

# HOLCOMBE

Village Design Statement





# Holcombe Village Design Statement

## Contents

### 1. Introduction

1.1	Aims of the Village Design Statement	1
1.2	Summary	1
1.3	The process	2
1.4	How to use this document	3

### 2. Defining the character of Holcombe in 2005

2.1	The character of the village	4
2.2	Geographical context	4
2.3	Open spaces, rural character and surroundings	5
2.4	Highways and public transport	7
2.5	The people of Holcombe	8
2.6	History and evolution of the village	9
2.7	Industries and business	10
2.8	Schools	11
	<a href="#">Map of the village and pictures of the open spaces</a>	12
2.9	Churches	14

### 3. The buildings of Holcombe

3.1	Charlton Road area	15
3.2	Stratton Road area	16
3.3	Brewery Lane area	18
3.4	Common Lane area	19
3.5	Holcombe Hill (east side) area	20
3.6	Holcombe Hill (west side) area	21

### 4. Recommendations

4.1	Building design features	22
4.2	Designing the features immediately surrounding buildings	23
4.3	The spatial relationships between buildings and their surroundings	24
4.4	General planning recommendations	24

## 1.1 Aims of the Village Design Statement

This Design Statement has been produced to allow the views of the residents of Holcombe to contribute to the future planning processes relating to the design of buildings within the village. It describes Holcombe's distinctive character in terms of its setting in the landscape, the shape of the settlement and the nature of its buildings, the assets and qualities that are most valued by its inhabitants, and sets out recommendations representing the views of the community to help ensure that new development and change respect the character of the area and make a positive contribution to the local environment. A detailed description of Holcombe and its history is presented in section 2 of this Design Statement.



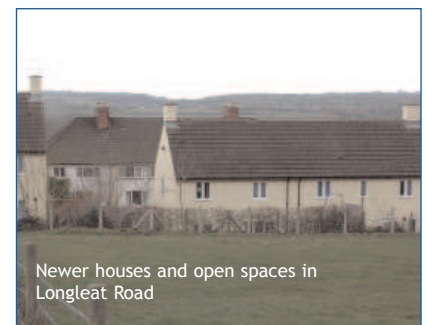
The Holcombe Village Design Statement will be endorsed by the Planning Board of Mendip District Council as a material planning consideration. It is independent of the Mendip Local Plan although it is consistent with it. It is also very much the hope of the Design Team that residents in the village will voluntarily adhere to the guidance set out in the Design Statement when carrying out work that does not require planning consent.

## 1.2 Summary



The rural character of Holcombe is greatly valued by its inhabitants. The village is surrounded by open countryside and the majority of houses enjoy extensive views. There are various SSSIs within the village as well as listed and notable buildings, and the public and rural open spaces, such as the playing field, contribute to the sense of spaciousness that typifies much of the village.

At the time of writing the community has been especially concerned about the nature of infilling in terms of the size, and design of new buildings and their 'fit' within the local environment, and also that none of the more recent developments has addressed the increasing need for lower cost/affordable housing. There is some real concern in the village about existing affordable/low cost houses being extended beyond the reach of first-time buyers, but the community needs seriously to consider whether building on the surrounding fields presents a better alternative than infilling.



We have written about our community as expressed in its buildings, its landscape and open spaces: its setting within the local environment. It is changing and will go on changing. Careful consideration of the guidelines in this Design Statement will help ensure that new development, and other change, fits well in the village and is change we can all support.



No single defining style predominates. The most significant recommendations and summaries are that all development should

preserve the views and spaciousness within the village, and maintain or enhance its current character. Any development must be sympathetic to its immediate surroundings in style, size and materials, and creeping urbanisation should be resisted.

# 1 Introduction

## 1.3 The process

### How it began

Following encouragement from Mendip District Council, Holcombe Parish Council generated considerable interest within the village to take up the challenge to produce a Holcombe Village Design Statement. In late 2003, after an open meeting in the village hall attended by 50 or more parishioners, a Design Statement Team was formed from a number of willing and committed volunteers.



Bungalows in Charlton Road

The Team's initial objective was to understand what was required of them in producing such an important and influential document and to see how best the whole village could be encouraged to 'have its say'.

At this stage, and throughout the process, the Team relied a great deal upon guidance issued by the Countryside Agency and Mendip District Council, and also reviewed other Village Design Statements.

### Engaging the village

The Design Statement Team formed sub-groups to concentrate on specific areas of interest such as communication and publicity; history, geography and natural history; and the preparation for a "Village Design Day". A comprehensive questionnaire seeking both facts and opinion was distributed to every household in the village to contribute data to underpin much of the presentation material at the Design Day and to subscribe to the Design Statement itself. The Design Day was the single most important event in enabling the Team to capture and present the facts and views that had emerged thus far and, crucially, to encourage more dialogue with members of the village about their opinions on the village, present and future.



Preparing a display for the Design Day

Many of the Team members gathered facts and evidence in the form of documents and photographs, which were used graphically to illustrate design and planning points at the Design Day.

### The Design Day

The Design Day was a great success. On a fine and bright Saturday in February 2004 more than 120 people (13% of the village population and 25% of village households) visited and spent time in the village hall, commenting, contributing and discussing how they would wish our village to be in the future. A rich and considered tableau of village opinion was gathered and recorded. A total of 81 questionnaires were received (20% of the homes in the village), 36 people took part in discussion groups and £75 was raised through a raffle. After much hard work the Team could feel satisfied that the Holcombe VDS was now very much on the map.



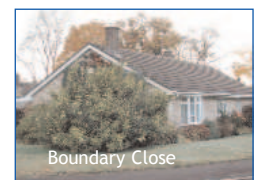
The Design Day



Budd's Lane

### Communications and publicity

Throughout the process regular news updates were published in the parish magazine 'On the Map' and featured in local newspapers. Presentations were given to various village clubs and societies to capture views. Reports were also made to every meeting of the Parish Council.



Boundary Close

### Holcombe Village Gala Day

Holcombe holds an annual Gala Day. The VDS Team took the opportunity of the July 2004 Gala Day to give feedback to the community on the information and evidence gathered in February at the Design Day, and also to capture more views and opinions. Displays detailed the positive and negative points most commonly raised by villagers, and visitors were asked to indicate whether they agreed or disagreed with these points and to add any new ones. Demographic information from the 2001 census and a large map of the village created a lot of interest. Visitors to the display were invited to mark on a map the date that their own property was built, enabling the VDS Team to establish the pattern of development in the village. The Holcombe Calendar was launched at the Gala, and raised £208 towards the production costs of the final VDS document, as well as improving villagers' awareness of the project.



### Further consultation prior to publication of the final document

A major consultation exercise was carried out in December 2004 and January 2005. Every house in the village received a copy of the draft document text, a reminder of the aims, objectives and scope of the Village Design Statement, and a covering letter including a brief questionnaire seeking their reactions to the work done so far. 80 responses (approximately 20% of households) were received, and the reaction to the Team's work was overwhelmingly positive: 95% of respondents confirmed that the draft VDS was a "reasonable representation of their views about Holcombe". 76% did not want to add anything further to the document, and 71% said that there was nothing that needed to be changed or removed. The effort made by many villagers to provide detailed comments, suggestions and feedback was greatly appreciated by the VDS team, and the document was amended in the light of the responses.

This Design Statement describes many different aspects of the character of Holcombe.

Section 2 seeks to define the underlying character of the village, including its geographical context and history. Section 3 focuses on the buildings of the village, and illustrates how more or less continuous development over the last two centuries has resulted in a great variety of design features and construction materials: no single style predominates.

Finally, the recommendations in Section 4 build not only on the detailed descriptions given in Section 3, but also on the guidance given in such documents as the Mendip Local Plan and the House Extension Design Guide. The recommendations provide specific detailed guidance on all the aspects of new development (both extensions and new buildings) that should influence the planning process from initial concept through design to approval.

The central message of the Design Statement is that it is vital that all new development respects and enhances its immediate surroundings. This means that not only must the more detailed design features of the neighbouring buildings be taken into account, but also that the amount of space that typically separates the immediately neighbouring buildings is also borne in mind when determining the size and location of the new development in relation to them. Developers are strongly encouraged both to read the relevant part of section 3 of this document in detail, and to look at the existing buildings 'on the ground', in order to ensure that they follow the recommendations.

## 2 Defining the character of Holcombe

### 2.1 The character of the village



Open views of the surrounding countryside are greatly valued

Holcombe's single most defining characteristic, and the one most valued by many of its inhabitants, is its rural nature. There is a strong sense of being 'in the countryside' everywhere in the village, either because of the immediate proximity of fields, woodland or meadows, or because of far-reaching views across unspoiled countryside to the Mendips. The majority of houses in the village enjoy good views of surrounding countryside.

