Chew Magna conservation area character appraisal

adopted as Supplementary Planning Guidance 2003
Chew Magna and its conservation area

Local planning authorities have a duty to designate ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.

The village of Chew Magna was first designated as a conservation area on 12 July 1978. Since then three important studies have been carried out:


These all identify a much wider area of special architectural or historic interest being worthy of designation as a conservation area.

The existing conservation area was therefore reviewed in 2002. The review results include the extension of the former conservation area and a character appraisal and chronology of the extended Chew Magna conservation area.

Conservation area designation imposes a general control over the demolition of unlisted buildings and works to trees. Designation also provides the basis for policies designed to preserve or enhance all the aspects of the character or appearance that define an area’s special architectural or historic interest. Stricter planning controls apply within conservation areas. Consult Bath & North East Somerset Council’s Planning Services for further advice. The emphasis within conservation areas is on ensuring local character is strengthened, not diminished, by change.

Central government policy on all development affecting conservation areas is set out in ‘Planning Policy Guidance Note 15: Planning and the Historic Environment’ (PPG 15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and development control decisions.
An assessment of an area’s special interest and its character or appearance may be taken into account by the Secretary of State when considering appeals against refusals of planning permission. Once an area’s special character is identified, proposals and actions can be formulated by the local planning authority and other agencies for preserving or enhancing it.

This conservation area character appraisal forms Supplementary Planning Guidance to the Wansdyke Local Plan Deposit Draft as amended 2000, particularly policies CH.4 and CH.5, the Bath & North East Somerset Local Plan Deposit Draft 2002, particularly policies BH.6, BH.7 and BH.8, the Joint Replacement Structure Plan 2002, particularly policy 19 and the Keynsham and Chew Valley Local Plan 1992 particularly policies KCV 28, KCV 31 and KCV 31A.

Public consultation on the extension of the former Chew Magna conservation area and this conservation area character appraisal took place between 18 October 2002 and 4 November 2002. Public consultation on the Chew Magna conservation area character appraisal as Supplementary Planning Guidance took place between 13 January 2003 and 7 March 2003. Summaries of the two public consultations and a written description of the conservation area boundary are available on request from the Planning Projects & Partnerships Team.

The Chew Magna conservation area character appraisal as Supplementary Planning Guidance is a material consideration in planning decisions affecting Chew Magna. This character appraisal carries considerable weight in decision making, having been subject to scrutiny and amendment through public consultation.

Chew Magna has 50 buildings or structures in the 1986 List of Buildings of Special Architectural or Historic Interest including 1 Grade I, 4 Grade II*, and 45 Grade II listed buildings or structures.

Bath & North East Somerset Council’s Planning Services is always happy to give information, advice and guidance on the care of conservation areas, listed buildings and trees. Guidance notes, ‘Living in a conservation area’ and ‘Owning a listed building’ are available from the Planning Projects & Partnerships Team.

Contact Planning Services for advice regarding:

- Listed buildings and Listed Building Consent
  01225 477547
- Unlisted buildings and Conservation Area Consent
  01225 477547
- Works to trees within Conservation Areas
  01225 477520
- Planning Permission: West Team
  01225 394108
- Planning Policy
  01225 477548

All the above teams are located at Planning Services, Trimbridge House, Trim Street, Bath, BA1 2DP

This paper was written by Planning Projects & Partnerships Team 01225 477583
Chew Magna conservation area

Character summary

setting of settlement in relation to hillsides and valley

dominance of water

significance of Winford Brook and River Chew as power sources of former mills

listed buildings and other historic buildings built principally of local red sandstone

historic curtilage of many buildings include gardens and former orchards

mature trees

sunken lanes

high raised pavements in South Parade, High Street (with natural stone pavements bordered by setts) and Tunbridge Road

cast iron railings to high raised pavements

historic settlement with high archaeological potential

Nine character areas

Nine character areas have been identified within the conservation area. The character of each area is summarised with preliminary objectives for enhancing each area. Neutral elements and negative elements are summarised for each character area where appropriate.

