

## **NORTH SOMERSET COUNCIL DECISION**

**DECISION OF:** COUNCILLOR JAMES TONKIN. THE EXECUTIVE MEMBER FOR PLANNING, BUILDING CONTROL, HIGHWAYS AND TRANSPORT

**WITH ADVICE FROM:** THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT.



**DECISION NO:** 19/20 DE 203

**SUBJECT:** THE ADOPTION OF CONGRESBURY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**KEY DECISION:** NO

**REASON:** There are no financial implications and the decision is not significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Local Authority

### **BACKGROUND:**

Congresbury Conservation Area has been designated since 1990 without the accompanying appraisal and management plan. The Councils Conservation Officer has been working alongside Congresbury Parish Council and Congresbury Conservation Area Group to produce the relating documentation for adoption by Executive Member decision.

### **DECISION:**

The adoption of the attached Congresbury Conservation Area Appraisal and Management Plan.

### **REASONS:**

The council is responsible for producing documentation which provides justification for the conservation area included under its management. These documents also allow the council to review the area status in future years.

The appraisals and management plans help residents and developers understand what is important within the conservation area, what it is we are aiming to preserve by designation of that area as a conservation area and the means by which this is done.

### **OPTIONS CONSIDERED:**

Do nothing – continue to leave the conservation area without the needed documentation, this option would mean we are not fulfilling our statutory duty as a council under Planning (Listed Buildings and Conservation Areas) Act 1990, Part II, Section 71

### **FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this decision.

### **LEGAL POWERS AND IMPLICATIONS**

N/A

**CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

None

**CONSULTATION**

Public consultation via e-consult ran from 12<sup>th</sup> August until 20<sup>th</sup> September 2019.

**RISK MANAGEMENT**

There is no risk associated with the adoption of the document

**EQUALITY IMPLICATIONS**

Have you undertaken an Equality Impact Assessment? No

**CORPORATE IMPLICATIONS**

None

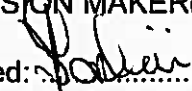
**APPENDICES**

Congresbury Conservation Area Appraisal and Management Plan

**BACKGROUND PAPERS**

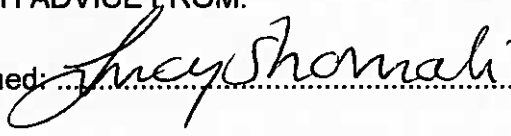
Results of the public consultation

**SIGNATORIES:****DECISION MAKER(S):**

Signed:  ..... Executive Member for Planning, Building  
Control, Highways and Transport

Date: 23<sup>rd</sup> Oct 2019 .....

**WITH ADVICE FROM:**

Signed:  ..... Director of Development and Environment

Date: 21/10/19 .....

# CONGRESBURY

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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ADD DATE ADOPTED



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## 1. INTRODUCTION

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### 1.1 DEFINITION OF A CONSERVATION AREA

A Conservation Area is an area of special architectural or historic interest, “the character or appearance of which is desirable to preserve or enhance”. Designation of a conservation area increases the control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also requires that any new development maintains or enhances the conservation area.

### 1.2 DEFINITION OF A CONSERVATION AREA APPRAISAL (CAA)

North Somerset Council is required by legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) to periodically review its existing conservation areas. The appraisal assists to identify the particular attributes that make the conservation area special. The legislation also requires North Somerset Council to publish proposals for the preservation and enhancement of conservation areas which is included in the management plan in this document.

### 1.3 GUIDANCE RELATED TO APPRAISALS

Guidance on assessment is in English Heritage’s (now Historic England) Guidance on conservation area appraisals (February 2006).

English Heritage’s Guidance on the management of conservation areas (February 2006).

### 1.4 COMMUNITY INVOLVEMENT

The appraisal was made available on e-consult from 12<sup>th</sup> August until 20<sup>th</sup> of September for the community to review. A meeting was then held on 12<sup>th</sup> of September for comments on the document. These comments were incorporated to the appraisal and management plan.

## 2 PLANNING POLICY

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### 2.1 LEGISLATION

Local authorities are required by law to determine which parts of their geographical jurisdiction are of special architectural or historic interest, and those they wish to preserve and enhance.

The local authority should review its conservation areas from time to time to determine if any further parts should be designated as conservation areas, in line with Section 69, Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The conservation area appraisal and management plan form part of this legislation. The Act also states that it is the duty of the local authority to publish proposals regarding the preservation and enhancement of its conservation areas (Section 71, Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990).

### 2.2 GOVERNMENT NATIONAL POLICY

Section 16 paragraphs 184-188 of the National Planning Policy Framework (NPPF) adds to the emphasis of review and defining conservation, whilst looking for opportunities to enhance heritage assets.

### 2.3 LOCAL POLICY

Policy CS5 in North Somerset Council’s Core Strategy relates to Conservation and the historic environment stating that ‘the council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation area, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.’

North Somerset Council’s Sites and Policies Plan: Part 1, policy DM3 Conservation Areas aim is “to conserve and wherever possible enhance North Somerset’s conservation areas”. Policies DM4 (Listed Buildings), DM6 (Archaeology) and DM7 (Non-designated heritage assets) are also relevant.

Congresbury Neighbourhood Development Plan (**Draft**) particularly policies H1, H3, T2, T3, EH1 and EH3 also apply

