

# Pickwick Conservation Area

An Appraisal



# Why an appraisal?

- It's been clear since Gladman that Pickwick is vulnerable to speculative planning applications unless our defences are in order.
- Key part is to have in place a systematic and properly argued plan which can be formally adopted by Wilts Council as a document of material consideration.
- An up-to-date Appraisal of the Pickwick Conservation Area is such a plan.

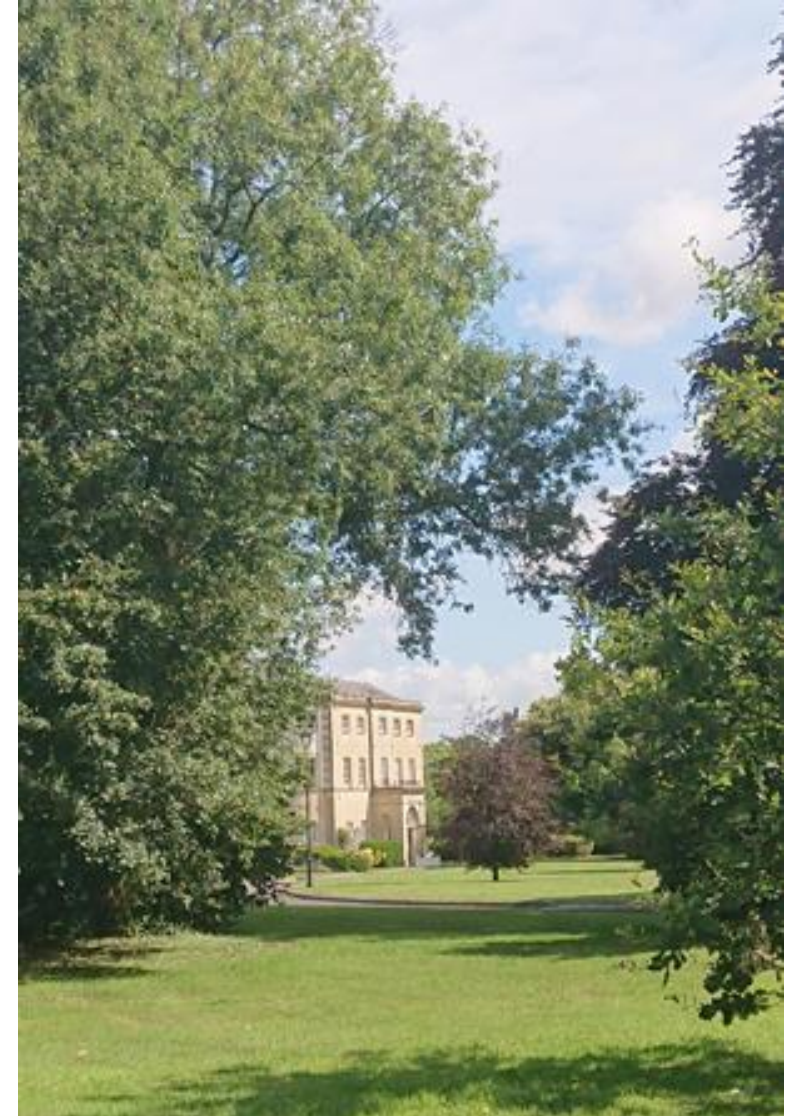




# What's an Appraisal?

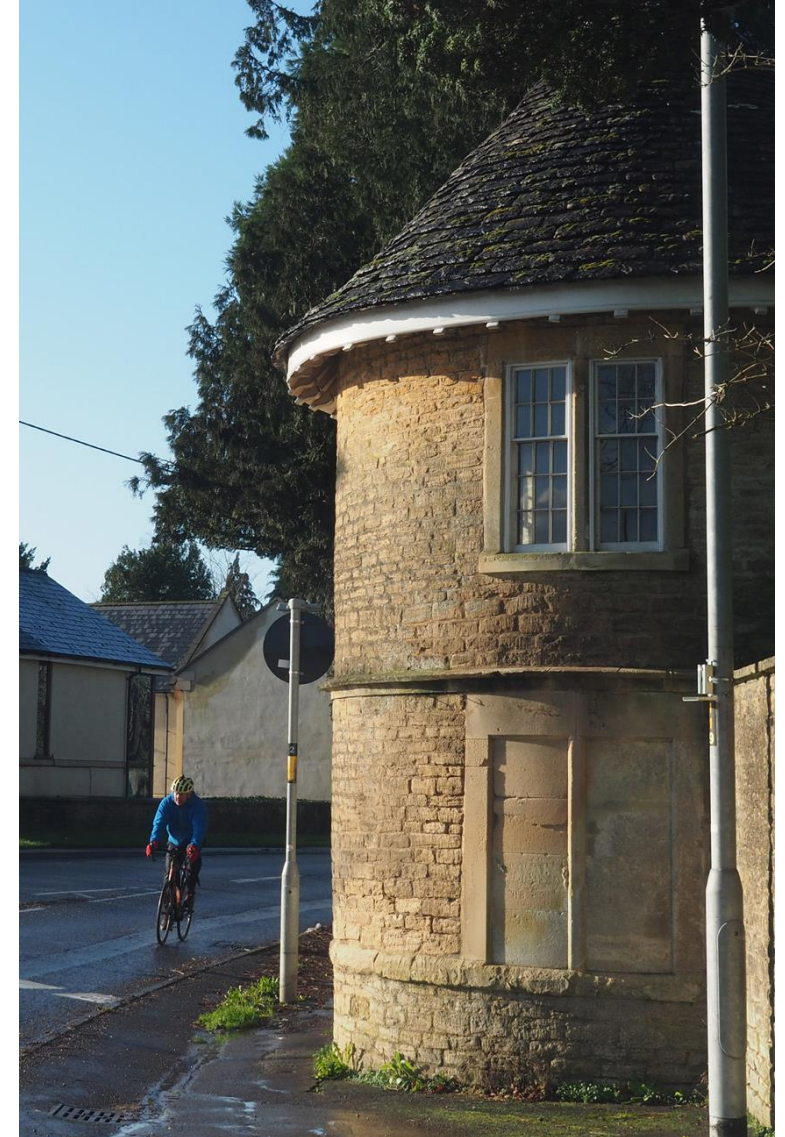
An appraisal is

- a definitive statement saying what's special about a Conservation Area; why it has local significance and why its elements should be protected.