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for landmark buildings, listed buildings, and unlisted buildings of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

Negative elements or buildings in conservation areas need to be considered differently. They should either be upgraded or, given the chance, removed depending on their economic viability.

Area 1
St Andrew’s Church and Chew Court

Grade I St Andrew’s Church, churchyard, Grade II* Old School Room and Grade II* Chew Court form heart of village

tower of St Andrew’s Church is Chew Magna’s major landmark

churchyard cross (a Scheduled Ancient Monument)

churchyard contains 11 Grade II tombs and Church Cottage

churchyard red sandstone boundary/retaining walls, iron gates and pennant gate piers

important group of trees by churchyard entrance on South Parade

Grade II* Old School Room
Grade II* Chew Court, its avenue of trees and associated parkland

high archaeological potential

Stanton Road (B3130) diverted around Chew Court parkland in C18

red sandstone boundary wall to parkland on north side of Stanton Road

important views across lawns from Stanton Road to Chew Court and The Chalks

1923 arts and crafts style Church Hall to north of churchyard built of rock-faced random coursed red sandstone with red precast window mullions and lintols

single span stone arch bridge with stone parapets over Winford Brook leads to Butham Lane

narrow width of The Chalks encloses east end of South Parade

Neutral elements in Area 1

single span steel and concrete footbridge over Winford Brook leading to North Chew Terrace

cricket pavilion

Area 2

South Parade, Harford Square and Tunbridge Road

South Parade historically an area of much activity

Stanton Road and Tunbridge Road enter village at South Parade as well as Harford Square

Grade II high raised pavement and railings on north side of South Parade

Grade II listed high raised pavement on east side of Tunbridge Road

stone steps in carriageway to both high raised pavements

unlisted small scale shops and cottages two storeys with a mixture of sandstone and rendered stonework, mostly set abutting pavement

Grade II 1817 Harford House, Harford Square constructed in coursed sandstone freestone with white pointing, triple Roman tiled mansard roof with ridge and gable chimney stacks

Grade II Church House, Silver Street and front gates and railings late C18/early C19 constructed of sandstone rubble with limestone dressings and pantiled roof
Chew Magna Conservation Area

Grade II Baptist Chapel, Tunbridge Road

unlisted Wellington House gable end on to Tunbridge Road high raised pavement

high stone boundary walls off high raised pavement to Tunbridge Road east side

low stone boundary walls to Tunbridge Road west side

Tunbridge Road boundary walls link visually to Tun Bridge parapets

Neutral elements in Area 2

modern houses at Madam’s Paddock

Pine Court housing and garaging

surgery at Madam’s Paddock

car park and substation behind Pelican Inn

Negative element in Area 2

dominated by traffic

modern bank building in Harford Square

Area 3 High Street

main east-west thoroughfare through village

narrow road enclosed on both sides by mix of high and low level red sandstone boundary walls

mix of large C18 and early C19 town houses set back from High Street in their own grounds, converted coach houses and small C18/C19 cottages

raised pavement runs length of north side of High Street in part paved with large pennant stone to centre with small stone sett margins

C18 and early C19 town houses built of coursed red sandstone rubble with limestone dressings, painted timber sash windows, slate roofs with raised coped parapets and stone gable stacks

small terraced cottages off north raised pavement with painted rendered facades, fine porches, sandstone gables, brick chimneys and clay pantiles on roofs of differing heights, small front gardens, large sandstone boundary walls, steps leading onto High Street

gardens to rear of Acacia House and other houses on south side of High Street drop steeply down to River Chew

Woodbine Farm marks west end of High Street
Negative elements within Area 3
dominated by traffic

modern offices at southwest end of High Street set back from road with car parking to front

Enhancement objectives for Area 3
retain existing paving pattern on raised pavement and reinstate where it has been lost on raised pavements and other pavements
retain sandstone boundary walls to maintain the sense of enclosure and character

Area 4
Manor House, Dark Lane, Battle Lane and Highfield House
dominated by Grade II* Chew Manor and its historic gardens