Although Holcombe has no village green or obvious central point it does have a significant and valued playing field and recreation area where all the main approach roads to the village meet. This, together with the surrounding fields and meadows, helps to create a sense of spaciousness in the village, another aspect much loved by the village inhabitants and felt by many to have been threatened by infilling development.

There are around 400 homes in Holcombe. There is no predominant age or style of buildings: the earliest building still in use in the village dates from the sixteenth or seventeenth century, and the most recently built house was completed in 2005. The village is composed of a mixture of individual buildings and small groups. The groups take different forms, ranging from a Victorian terrace to small estates built in the 1970s and 1980s, each with its own distinctive style and design features. There is ex-local authority housing and housing association dwellings (built specifically for village residents) in Longleat Road, and there is a group of sheltered bungalows for elderly residents. As in many other communities, house prices in Holcombe make it difficult for younger people to afford to stay in the village. There is a need for affordable/low-cost housing in order to retain the current diversity of the population.

There are two main cross-roads in the village, one notable for the playing field, the meeting of all the main approach roads, the lych-gate (built in 2003) and the village hall, the other by the very well-supported combined shop and post office. The two pubs (one of which forms part of a hotel/restaurant) are well patronised, despite being positioned at the extreme ends of the village.



Field near Ring o'Roses

Holcombe is situated on the eastern extent of the Mendip Hills, at the top of Holcombe Hill and extending down a southfacing slope. The southern boundary is the Nettlebridge valley. It is roughly equidistant between Bath and Wells and just to the east of the Fosse Way (A367 through Stratton-on-the-Fosse). The surrounding villages are Stratton-on-the-Fosse, Coleford, Charlton, Kilmersdon, Leigh Upon Mendip and Stoke St Michael, all of which lie in adjoining parishes. The highest point in the village is at the cross-roads, 193m above sea level.



Holcombe from the south west

# Defining the character of Holcombe 2

## 2.2 Geographical context

Geologically, much of Holcombe lies above rocks from the carboniferous age, which are mainly of limestone with inter-bedded coals and sandstones. The existence of these rock and coal measures explains the development of mining and quarrying as local industries.



The distribution of buildings is largely determined by the village's position on the side of the hill and, due to the joining up of Holcombe with the nearby original hamlets of Edford and Street, the shape of the village is concentrated along the north-south axis of Charlton Road/Holcombe Hill, with a lower

concentration along the east-west cross-road. The hamlet of Ham remains separate from Holcombe, although two properties are within the Holcombe parish boundary.

## 2.3 Open spaces, rural character and surroundings

The extent and variety of open spaces, rural views and surroundings underpin the whole life and character of Holcombe. All the roads into the village are distinctly rural; they are narrow lanes through farmland bordered by hedging, smallholdings, paddocks, woodlands, hillsides and the river, all of which give a variety of landscape and open views. For residents of the village and visitors alike these features may be enjoyed from an excellent network of footpaths. The several springs and streams in the village support wildlife and contribute further to the attractiveness of the surroundings.



In addition to the surrounding open spaces, the generally low level of building density within much of the village adds to the feeling of spaciousness. The relatively open large gardens belonging to several houses provide visual open spaces; even those that are more closed-in ensure that the density of building remains low.

### Highly valued open spaces

In addition to large private gardens, the fields surrounding the village, together with its public open spaces are greatly valued by the community and should be considered an integral element of the overall design of Holcombe when considering future planning. Examples include:

- 1 The Playing Field (ST 498673)
- 2 The grounds of St Andrews Church including the war memorial (ST497671)
- 3 Jubilee Gardens (ST498671)
- 4 Scotts Close central green (ST497674)
- 5 The grassy bank outside Scotts Close at the top of Holcombe Hill (ST497674)
- 6 The green spaces in Longleat Road (ST495669)
- 7 Field adjacent to Blannings Farm (ST494673)
- 8 Field (containing orchids) adjacent to Common Lane (ST495674)
- 9 All the fields running up the east side of Holcombe Hill (ST493672)
- 10 Fields adjacent to the playing field (ST500672)
- 11 Fields adjacent to the west side of Holcombe Hill (ST492667)
- 12 Fields at the rear of Silver Street (ST501669)
- 13 Fields on either side of Charlton Road as far as Charmborough Farm

This is not an exhaustive list. The numbers indicated on the left refer to the map on pages 12 and 13

## 2 Defining the character of Holcombe

### 2.3 Open spaces, rural character and surroundings



#### The Mendip District Local Plan

The Mendip District Local Plan (MDLP) has development policy statements for several different categories which are designed to protect the Environmental Assets (EN) and Social Needs (SN) of all its towns and villages. The MDLP includes the following categories in relation to Holcombe, all of which are supported by the villagers.

#### Sites of Special Scientific Interest (EN1)

There are 4 adjoining fields in Holcombe which together are designated to have SSSI status (ST487675, ST487676, ST490674 and ST492674). This is due to their having been left to develop naturally by the farmer who previously owned them and they now contain a bountiful variety of wild meadow flowers and their associated insect and bird life.



#### Trees, Hedgerows and Woodlands (EN5)

Holcombe is surrounded by narrow lanes, spacious open fields bordered in the main by hedging, smallholdings, pony paddocks, woodlands, hills and the river. In addition, many of its trees are protected by Tree Preservation Orders (TPOs). All these things provide the village not only with attractive and varied landscape and rural views, but with important wildlife habitats. The great variety of flora and fauna in and around the village is very highly valued by many residents, and enthusiastic use is made of the excellent network of footpaths in the area.

#### Listed County Wildlife Sites/RIGS/Local Nature Reserves (EN2) *(including MDC reference numbers)*

##### ST64/076 Edford Combe & Meadows

Unimproved meadowland, north-west of Edford Farm

##### ST64/066 Barlake Lane

A public footpath with broadleaved standards, dense scrub and a diverse ground flora

##### ST65/012 Locombe Wood

Predominantly broadleaved semi-natural woodland surrounding ponds and along banks of north-flowing stream

##### ST65/029 Shoots Wood

Semi-natural, coppice with standards, ancient woodland with rich ground flora

##### ST65/065 Holcombe Church Field

Unimproved grassland with scrub

##### ST65/011 Holcombe Wood

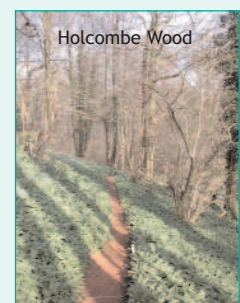
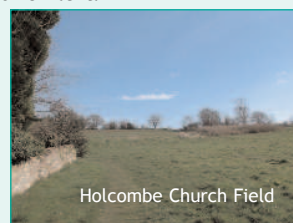
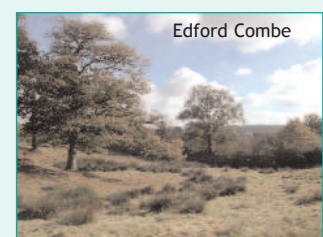
Irregularly shaped broadleaved woodland with stream and lake

##### ST64/090 Blackpool Wood

South-west facing deciduous wood with open areas covered in bracken

##### ST64/056 Field at Holcombe

Unimproved neutral grassland with marshy area





# Defining the character of Holcombe 2

## 2.3 Open spaces, rural character and surroundings

### Sites of local importance (EN12)

The following sites and monuments are listed for Holcombe (reference numbers from the Local Plan).

23694	Blackpool Wood mine, Holcombe
15355	Farleydell Pond, east of Holcombe
23703	Mound, west of Holcombe
23698	Giants Grave (long barrow) Charmborough
23696	Edford colliery and concrete works, Edford
23695	Berry pits, Holcombe
23688	Roman building, Holcombe
23692	Knight's Quarry coal mine, Holcombe
23691	Mine shaft, west of Southmead Farm, Holcombe
23312	Dorset and Somerset Canal
23689	Mining earthworks, Holcombe
23690	Shifted village, Holcombe
23687	Old church of St Andrew and churchyard, Holcombe
23693	Coal mine, Holcombe



Old canal near Edford

### Areas of High Archaeological Potential (AHAP) (EN13)

Holcombe has 2 of these detailed in the Mendip District Local Plan, and they constitute a significant proportion of the area within the building line: an area around the playing field crossroads, and to the north-west of Holcombe Hill.