- Usually prepared by the local planning authority, published for consultation with the local community and, if agreed, adopted as a supplementary planning tool by the Council.



# Why is the Pickwick Association involved?

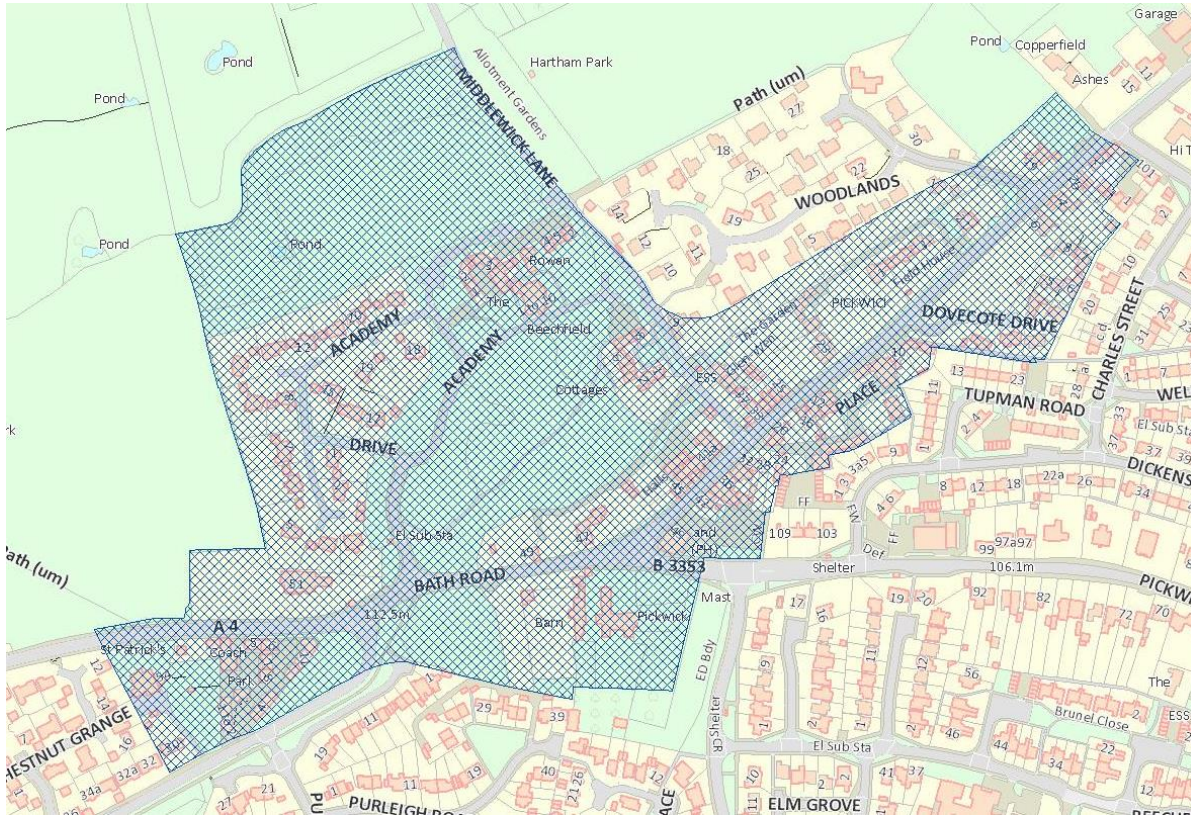
- We know Wilts Council is very heavily committed elsewhere;
- We also know that planning applications continue to flood in and are judged, in part, by a substantially outdated Conservation Area Appraisal;
- We have offered – and the Council has supported - our offer to prepare an up-to-date and comprehensive Appraisal;
- The Town Council has been immensely helpful in providing funds for research and access to their mapping contractor