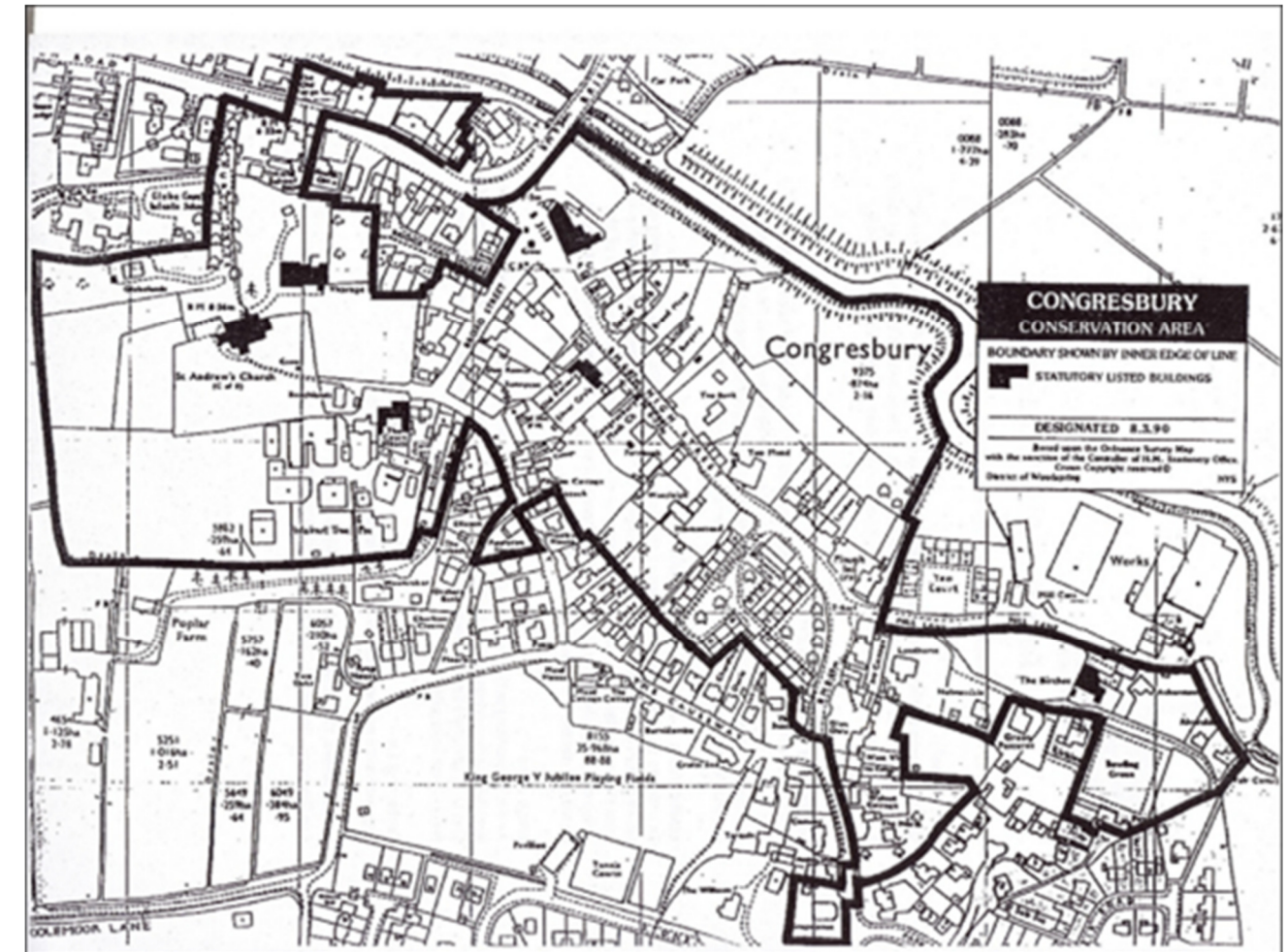


### 3 CONSERVATION AREA SUMMARY AND LOCATION

Congresbury is a large village which sits astride the River Yeo about halfway between Bristol and Weston-super-Mare. It is near to larger settlements but far enough away to have its own identity. Congressbury is situated in a beautiful part of the countryside, close to the Mendip Hills AONB and surrounded by countryside.

The current Conservation Area was adopted in 1990 and incorporates the heart of the old village including St Andrew's Church, and Broad Street with its 15<sup>th</sup> century market cross. Congressbury grew up around the church which sits south of the River Yeo on level ground; the conservation area encompasses this historic core.

The conservation area covers approximately 12.5 hectares, and includes sections of Station Road, High Street, Broad Street, Paul's Causeway and Mill Lane; the village has developed in the surrounding area.





## 4 HISTORICAL DEVELOPMENT

Congresbury is one of few parishes today which is directly named after a Saint; the parish is believed to have begun under its namesake St Congar.

St Congar is believed to have been a Celtic missionary, and the first British saint. It is thought that he built a church within the village in the late 5<sup>th</sup> century. This was later replaced in the 13<sup>th</sup> century with St Andrew's Church as seen today. Evidence to support the Saxon occupation here has been found through archaeological excavations.

The earliest written record of Christianity in Congresbury dates from around 886AD when King Alfred gave Congresbury's minster to Asser, Bishop of Sherborne. The 1086 Domesday Book records a church at Congresbury endowed with half a hide of land and two mills. These mills continued to produce flour until the 20<sup>th</sup> century, and their historic sites are preserved in the names of the streets, such as Mill Lane and Mill Leg.

Until the mid-16<sup>th</sup> century almost the entire parish was owned by either the Church or the Crown; at the end of the 16<sup>th</sup> century the land was given up to help fund the Queen Elizabeth Hospital in Bristol.

Land was sold off to private individuals which involved a 'great sale' in 1921 of over 2000 acres. However, not all the properties or land were sold until 1975, when the village cross was given to the Parish Council.

The railway came to Congresbury in 1869 on the line between Yatton to Cheddar (known as the Strawberry Line). Improved communication links meant that new opportunities arose for markets and employment. The railway was eventually closed in 1963, but other improved transport links, such as the bypass, allowed people residing in the area to work outside the parish, a trend which continues today.





## 5 CHARACTER AND SPECIAL INTEREST

### 5.1 GENERAL CHARACTER

Congresbury Conservation Area derives its special character from a fortuitous mix of traditional building styles and ages. The variety is evident, encompassing traditional cottages built from local limestone frequently rendered, with small gabled roofs, chimneys and red/brown tiles, to the larger Georgian classical-style buildings.

The village centres around the 15<sup>th</sup> century market cross and small shopping thoroughfare, Broad Street. The buildings are generally traditional stone, cottage-style buildings which are commonly two storeys, the only real exception being the grander church buildings.

The northern boundary of the conservation area follows the river Yeo, as the historic village was built on level land south of the river. The village grew up around the church which forms the historic core of the conservation area.

St Andrew's Church is a key building within the conservation area which sits on the site of a former Saxon 5<sup>th</sup>-7<sup>th</sup> century minster. The current building dates from the 13<sup>th</sup> century, and its commanding spire can be seen from many views within the conservation area and throughout the parish. It sits within a large and very attractive green space at the heart of the village.

### 5.2 BOUNDARY WALLS

One of the key characteristics within the conservation area results from the many limestone boundary walls. These are generally built from local rubble limestone with cock and hen capping.



### 5.3 VIEWS

Views within the conservation area mainly consist of short street views showing the wide range of architecture and narrow roads consistent with the typical English countryside village. Some key views of the village are shown on the map below





## 6 URBAN GRAIN AND PUBLIC SPACES

### 6.1 ARCHITECTURAL STYLE AND PERIOD

There is no overarching architectural style within Congresbury; the village is a product of fortuitous design rather than a planned design seen in large towns and cannot be set to one period of history.

Congresbury Conservation Area has a mix of traditional buildings, from cottages to large classical Georgian style buildings, and ecclesiastical buildings.



Broad Street

### 6.2 GENERAL SIZE OF CURRENT BUILDINGS

The majority of the buildings are two storeys, which allows the impressive, higher-status buildings, such as the church spire of St Andrew's that are key features within the conservation area to stand out. .

The urban grain is less dense along Station Road and the High Street with houses which are generally larger and sit on plots with more surrounding land. However, this is not universal; Orchard Close, Broad Street and Paul's Causeway are denser in terms of urban grain within the conservation area itself. Chestnut Close is a modern development within the conservation area.

### 6.3 GENERAL MATERIALS

The main materials within the conservation area are local grey limestone. Some buildings remain undressed, so their construction using rubble limestone is visible, but others are rendered. The older traditional cottage buildings generally have red/brown roof tiles but some of the grander buildings have slate roofs.

As with the architectural style there is no consistent design of roofs or windows, although windows are generally either Georgian or Victorian wooden sash, whilst a few of the old buildings do have the traditional casement and lead light windows.

### 6.4 GREEN OR OPEN SPACES

There are two key areas of green space which add character to the conservation area. The green space surrounding the Grade I listed Church of St Andrews, and the Millennium Green which spans the river, however only the southern portion of this is within the conservation area. Both are high quality areas adding to the character of the conservation area.