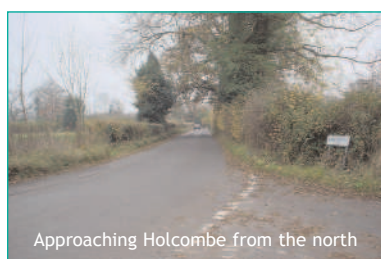
The **Building Line** is defined in the Local Plan, and marks the development limit within the Parish Boundary: it is not the same as the Parish Boundary.

### Protection of formal and informal recreational spaces (SN12)

The Playing Field (ST498673), with its well-equipped children's playground, is the 'village green' of Holcombe. This vital (and very visible) recreational space with its defining lych gate hosts a wide variety of village events from the annual Gala to football matches, all central to the heartbeat of life in the village. Crucially, its ownership by the Charity Commission ensures that it is permanently protected from any other uses than village recreation. The grounds of St Andrew's Church and the Jubilee Gardens offer more tranquil open areas for contemplation and remembrance.



Playing field and village hall

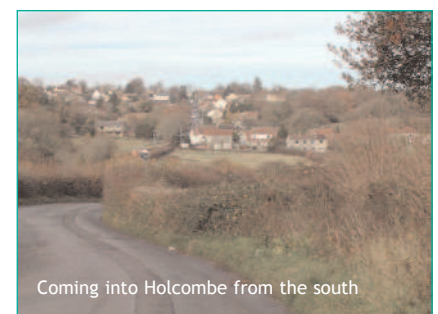


Approaching Holcombe from the north

Given that all the roads into Holcombe are unclassified, there is a surprisingly large amount of traffic through the village, as revealed by a traffic survey carried out in 2002. This consists of agricultural vehicles, quarry and cement lorries, delivery vehicles, school and public buses and private cars, many of which travel at speeds exceeding the 30 mph limit. There is general concern in the

village about any increase in volume and/or speed of this traffic. In some places there is a potentially lethal combination of traffic going too fast and no pavements. There have been several accidents at the main crossroads.

There are various bus services: 184 Bath - Frome, 776 Radstock - Shepton Mallet, but the timing and frequency of these services do not encourage commuting by public transport.



Coming into Holcombe from the south

## 2.4 Highways and public transport

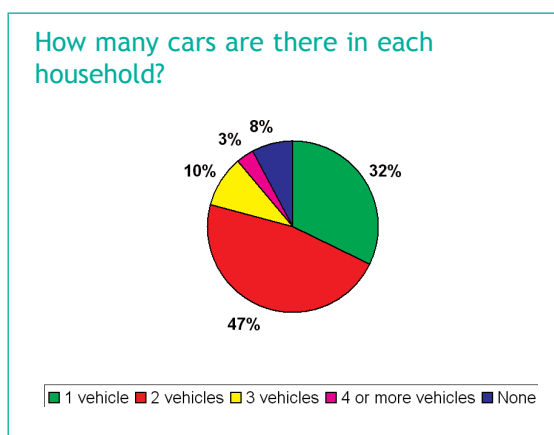
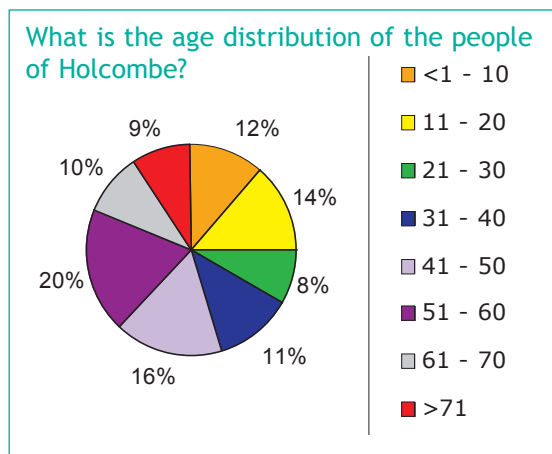
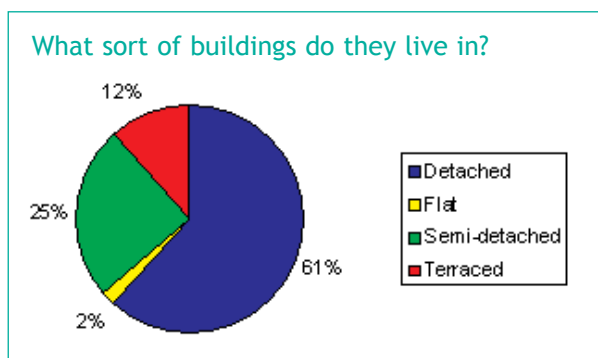
## 2 Defining the character of Holcombe

### 2.5 The people of Holcombe

The population of Holcombe has grown by about a third since the early 1970s to 950 at the time of the 2001 census: this growth was largely due to the developments off Common Lane, at Stones Paddock/Top Wood and at Longleat Road. Within this population 23% are under 18 years old and 19% are over 60, and more than 97% were born in the UK. The 2001 census reveals that Holcombe had the highest proportion of under 18 year olds of any of the Mendip villages: there is an acute need for the village to offer more activities for young people as well as affordable/low-cost housing so that they can stay in the area. The village holds the dubious distinction of having one of the highest concentrations of under 11-year olds in the Mendip area without a genuinely local school.

The 2001 census records 393 dwellings in Holcombe, of which 61% are detached and 25% are semi-detached, the remainder being terraced houses or flats. Within these dwellings over 80% are owner occupied, the remainder being rented accommodation. Of all households, 20% are occupied by a single person (including pensioners), the remainder being occupied by more than one person, and over a third of dwellings have children living in them.

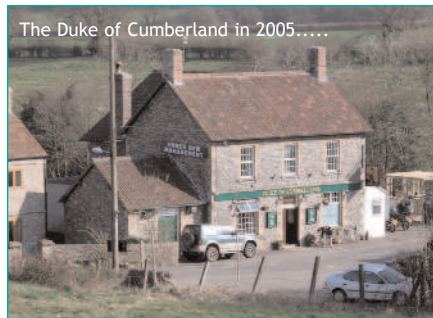
60% of dwellings have two or more vehicles, and 8% have none.



# Defining the character of Holcombe 2

## 2.5 The people of Holcombe

Many social groups meet in the village, catering for all age groups; from Brownies and youth football for younger people to the WI, Welcome Club, Wednesday Craft Club and Ladies Evening Club for older people. All these groups and organisations as well as church and parish council activities are well reported in the award-winning Church and Community Magazine *On the Map*, which covers the parishes of Holcombe and Coleford. The village hall is in use virtually every day and most evenings as the meeting place for a lot of the groups. A youth club was started in 2004, and this now meets in the Methodist School Hall, as do the Holcombe Singers. At the time of writing the long term future of this building as a community asset is uncertain.



The Duke of Cumberland, one of the village's two public houses, is home to a number of the groups, including skittles teams, darts teams, pool teams and a shove ha'penny team.

## 2.6 History and evolution of the village

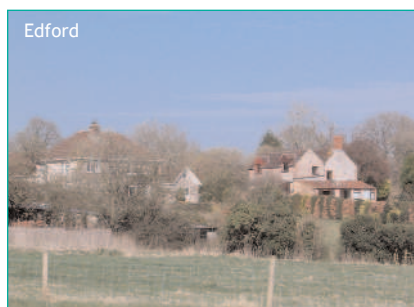


Neolithic, Roman and Saxon archaeology has been found in Holcombe, as described in 'Holcombe' by Nora James.

The original village was situated about a mile to the north west of the present site and the only building that remains there today is Holcombe Old Church (St Andrew), which has a Norman porch and particularly fine Georgian box pews, and was probably built on the site of a previous Saxon building. The remains of the old Manor House can be seen today in the field opposite the Ring o'Roses, the second public house (including a hotel and restaurant) in Holcombe.



The name of the village probably derives from "Hollowcoombe" thanks to its original position on the edge of a deep wooded combe. It has been suggested, although there is little historical evidence to support this claim, that in 1348 the village was practically wiped out by the plague. The Holcombe Inn was renamed 'Ring o'Roses' in the twentieth century by the brewery that owned it at the time to reflect the nursery rhyme associated with the plague and there is a legend that says that the few remaining people that survived moved over the hill to the site of the present village. Development over the last 200 years has gradually joined Holcombe to the originally separate small hamlets of Edford and Street.



## 2 Defining the character of Holcombe

### 2.7 Industries and businesses



Concrete works at Edford, on the site of a former colliery

Although a major feature of Holcombe valued by its 21st century inhabitants is its rural nature, the village and its environs have long had a strong industrial/business component. As far back as the early 19th century the majority of villagers were employed in non-agricultural facilities.