C19 planting and paths to watersides of Winford Brook as it passes through historic park

Pevsner describes Chew Manor ‘Gothic in the most ambitious High Victorian fashion…’

high red sandstone boundary walls to Chew Manor, Battle Lane

Dark Lane, a sunken lane, forms west edge of conservation area boundary

footbridge crossing and ford through Winford Brook at northern end of Dark Lane

Manor Cottage, Little Gables and Magna House

important views over orchards and pastures looking south to rear of High Street properties from Battle Lane bridge

Battle Lane includes Grade II listed Rookstone House and 1874 former Hope Chapel now used as offices

mature trees of Grade II Highfield House dominate junction of Winford Road and Chew Lane

Neutral elements in Area 4
busy Winford Road

Negative elements within Area 4
Sacred Heart Catholic Church

car park off Winford Road at south edge of Chew Magna site

school buildings of the Sacred Heart School

former 1960s convent building dominates east edge of Chew Manor site adjoining west side of Battle Lane
Chew Magna conservation area
designated 23 December 2002
69.58 hectares (171.95 acres)

Chew Magna conservation area
designated 12 July 1978
18.19 hectares (44.95 acres)

Key to character areas
Chew Magna Conservation Area

Enhancement objectives for Area 4

- conserve and respect Chew Manor and its historic gardens
- improve the visual impact of the car park area including enclosing it on the north side of Winford Road

Area 5

Winford Brook and The Rookery

Battle Lane bridge

- Grade II The Rookery and Lodge
- high red sandstone boundary wall to The Rookery
- historic parkland of The Rookery
- gardens, orchards, pastures and meadows both north and south of Winford Brook as well as mill leats and ponds of former mills
- Sprat’s Bridge

Enhancement objectives for Area 5

- maintain waterside footpath
- provide interpretation of mill leats and ponds of former mills

Area 6

Winford Brook from Sprat’s Bridge to Butham Lane bridge

- former Chew Magna Mill, its associated buildings and mill leat
- Winford Brook

Neutral elements in Area 6

- modern houses at Spratt’s Bridge, Streamside, Streamleaze and Stoneleigh

Area 7

Norton Lane and North Elm Farm

- Brook Cottages and Bridge House built of sandstone and rendered sandstone with clay tile roofs
- Winford Brook runs in front of Brook Cottages
- Fairfield Lodge, its gardens and avenue of trees
- The Crescent
red sandstone boundary walls of Butham Lane

Grade II Elm Farmhouse

North Elm Farm

Bridge House

Chew Magna Primary School

former Wheatsheaf public house

trees on Norton Lane

red sandstone rubble boundary walls on Norton Lane

Chew Court Cottage and adjoining orchard

Little Barton and outbuildings

Stanton Road single span stone bridge

**Neutral elements in Area 7**

North Chew Terrace

Lower Batch and garaging

prefabricated classroom at Chew Magna Primary School

**Enhancement objectives for Area 7**

replace missing stones to Stanton Road bridge parapet

**Area 8**

**Winford Brook and River Chew from Bridge Farm to Tunbridge Farm**

tree lined Winford Brook and River Chew

open fields

Bridge Farm

Tunbridge Farm

Grade II Archways

Grade II Tunbridge House
Chew Magna Conservation Area

Neutral elements in Area 8
overgrown footpath from Stanton Road

Enhancement objectives for Area 8
clear overgrown footpath from Stanton Road
repair and bring into use barn to south of Tunbridge House

Area 9
Dumper’s Lane and River Chew from Tun Bridge to Crickback Bridge
River Chew and the adjacent orchards, gardens, pastures and meadows both north and south of River Chew
Tun Bridge (a Scheduled Ancient Monument)
mature trees bordering River Chew, mill leats and ponds
Grade II Dumpers House
Dumpers Farmhouse
Grade II Crickback Bridge
Dumpers Cottage, mill leats and ponds
Tun Bridge Mill, river, watercourses and ponds
tree lined sunken former drovers’ way
Crickback Cottage
Crickback Lane

