

# SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): Clare Cross, Kate Edwards, John Edwards, Vicky Pai

Character Area: CONYGRE BROOK VALLEY: PRISTON MILL SETTLEMENT.....

Date: 5/11/2013.....

Weather: ...Blustery.....

- Look through all the questions before starting.
- For almost all the questions on Pattern and Buildings just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- The final Summary questions include their own instructions.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

## 1. PATTERN

Character Element	Photo(s)
<p><b>A. Topography:</b> Flat Hilly Steep Shallow Plateau Valley                      Linear valley Several valleys</p> <p><b>See Landscape Assessment Proforma</b></p>	
<p><b>B: Layout:</b> Linear Grid-like Winding Regular Irregular                      Buildings close to the road Buildings well set back Front gardens                      Back gardens Long plots Thin plots Short plots Wide plots                      Clear centre No obvious centre</p> <p><b>The Priston Mill complex has a small grouping of farm buildings around the historic Priston Mill with cottages and some converted 20<sup>th</sup> century farm buildings further up the access road.</b></p>	<p>CB1.jpg 5.11.2013</p>
<p><b>C: Spaces:</b> Gaps between buildings Green spaces Hard space                      Places where local events take place Well used Not well used</p> <p><b>Priston Mill and associated buildings have become a very well used hospitality functions centre surrounded by grass and landscaped elements beside the Conygre Brook.</b></p>	
<p><b>D: Green and Natural Features:</b> Trees Bushes Hedges                      Green backcloth to buildings Areas of intense greenery                      Arase without greenery</p> <p><b>The backdrop to Priston Mill is still working farmland, with brook and mill-pond.</b></p>	<p>CB2.jpg 5.11.2013</p>
<p><b>E: Wildlife and Ecology:</b> Area used/inhabited by wildlife Not used at all                      Area used for wildlife to pass through What wildlife? Important plants?</p>	

<p><b>There is plenty of cover for wildlife to use as a corridor. Otters have very occasionally been seen using the stream, the fields around have deer and hares. Amongst the more common bird are rooks, magpies, little owls, buzzards, and on occasion, a kite. There are glow worms on the road banks leading down to where the Marksbury Road crosses the brook. Bath asparagus flourishes at several field edges.</b></p>	
<p><b>F: Roads, Streets and other Movement Routes:</b> <i>Pavements Kerbs Grass verges Drainage ditches Wide roads wide Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts</i></p> <p><b>There are two access lanes to Priston Mill. One, the old traditional access, is via Mill Lane running from the western end of Priston Village. The other comes off the Priston to Marksbury Road. Both are single track with passing places and no footpaths.</b></p>	
<p><b>G. Landmarks:</b> <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)?</i></p> <p><b>Priestbarrow Hill and Farmborough Common across the Conygre Brook.</b></p>	
<p><b>H: Views Out:</b> <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i></p> <p><b>To Inglesbatch on its ridge across the Newton Brook valley.</b></p>	<p>CB7.jpg 5.11.2013</p>
<p><b>I: Views In:</b> <i>Are there places around* where it is possible to get views into this area? (* You will need to go round and about to spot these.)</i></p> <p><b>The mill can be seen from both Priston Hill and from Inglesbatch.</b></p>	

**2. BUILDINGS AND DETAILS**

<p><b>A: Predominant Building Shape and Heights:</b> <i>Wide frontages Narrow frontages Terraced Semi-detached Detached 1 storey 2 storeys 3 storeys Common shapes Varied shapes</i></p> <p><b>The buildings comprising the core of Priston Mill and their layout are still recognizably eighteenth century<sup>1</sup> though many buildings have come and gone as farming practices changed.</b></p> <p><b>The Grade II listed 2 storey farmhouse is stone rubble [now rendered] and is 18<sup>th</sup> century in appearance but may include older elements.</b></p> <p><b>The Mill is also Grade II listed, a stone built, 4 storey double pile, with obliesk finials on the gable ends.</b></p> <p><b>The large barn [Grade II listed], also 18<sup>th</sup> century, has bell finials on the gable ends.</b></p>	<p>CB2.jpg 5.11.2013</p> <p>CB1.jpg 5.11.2013</p>
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1 Priston Farm Survey, Aon County & English Heritage, 1991 unpublished