#### Mining and quarrying

Holcombe lies in the Somerset coal fields. There were several drift mines in the vicinity of the village, but only two within the parish boundary: a deep mine at Edford Colliery, which closed in 1915, and drift mines at Charmborough (just outside the parish) which closed in 1947 and at the bottom of Holcombe Hill. There were also bell pits just off Common Lane. Even though there are no quarries within the parish boundary, quarrying remains a significant local source of employment and traffic in the village, as does the stone and concrete works at Edford. In buildings such as the distinctive row of terraced cottages on Holcombe Hill (built for miners in the late 19th century coinciding with the heyday of Somerset coal-mining) mining has had a clear effect on the current appearance of the village.

#### The Dorset and Somerset Canal

The Dorset and Somerset Canal was planned to connect the Bristol and English Channels from Bath to Poole. The building of the canal started in the late 18th century but was never completed due to lack of funds. Remnants of the canal can still be seen in the parish, most notably between Edford and Ham. The purpose of the canal was to have been the transportation of Mendip coal and limestone, timber and wool.



Bridge over the planned canal at Edford

#### Farming

Farming has been a significant part of Holcombe life over the centuries. Traditionally farms in the area are fairly small (generally up to around 100 acres) and mainly concentrated on dairy farming backed up by cereal production.

Farming has been on the decline for several years and in 2004 only 3 working farms remained within the parish. However there has been successful re-development of two farms just outside the parish boundaries: Brickhouse Farm is now a Plant Nursery and Garden Centre, and Charmborough Farm is a Rural Business Park.



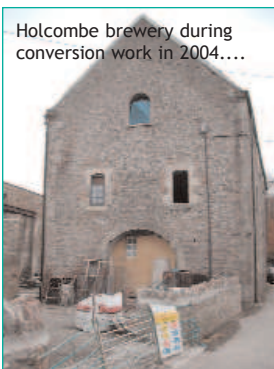
Brickhouse Farm



Over the past twenty years or so there has been an increase in the number of villagers who have become "hobby" farmers keeping small farm animals, usually sheep, goats, ducks, pigs, horses and chickens, in smallholdings, which are often land purchased from the declining farms.



Charmborough Farm



Holcombe brewery during conversion work in 2004....

### Holcombe Brewery

The old brewery, which at one time was managed by the Scott family, is one of the most prominent buildings in Holcombe. It was built in 1800 and finally closed down in 1951. Since then it has been used as business premises, most notably by Philip Button as a lorry service yard for some thirty years before being sold off in the early twenty-first century for redevelopment as domestic dwellings. Although not a listed building (despite an application to Mendip District Council for it

to become one), the preservation of the exterior of the building proved to be very important to the villagers of Holcombe and as a result this preservation has been worked into the conversion of the building.



....and in Edwardian times

### Smaller businesses in the past

Small business have also thrived in the past in Holcombe: there have at various times been a slaughterhouse, joinery, bakery, butcher shop, barber shop, a doctor's surgery, funeral parlour, grocery, a Co-Op, boot and shoe maker and repairer, veterinary surgeon, corn miller and blacksmith/wheelwright. Other perhaps more unexpected businesses have included an off-licence, at least one radio repair shop, a fish and chip shop, and a second-hand furniture shop.

### Businesses in Holcombe today

Holcombe is fortunate still to retain its Post Office and general store, two pubs, one of which is attached to an hotel/restaurant, and a car servicing garage as well as the Concrete Works. In total there are about 30 businesses in the village in such diverse areas as specialised small engineering companies, financial and computer consultants, fuel suppliers, road haulage companies, carpenters, house sitting services and picture framers.



The Post Office and Village Shop



The Methodist schoolroom

Despite its currently large population of young people, Holcombe has no school. This was not always the case: schools have variously existed opposite the Duke of Cumberland Inn, in the building next to the Wesleyan Methodist Chapel, in Combe Lodge on Holcombe Hill, in a building on Charlton Road and, until around 1970, a nursery school at 2 Vale View at the top of Common Lane. The latter two sites have been

converted to private dwellings. The Methodist Schoolroom has found a new lease of life as a meeting place for the Youth Group, although the future of this building as a community asset is uncertain



The Old School House (left) and Combe Lodge (above), both now private dwellings



# Open spaces in and around Holcombe



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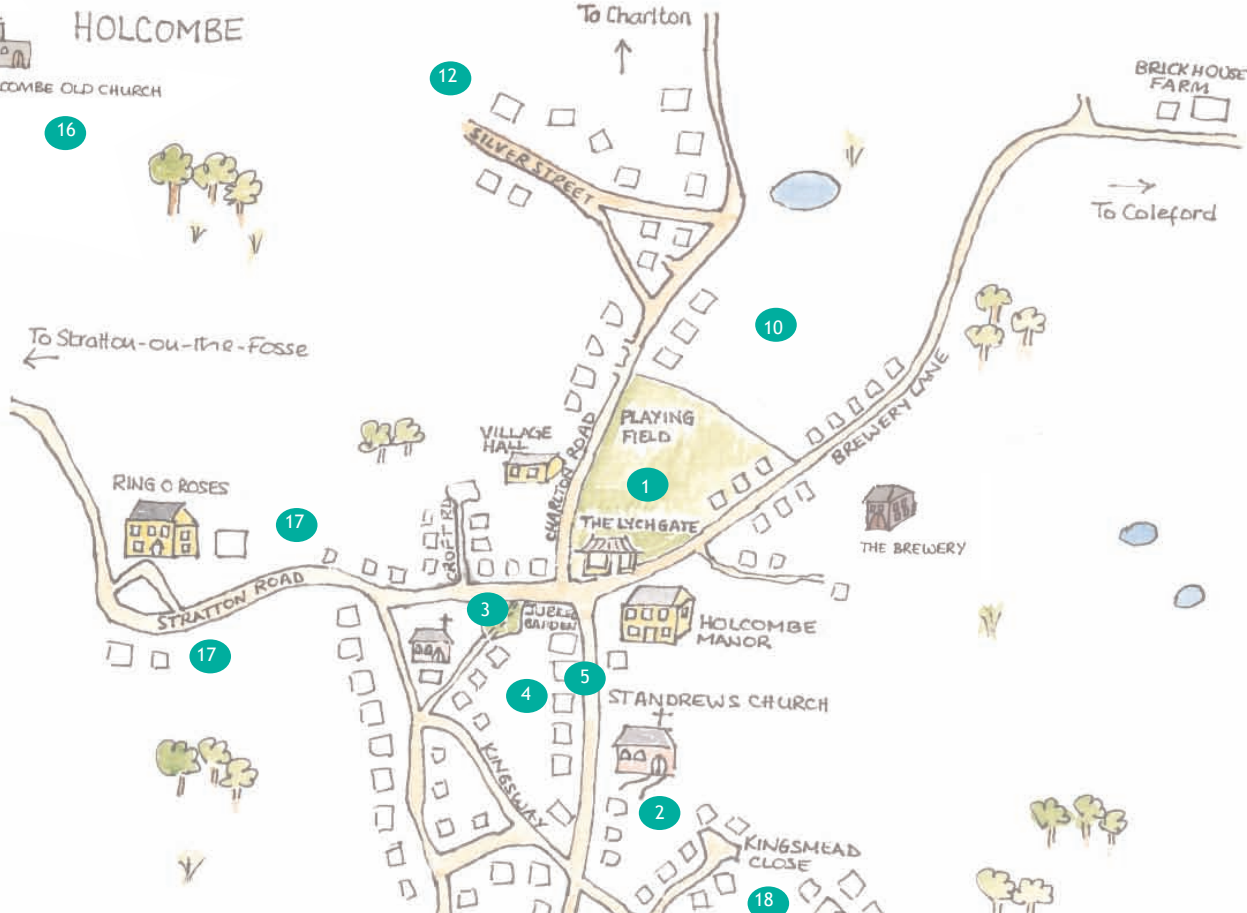