## 7 HERITAGE

### 7.1 LISTED BUILDINGS

There is a range of listed buildings and monuments within Congresbury Conservation Area that show the diversity of the architecture present within the village:

- Scheduled monument (Grade II\* listed) Village Cross
- Scheduled monument Churchyard Cross
- Grade I Listed Church of St Andrew
- Grade I Listed Refectory and Vicarage
- Grade II Listed Knight Monument
- Grade II Listed John Wall raised tomb
- Grade II Listed Burrow Monument
- Grade II Listed Chest Tombs
- Grade II Listed The Court House
- Grade II Listed Ship and Castle
- Grade II Listed Silver Craig and The Old Rectory
- Grade II Listed The Birches



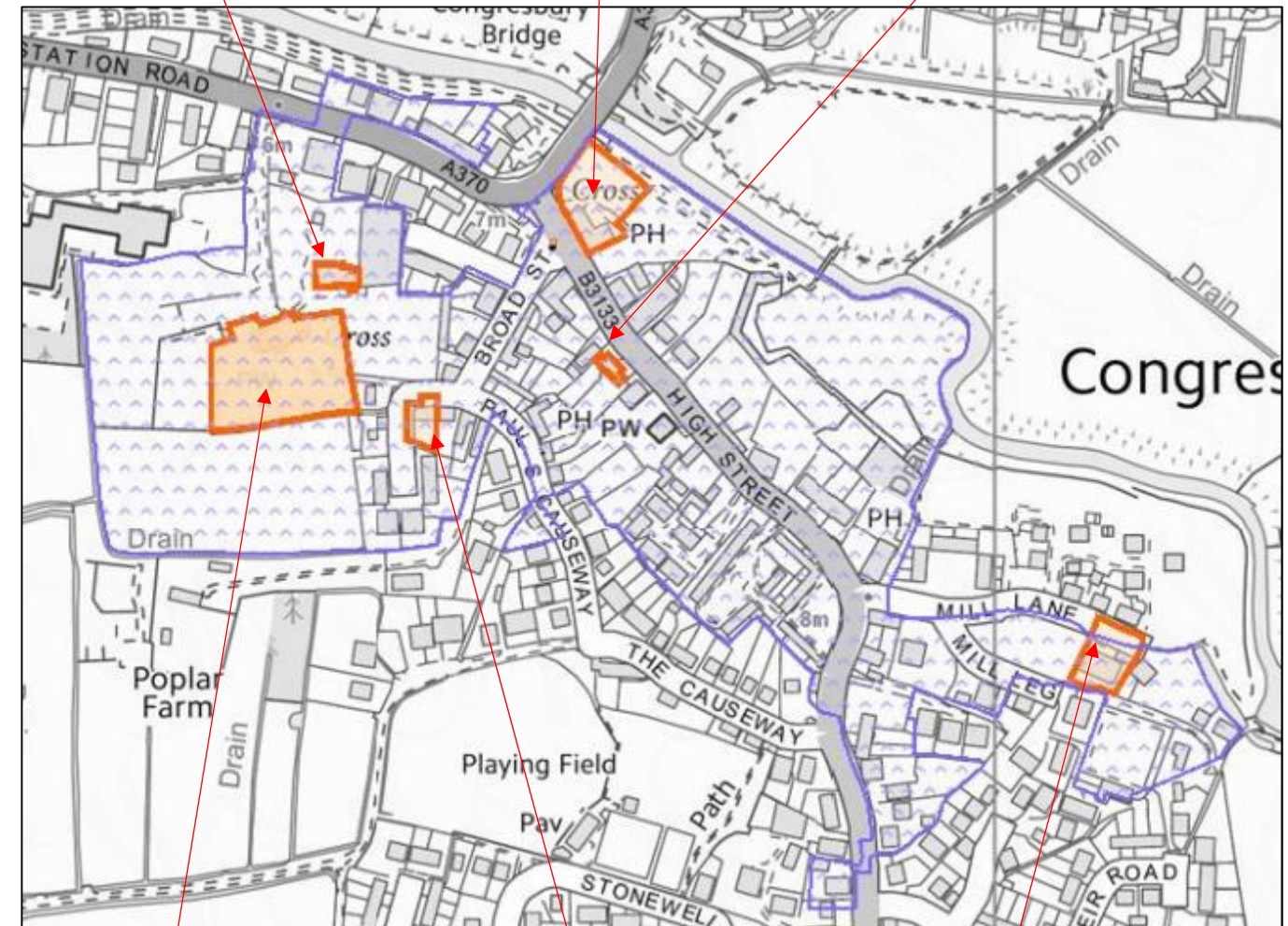
Refectory and Vicarage



Ship and Castle (now the Congresbury Arms)



Silver Craig (Old Rectory)



St Andrews Church



The Court House



The Birches

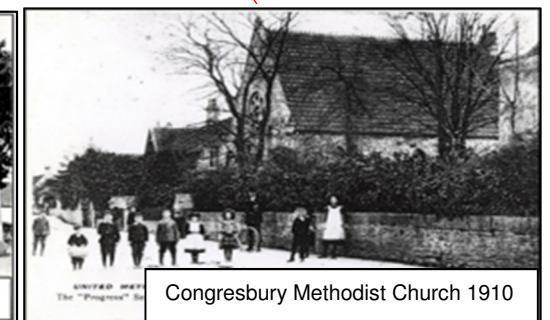
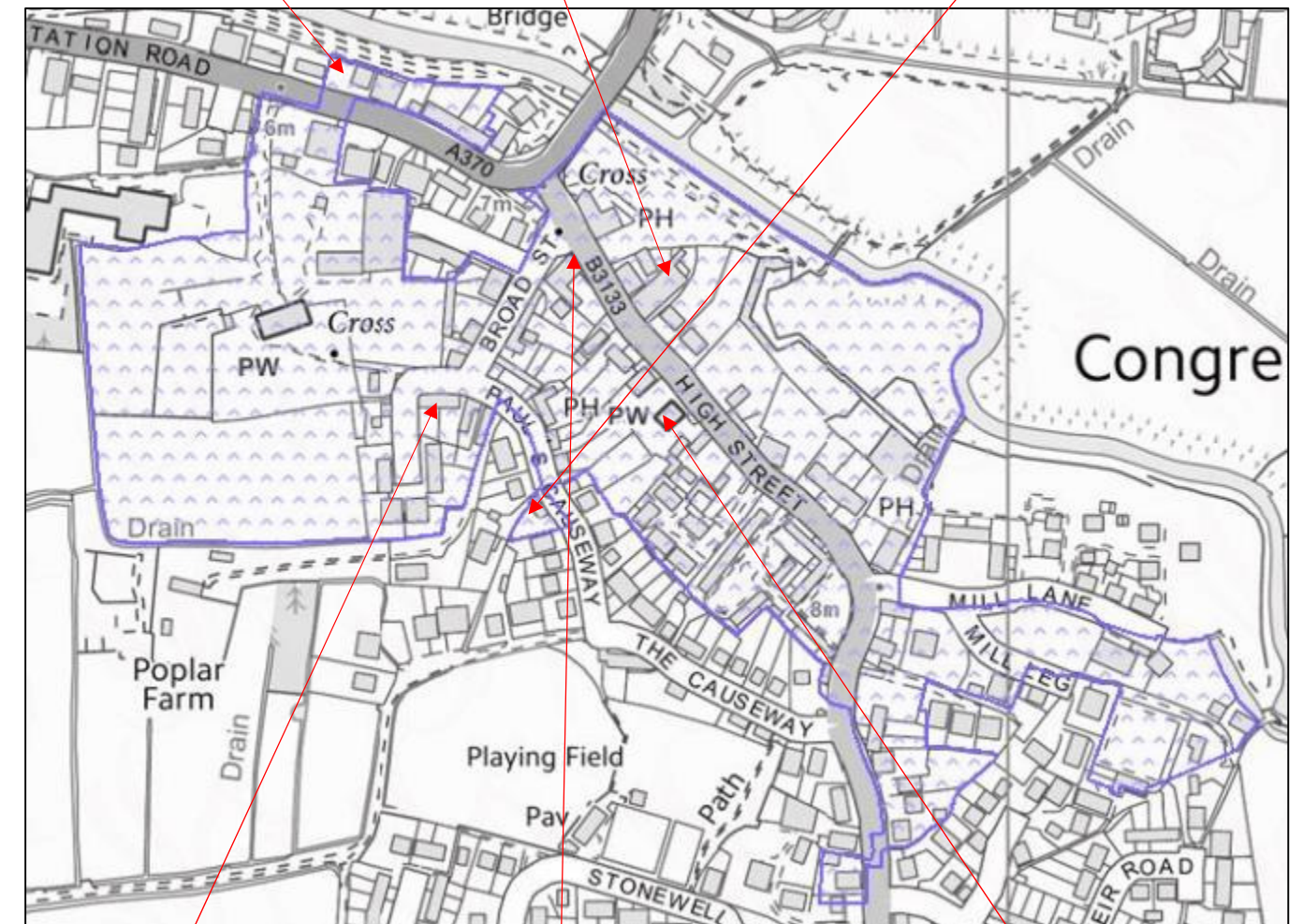
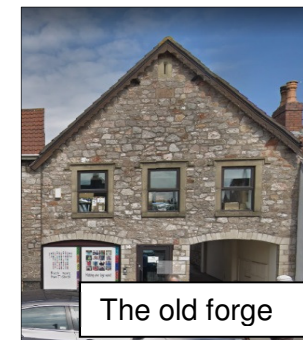


