

APPENDIX 4 - SPECIAL CHARACTER AREAS

Angel Green and Broomfield Place

Special character:

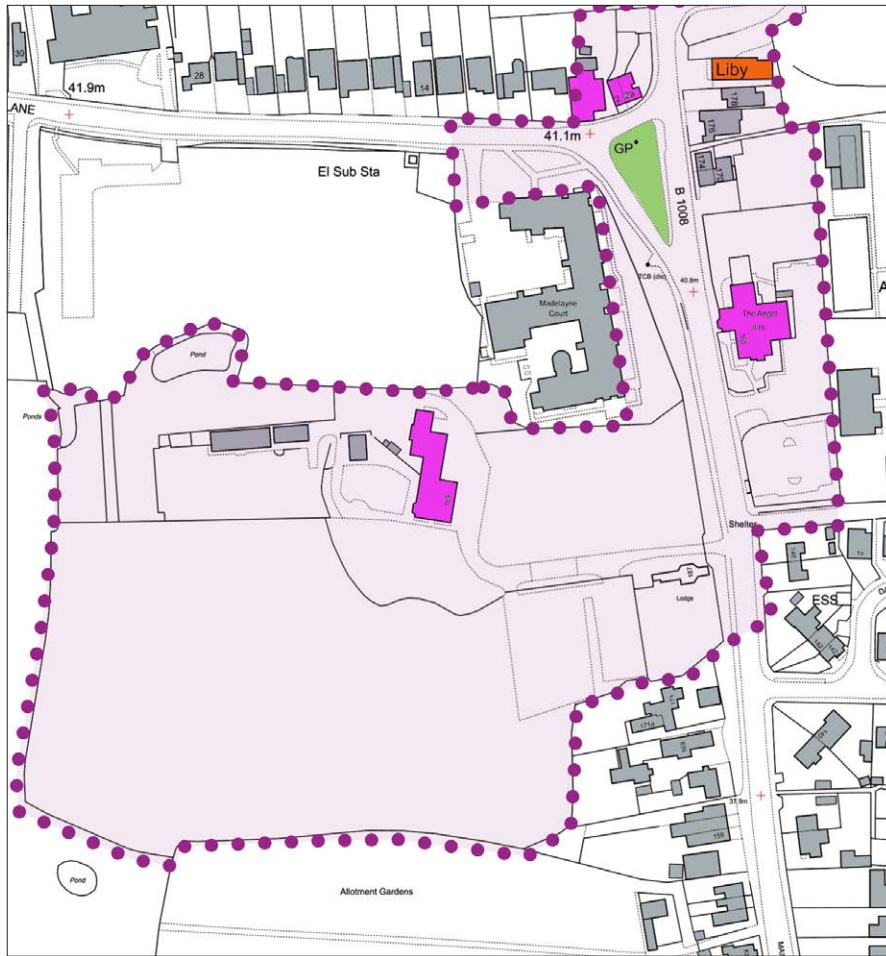
A village centre, clustered around a green, with historic vernacular buildings surrounded by extensive grassland, trees and hedges.

Features contributing to and forming part of the special character:

- Angel Green, a registered village green, was originally formed by the junction of School Lane with Main Road. Although small, the Green is bolstered by the wide verges on the west side and by the planting of trees and spring flowers. The trees and wide verge mitigate the impact of Madelayne Court, a large building which is not in keeping with the special character
- Broomfield Place, a substantial Grade 2 listed building, which is set back from the road beyond an imposing lawn and parkland trees - all clearly visible from the road. Along with the Lodge and gates, they provide a setting to the house. This relates well to the Angel Inn and nearby cottages - resembling a 'manor house' alongside a village green.
- Other historic buildings: the listed buildings of the Angel Inn and the cottages on the north side of the Green (2 and 2a School Lane). Also, the phone kiosk and Library (assets of local interest) and the Lodge
- Smaller structures that complement the heritage assets, including the brick and flint wall adjacent to the Library, the picket fence along the Inn garden (which maintains a sense of openness), garden walls in front of the listed cottages and the wooden bus shelter. Also, the old phone kiosk adds a focal point to the Green, re-enforcing the village green character
- The parkland to the south and west of Broomfield Place (including the walled garden, still in the same ownership as the house). This is all part of the original setting of Broomfield Place and contains some landmark redwood trees. Although degraded, this still forms an important context to Broomfield Place.
- Swathes of grass stretching throughout the Special Character Area, from the parkland in the south-west, through the lawns at the front of Broomfield Place, Angel Green and verges to the garden of the Angel Inn to the east
- Trees and hedgerows. The row of grand trees opposite the Angel is an important feature. The hedgerow behind the Angel helps to define the eastern boundary of the Special Character Area (along with the substantial brick wall). Other trees and hedgerows help to limit the visual impact of the Angel car park and the more modern design of Madelayne Court.