<p>There are unlisted 'stables' in the group, and behind the farmhouse is a 19<sup>th</sup> century stone single storey 'shelter shed' which has been converted into offices.</p> <p>There are a pair of semi-detached cottages built in the 1930s and further up the lane are some late 20<sup>th</sup> century farm buildings which have also been converted into business space.</p>	
<p><b>B: Roofs:</b> <i>Flat roofs Pitched roofs Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)</i></p> <p>The farmhouse and mill have double pile steep pitched roofs covered in clay pantiles.</p>	
<p><b>C. Predominant Materials:</b> <i>Some common Nothing common Walls (brick, stone, render, hung tile)? Roofs (tile, slate, other)? Boundaries (walls, hedges, fences)? Ground (tarmac, concrete, setts, paving stones)?</i></p> <p>Building materials are generally liassic limestone with arches and dressings of greater oolitic limestone. Roofs are generally clay pantiles. The later 20<sup>th</sup> century converted farm buildings are wood and industrial sheeting roof material.</p>	
<p><b>D: Details:</b> <i>What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?</i></p> <p>Finials, arches and dressings.</p>	

**3. SUMMARY**

<p><b>A: In a few words or a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special?</b></p> <p>The Priston Mill complex is beautifully sited along the Conygre Brook and contains fine examples of 18<sup>th</sup> century buildings.</p>
<p><b>B: In a few words or a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it?</b></p> <p>Nothing, save the need to construct reasonably sized car parks for users of the mill buildings.</p>

# LANDSCAPE ASSESSMENT PROFORMA

Surveyors(s): Clare Cross, Kate Edwards, John Edwards, Vicky Pai

Area name or number: Conygre Brook Valley.....

View Point Numbers: .....

Date: 5/11/2013... Weather: Blustery.....

- Look through all the questions before starting.
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## 1. DESCRIPTION

Character Element	Photo(s)
<p><b>A. Landform:</b> Flat    Gently undulating    Strongly undulating    Steep valley Valley side/floor    Plateau</p> <p><b>Conygre Brook runs through Farmborough Parish and enters Priston Parish upstream of Priston New Farm. This assessment covers the section from Priston New Farm to Priston Mill.</b></p> <p><b>Initially the landform is gently undulating with Priestbarrow Hill and Farmborough Common away to the south. However, by Priston New Farm a combe begins to form with steep sides up to the Priston to Markesbury Road on the north. Further down stream the combe develops and narrows with steep sides – south up to the low Priston plateau and Pensdown, north up to the Wilmington Ridge.</b></p>	<p>CB5.jpg 5.11.2013</p> <p>CB4.jpg 5.11.2013</p>
<p><b>B. Landcover:</b> Open farmland    Farmland with trees/woods    Woodland Parkland    Wetland</p> <p><b>Around Priston New Farm is more open arable land that quickly changes to grazing land in the combe itself along the stream, with good tree cover along the watercourse. Above the stream and beside the Marksby Road is Pottern Brake [7 indicator species?].</b></p> <p><b>Beside the Priston to Markesbury Road above where it crosses the Conygre Brook is the smaller Conygre Brake [no indicator species].</b></p>	<p>CB7.jpg5.11.2013</p>