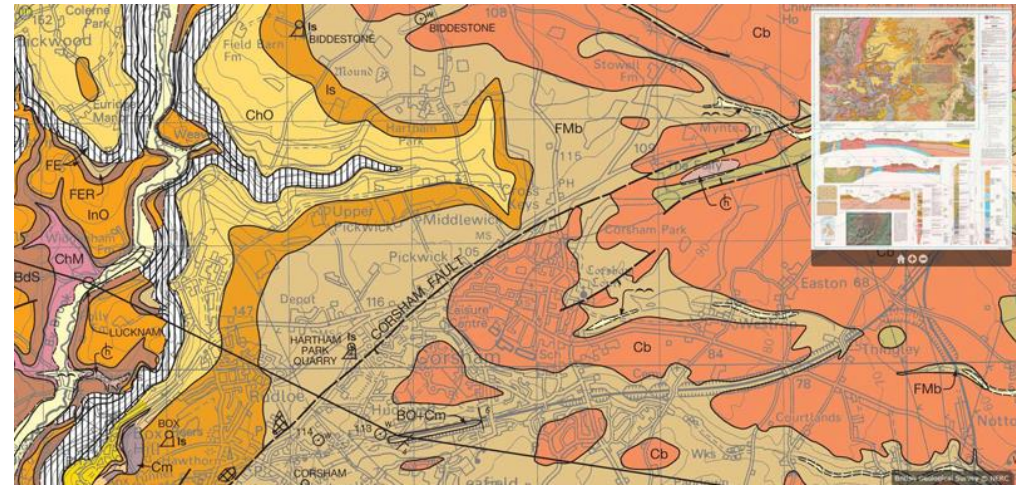
# What we've done

We thought the most recent appraisal – a single page map plus half a page of text – didn't give justice either to Pickwick or its Conservation Area.



So we:

- Rehearsed the history of Pickwick from the earliest days as a settlement, though to the present day;
- Looked at its geological and physical setting;
- Identified each and every listed building;
- Examined the road structure, our green and open spaces and even our stone walls;
- Explained exactly what makes Pickwick, and its Conservation Area, special; and
- As an annex, suggested a detailed management plan.





# As an introduction Tom Brakspear has outlined ‘what makes Pickwick special’



He has recorded

- The historical development of Pickwick
- The style of buildings and the materials they have used
- The architectural features of typical houses and
- Special characteristics of, for example, roofing, windows and stonework

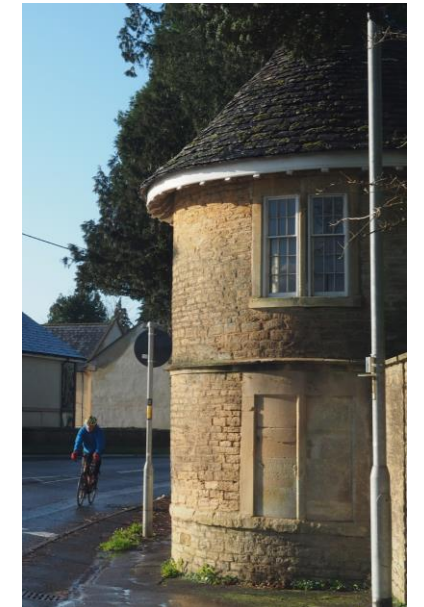
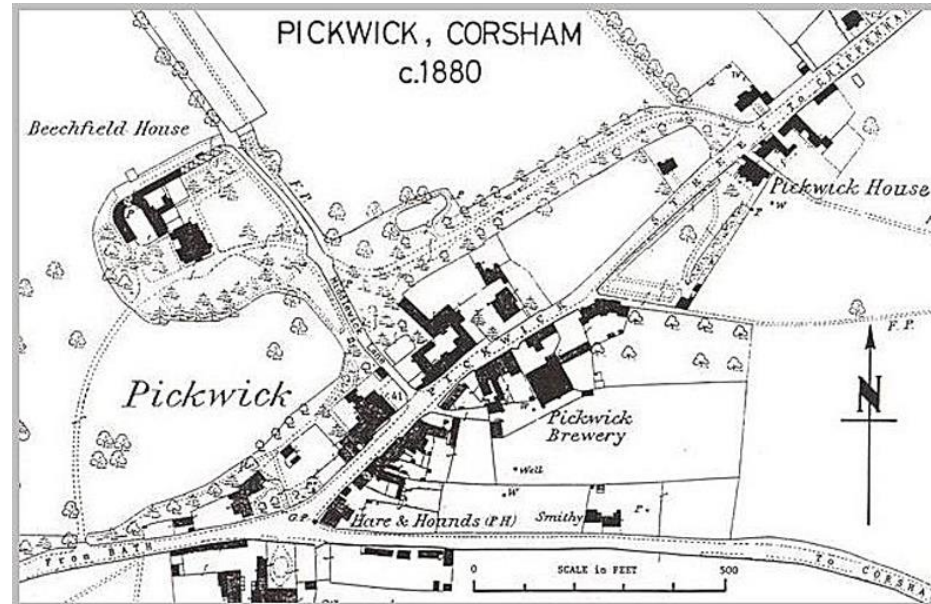