Threats and opportunities:

- New buildings and extensions need to respect and complement the architecture of the historic buildings. The alignment of any new structures around Angel Green needs to respect the shape of the Green and avoid overshadowing it.
- The relationship between the cluster of historic buildings and the balance between buildings and grassland should be respected. Further three storey buildings (or higher) which intrude within this relationship would be a threat (especially if out of architectural context).
- High levels of traffic detract from the character of the area, both visually and in terms of noise. Sensitive measures to limit the impact of traffic and to strengthen visual links across roads would enhance character.
- Appropriate signs or historical interpretation boards would enhance character and sense of place.



Angel Green/Broomfield Place - Special Character Area

Parsonage Green

Special character:

A substantial and well-treed village green which provides a transition from the open countryside in the west, to the edge of the village in the east. Historic buildings are set back behind verges and ponds, giving a sense of space, transitioning from classic barns to cottages as you approach the village.

Features contributing to and forming part of the special character:

- The barns around Parsonage Farmyard (including listed buildings) represent the strongest design feature, with their tall roofs. They have been sensitively restored as dwellings in recent years, set around an attractive green which mirrors Parsonage Green itself
- The Parsonage, a very attractive listed building, compact and with noticeable chimneys. Although it does not align to the Green, it provides an important backdrop on the southern edge.
- Cottages on the north side of School Lane (one of which is listed) and set behind them is Glovers (listed, former farmhouse). These buildings feature extensive flint walls, a distinctive style that contrasts with the twentieth century buildings to the east and behind
- The registered village green. This is surprisingly extensive to the east and features two large ponds, plus a ditch/pond to the north. The outside of the Parsonage and Farmyard is particularly striking. There is a public bench nearby.
- Mature trees on the Green itself and the northern edge, supplemented with spring bulbs

Threats and Opportunities

- Any new buildings or extensions should be set back from the Green to conserve the sense of openness. This is also important to protect the transition from the complete openness of the countryside to the more enclosed space of the village.
- Any new buildings or extensions must respect the architectural style of existing historic buildings: the barn and farmyard style at the west end and the cottage style of the east end, as appropriate
- The Special Character Area could be enhanced by clearing some of the vegetation in and around the two large ponds to improve their visibility. There is room for another/more well-positioned public benches to promote enjoyment of the Green and more wildflower planting
- Appropriate signs or historical interpretation boards would enhance character and sense of place.
- Measures which slowed traffic and reduced queuing would limit its impact and enhance character. Re-locating the existing chicane to the western end of the Green might help to achieve this.



Parsonage - Special Character Area

Broomfield Mill and surrounding area

Special character:

