

SETTLEMENT ASSESSMENT

Surveyors(s): Rosemary Denning, Brian Hepburn, Gail Pattison, Clare Cross.....
 Character Area: WILMINGTON HAMLET AND LAND.....

Date: 22-25/10 & 1/11 2013..... Weather: Overcast.....

- 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>A. Topography: Flat Hilly Steep Shallow Plateau Valley Linear valley Several valleys</p> <p>Newton Brook valley and its surrounds comprises of a complex plateau cut by small combes and valley landscapes. The hamlet of Wilmington sits high on the ridge with a small combe in front.</p> | <p>W13.jpg 31.8.2003</p> |
| <p>B: Layout: 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>The hamlet and its land is linear in shape and this is echoed by the placement of the settlement along a single narrow track road. The historical centre would always have been Wilmington Farm, which before its replacement in the 1970s by a 'hacienda' style building, was in part, medieval. It still retains 18th and 19th century farm buildings and Grade II listed 18th century entrance gates. The housing is varied, but there is no obvious centre.</p> | <p>W06.jpg 12.11.2013 W07.jpg 12.11.2013</p> |
| <p>C: Spaces: Gaps between buildings Green spaces Hard space Places where local events take place Well used Not well used</p> <p>There are 9 dwellings in Wilmington, both detached and semi-detached, mainly built in oolitic limestone, spaced along the road. The cottages [mostly extended] and houses often have large green spaces between them and next to the dwelling. There is no place where local events could take place.</p> | <p>W03.jpg 11.11.2013</p> |
| <p>D: Green and Natural Features: Trees Bushes Hedges Green backcloth to buildings Areas of intense greenery</p> | |

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| <p><i>Arase without greenery</i> The whole surrounding land is farmland.</p> | |
| <p>E: Wildlife and Ecology: <i>Area used/inhabited by wildlife Not used at all Area used for wildlife to pass through What wildlife? Important plants?</i></p> <p>The surrounding farmland is inhabited by much wildlife, including: deer, foxes, rabbits, hares, weasel, stoat, harvest mice, hedgehogs, badgers and bats. Amongst the birds are owls, kestrels, buzzards, sparrow hawk, jackdaws, magpies, crows, gulls, starling, finches, tits, pheasants, dunnock, woodpeckers, yellow hammer, robins, thrush, and wren.</p> <p>Hares appear to be on the decline and cuckoos have not been heard for several years.</p> | <p>W11.jpg</p> |
| <p>F: Roads, Streets and other Movement Routes: <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>The single road through the hamlet has no pavements, kerbs or street lighting. Because it is on a hillside, drainage ditches are not required. There is no room on the single-track road for any on-street parking but all houses have their own parking spaces.</p> | <p>W03.jpg 11.11.2013</p> <p>W01.jpg 11.11.2013</p> |
| <p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)?</i></p> <p>The landscape has a generally open character with views across Newton Brook valley to Inglesbatch hamlet high on its ridge. Other landmarks are Englishcombe village nestling within the valley, the lights of Bath and Lansdown Ridge.</p> | <p>W15.jpg 9.2006</p> |
| <p>H: Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i></p> <p>There are commanding views both across the Newton Brook valley and down the valley to Englishcombe, Bath Crematorium, parts of Bath University, the Royal Crescent and Lansdown. From some of the fields it is possible to see the Severn Bridge.</p> | <p>W04.jpg 11.11.2013</p> |
| <p>I: Views In: <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>There are fine views of Wilmington hamlet from Inglesbatch, Tunley and Priston Hill, as well as some parts of Priston Village.</p> | |