Neutral elements in Area 9
Bridge House, The Mayals and Willow Bank

Negative elements within Area 9
north modern canopy to Tun Bridge Mill
single storey office to Tun Bridge Mill

Enhancement objectives for Area 9
repair and bring into use Tun Bridge Mill
enhance setting of Tun Bridge Mill
Character area references

3. Department of the Environment, List of Buildings of Special Architectural and Historic Interest, 3 December 1986
4. 1840s tithe map and apportionment book records several ‘House, gardens and orchards’ (source: Somerset Record Office, Taunton)
5. Durham, Ian L, The Old Schoolroom, Chew Magna, 1997, facing 8, JC Buckler 1834 drawing ‘Church House at Chew Magna’ shows high raised pavement
6. Cast iron railings made by Evans Foundry, Paulton (source: Durham, Ian and Mary, Chew Magna and the Chew Valley in Old Photographs, Redcliffe Press, Bristol, 1992, 12)
9. In defining the special architectural or historic interest of a conservation area, English Heritage propose the recording of ‘the existence of any neutral areas’ Those areas which neither enhance nor detract from the character or the appearance of the conservation area.’ English Heritage, Conservation Area Practice: English Heritage guidance on the management of Conservation Areas, October 1995, 5
10. In defining the special architectural or historic interest of a conservation area, English Heritage propose the recording of ‘the extent of loss, intrusion or damage, ie the negative factors Features which detract from the special character of the area, and which provide opportunity sites where change is to be encouraged, should also be identified.’ English Heritage, Conservation Area Practice: English Heritage guidance on the management of Conservation Areas, October 1995, 5
11. LaTrobe-Bateman (1999), 16-18
12. LaTrobe-Bateman (1999), 18
14. original manor house to the village in the medieval period (source: LaTrobe-Bateman, 1999, 18-21)
15. LaTrobe-Bateman (1999), 18
16. history of Chew Court and parish church inextricably linked from C11 (source: LaTrobe-Bateman, 1999, 19)
17. Chew Court’s inner and outer precincts are designated as an Historic Park in the Wansdyke Local Plan Deposit Draft as amended 2000
18. LaTrobe-Bateman (1999), 20
19. ‘... the original direct route between the Triangle and Bridge Farm can still be traced in part as a hollow way.’ (source: Bond, James, Somerset Parks and Gardens: A Landscape History, 1998, 97)
20. Turnpike House originally sited at entrance to The Chalks, demolished 1880 (source: LaTrobe-Bateman, 1999, 24)
21. Durham (1997), facing 8, JC Buckler 1834 drawing ‘Church House at Chew Magna’ shows high raised pavement
22. railings of particular interest; made by Evans Foundry, Paulton with interesting end scrolls (source: Durham, Ian and Mary, Chew Magna and the Chew Valley in Old Photographs, Redcliffe Press, Bristol, 1992, 12)
23. 1840s tithe map and apportionment book refers to ‘House, gardens and orchards’ (source: Somerset Record Office, Taunton)
24. they include Portugal House, Barle House, The Beeches, Myrtle House, Holly House, Acacia House and The Firs, all listed Grade II (source: LaTrobe-Bateman, 1999, 25-27)
25. house names are derived from tree names, a potent symbol of power and status in the Georgian period (source: LaTrobe-Bateman, 1999, 25)
26. the C18 and early C19 town houses were constructed by wealthy Bristol merchants (source: LaTrobe-Bateman, 1999, 25)
28. Avon Register of Historic Parks and Gardens
29. Pevsner, N, 1973, 72
30. last surviving cottage of eleven in two rows (source: Durham, Ian, Chew Magna and its History, unpublished audio visual script, 1999)
31. consecrated 1964 (source: Clifton Diocesan Directory, 1996, 33)
32. significant water management system for mill; existing leat pre-dates buildings it passes under including the Coach House, Island House and Amachris Cottage (source: LaTrobe-Bateman, 1999, 31)
33. formerly Dumpers Farmhouse but renamed Dumpers House
## Chew Magna chronology