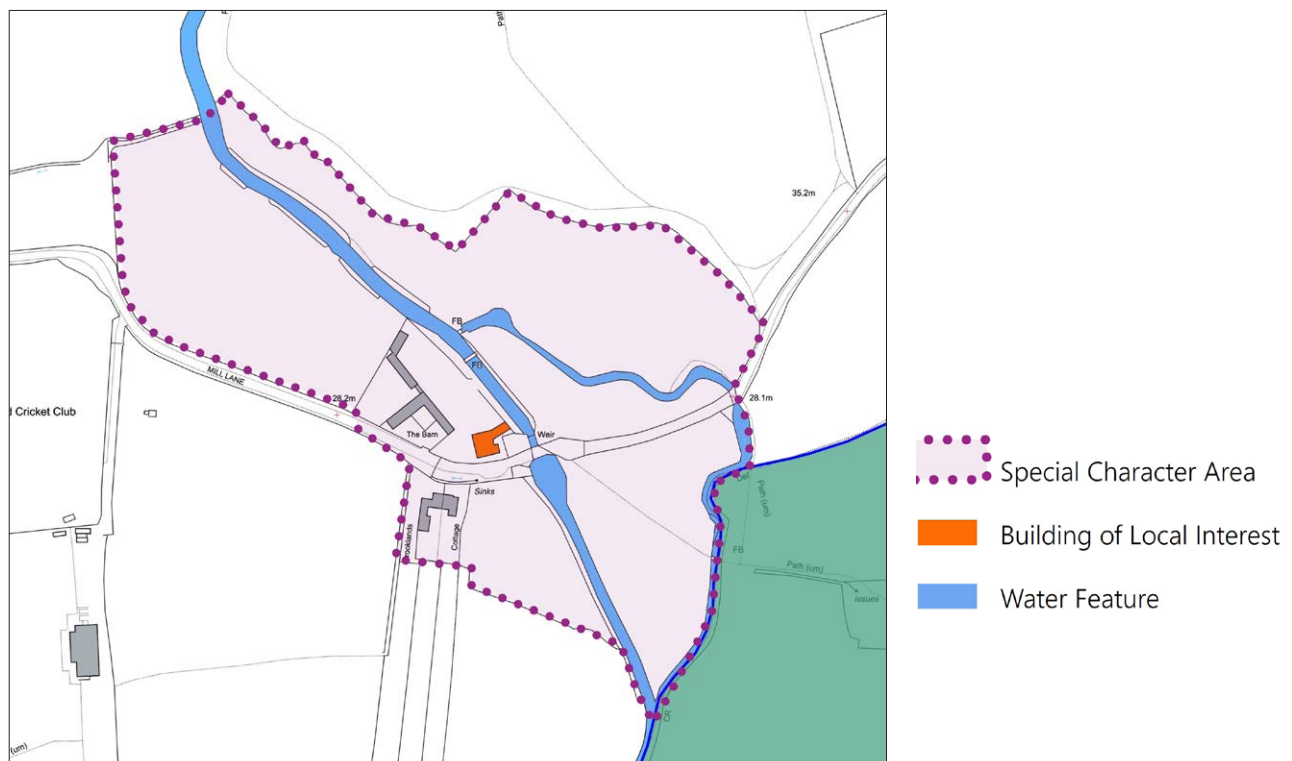
A hamlet of distinctive buildings, focussed around the historic mill house and bridge, set amongst water meadows and set apart from the main village

Features contributing to and forming part of the special character:

- The Mill House (an Historic Asset of Local Interest) and converted barns associated with it
- The brick walls around the southern and western edges of the Mill House compound, which give the impression of a walled garden or enclosure
- Small hedges atop low brick walls – a distinctive boundary treatment in front of the Mill House and the two houses opposite; also, the short brick-lined culvert on the south side of the Lane
- The brick-built bridge and small weir (a remnant of the mill); the wide section of river south of the bridge; and the narrower ancient course of the river, which marks the eastern edge of the character area
- 'Lumps and bumps' marking the site of the old mill (demolished in 1929)
- Extensive water meadows, comprising the floor of the valley – in contrast to arable fields on the valley slopes
- Scattered trees along the river and behind the Mill House
- The absence of vehicular traffic (this section of Mill Lane was closed to traffic in 1989).

Threats and Opportunities

- Introduction of inappropriate design styles which threaten the coherence of the current tightly-knit assemblage of buildings. Any new buildings or extensions must respect the architectural style of existing houses, especially the Mill House.
- Introduction of inappropriate boundary treatments. The existing combination of traditional brick walls; small hedges atop low brick walls; and wooden fences/gates should be respected. Reducing the amount of metal fencing where possible would enhance the special character.
- Changes to land use (the water meadows) should be avoided



Mill Lane - Special Character Area