

**REPORT FROM THE DESIGN AND ESTATES TEAM LEADER TO AREA 1
COMMITTEE 25TH JANUARY 2006**

MALMESBURY CONSERVATION AREA

1. Purpose

- 1.1. To inform the Committee of proposed changes to the Malmesbury Conservation Area boundary.

2. Recommendations

- 2.1. The Design and Estates Team Leader consults Malmesbury Town Council and St Pauls Without Parish Council on the proposed changes to the Malmesbury Conservation Area boundary and reports to the Public Spaces and Local Plans Panel with a proposed Conservation Area designation.**
- 2.2. The Design and Estates Team Leader writes to inform landowners affected by the proposals.**

3. Links to the corporate/business area objectives

- 3.1. Conservation Area designation and related Local Plan policies conserve and enhance the District's built environment and landscape setting and assets and resources, protect and promote the local distinctiveness of North Wiltshire's heritage, and are prepared in consultation with other local organisations and Councils.

4. Background Information

- 4.1. Under the Planning Acts it is the duty of a planning authority "from time to time" to review parts of their area that are designated as Conservation Areas. The research carried out to produce Conservation Area Statements often provides new information and analysis that suggests that the existing Conservation Area boundary should be altered.
- 4.2. Conservation Areas are designated for special architectural or historic interest alone. However, it has been an earlier resolution of the District Council to consult the relevant Town or Parish Council prior to designating any change of Conservation Area boundaries. Guidance on the appraisal and management of Conservation Areas published by English Heritage in August 2005 also suggest it is good practice to involve the local community and local interest groups.

5. Current Position

- 5.1. Work to produce the draft Malmesbury Conservation Area Statement has, with the assistance of the Malmesbury Conservation Area Liaison Group, been ongoing since 2002. Research and analysis of the existing Conservation Area and its immediate environs suggested a number of potential additions to the Conservation Area as follows:

A: Land to the North of Burnham Road

This area (9-15a Burnham Road) includes a number of attractive early 20th Century dwellings and a Baptist burial ground. At this point the Victorian character of Gaston's Road gently gives way to an early 20th Century feel. This place feels part of the Conservation Area and the architectural quality of the buildings merits inclusion.

B: Land to the West and South West of the Junction between Bristol Street and Foxley Road

This area includes The Old National School, an imposing 1850s building and a significant local feature of the townscape. Apart from its architectural and historic merit, the school is not in use and inclusion within the Conservation Area boundary will help ensure that any future re-development is carried appropriately and sensitively.

Also included are Westhill House and Tanyard, both of substantial size and local landmarks of historic interest (see Appendix 2: 1831 map), as well as some open country which, as well as providing a rural setting for the town, affords views of it.

This area is subject to some development pressure and the extension of the Conservation Area will help to ensure that the interest of this area is fully considered.

C: Land to the South West of Westport Bridge.

This includes Trucklebridge, a large property set in the River Valley and part of the magnificent view of the town and abbey as one approaches along Foxley Road from the South West. This edge of town setting, where rural meets urban and the site of a nprevious animal pound (see Appendix 3: 1889 map), is very much part of the town's heritage and should be included in the Conservation Area.

Like Tanyard there has been some development pressure here, and this important part of the setting of the town in the river valley should be better protected by inclusion in the Conservation Area.

- 5.2. The above proposals have been presented to and discussed with the Malmesbury Conservation Area Liaison Group. The proposed changes are illustrated on Appendix 1 and will extend the Malmesbury Conservation Area into the parish of St Pauls Without, and it is therefore proposed that both the Town and Parish Councils be consulted regarding the proposals.

6. Financial Implications

6.1. None at this stage. There will be small costs to formally notify of the change to the Conservation Area after designation.

7. Human Resources and Equal Opportunities implications

7.1. Conservation Area management, including designation and boundary review, is a continuing responsibility and current Best Value Performance Indicator, and is therefore within the Urban Design work programme. Progressing them will have no impact upon internal human resources. The Design and Estates Team are currently making arrangements to seek new staff for the Urban Designer post which was vacated in July 2005.

8. Community and Environmental Implications

8.1. Conservation Area designation and related policies conserve and enhance the District's built environment and landscape setting, to protect and promote the local distinctiveness of North Wiltshire's heritage for the community.

Documents Used in Preparing this Report

Draft Malmesbury Conservation Area Statement: October 2005.

Appendices:

Appendix 1: Draft Proposed Malmesbury Conservation Area Boundary Jan 2006

Appendix 2: 1831 Survey map of Malmesbury

Appendix 3: 1889 Ordnance Survey map of Malmesbury.

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