## 7.2 BUILDINGS OF MERIT

There are a number of buildings within the conservation area which are of local merit but are not of sufficient national importance to be included on the listing schedule. More detail on these buildings can be found within Appendix 1.3

These include:

- The Old School Rooms
- The Old Forge
- War Memorial Hall (WWI)
- Congresbury Methodist Church
- Bridge House
- Bridge Villa
- Lyndhurst
- Old Post Office
- Poor House
- The Old Inn
- Yeo Meads
- Yeo Bank
- Appleton House
- Church House
- Fernbank
- The Plough





### 7.3 ARCHAEOLOGICAL FEATURES

The parish of Congresbury has a rich history with archaeological evidence of Roman, Saxon and medieval occupation within the conservation area itself.

#### 7.4 PREHISTORIC

Evidence of prehistoric activity within the conservation area comes in the form of Neolithic flint scrapers to the south-west of St Andrew's Church. Within the wider parish there is evidence of human activity from the Neolithic and Bronze Age at Cadbury-Congresbury hillfort, in the form of flints implements, Iron Age pottery, and prehistoric field systems.

#### 7.5 ROMANO-BRITISH

Evidence of occupation throughout the Roman period can be found within the parish. Within the conservation area specifically, this is focused around the environs of St Andrew's Church. The wider parish provides evidence of large scale pottery industry between the 2<sup>nd</sup> and 4<sup>th</sup> centuries AD, and the first Romano-British pottery kiln in the area was excavated in 2017. A Romano-British temple and cemetery are also recorded at Cadbury Hill.

Coins, mosaics and pottery all related to occupation within the area in the Roman period have been recorded throughout the parish, as well as enclosures and agricultural activity dating to this period.

#### 7.6 MEDIEVAL

The church of St Andrew sits on the probable site of the Saxon minster, which is thought to be associated with St Congar. Other medieval monuments, findspots and buildings within the conservation area include the village cross, medieval priest's house, findspots of medieval pottery. The earliest records for water mills in Congresbury are found in the Domesday book of 1086, and these continued in use in different forms until the 20<sup>th</sup> century.

#### 7.7 POST-MEDIEVAL

There is also evidence of post medieval life within the conservation area. A wharf was located behind the Ship & Castle, and to the west of this building stood the tannery. The majority of buildings within Congresbury date to this period, as well as chest tombs in St Andrew's churchyard.

### 7.8 MODERN

There are many heritage assets within the conservation area connected to the Second World War, such as the site of the former air raid siren/AFS fire station, and air-raid shelters.





## 8 NEGATIVE FEATURES

### 8.1 LOSS OF TRADITIONAL FEATURES

The most obvious within this conservation area is that of the loss of traditional timber windows for replacement uPVC windows. Windows and doors are a major contributor to the character of buildings within the Conservation Area. They provide important evidence about the history of property in addition to the attractive appearance they may give a house. Modern replacement windows and doors have had a significantly harmful appearance upon the appearance of a number of buildings within the Conservation Area.



### 8.2 UNSYMPATHETIC DEVELOPMENT AND ADDITIONS TO BUILDINGS.

Congresbury has not suffered much with unsympathetic buildings within the conservation area although there are a few examples, such as the modern bungalows along the High Street, where if any redevelopment opportunity were to arise they should be designed to be more in keeping with the area.



### 8.3 POORLY DESIGNED SHOPFRONTS AND SIGNS

Congresbury's main two shopping streets are Broad Street and High Street. These have suffered from poor shop signage and clutter from overuse of signage, which detract from the special architectural character of the more traditional conservation area.

### 8.4 UNSYMPATHETIC COLOUR SCHEMES

Inappropriate colour schemes applied to buildings/walls detract from the harmony of the conservation area's appearance but do not generally fall within planning control.

### 8.5 TRAFFIC, PARKING AND STREET CLUTTER ISSUES WITHIN THE AREA

Traffic is the worst issue facing the conservation area. The core of the village of Congresbury is located on the junction between the A370 and B3133. With the greater volume of traffic on the roads today it not only causes problems with congestion and movement for pedestrians and cyclists, but also with parking. The clutter caused by of the widespread use of highway signs also detracts from the character of the conservation area. Traffic has also caused damage to the scheduled market cross which sits on the junction between the B3133 and Broad Street.



## 8.6 ISSUES RELATING TO UNAUTHORISED WORKS

There have been issues with unauthorised works within Congresbury Conservation Area, regarding the change of windows to flats and business premises without planning permission, and the placement of new shop signs without advertising consent, but this is minimal.



## 9 MANAGEMENT PLAN

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### 9.1 MANAGEMENT STRATEGY

The designation of conservation areas is not meant to halt or hinder development, but to ensure any new development proposed within the conservation area is of high quality and doesn't cause harm to what makes this area of special historic and architectural value.

Although there are few locations within the conservation area which lend themselves to development, the impact on the future re-development of these sites in the conservation area will need to be taken in to account.