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000-1500 BC</td>
<td>Stanton Drew stone circle 2.5 km east</td>
</tr>
<tr>
<td>800-600 BC</td>
<td>late Bronze Age/Early Iron Age significant archaeological deposits at Chew Manor</td>
</tr>
<tr>
<td>500 BC</td>
<td>Maes Knoll Iron Age fortified settlement 4 km north east</td>
</tr>
<tr>
<td>47-450</td>
<td>small but potentially important Roman archaeological deposits near Silver Street; villas at Gold’s Cross and Chew Park 3-4 km south and octagonal temple at Pagan’s Hill 1 km south west</td>
</tr>
<tr>
<td>400-700</td>
<td>Wansdyke earthwork 4 km north east</td>
</tr>
<tr>
<td>1062</td>
<td>Edward the Confessor grants Chew Magna to his chaplain and makes him Bishop of Wells</td>
</tr>
<tr>
<td>1065</td>
<td>first documented as Ciw²</td>
</tr>
<tr>
<td>1086</td>
<td>Chiwé documented in Domesday Book which records five mills for grinding corn</td>
</tr>
<tr>
<td>1191</td>
<td>timber church⁴</td>
</tr>
<tr>
<td>C13-C15</td>
<td>building of St Andrew’s Church</td>
</tr>
<tr>
<td>C14</td>
<td>Dumper’s House⁵</td>
</tr>
<tr>
<td>C15</td>
<td>Woodbine Farm, High Street/Chew Lane</td>
</tr>
<tr>
<td>Late C15</td>
<td>Tun Bridge⁶</td>
</tr>
<tr>
<td>1510</td>
<td>Old Schoolroom⁷</td>
</tr>
<tr>
<td>1535</td>
<td>borough status and market⁸</td>
</tr>
<tr>
<td>c1540</td>
<td>John Leland description: “Chute is a pretty clothing town, and hath a fair church. And at the south side of the church is a fair manor place of the bishop of Bath....”</td>
</tr>
<tr>
<td>C1576</td>
<td>Tucking mill⁷</td>
</tr>
<tr>
<td>C16</td>
<td>settlement at The Batch</td>
</tr>
<tr>
<td>C16</td>
<td>Croft Cottage, Norton Lane</td>
</tr>
<tr>
<td>C16/17</td>
<td>Elm Farm</td>
</tr>
<tr>
<td>1615</td>
<td>records of Pelican Inn, High Street⁹</td>
</tr>
<tr>
<td>C17</td>
<td>settlement at Tunbridge Road</td>
</tr>
<tr>
<td>1790</td>
<td>insurance certificate refers to Chew Magna Mill¹¹</td>
</tr>
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<td>1791</td>
<td>John Collinson description: “... a large and populous parish, very pleasantly situated .... (the two rivers) make the town a sort of peninsula. In former days this was a borough, a market, a large clothing town ... its only manufacture are a few edge-tools and stockings.”¹²</td>
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<tr>
<td>c1792</td>
<td>Acraman’s mill founded</td>
</tr>
<tr>
<td>1594</td>
<td>Shakespeare’s’s Romeo and Juliet</td>
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</tr>
<tr>
<td>1599</td>
<td>Church of England separates from Rome</td>
</tr>
<tr>
<td>1615</td>
<td>records of Pelican Inn, High Street⁹</td>
</tr>
<tr>
<td>1642-1648</td>
<td>English Civil Wars</td>
</tr>
<tr>
<td>C17</td>
<td>settlement at Tunbridge Road</td>
</tr>
<tr>
<td>1764</td>
<td>Hargreaves invents the Spinning Jenny</td>
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<tr>
<td>Year</td>
<td>Event</td>
</tr>
<tr>
<td>------</td>
<td>-------</td>
</tr>
<tr>
<td>15</td>
<td>Isolated text: PLANNING SERVICES</td>
</tr>
<tr>
<td>1837</td>
<td>Isaac Pitman devises his first shorthand system.</td>
</tr>
<tr>
<td>1851</td>
<td>Great Exhibition.</td>
</tr>
<tr>
<td>1859</td>
<td>Charles Darwin’s <em>Origin of the Species</em>.</td>
</tr>
<tr>
<td>1865</td>
<td>Alexander Graham Bell invents the telephone.</td>
</tr>
<tr>
<td>1876</td>
<td>BBC founded.</td>
</tr>
<tr>
<td>1889</td>
<td>Berlin Wall comes down.</td>
</tr>
<tr>
<td>1929</td>
<td>World War I.</td>
</tr>
<tr>
<td>1939</td>
<td>World War II.</td>
</tr>
</tbody>
</table>