# Pickwick – its history and setting



Having outlined the background to the need for a review we have then

- Explained the geographical and geological setting of Pickwick;
- Explored its archaeology and history from medieval through to modern times; and
- Described how Pickwick village has been subsumed into Corsham within living memory





# The Conservation Area



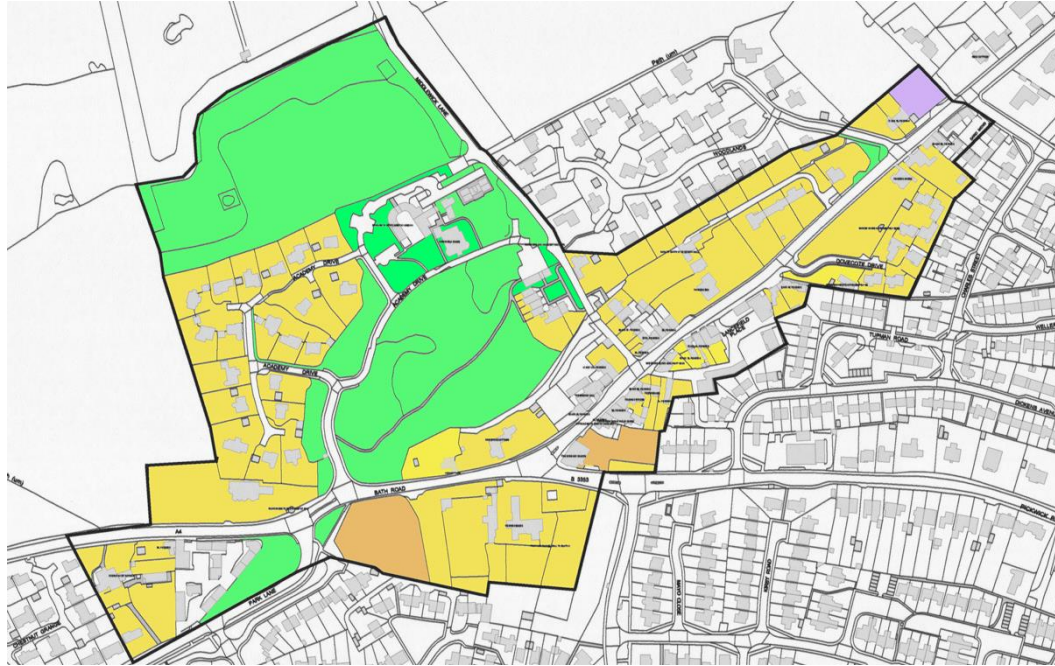
Having set the scene, we have then

- put the Pickwick Conservation Area in its local context and described
  - the settlement pattern
  - its location relative to Corsham Conservation Area
  - its architecture, buildings and open spaces





# Land use within the Conservation Area



Land use within the Conservation Area is important. So we took time to review

- What land is built on
- What is open space
- How extensive is the enclosure pattern – stone walls, hedges etc





# Character Areas

Character Areas are important facets of any Conservation Area

We identified three

- The area around Middlewick Lane/A4 junction
- Pickwick Manor and its neighbours
- Beechfield

And described each in some detail







# Future Management

Before we finished we made a number of suggestions as to how the Conservation Area should be managed in future. These are matters for Wiltshire Council to determine should they adopt our Appraisal

# We have concluded

That the existing Conservation Area is, indeed fit for purpose.

An essential pre-requisite to our submission to the NAPC we undertook a public consultation exercise.

We circulated everyone in Pickwick, sought press coverage from all the local media and sent copies to the appropriate conservation and historical organisations.

Feedback, including that from Historic England, has been hugely supportive.

**To take this one step further we now seek your adoption of our Appraisal as a document of material consideration with regard to planning.**