Smaller householder applications need to be considered with regard to their individual and cumulative impact on the conservation area, whether these are for windows, doors or extensions. The character of the conservation area and the effect these will have on the special historical and architectural value of the conservation area, must be considered within the decision process on whether or not what is proposed will be appropriate to the conservation area or if it will dilute its special character.

### 9.2 COMMUNITY INVOLVEMENT

The management plan and appraisal was written with help from members of the Congresbury Conservation Area Group and the Parish Council. Congresbury has a vibrant community spirit, which further adds to the character of the village.

It is a statutory requirement by law in Section 71 (2), Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990, that residents residing within the conservation area are invited to a public meeting for consideration (of the appraisal document).

The draft appraisal was put on the North Somerset Council public website on 12<sup>th</sup> August until 20<sup>th</sup> September and two paper copies were made available in the Town Hall. The public meeting was held on 12<sup>th</sup> September and where appropriate the points made in this have been incorporated in to the management plan.

### 9.3 MANAGEMENT STRATEGY

Issues affecting Conservation Area	Description	Opportunity
<b>Inappropriate shop front design</b>	Shop signs and advertisements are out of character with the conservation area being brightly coloured and out of proportion to fascia.	<p>To work with shop owners to encourage the use of traditional materials and design when installing shop signage.</p> <p>In line with policy EH1 of Congresbury Neighbourhood Development Plan</p> <p>North Somerset Council to produce a shop front design guide to help owners when installing new signage.</p>
<b>Loss of traditional windows and doors</b>	A number of traditional windows have been replaced with uPVC degrading the character of the conservation area.	<p>Look into the benefit of placing an article 4 direction on the conservation area to prevent further loss of these features.</p> <p>Ensure advice on how to repair traditional windows is easier to find on the council's website.</p>
<b>Walls and boundary treatments</b>	The loss of traditional boundary walls, which are a key characteristic of this conservation area	To work with owners, using the conservation area appraisal to highlight the value of these to the Conservation Area and discourage their removal to create off street parking.
<b>Improving street furniture</b>	There is a lack of positive street furniture within Congresbury Conservation Area.	<p>Encourage the placement of positive street furniture where appropriate and of the correct design to aid the enjoyment of the conservation area. Such as benches and flower pots.</p> <p>In line with policy F2 of Congresbury Neighbourhood Development Plan</p>
<b>Highway and utility maintenance</b>	Loss of traditional finishes, and the clutter of signage and utility poles and wires	<p>Encourage the replacement of road surfaces with traditional surface material after access to utilities</p> <p>Keep traffic signage to a minimum to avoid clutter. In line with policy T3 of Congresbury Neighbourhood Development Plan</p> <p>Encourage utility companies to underground cables where possible to minimise clutter in the conservation area.</p>
<b>Protection of Congresbury Market Cross</b>	Traffic has caused damage to the scheduled market cross, traffic and road system also cause damage to it setting	<p>Continue to work with the Parish Council, Historic England and the Council's Highway services to develop a scheme to enhance its setting and prevent further physical damage to the village cross; to both protect the cross and to improve the character of the conservation area.</p> <p>In line with policy EH1 of Congresbury Neighbourhood Development Plan</p>
<b>New Development</b>	Some areas of new development within the conservation area detracts from its character	<p>Encourage new development to be of high quality in design, scale and materials and to reflect local themes in building materials. New development should complement the main buildings and the conservation area. Any new development should protect significant views within the conservation area.</p> <p>In line with policy H1 of Congresbury Neighbourhood Development Plan</p>
<b>Number of cars parked in Broad Street</b>	Vehicles dominate the scene and affect the appearance and character of the conservation area.	<p>Parking should be restricted to a limited time and the layout of current parking spaces reviewed.</p> <p>In line with policy T2 of Congresbury Neighbourhood Development Plan</p>



## 9.4 FUTURE NEEDS OF THE CAA

The conservation area would benefit from a complete assessment on whether an Article 4 Direction to remove permitted development rights for replacement windows could positively benefit the conservation area. This would require a planning application to be submitted for any changes to windows which would help to maintain the historic characteristics traditional windows give to the conservation area.

The creation of a local heritage list for Congresbury would help give further protection to locally important heritage assets both within and outside the conservation area, Local lists enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.

A revision of the conservation area boundary should to be considered; suggestions from local residents are to include the whole of the Millennium Green and Congresbury bridge over the River Yeo within the conservation area.

This conservation area appraisal document is not a final document, as areas are dynamic. The document will need to be reviewed to include any new changes in the area; it is anticipated that this will be done at five yearly intervals.

Further protection and enhancement of this conservation area is required to prevent the dilution of the historic character. The Congresbury Conservation Area Group will help to monitor changes within the area, and also to implement some of the positive changes within the management plan with assistance from North Somerset Council.

More information about conservation areas can be found on the North Somerset Council website:

<http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/heritage/conservation-areas/>

And the Historic England website here:

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas>

## 10 APPENDIX

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### 10.1 GLOSSARY OF TERMS

**Article 4 Direction** - An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors or the roof and can restrict the construction of a porch or some types of extensions, the painting of the external surfaces or the removal of chimney stacks

**Ashlar** – Large square blocks of masonry which is finely dressed (cut).

**Buildings of local interest** - A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.

**Listed Building** – A building of historic interest or special architectural design placed on a statutory list giving them legal protection.

**Permitted Development rights** - You can perform certain types of work without needing to apply for planning permission. These are called "permitted development rights". Find out more here: [https://www.planningportal.co.uk/info/200187/your\\_responsibilities/37/planning\\_permission/2](https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2)

**Perpendicular** - Perpendicular architecture emphasises strong vertical lines, seen most markedly in window tracery and wall panelling.

**Public realm** - The spaces between buildings accessible to the public, including the highway, green areas, squares etc.

**Rubble stone** - Rough, unhewn building stones, generally not laid in regular courses.

**Scale** - This can have two meanings: it can be used to define the mass or bulk of a building often in comparison to other buildings or spaces meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions which follow a classical design within historic buildings.

**Scheduled Monument** - Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979

**Setting / context** - The physical (built and landscape), community and, economic setting in which the development takes place