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HOLCOMBE

HOLCOMBE OLD CHURCH

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THE BREWERY

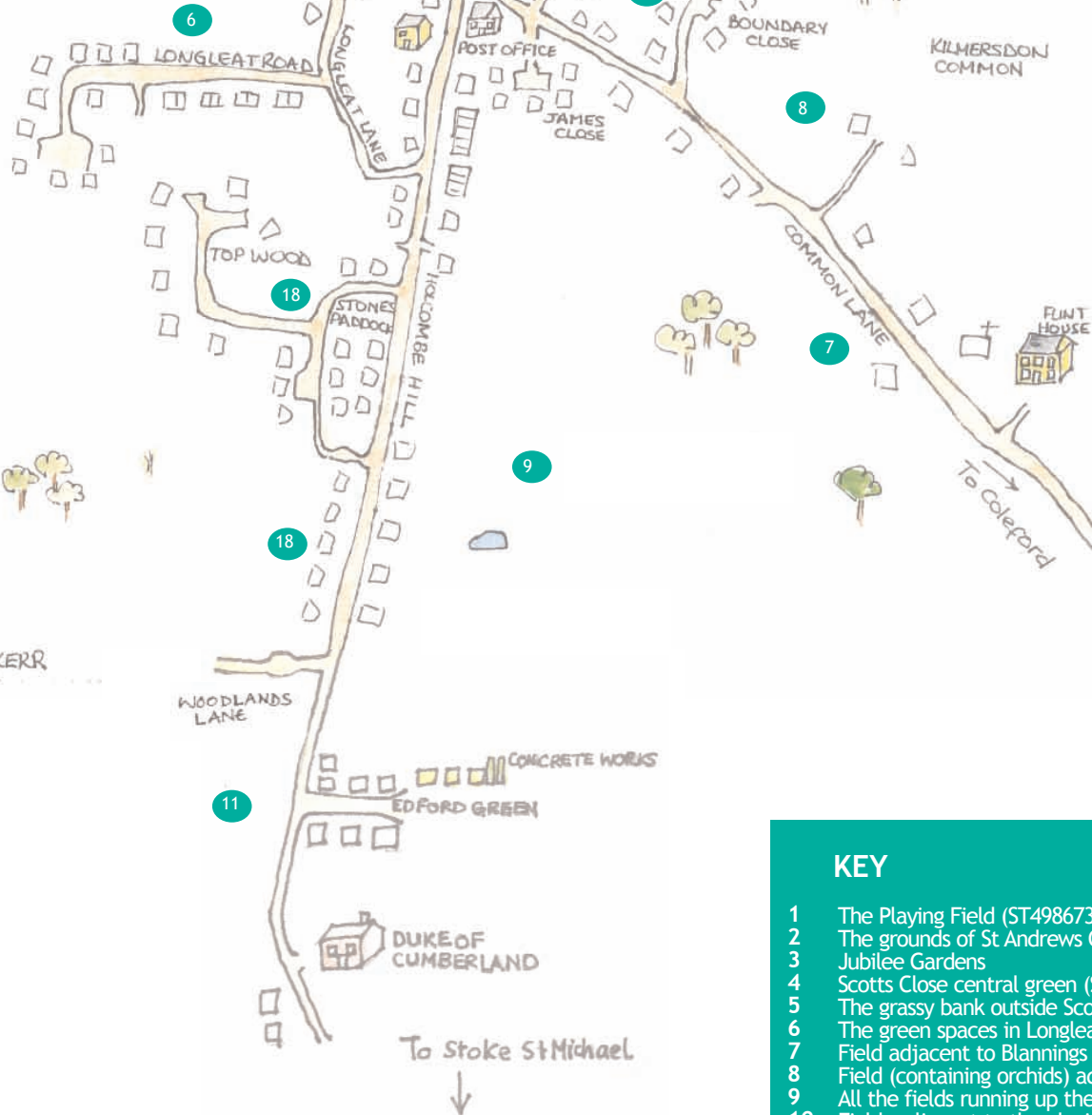
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## KEY

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- 9 All the fields running up the east side of Holcombe Hill (ST493672)
- 10 Fields adjacent to the playing field (ST500672)
- 11 Fields adjacent to the west side of Holcombe Hill (ST492667)
- 12 Fields at the rear of Silver Street (ST501669)
- 13 Fields on either side of Charlton Road as far as Charmborough Farm
- 14 Locombe Wood
- 15 Holcombe Wood
- 16 Holcombe Church Field
- 17 Fields on either side of Stratton Road
- 18 Generally 'open plan' gardens in Bounary Close, Kingsmead Close, Top Wood, Stones Paddock and the lower part of the west side of Holcombe Hill

## 2 Defining the character of Holcombe

### 2.9 Churches



The old church of St Andrew

#### Old Church of St Andrew (Church of England)

This Norman Church (maintained by the Redundant Churches Fund) is about a mile from Holcombe and is Grade 2\* listed. The church may have been a private oratory or small chapel adjacent to an earlier manor and is probably built on the site of a previous Saxon building. The graveyard contains several listed graves, of which one commemorates the family of the Antarctic Explorer Robert Falcon Scott, whose father was the last manager of the Brewery. It also contains a yew tree that is thought to be about 1500 years old.

#### New Church of St Andrew (Church of England)

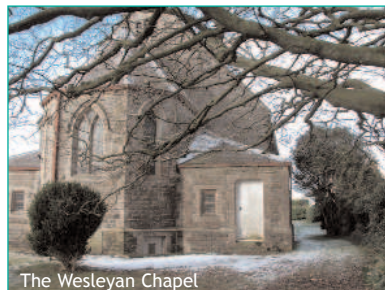
This is the Anglican parish church for Holcombe. It is in regular use and was consecrated on 18 July 1885 by the Bishop of Bath and Wells. The vicar is 'shared' with the adjoining parish of Coleford.



St Andrews new church

#### The Wesleyan Methodist Chapel

The present chapel was built and opened on 11 December 1893 at a cost of £1355 11s 3d, replacing the first chapel, which dated from 1774 and had direct associations with John Wesley, who preached in the area. The chapel building closed for worship after the carol service on 21 December 2003, due to a diminishing congregation and insufficient support from the people of the village. Both the chapel and the adjoining schoolroom (1860) were constructed by the people of the village, from materials that they provided.



The Wesleyan Chapel

#### The Catholic Church

The building that is now St Cuthbert's church in Holcombe became a church in 1925. Until that time it was an eighteenth century coach house attached to Flint House owned by Major Leadbitter. The name St Cuthbert's reflects the Leadbitters' origins in county Durham.

The church contains some noteworthy features:

The stained glass window: installed fairly recently the window depicts St Cuthbert himself with otters and Lindisfarne Island in the background. St Cuthbert was saved from a shipwreck by otters which reputedly kept his body warm and so saved his life.

It has proved impossible in the building to position the door and the altar in the orthodox manner for a Christian Church (altar - east, door - west)



The Catholic church in Common Lane

The linen fold panelling was installed in 1938. The parish priest has a very wide parish covering several Mendip villages. As he is also the parish priest for Norton St Philip, his parish boundary extends from the Wagon and Horses on the Mendips to Limpley Stoke. The weekly congregation is around 50.



# The buildings of Holcombe 3

## Overview

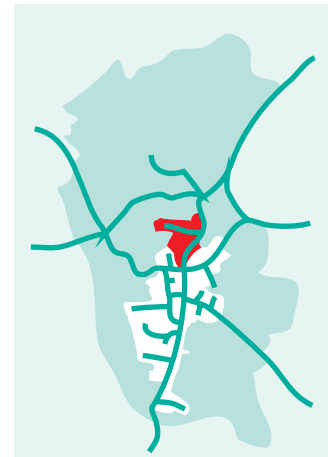


There is no single defining style predominating in Holcombe. Instead there are distinctive zones within each 'area' of the village, each with its own style of property and design features, which have developed over the years.

However, even within these areas there is a variety of individual properties whose design and style reflects their origins from the nineteenth century to the present day. They are mostly relatively well-spaced from each other and the recent increase in infilling has generally taken place on land belonging to and adjacent to such properties.

## 3.1 Charlton Road area

This area consists, like much of the village as a whole, of a mixture of building ages and styles. Its oldest properties include 19th century cottages (in the **Silver Street** area, once the hamlet of Street, a settlement separate from the main village), and the most modern are 70s detached bungalows set in extensive gardens, and built on the site of a former orchard. **Charlton Road** forms the main north/south route into the village, and is bordered by hedges and open fields for much of its length. As the density of building increases on the western side of the road near the crossroads, the eastern side opens out to the playing field. On the crossroads itself is the **Lychgate**, opened in 2003 as a



community shelter for the people of Holcombe, and opposite the playing field is the **village hall** (dating from the early twentieth century and previously the Miners' Welfare Hall), which is used by a wide variety of the village's clubs and societies. The houses nearest to the village hall date from the early 19th century: the others are predominantly bungalows dating from the 1970s or later, the most recent (2003) having been built in the grounds of the old school house (1868). The building materials used in this area are predominantly stone, reconstituted stone block and pebbledash.