<p><b>C. Landuse:</b> <i>Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</i></p> <p><b>The combe valley bottom is all cattle grazing land. There are prominent “sheeptracks” along the hillside near where the Priston Mill link road joins the Priston to Marksbury Road.</b></p> <p><b>Near Priston New Farm the trees along the watercourse are somewhat mixed: Hazel, Elm [dying back again], some Ash, some Blackthorn. On Priston Mill Farm the trees along the watercourse are almost all Alders which have obviously been coppiced a long time ago so that they have developed into fine multi-stemmed trees.</b></p>	<p>CB4.jpg 4.11.2013</p> <p>CB3.jpg 5.11.2013</p>
<p><b>D. Field Boundaries:</b> <i>Tall Clipped Intermittent Hedgerow With/without trees Fences Walls</i></p> <p><b>Some hedges, both with and without trees and some fencing.</b></p>	<p>CB6.jpg 5.11.2013</p>
<p><b>E. Field Sizes and Patterns:</b> <i>Small Medium Large Regular Angular Linear Irregular</i></p> <p><b>Before the combe develops fields are larger and more open around Priston New farmhouse but the combe valley downstream has linear fields dictated by the topography.</b></p>	<p>CB4.jpg 5.11.2013</p>
<p><b>F. Routeways:</b> <i>Few roads Dense road network Tracks Straight/Winding /Narrow</i></p> <p><b>Along half the combe, the Priston Village to Marksbury Road lies on the higher ground to the north of the stream on the lower slope of the Wilmington Ridge.</b></p> <p><b>The Priston Mill to the Markesbury Road connection lies in a similar position below the Wilmington Ridge.</b></p> <p><b>There are no public footpaths in the Conygre Brook valley.</b></p>	
<p><b>G. Buildings and Structures:</b> <i>What manmade elements are in the landscape? Village(s)/Town Isolated Farms Barns Groups of dwellings Pylons Masts Wires. How do they 'sit' and what natural features influence that?</i></p> <p><b>Priston New Farm was the last of the 18<sup>th</sup> century farms to be created in Priston. There are some 19<sup>th</sup> century farm buildings as well as large 20<sup>th</sup> century additions. Section 2 of the Settlement Assessment covers Priston Mill Farm.</b></p>	

<p><b>H. Water and Drainage:</b> <i>Stream River Reservoir Wet ditches Ponds Lake</i></p> <p><b>The whole small combe is dominated by the Conygre Brook and is subject to flooding. There are no ponds on this section until you reach Priston millpond.</b></p>	<p>CB3.jpg 5.11.2013</p>
<p><b>I. Enclosure and Scale:</b> <i>Tight Enclosed Open Exposed/Intimate Small Large Vast</i></p> <p><b>Near Priston New Farm there are fine views across to Pressbarrow / Priestsbarrow Hill and Farmborough Common to the south. As the combe develops the landform closes in, views are restricted towards the south and only northwards to the Wilmington Ridge are still more open. From the combe side there are views towards Inglesbatch and the Newton Brook valley.</b></p>	<p>CB8.jpg 5.11.2013</p> <p>CB7.jpg 5.11.2013</p>

**2. VIEWS AND LANDMARKS** (mark on the map)

<p><b>A. Views:</b> <i>Sweeping Channeled Long Short Glimpsed Across/to a place or landmark.</i></p> <p><b>From the stream, views are out to Farmborough Common , Priestbarrow Hill and lower Wilmington Ridge.</b></p>	<p>CB8.jpg 5.11.2013</p>
<p><b>B. Landmarks:</b> <i>Buildings Structures Natural features History Archaeology</i></p> <p><b>The Buildings of Priston Mill Farm and its associated buildings are described in Section 2 of the Settlement Assessment. The buildings of Priston New Farm have not been described. On New Farm land there is a fine large 19<sup>th</sup> century culvert on the brook allowing cattle movement between Long Coombes and Coneygar fields. Both Coneygar and Red fields have sites of small 18<sup>th</sup> century coal pits in them<sup>3</sup>. The hill Pensdown and surrounding land has traces of early field systems and just beyond Pensdown close to the current village edge lies the site of a Romano-British farmstead served by a Roman metelled trackway.</b></p>	<p>CB2.jpg 5.11.2013</p> <p>CB8.jpg 5.11.2013</p>

### 3. SUMMARY

**A. Scenic Quality:** *Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious - chaotic) and diversity (uniform – complex) Seasonal features can also be important.*

**An extremely pleasant stream and valley. Fine Alder trees along the Priston Mill Farm section of the watercourse.**

CB3.jpg  
5.11.2013

**B. Activities and Associations:** *What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?*

**Local children play in the stream, but as there is no footpath generally this is restricted to the farm children and their friends.**

**C: In a few words or a sentence or two, what are for you the key positive features about this area? What makes it special?**

**An intimate small valley which can be enjoyed by walkers, riders and drivers only from the road above. Because there is no footpath and it is used as grazing land, it is a space where wildlife is probably less disturbed than are areas of arable or where there is public access.**

**D: In a few words or a sentence or two, what are for you the key negative features about this area? What detracts from it?**

**Nothing.**



CB1.jpg



CB2.jpg



CB3.jpg



CB4.jpg



CB5.jpg



CB6.jpg



CB7.jpg



CB8.jpg