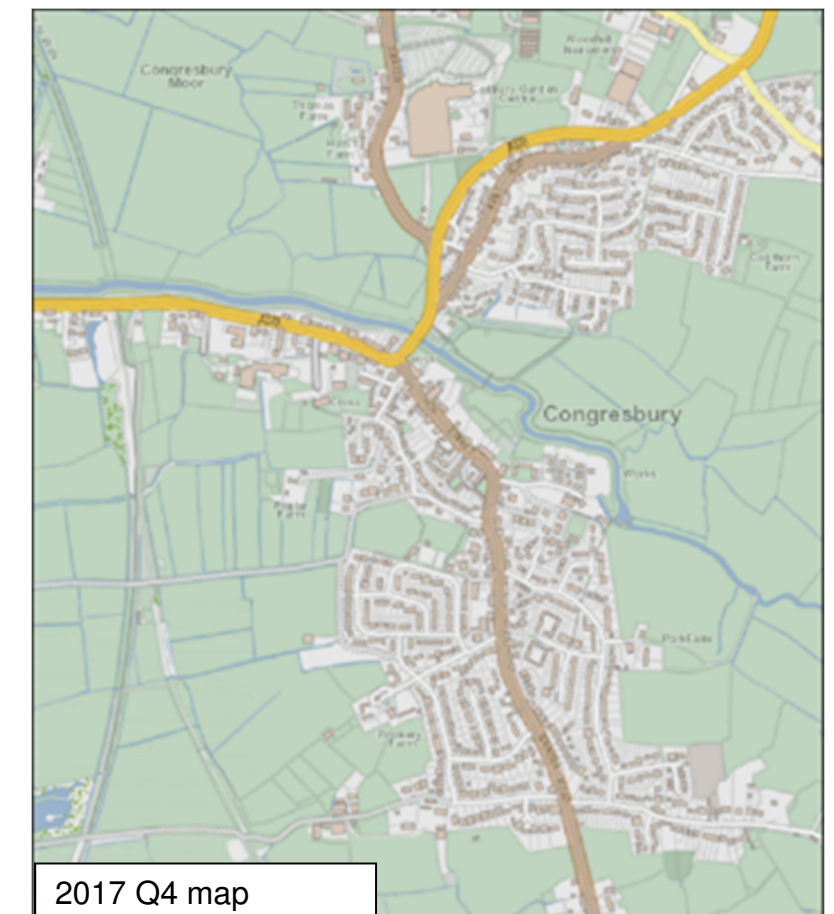
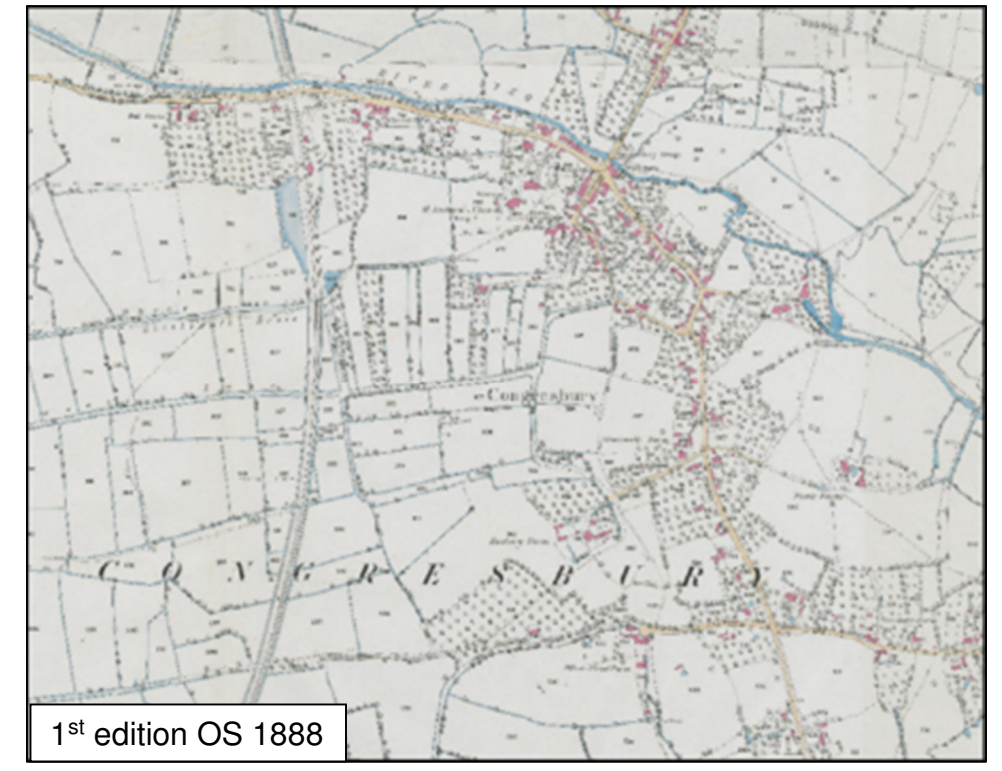
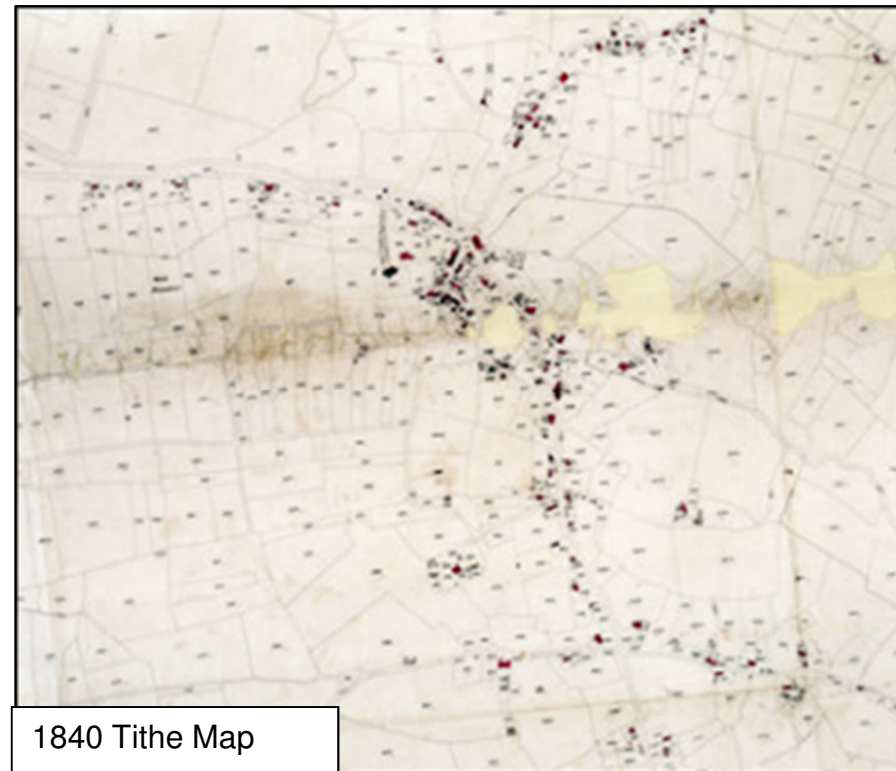
**Townscape** - The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