The Victorian terraces in **Silver Street** are built from Mendip stone with red-fired tiled roofs. Some areas of the terraces, end gables and extensions are rendered in white and cream, and one terrace is completely rendered in white. The much newer bungalows (dating from the 1960s and 1970s) are faced in a combination of Mendip stone and white/cream rendering, with dark grey tiled roofs. In both, the woodwork and window



frames are either white painted or modern white plastic double-glazing. A good harmony between old and new has been achieved in Silver Street by the sympathetic use of similar materials in the construction of the newer buildings to those used in the older cottages.



# 3 The buildings of Holcombe

## 3.2 Stratton Road area

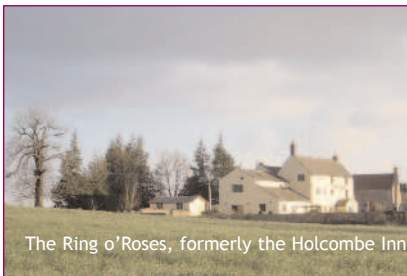


**Stratton Road** runs in a westerly direction from the lych gate crossroads towards Stratton on the Fosse. On the left looking away from the crossroads is a group of post-war ex-local authority terraced houses made of reconstituted stone-faced blocks, with short gardens fronting onto the road. At the end of the terrace is a bus shelter, behind which lies the small and pretty **Jubilee Gardens** (1977) which have been opened up and replanted. After the gardens are 4 semi detached bungalows built about 20 years ago of reconstructed stone on the site of the village tennis courts. On the right are detached houses and bungalows behind hedges and fences.



Stratton Road

As it passes Manor Farm, Stratton Road becomes more rural: a little further from the village lies the **Ring o' Roses** pub/restaurant/hotel, formerly the Holcombe Inn. The road is bordered by hedges and fields between the pub and Stratton-on-the-Fosse, passing Littlefield Farm on the western parish boundary. A footpath leads from the bus-stop in Stratton Road past the back of the Methodist Church to Scott's Close.

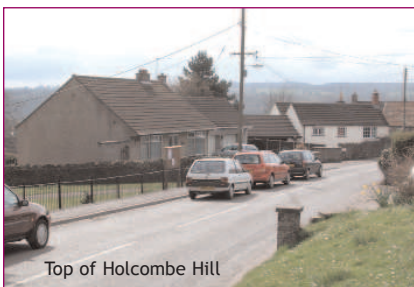


The Ring o' Roses, formerly the Holcombe Inn

**Scotts Close** is a quiet cul de sac, which has 9 pairs of semi detached and 1 terrace of 4 properties and a warden's house as this is sheltered housing for the elderly. The properties face an attractive grassed garden from which there are good views over the surrounding countryside. The bungalows are constructed from grey reconstituted stone blocks and are partially rendered and painted. The roofs are covered in Redland Renown roof tiles and have a single brick chimney. The warden's house is detached and is 2 storey made of similar materials.



Scott's Close



Top of Holcombe Hill

On the opposite side of **Holcombe Hill**, facing the bank running along the back of Scott's Close, there are four detached bungalows with styles ranging from pebble dash, random reconstituted stone and a mix of brick and rough-cast rendered; a mixture of PVC and aluminium door and window frames; concrete tiled roofs (some double roman and some flat double roman); low reconstituted stone front walls, some with hedges. **St Andrews Church** is also situated here.



Jubilee Gardens

### Listed buildings in Holcombe

All the Listed Buildings in Holcombe have a grade II listing, except for the old church, which is graded II\*

1. St Andrews (old) Church
2. Chest tomb in churchyard to William Moore 1667
3. Unidentified chest tomb in churchyard
4. Chest tomb in churchyard to 2 sons of James Pittman 1682
5. Headstone in churchyard to Thomas Taylor 1681
6. Hill House
7. Holcombe Manor
8. The Old Rectory, Charlton Road
9. Coach House at rear of the Old Rectory c16/17
10. Canal Bridge, Edford Green
11. The Ring O' Roses Inn



**Croft Road** is an unadopted private cul-de-sac which runs north from Stratton Road and has little traffic. The beginning of the road runs between the gardens of 2 houses with concrete tile roofs on Stratton Road and then opens up with 4 detached 1970s bungalows on the right. These are made of reconstituted stone with rendered end elevations which are painted, and on the left, one white rendered detached bungalow and a row of 6 semi-detached 1940s cottages, made of grey reconstructed stone faced blocks, two of which have been pebble-dashed. The houses all have Bath stone quins and grey slate roofs. The far end of the road looks out over a hedge across fields towards the old church.



**Longleat Lane** runs between Stratton Road in the north and Holcombe Hill in the south. Its properties are a real mixture of ages and building materials: Victorian cottages, modern bungalows and houses of all ages. It contains some of Holcombe's oldest and newest houses:

there is a bungalow finished in 2005 and a house dating from 1787 which was at one time an off-licence (closed in the early 1980s). On the corner of Longleat Lane and Stratton Road is the now disused **Methodist Chapel** and schoolroom. The road runs steeply downhill as it nears Holcombe Hill, and provides good views over the village and surrounding countryside.



**Longleat Road** is a cul-de-sac running in a westerly direction from Longleat Lane. On the right are yellow-painted terraced properties in 2 blocks of 4 with double roman concrete tiles. On the left is a row of ex-local authority houses, built in block and render and a mix of pebbledash and terraline and roofed with double roman clay tiles, stretching the full length of the road and

numbering some 15 properties, which are terraced mostly in blocks of 4. They are rendered and some have been painted yellow or cream. At the end of the road is a group of 12 semi-detached red-brick properties, roofed with concrete tiles and built in the 1960s, again as local authority houses but, as with many of the properties in this road, some are now privately owned. They have wide verges in front of them.



**Kingsway** runs between Longleat Lane and Holcombe Hill, joining the latter opposite the Post Office. It is a short narrow road which curves steeply as it heads downhill. The properties include detached Victorian houses and it is believed that they were attached to the Manor in some way. There is only one modern house, which was built in the 1950s on the site of the other houses' allotments.

## 3 The buildings of Holcombe

### 3.3 Brewery Lane area



Looking east from the crossroads along the south side of **Brewery Lane**, the dominant feature is the tall stone wall of the Manor House (eighteenth century), now converted into flats.

The **Manor House** is built from ashlar stone, and has sliding sash windows with triangular head detail, a large parapet wall and a slate roof. To the east of the Manor are four chalet bungalows built of reconstituted random stone. They have overlapping soffits, concrete roof tiles, pvc-framed windows, sills and quoins and triple roman tiles.



The north side of Brewery Lane as it leaves the main crossroads is dominated by the open space of the playing field. Mead Cottages overlook the playing field and are made of natural local stone with Bath stone arched window heads and sills. Next on the left is Mead House which is new (1997) and which is also natural stone and which blends in well with the surrounding buildings. There are then three detached houses of differing styles and ages. The first is built in local basalt stone with ashlar stone quoins and window detail, wooden windows, clay tiles and two brick chimneys. One is fully rendered with whaley edged wooden detail; concrete pantile roof; post and rail front boundary fence. The third is built from brick to the first storey, then rendered above; it has a clay pan tiled roof with a single chimney, pvc windows and a laid hedge at the front.



The **Brewery** itself is built from local natural stone. It has ashlar stone quoins, sills and heads, large arched windows surrounded in ashlar stone and slate roofs. In the course of its renovation and conversion into dwellings it has been given new natural stone boundary walls with cock and hen detail.



Past the Brewery are terraces of 3 and 2 houses respectively, dating from 1936. These are made from reconstituted stone. After them is a bungalow in the same style which has been painted yellow. After this is a bungalow made of painted concrete block. On the left are ex-local authority houses, consisting of 3 pairs of semis made from block and render painted various shades of yellow and cream. There is then a gap until the last house in the village along this road (Glasses Farm house, 1826) which is a detached natural stone house with Bath stone quoins



**Budds Lane** leads off Brewery Lane next to the Brewery. At the top is Hill House (Grade II listed) which is built of Bath stone and has a large parapet wall, sliding sash windows, Bath stone sill and quoin details, slate roof and a large garden surrounded by a beech hedge. The buildings further down Budd's Lane consist predominantly of modern detached properties built of reconstituted stone with PVC windows, red concrete tiled roofs and some with extended porches: all are set in large gardens. At the bottom end of the lane is one of Holcombe's older houses, Manor Cottage (18th century).