**C18-early C19**
- Building of large Bristol merchants' houses in High Street and Harford Square.
- C & J Greenwood description: “Chew Magna ... containing 368 inhabited houses, and 403 families, 177 ... employed in agriculture, 140 in trade, manufacture or handicraft, and 86 not included in either class.”
- JC Buckler drawing ‘Church House at Chew Magna’.
- Tithe map records four mills.
- Tithe map records four mills.

**1822**
- C & J Greenwood description: “Chew Magna ... containing 368 inhabited houses, and 403 families, 177 ... employed in agriculture, 140 in trade, manufacture or handicraft, and 86 not included in either class.”

**1840**
- Tithe map records four mills.

**1848**
- Acraman’s Mill and Tucking Mill bought and demolished to enable construction of compensation reservoir.

**1861**
- Chota Castle, Chew Lane.

**1864**
- Chew Manor, Battle Lane rebuilt.

**1865 - 8**
- Gas works established.

**1867**
- Baptist Chapel, Tunbridge Road.

**1874**
- New Hope Methodist Chapel, Battle Lane.

**1883**
- Building of Chew Magna School.

**1894**
- Enlargement of Chew Magna School.

**1900s**
- Demolition of Seven Bells cottages for building of North Chew Terrace.

**1923**
- Church Hall built.

**1937**
- Piped water supply introduced.

**1953**
- New fire station built.

**1958**
- Building of Chew Valley School, Chew Lane.

**1963**
- Demolition of cottages in Silver Street for Stoneleigh and other modern houses.

**1964**
- Sacred Heart Catholic Church consecrated.

**1966**
- Demolition of cottage, Harford Square, for building of Midland (now HSBC) Bank.

**1970**
- Gas works site cleared and redeveloped as Streamside.

**1971**
- Repair of Old Schoolroom.

**1978**
- First Chew Magna conservation area designated.

**1986**
- Review of list of buildings of special architectural or historic importance.

**2002**
- Extension of Chew Magna conservation area.
Chew Magna chronology references

2. LaTrobe-Bateman (1999), 2
3. LaTrobe-Bateman (1999), 2
5. formerly Dumpers Farmhouse but renamed Dumpers House
8. LaTrobe-Bateman (1999), 4
10. Tucking mill now lies under the top end of the compensation reservoir.
11. Durham (1992), 11
12. Collinson, John, *The History and Antiquities of Somerset*, 1791
14. Durham (1992), 8
15. Bodman (1994), 4 and 5
17. Durham (1992), 15
18. Durham (1992), 35
19. Durham (1992), 74
20. Durham (1992), 14
22. Durham (1992), 33
23. Durham (1992), 41

Chew Magna and its conservation area

Bath & North East Somerset Council’s Planning Services is always happy to give information, advice and guidance on the care of conservation areas, listed buildings and trees.

Guidance notes, ‘Living in a conservation area’ and ‘Owning a listed building’ are available from the Planning Projects & Partnerships Team.

This publication can be provided in audiotape, large print, Braille and computer disk versions in English and also translated into other local community languages if necessary.

For further information contact the Projects and Partnerships Team, Planning Services on 01225 477583.

Contact Planning Services for advice regarding:

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- **Planning Permission: West Team**
  01225 394108

- **Planning Policy**
  01225 477548

All the above teams are located at

Planning Services
Trimbridge House
Trim Street
Bath BA1 2DP

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