**Urban grain** - Pattern (morphology) of streets, buildings and other features within an urban area

**Vernacular** - The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials



## 10.2 MAP REGRESSION OF CONGRESBURY





### 10.3 LISTED BUILDING DESCRIPTIONS

Name	Ref / Location	Description
THE COURT HOUSE (formerly listed as Tudor Cottage)	4/109 9.2.61 II  ST 46 SW CONGRESBURY C.P. PAUL'S CAUSEWAY (south side)	Semi-detached house. Probable C16 core with C19 alterations and C20 restoration. Coursed rubble (some large blocks) with flush rusticated quoins, stone openings and double Roman tile roofs to main range, pantiles to left-hand advanced wing. Irregular L-shaped plan: 2-storey range with adjacent 2 gable ended wings to left hand and further, smaller, range set at right-angles in the angle. C20 casement fenestration to gable ends and either fixed-pane or small pane C19 casement fenestration to set back range. One fixed-pane window in chamfered stone surround under flush relieving arch. Tudor-arched doorway of 2 orders to right-hand gable end with 2-leaf studded plank door. End brick stacks. Interior. Inaccessible.
CHURCH OF ST ANDREW	ST 46 SW CONGRESBURY C.P. CHURCH DRIVE (east side)  4/97 Church of St. Andrew 9.2.61 G.V. I  Listing NGR: ST4356663766	Anglican parish church. C13 origin remodelled in C15 with restorations in 1825, 1856 and 1950-2. Coursed and squared rubble with flush rusticated dressed stone quoins, stone copings and ashlar dressings, copper roof to nave, slates to chancel. Nave, chancel, west tower, north and south aisles, south porch. Principal windows are of 3-lights with Perpendicular cusped tracery under pointed-arched heads with some C19 renewal and C19 face stops to hoodmoulds. Smaller, similar 2-light Perpendicular windows to nave clerestory. East window of 5 lights. Offset buttresses to aisles with blind embattled parapets and crocketed pinnacles. Tower of 2 stages with spire. Offset diagonal buttresses, moulded string courses, blind embattled parapet with corner crocketed pinnacles. 2-light bell openings on all faces except the east which has a large clock face decorated with border cusping. Gargoyles to north face only. West facade has a doorway with deep reveal decorated with 2 tiers of niches in the jambs; 2-leaf plank door. Above this a 3-light C15 window under pointed head. Octagonal tapering spire with 2-light ogee-headed openings to alternate faces. North aisle with polygonal rood stair turret, gargoyles and figure niche to parapet and north doorway of 3 orders with C19 face stops to hoodmould and plank door. South porch with 4-centred arched doorway and 2-leaf plank door. 3-light windows under flat head to parvise. South doorway with fleurons in the jambs and an ogee gable with large finial. Interior. Nave has 4-bay C13 arcades, that to the south with detached Purbeck shafts to piers replaced in 1856. Fine face stops in the pandrels of the north aisle arcade. Complex moulded tower arch. Barrel roof much restored but with original bosses and intricate tracery to wall plate. Fine stone corbels: all faces with toothache commemorating William Button (Bishop of Bath and Wells 1218- 64). Rood loft opening and stair door on north wall. Tall chancel arch with wave moulding and faces half way up jambs. Chancel has C19 wagon roof and double C13 piscina on south wall. Aisles have plaster ribbed vaults with face corbels. South chapel has pointed-headed piscina and Easter sepulchre recess. Fittings. C13 font with cable moulding on bowl supported by 4 shafts; Jacobean font cover. C19 Early English style pulpit, C19 brass lectern. Fine C15 rood screen with some renewal. C20 stained glass in south aisle windows, C19 glass in east window with medieval fragments in top lights. (N. Pevsner, The Buildings of England : North Somerset and Bristol, 1958).
VICARAGE/REFECTORY	Listing NGR: ST4365863686  4/96 The Vicarage and The Refectory 9.2.61 (formerly listed as The Vicarage) ST 46 SW CONGRESBURY C.P. CHURCH DRIVE (east side	Vicarage and former Priest's House, now used for parish functions. Early C19 Vicarage to left-hand, c.1446 former Priest's House to right hand. Vicarage of limewashed render with stone plinth and parapet, ashlar to porch and hipped double Roman tile roof. Rectangular block of 2 storeys, 3 bays. All windows are 12- pane sashes. West entrance front with recessed central section and Greek Doric distyle porch in antis with fluted columns and triglyph frieze. 2-leaf small pane glazed doors. Refectory of limewashed render and dressed stone to buttresses and south-east porch gable face. Pantile roofs and coped stone gables. L-shaped plan with right-hand advanced porch of 2 storeys. Windows to main range are of 2-lights with cinquefoil-cusped heads under flat lintels with hoodmoulds and face stops. Cross-mullions to ground floor, single lights above. Offset buttresses between. Porch gable end has a pointed-arched doorway with inner



		order on shafts and capitals, decorative order of filigree dogtooth ornament and several further moulded orders with hoodmould and angel stops holding heraldic shields. Further angel at arch centre, all with heads missing. Offset diagonal buttresses, cross-mullion window to parvise above porch and a winged angel in square niche holding a scroll. Benches either side inside porch, moulded 4-panel compartmented ceiling and Tudor-arched doorway with plank door. East end stone stack with moulded cap, left-hand Vicarage has 2 brick stacks. Interior. Refectory ground floor room (hall) has a 6-panel compartmented ceiling and stone stairs built on to north external wall up to room above. The space now occupied by the 2 rooms may once have been an open hall. Upper room stair doorway in Tudor-arched and the roof is of 3 bays with 2 cambered arch braced collar trusses and 3 tiers of wind braces (all renewed). Similar structure with renewal over parvise. Coved compartmented ceiling in east end upper room and carved stone fireplace with moulded basket-handle arch and decorative frieze of quatrefoils and mouchettes. The eastern range comprising the Refectory was built by executors of Bishop Beckington of Wells whose heraldic devices and those of the Poulteneys family are on the porch. (N. Pevsner, The Buildings of England : North Somerset and Bristol, 1958; Architect's Journal, 1977).
KNIGHT MONUMENT	1 metre south of chancel, Church of St. Andrew  Listing NGR: ST4356763741	Chest tomb. Dated 1615. Limestone. Chamfered base block with rectangular chest and deeply chamfered slab. Coved inscription panel to east end with deeply incised capitals, records inscription to Seymon Knight.
JOHN WALL RAISED TOMB	T 46 SW CONGRESBURY C.P. CHURCH DRIVE (east side) 4/100 John Wall Railed Tomb Enclosure in churchyard 10 metres south-east of chancel, Church of St. Andrew G.V. II  Listing NGR: ST4357063735	Railed tomb enclosure. Dated TW/1789 (on headstone). Limestone base wall with wrought iron spear railings. Rectangular on plan with urn finials, gate entrance to south side and name plaque to west side. Segmental-headed stone to west side with date and inscription in rhyming couplets.
BURROW MONUMENT	4/99 Burrow Monument in churchyard 6 metres south of porch, Church of St. Andrew  G.V. II  Listing NGR: ST4357863737	Chest tomb. Dated 1770. Sandstone. Moulded base and ovolo-moulded slab with gadrooned angle pilasters and 2 inscription panels either side with Rococo swirls to their borders and incised lettering in florid script to Edward Burrow
CHEST TOMBS	4/102 Walls and Unidentified Monuments in churchyard 1 metre east of Church of St Andrew  GV II	2 Chest tombs. Watts tomb dated 1633, other tomb dated 1539. Both of limestone. Chamfered base blocks with rectangular chests and deeply chamfered slabs. Moulded coved inscription panels to east ends with deeply incised capitals to Watts tomb and eroded capitals to other.
CHURCHYARD CROSS	List entry Number: 1015506  Date first scheduled: 03-Mar-1977  Date of most recent amendment: 23-Dec-1996  National Grid Reference: ST 43598 63744	This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. The monument includes a cross built into the east facing slope of the churchyard at Congresbury, c.30m south east of the church porch. The cross has an octagonal three step calvary and socket stone. The first step of the calvary is 3m in diameter and 0.6m high, each side of the octagon being 1.1m wide. The second step is 0.4m high, with its octagon having sides of 0.9m in width. The third step is 0.35m high with octagonal sides of 0.6m. The upper surface of each step of the calvary has weather-drip mouldings. Above the third step is the octagonal base of the socket stone. The socket stone is 0.9m wide and 0.8m high, with each side of its octagon being 0.3m wide. The socket stone has a deep drip on its upper surface and is set off at its base. It is very weathered on its upper surface and there is no observable socket. The cross is considered to be 14th century. The cross appears to sit on a slight rise, and investigation at the time of the site visit suggested that there is stone at a depth of c.0.2m under the surface surrounding the cross, and to a width of 0.3m from the calvary base. This is indicative of a substructure or further calvary stones below the present ground surface. These remains are included in the scheduling