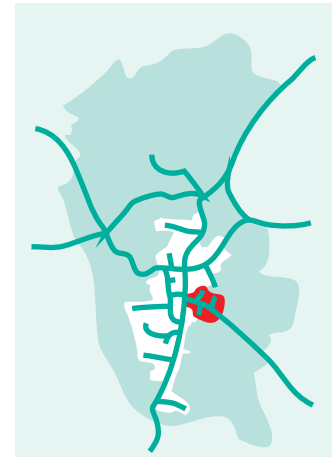


Post Office and Village Shop

The junction of **Common Lane** and **Holcombe Hill** forms one of the focal points of the village, not least because this is where the one remaining (and well-used) combined post office and shop in the village is situated.

The properties in this area are both houses and bungalows though most of the properties in the new developments have been bungalows. Properties are generally

either natural or faced stone or painted rendering. There is a mixture of clay and concrete roof tiles, pvc and wood windows and low stone walls and hedges as boundaries. With the exception of the old houses (among the oldest in the village and dating back to the 18th century) at the top of the lane, other residences have off-road parking and large gardens, with low walls or are open plan with an abundance of native and ornamental trees and shrubs. Those properties on the south side of Common Lane have far reaching views across the valley to Stoke-St-Michael.



There are three distinctive modern building developments off Common Lane, all within the historic boundary of Holcombe, where only limited field hedges have been retained. The first of these is **Kingsmead Close** (1969) which consists of 11 detached bungalows of reconstituted stone/rendering with concrete tiles, small chimneys, pvc windows, mainly detached garages, low block rendered walls

with concrete coping enhanced by shrubs. **James Close** (1979) contains 6 detached houses built from reconstituted stone with rendered details, concrete Redland Renown tiles, pvc windows, plastic guttering and low rendered boundary walls.



James Close



Boundary Close

Finally, **Boundary Close** (1972) which marks the ancient boundary of the village, contains 9 detached reconstituted stone bungalows with concrete roof tiles, predominantly attached garages. The lack of front garden boundary walls creates a very open aspect, enhanced by trees and shrubs.

Beyond Boundary Close the natural hedges have been retained and the properties, in the main, are dispersed in mature plantings away from the lane. These properties vary from forties and fifties bungalows and houses to **Flint House**, built for one of the owners of the Holcombe Brewery in the 1800s. Like some of the other large properties in Holcombe, Flint House is built of Bath Stone. There are stone tiles on the main house and slate tiles on the extension, wooden sash windows and a glass conservatory on the front aspect, and the boundary wall to Common Lane is built of Bath stone. Beyond Flint House there are only a few properties.



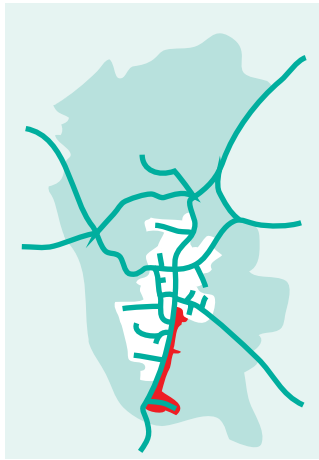
Flint House



Top of Common Lane

## 3 The buildings of Holcombe

### 3.5 Holcombe Hill (east side)



The area on the eastern side of **Holcombe Hill** below the Post Office is typical of much of the village in its variety: it includes a clearly defined Victorian terrace of miners' cottages, Victorian semi detached houses at the top of the hill and more modern (mostly 1970s) detached houses and chalet bungalows nearer the bottom.

The terraced row of cottages built in the 1880's has a single shared archway entrance to the rear of the buildings. The houses are built of stone and all have rendered front elevations of harmonious white or cream colour. Over the years replacement windows of different styles have been installed, and some of the cottages have had porches added. The roofs are of clay tiles, slate or concrete tiles and all the houses have rear extensions, which vary in size and character. The small front gardens abut Holcombe Hill, but all the dwellings have long back gardens which back onto a field. With one exception, the cottages do not have garages, resulting in concentrated on-road parking, which can cause difficulties for drivers exiting from Longleat Lane and some houses onto Holcombe Hill.



Holcombe Hill



Holcombe Hill



Holcombe Hill



Edford Green

The majority of houses on the hill face the road and enjoy a good outlook, but a few face down the hill and have enhanced views across the valley. Exterior facades vary considerably and include natural stone, rendered brick and faced building blocks. Roofs are a mixture of clay and concrete tiles, and windows are a mixture of pvc and wood. The trees and gardens enhance the rural character of the area. The modern houses generally have good-sized gardens and off-road parking, but cars belonging to the inhabitants of the older properties near the top of the hill are parked on the road. As well as the residential buildings (many of which were previously shops), there is a small garage business on the hill.

Towards the lower end of Holcombe Hill there is a row of 5 detached chalet bungalows. Built in the 1970's, they have coordinated front elevations of natural stone, faced building blocks or render and a mixture of pvc and aluminium windows. The roofs consist of double roman concrete tiles and single chimneys. All face Holcombe Hill and have good sized front gardens with off-road parking facilities. The houses are well spaced apart, and all have large rear gardens backing onto open fields. Many ornamental trees and shrubs are evident and the homes enjoy unobstructed frontages with open views.



Holcombe Hill

**Edford Green** is a small cluster of established houses to the south of the main village settlement, many with attractive natural stone elevations, some with brick quoin detailing. Roofs are made with double roman tiles, chimneys are brick. Guttering is plastic, window frames are wooden and there is a mix of natural stone and concrete front boundary walls. There is also a garage business, one of the two village pubs and a concrete products business on the site of a former colliery. There are two houses dating from the 1930s made of reconstituted and rendered stone, with sash windows and clay roof tiles.

## 3.6 Holcombe Hill (west side)

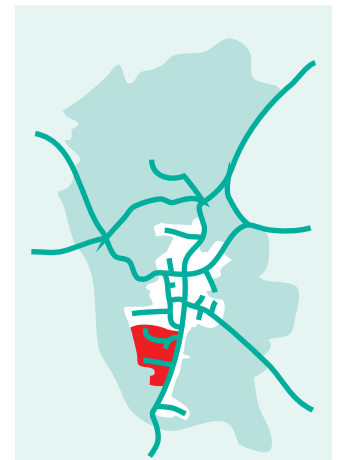


Top Wood



Stone's Paddock

Located off the west side of **Holcombe Hill** is a significant residential development (**Stones Paddock/Top Wood**) of some fifty houses, predominantly built in the mid and late 1970s. They are link, semi-detached and detached houses, mostly constructed from reconstituted tiles and stone-effect blocks. Most have concrete double roman tiled roofs and pvc windows. Top Wood stands on the site of open cast mines. The development is now virtually mature with over-garage extensions and conservatories the only recent planning applications of note. Trees and hedges within this development support a varied and diverse wildlife population.



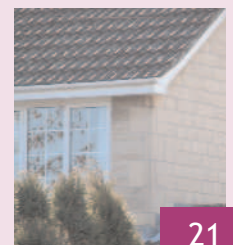
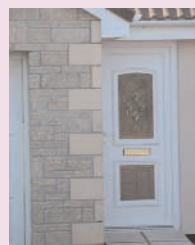
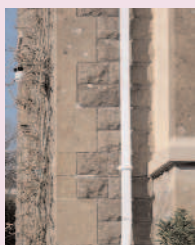
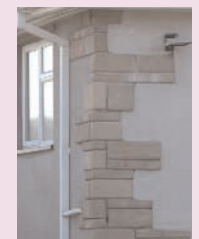
South of **Stones Paddock** on the west side of **Holcombe Hill** there is a group of four detached houses, built of reconstituted stone, concrete roof tiles, single garages, pvc windows, open fronted gardens facing the road.

Just below **Stones Paddock** is **Woodlands Lane**, which contains a small number of houses dating from the 1930s and 1950s. These are built of reconstituted stone, some with rendered detail, clay and concrete roof tiles, and including one uniquely presented house. There is a mixture of wood and hedge boundaries fronting mature gardens.

Beyond **Woodlands Lane** on the west side of **Holcombe Hill** is a group of four detached properties built from reconstituted stone, pvc windows, some of Georgian styles; Grovesbury concrete roof tiles with a single chimney; double garages, open fronted landscaped gardens with low stone front boundary walls.

### Quoins - unifying different ages and styles of buildings

The variety of building ages, sizes and types means that there are very few features that provide any stylistic unity within the buildings of Holcombe. However, one recurring feature on many otherwise very different houses is the use of quoins most frequently on the corners of walls, but also around door and window frames. The Victorian terrace on Holcombe Hill is perhaps the most obvious example of the style, but it also features prominently on older buildings, as well as on many newer homes, such one of the newest buildings in the village, a bungalow in Longleat Lane completed in 2005.



