

# Bonsall

Conservation Area Appraisal

## 8. Negative/Neutral Factors



## NEGATIVE / NEUTRAL FACTORS

### Negative

#### *Alterations to buildings – Extensions.*

Extensions to buildings should respect the host building to which the extension is to be affixed. In this regard considerations include size, scale, form, mass, materials and details such as windows and door designs. The form and design of an extension should also be considered in respect of its location on the principal building. There are several instances in Bonsall where large glazed porches / conservatories have been attached to the principal elevation of a property. This type of structure has no historical precedent for use on traditional properties in the village.



#### *Alterations to buildings – Windows / doors*

Changes to traditional window and door patterns both in terms of their construction materials and design can have a significant cumulative impact on the external appearance of historic cottages and houses. Traditional windows would have been timber with a painted (not stained) finish. There are instances throughout the village of plastic windows and doors, many of unsympathetic design and examples of staining used for windows and doors.



#### *Alterations to buildings – Roof-lights.*

A positive characteristic of the village, is that there are very few roof-lights to interrupt roof planes. The topography of the village provides a multitude of views, panoramic and long ranging as well as more contained views within the village itself. As such roofscapes are often in full view. Features such as modern dormers and roof-lights interfere with the traditional character of the village.



### *Additions to buildings.*

Numerous minor additions to buildings, lead to a visual conglomeration and cumulatively can detract from the building and the wider street-scene. Whilst it is recognised that improved television reception is desired, satellite dishes positioned on front elevations, especially on principal road frontages lead to visual clutter in the street-scene. Often a more discrete location can be found.



*Artificial building materials on late 20<sup>th</sup> century property*

### *20<sup>th</sup> century buildings*

In general the majority of the properties in the village are constructed to a traditional design and use natural materials. These elements help to provide a holistic character to the village. However, there are a few examples of house types, e.g. bungalows, which are not a characteristic building form.



*20<sup>th</sup> century bungalows are not representative of traditional building designs.*

Similarly, there are a number of properties which have been built in artificial materials (e.g. Davy block, artificial stone, concrete tiles) and where structures have few design elements (i.e. flat roof, utilitarian design details) to identify them as being a part of the special character and appearance of the Conservation Area.



*Flat roofed toilet block*

### *Walls.*

Limestone walls, generally random rubble construction with a variety of coping details, are a highly characteristic feature throughout the Conservation Area. Whether performing a function as retaining walls or in a more visual capacity, forming a field or garden boundary they provide a sense of enclosure as well as being distinctive features in the streetscape/landscape. In the more developed areas of the village, they create a defined edge to the roadways. Whilst car parking is an issue on the narrow lanes and streets, the removal of these walls for off-road parking creates 'breaks' in that sense of enclosure and weakens the definition of the street-scene.



The use of inappropriate boundary treatments also weakens the robust character provided by walls within the area.



*Other aspects of the Street-scene*

There are numerous features in the Conservation Area that add to the distinctive nature of the area, such as wells, post boxes, telephone kiosks, railings, gate piers and stiles. However there are certain elements that are considered to detract from the overall street-scene. These are not found extensively within the Conservation Area, but include examples of overhead cables, untidy sites and derelict / poorly maintained commercial buildings.



*Above & below -Poorly maintained commercial buildings*



Examples of modern garaging, could be improved by the use of a more traditional design of doors painted a dark recessive colour. Car parking does not enhance the street-scene being visually intrusive and in places where there are no footways, makes pedestrian movement through the village more difficult.



*Car parking along Yeoman Street*

### Neutral Factors

The Village has a number of outbuildings including pigeon lofts. Despite the majority of these being located in private gardens, many are visible in the landscape / streetscape due to the topography of the area.



The Village Design Statement (2002) identified a number of residents with lofts on their land and the Village Design Statement considers that the pigeon lofts contribute to Bonsall's sense of place and add to the distinctive character of the village.



These structures are characteristic to Bonsall and are considered neither to detract nor enhance the area, but demonstrate associated activities of an active working community.