anyone wishing to fell top, lop, etc. a tree within a Conservation Area must give the Local Planning Authority six weeks advance notice in writing.

GRANTS

In certain approved cases, grants for enhancement or repairs in the Conservation Area may be available through the District Council or other sources.

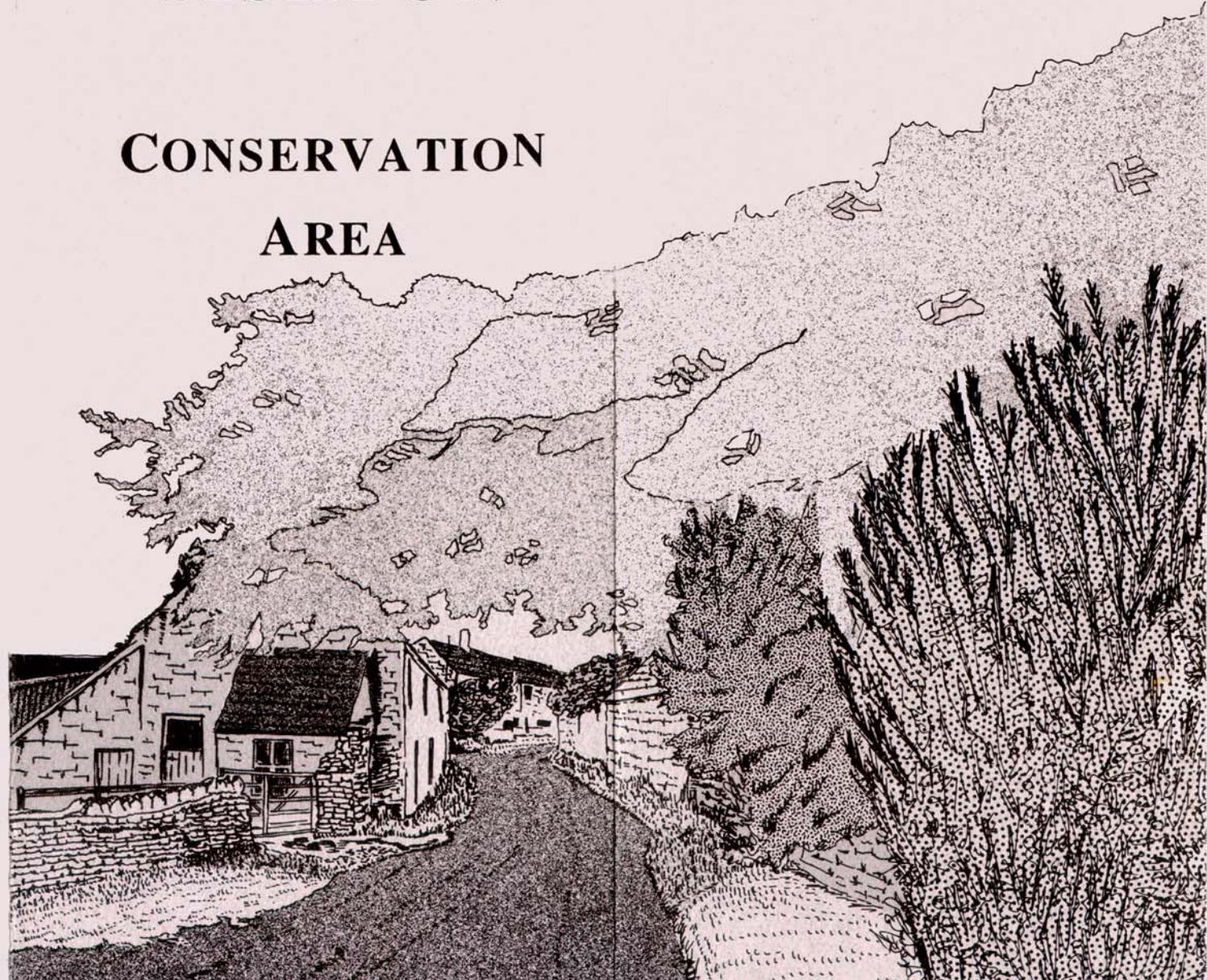


For further information please contact:

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COLD ASHTON

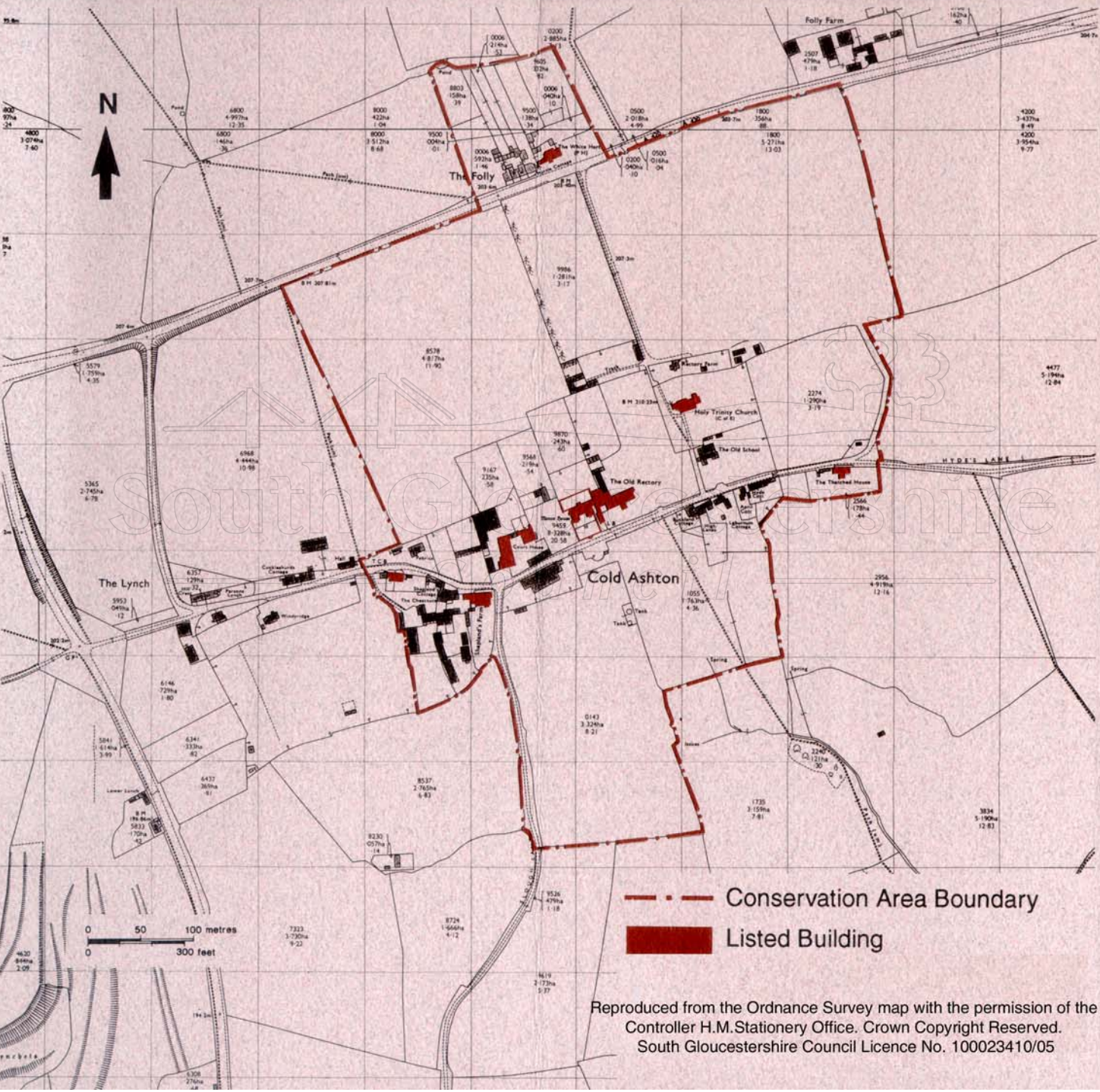
CONSERVATION AREA





COLD ASHTON CONSERVATION AREA

POLICY OBJECTIVES FOR ENHANCEMENT



The following objectives are set out in the Rural Areas Local Plan:-

- To preserve individual buildings, groups of buildings, walls, open areas, natural features and trees and to retain the essential inter-relationship upon which the character of the Conservation Area depends.
- Development should preserve or enhance the existing character of Conservation Areas.
- Large scale or comprehensive development schemes will not normally be permitted and the emphasis will be on the selective renewal of individual buildings.

In addition, the following improvements will be encouraged:-

- The undergrounding of overhead wires.
- The repair of areas of dry stone walling.

--- Conservation Area Boundary
 ■ Listed Building

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CHARACTER

Cold Ashton is a small village which, due to its setting, exhibits an air of tranquillity and pleasant isolation.



The Thatched House

The stone walled main street together with the close alignment of the Manor House, the Old Rectory and the Court House give the village an intimate character. The Holy Trinity Church, set away from the road, is almost entirely hidden by trees and provides an interesting feature within the village. Many of the village's older non-listed buildings are also of architectural merit and contribute to the special character of Cold Ashton.

Cold Ashton's location on the edge of the Cotswolds provides marvellous views of the surrounding countryside from the village. The Cotswold Way passes through Cold Ashton providing an opportunity for walkers to explore this historic settlement.

SETTING

Cold Ashton is a small village approximately 3 miles north of Bath, off the Kingswood to Chippenham road, the A420. The village is a small but visually attractive settlement set upon an exposed position on the edge of the Cotswold escarpment. The village street commands magnificent views over the Wiltshire Downs to the east and the steep St Catherine's Valley to the south.



Looking west into Cold Ashton

HISTORY

Cold Ashton is ancient in origin and is mentioned in the Domesday Book. Indeed, Cold Ashton is the site of two round barrows known as Robin Hood's butts.

The Cold Ashton estate was originally the property of Bath Abbey until the dissolution and in 1564 came into the hands of William Pepwall, Mayor of Bristol. There are a number of listed buildings within the village one of which is the splendid Elizabethan Manor House. It has been suggested that this house may date from Pepwall's time but it is more likely to have been begun c1629 when John Gunning, another Mayor of Bristol, bought the estate.



Manor House

The forecourt wall has an impressive ornamental gateway bearing the coat of arms of Sir Robert Gunning of 1678. The archway is a fine example of the Renaissance style, with square Roman Doric columns, rosette frieze, surmounted by two floricated urns.

Semi-circular steps leading onto the road complete the design and there is a mounting block to one side. Inside the Manor the most notable feature is the splendid hall screen, one of few in the country to survive intact.

Adjacent to the Manor lies the Old Rectory which dates from the 16th century and was largely rebuilt in the 19th century. It has an interesting history, being the place where Sir Bevil Grenville, Royalist Leader in the Civil War died, after being mortally wounded in the Battle of Lansdown in 1643.

The Holy Trinity Church originally came under the Priory of St Peter in Bath and was largely rebuilt between 1508 and 1540 by the rector, Thomas Key. His rebus, a 'T' entwined in a key can be found embellishing the church and other interesting features include the remains of a rood loft and a curious pulpit set in a niche in the north wall.



The Holy Trinity Church