## 4 Recommendations

These recommendations have emerged from the various consultation processes extended by the VDS team to the whole village.

The foregoing descriptions of various aspects of the village have demonstrated that Holcombe has a wide variety of building ages and styles and a sense of rural spaciousness,

The recommendations support the general principle that all development, whether it be new buildings, extensions or other changes to existing buildings, should enrich and respect its context

and the various consultation exercises conducted in the course of compiling this Design Statement have repeatedly shown that villagers greatly value these characteristics: in particular there are strong feelings that the village should neither lose its 'interior' open spaces (such as the playing fields and the areas of pasture and private gardens between the buildings) to infill nor see the meadows and fields that surround it disappear under sizeable new

developments. The overriding consideration in drawing up these recommendations has been the need, in the words of the Mendip District Local Plan, 'to ensure that the distribution of development within the District, and individual developments themselves, respects and enhances the form, character, setting and local identity of each settlement'. Where applicable, cross-references to policies in the Mendip District Local Plan, in force at the time of publication of the Village Design Statement in 2005, are indicated in the margins.

### 4.1 Building design features

#### Recommendation 1

Ensure that the design features of new buildings respect the immediate surroundings

##### MDLP Q1

The design of new buildings should enhance and be in character with the style, building materials, spacing and shape of buildings in their immediate vicinity and be harmonious with, specific to and appropriate to their location. This is especially important for new buildings in close proximity to existing coherent groups of buildings (see the descriptions of the various zones of the village set out in section 3)

The design of a new building should ensure that the following features are harmonious with the existing buildings in the immediate vicinity:

Roof lines; Building materials and finishes; Size and proportions of buildings; Scale or area of front or main elevation; Window styles and materials; Boundary materials and heights; Distance from neighbouring properties and the road; Respect for the prevailing building and roof lines into which the new building fits (this is particularly important where several existing houses follow a defined line and to build or infill outside this line would disrupt the existing appearance); Use of design features such as Bath stone quoins; Sensitive siting of satellite dishes and aerials etc.

#### Recommendation 2

Maintain the character of existing buildings

##### MDLP Q1

Alterations and extensions to existing buildings should complement the existing building and its surroundings and respect the inherent form, style, materials and design features of the original property. Small alterations should not disfigure the size or proportions of the existing building and its features or fundamentally change its character or appearance. Roof lines should step down where possible and facades be set in such a way as to retain the scale and proportion of the existing building. Large scale extensions that overwhelm the character of the existing building should be avoided, as should those that are of a disproportionate size either to the building, or to its boundaries or spacing in relation to neighbouring properties. The design features that should be considered in respect of extensions are similar to those for new buildings, namely: Roof lines; Building materials and finishes; The size and proportion of the extension in relation not only to the building that it extends, but also to neighbouring buildings; Window styles and materials; Boundary materials and heights; Use of design features such as Bath stone quoins; Sensitive siting of satellite dishes and aerials etc.



## Make appropriate arrangements for parking

Recommendation 3

Parking considerations and the existing pressure on on-road parking should be taken into account when any new development or development of existing buildings is carried out. Nevertheless, the visual impact of parking areas, both domestic and commercial, should be minimised by careful siting and boundary treatment.

MDLP SN25

## Ensure that the building design incorporates all practicable measures for the conservation of energy

Recommendation 4

MDLP ER1

## 4.2 Designing the features immediately surrounding buildings

### Ensure that landscaping is harmonious with and enhances its surroundings

Recommendation 5

The design of the landscaping surrounding new buildings and extensions is as important as the building design itself and should be accorded the same level of care and attention. The size and species of plants should be sensitive to the immediate surroundings. For example the planting of *leylandii* hedges should be avoided, and their size compliant with legislation.

MDLP Q4

### Ensure that boundary materials are appropriate to the surroundings

Recommendation 6

Encourage use of trees and shrubs and natural stone walls rather than wire or panel fencing. Safeguard grass verges, boundaries of native trees and shrubs and natural stone walls.

### Limit the use of public and private external lighting

Recommendation 7

Public and private external lighting should not be extended wherever practicable and where new or renewed, should be environmentally sensitive to power consumption and light levels to preserve 'dark skies'. It should be sited to minimise intrusion into neighbouring properties and wherever possible private external lighting should face the property to which it belongs.

MDLP Q14

### Design outbuildings carefully

Recommendation 8

Stables and fencing for animals and other outbuildings such as garages should be carefully designed and sited in order to minimise any adverse impact on the landscape, both in terms of style and building materials and in terms of size and location.

### Recognise the importance of trees

Recommendation 9

Planting of native/heritage trees in appropriate verges, hedgerows and more widely to enhance the landscape should be encouraged. Existing trees also need special consideration as they are a vital component of the village scene but have a finite life. Tree Protection Orders can be sought where appropriate. Maintenance of trees is also very important, in order to avoid excessive growth affecting neighbouring properties and views.

MDLP EN5

### Avoid destruction of wildlife habitats

Recommendation 10

Wildlife is a vitally important aspect of the rural character so highly valued by the residents of the village.

## 4 Recommendations

### Recommendation 11 Retain natural features

Natural features, including ponds and watercourses should be retained.

## 4.3 The spatial relationship between buildings and their surroundings

### Recommendation 12 Avoid inappropriate increases in building density

New build and extensions should be of an appropriate size for the space in which they are being built, with adequate space between them and neighbouring buildings. Density of building within Holcombe varies considerably between the various zones identified in section 3 of this document, and new developments should not increase density to levels out of keeping with the immediate surroundings.

### Recommendation 13 Respect existing development limits

MDLP S1 & S3

Development should not extend or exceed the development limits (building line) specified in the Mendip District Local Plan.

### Recommendation 14 Preserve open spaces and consider the views enjoyed by others

When designing new development the high value placed by the residents of Holcombe on the extensive views to open farmland and countryside enjoyed from most parts of the village should be taken into consideration, even though the effect on views enjoyed by an individual property cannot be taken into account when considering a proposal for a new building or extension. Development should not, in the words of the Mendip Local Plan, 'harm the contribution to distinctive local character made by a space or open area of visual significance.'

## 4.4 General planning recommendations

In addition to the specific recommendations relating to design considerations at 3.1-3.3 above, the following recommendations reflect the more general views of the village as expressed in response to the various consultation exercises underpinning the compilation of the Design Statement:

### Recommendation 15 Affordable/low-cost housing

MDLP S1 & S3

The need for affordable/low-cost housing should be recognised, with a view to maintaining and enhancing the current diversity of the population of the village and enabling local people to remain in the area, although there is a need to balance this against the high value placed by many residents on the maintenance of open space and a sympathetic environment. As stated in section 2.8 Holcombe has a notably high proportion of young residents compared with other villages in the area.

### Recommendation 16 Public spaces, footpaths and byways

There should be no reduction of existing public spaces, footpaths and byways, and development should not impinge upon them.

### Recommendation 17 Recreational areas

MDLP SN12

Existing recreational areas such as the playing field should be safeguarded and retained.

## Recommendations 4

### Existing public rights of way

Recommendation 18

The existing network of public rights of way within the village and that link it to the surrounding countryside should be promoted and maintained (ref Local Plan SN27).

### Improvements to rights of way

Recommendation 19

Improvements and extensions to the network of public rights of way for the benefit of the community and landowners should be encouraged.

### Street furniture

Recommendation 20

Minimise intrusive structures such as signs, kerbs, lighting, dog bins and litter bins.

### Signage\*

Recommendation 21

Signage should be minimised in both number and in size and sited with care. Signage should also be kept clear of existing trees and hedges, and street maintenance should keep foliage cut back so that signs can always be seen clearly.

### Pedestrians\*

Recommendation 22

The needs of pedestrians in the village should be respected, particularly with regard to traffic adherence to speed limits on all roads, noting the absence of pavement in some parts of the village.

### Road markings\*

Recommendation 23

Road markings should be kept to a minimum, congruent with safety considerations.

### Visual impact of services

Recommendation 24

The visual impact of services and utilities should be minimised.

### Masts

Recommendation 25

Telecoms and other providers should be encouraged to share masts wherever possible. Siting of masts should not be visually intrusive.

### Overhead cables

Recommendation 26

The routing of cables underground should be encouraged when they are renewed, in order to reduce the number of overhead cables. The overhead cabling on Holcombe Hill is particularly prominent.

\*Note: Recommendations 21, 22 and 23 refer to the work of the Highways Agency



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