VILLAGE CROSS	ST 46 SW CONGRESBURY C.P. BROAD STREET 4/95 Village Cross 9.2.61 G.V. II* Village Cross List entry Number: 1015505  National Grid Reference: ST 43733 63816	This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. The monument includes a cross situated at a crossroads in Congresbury, the roads leading to Bristol, Weston-super-Mare, Paul's Causeway and Churchill. The cross has a four step octagonal calvary, an octagonal plinth, square socket stone, shaft and head. The first step of the calvary is 5m in diameter and 0.2m high, with each side of the octagon measuring 2.1m. The step is benched and has a deep drip. The second, third and fourth steps are each 0.4m high, with octagonal sides measuring 1.75m, 1.4m and 1m respectively. Above the fourth step is an octagonal plinth which is 0.3m high, and each side of which is 0.7m long. This supports the square base of the socket stone which is 1.15m wide and 0.9m high with a central socket 0.4m square. Convex brooches at the angles of the socket stone produce an octagonal top. The c.2.5m high shaft has a square stopped base, and then tapers to a restored head comprising a square block of stone with a ball on top. The head of the cross was restored some time before the mid 19th century. The rest of the cross is considered to be 15th century and is Listed Grade II*. The cross is reputed to have two further calvary steps which were buried when the level of the road was raised some time before the mid 19th century. The remains of the buried calvary steps are included in the scheduling. The tarmac and make up of the road around the cross is excluded from the scheduling where this falls within its protective margin, but the ground beneath is included.
SHIP & CASTLE	T 46 SW CONGRESBURY C.P. HIGH STREET (east side)  4/104 Ship and Castle Inn 9.2.61 G.V. II  Listing NGR: ST4375363825	Inn. Early C18 with C19 alterations. Colour washed render with double Roman tile roof to roadside range, pantiles to rear additions. Long 2-storey, 6-window range to road with scattered casement fenestration and 2 doorways: that to left- hand with flat hood on carved brackets with 2-leaf plank door, that to right-hand with single leaf plank door. Parallel 2-storey, 2-window wing at rear with higher roof level and splayed wing to the north with hipped roof. Rear ranges have 12 and 16-pane sash fenestration. Interior. Some chamfered beams. The inn forms a group with the Village Cross (q.v.).
SILVER CRAIG & THE OLD RECTORY	ST 46 SW CONGRESBURY C.P. HIGH STREET (west side) 4/105 Silvercraig and The Old Rectory 2.6.86 II Listing NGR: ST4377263737	Former Rectory, now in 2 separate ownerships. Mid C18. Colour washed render with flush rusticated dressed stone quoins and exposed rubble to right-hand return front. Stone copings, pantile roof. 2-storey, 3-window east front. Windows are 16-pane sashes. Central glazed C19 porch with 6 flush panel door and semi- circular spoked fanlight. End rendered stacks. Later porch extension to right- hand with C20 door
THE BIRCHES	ST 46 SW CONGRESBURY C.P. MILL LANE (south side)  4/108 Flats 1, 2 and 3, The Birches 9.2.61 (formerly listed as The Birches) Listing NGR: ST4406063562	Detached house in 3 separate ownerships. Mid C18. Rendered rubble with slate roofs. 3-storey, 5-window south front. Windows are 12-pane sashes to ground and first floors, 6-pane sashes to upper: all C20 replacements except 2 ground floor left-hand windows. Stepped voussoirs to each window head. Central porch with wooden lattice jambs, segmental head and 9 panel door with 3 rectangular lights above. End rendered stacks. Later outshuts to rear. Interior. All original features lost in conversion except shutters to most windows



#### 10.4 BUILDINGS OF MERIT LIST

Name	Location	Description
<u>Bridge House</u>	High Street, Congresbury BS49 5JA	The first appearance on this building in the location for bridge house is seen on the 1739 deVilstar Map. It is a dominant building which sit on the corner of High Street opposite the scheduled cross and add a great deal of character to the conservation area. It has had a number of different uses within it life time and is now currently an estate agent.
<u>Bridge Villa</u>	29 Paul's Causeway Congresbury BS49 5 DQ	This building also appears on the 1739 deVilstar Map. Bridge Villa, further down the Causeway on the right, was the old post office. In the 1883 edition of Kelly's Directory Charles Banwell is shown as "receiver of letters". it is believed that Charles was in fact a gardener at the vicarage and his wife Ruth ran the post office.
<u>Lyndhurst</u>	Mill Lane Congresbury BS49 5JD	Lyndhurst was built in 1906 as a family home in the Victorian gothic style The was converted in to a guest house in 1946 but how now been convert back into a family home.
<u>Methodist Church and Sunday school</u>	High Street Congresbury BS49 5JA	In 1875, the Sheppys acquired a large plot of land in the High Street, for the building of their new family home, Fernbank. At about the same time, the adjacent Methodist Church was built on their land and with their support, commemorated by a plaque in the church, and evidenced by a note written by Maurice (Andrew's grandfather) at the time of the centenary.
<u>The Old Post Office</u>	Station Road Congresbury BS49 5DY	Appears on the 1840 tithe map but was not yet the village post office.
<u>The Poor House</u>	Paul's Causeway	18th century records refer to poor houses in the parish; one next to Court House and another behind Bridge Villa.
<u>The Old Inn</u>	18 Paul's Causeway Congresbury BS49 5DH	Records from the 16th to the mid nineteenth century show that some of the occupiers of the cottage now known as the Old Inn, part of Congresbury manor, can be traced back to 1569. The Old Inn can only be definitely established as a pub or beer house from 1861 when Josiah Young was an innkeeper in Pauls Causeway, as shown in the 1861 census.
<u>Yeo Meads</u>	High Street Congresbury BS49 5JA	A house is shown in this position on the parish map of 1739. At the rear is a 300-year-old Cedar of Lebanon suggesting that part of the house at least existed at the end of the 17th century.
<u>Yeo Bank</u>	High Street Congresbury BS49 5JA	Yeo Bank has been considerably altered and also extended, probably, several times. but parts have wattle and daub construction suggesting a much older building than it appears from the outside. Potentially it was once a coach house and cottage for the coachman and the gardener of Yeo Meads. Around 1925 it was altered into a "dower" house following the death of the owner, whose widow then moved in, leaving the son to inhabit what is now Yeo Meads.
<u>Appleton House</u>	7 Pauls Causeway Congresbury BS49 5DH	1739 de Wilstar map show an early house on this site than current house can be seen first on the 1840 Tithe Map and was owned by Thomas Merrick.
<u>Church House</u>	Broad Street Congresbury BS49 5DG	Church House was building between 1830 and 1833 and appears on the 1840 Tithe Map.
<u>The Plough</u>	High Street	1739 de Wilstar map shows the building which became in pub from at least 1859.
<u>Fernbank</u>	High Street Congresbury	Built by the Sheppy family in 1875