2. BUILDINGS AND DETAILS

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| <p>A: Predominant Building Shape and Heights: <i>Wide frontages</i> <i>Narrow frontages Terraced Semi-detached Detached 1 storey</i> <i>2 storeys 3 storeys Common shapes Varied shapes</i></p> <p>Wilmington Farm commands the view when looked at through the Grade II listed 18th century gate piers as it sits above most of what historically must have been farm cottages. Most of these cottages lie on the right hand side of the lane and have been extended in the last century. At the far end of the hamlet, located on the left hand side of the road and accessed by a public footpath are several more substantial houses. The large late 20th and early 21st century farm barns are somewhat dominant</p> | <p>W06.jpg 12.11.2013</p> <p>W02.jpg 11.11.2013</p> <p>W14.jpg 3. 2. 2009</p> <p>W08.jpg 11.11.2013</p> |
| <p>B: Roofs: <i>Flat roofs Pitched roofs Steep pitch Shallow pitch</i> <i>Varied pitch Lean-tos Parapet fronts (hidden roofs)</i></p> <p>Most roofs are pitched and tiled but there is one house extension with flat roof.</p> | |
| <p>C. Predominant Materials: <i>Some common Nothing common</i> <i>Walls (brick, stone, render, hung tile)? Roofs (tile, slate, other)?</i> <i>Boundaries (walls, hedges, fences)? Ground (tarmac, concrete, setts, paving stones)?</i></p> <p>The building material is predominantly oolitic limestone [as is most of Wilmington Ridge] with two instances of rendering. Roofs are clay tiles. The domestic boundaries are hedges.</p> | |
| <p>D: Details: <i>What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?</i></p> <p>The character is supplied by the relationships between the buildings as the quality of the older materials is harmonious and there is even an interesting contrast between the stone of the rebuilt farmhouse and the rest of the hamlet. However, with the farm sited above and the other houses below, the skyline is dominated by several utilitarian modern barns.</p> | <p>W08.jpg 12.11.2013</p> |

3. SUMMARY

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| <p>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?</p> <p>Wide ranging views over a beautiful valley and peaceful countryside. The hamlet is small, isolated and surrounded by countryside.</p> |
| <p>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?</p> <p>Narrow access lanes that are affected by weather, which can be a problem at times. Somewhat isolated for children.</p> |

LANDSCAPE ASSESSMENT

Surveyors(s): R.Denning, B.Hepburn, G.Pattison, C.Cross.....

Area name or number: Wilmington Hamlet and surrounds.....

View Point Numbers:

Date: 22-25/10 & 1/11/2013.....

Weather: Overcast.....

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

| Character Element | Photo(s) |
|--|---|
| <p>A. Landform: Flat Gently undulating Strongly undulating Steep valley Valley side/floor Plateau</p> <p>The landscape of Wilmington relates to a complex plateau, cut into by small, steep combs, one of which lies below the hamlet. From the houses on the hillside the land plunges steeply down to cross a small tributary of Newton Brook and then rises to a lower ridge.</p> | <p>W05.jpg 12.11.2013</p> |
| <p>B. Landcover: Open farmland Farmland with trees/woods Woodland Parkland Wetland</p> <p>Open farmland with a few trees. Wilmington Copse has been fairly recently replanted but there are also a number of standard oak trees – far higher than elsewhere in Priston Parish.</p> | <p>W05.jpg 12.11.2013 W10.jpg 4.2.2007</p> |
| <p>C. Landuse: Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</p> <p>Both arable farmland and grazing.</p> | |

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| <p>D. Field Boundaries: <i>Tall Clipped Intermittent Hedgerow</i> <i>With/without trees Fences Walls</i></p> <p>A 1991 survey¹ lists several boundary hedges of what must have been the original medieval manor, as having high ecological and archaeological interest. Namely: the northern boundary with Stanton Prior [mentioned in several Anglo-Saxon charters between 934 and 965 A.D.]; the western boundary with Newton St. Loe; and the southern boundary with the rest of Priston. On the latter boundary it mentions a rough “field wall” interspersed with larger flat stones or possible megaliths.</p> | |
| <p>E. Field Sizes and Patterns: <i>Small Medium Large Regular Angular</i> <i>Linear Irregular</i></p> <p>Field sizes are irregular and medium. There are spectacular medieval field terraces [lynchets] in Further Moor and Baker’s Butts fields. South Cleaves field also has terraces in what, in 1991, was unimproved grassland².</p> | |
| <p>F. Routeways: <i>Few roads Dense road network Tracks</i> <i>Straight/Winding /Narrow</i></p> <p>Narrow, winding lanes. There is one track that leads downwards from near the end of the hamlet to cross Newton Brook at Bulford Bridge before climbing up to Inglesbatch. Most of the roads and paths in Priston and Wilmington are of early origin and often the associated hedges contain the highest number of species.</p> | <p>W09.Jpg 25.3.2006</p> |
| <p>G. Buildings and Structures: <i>What manmade elements are in the landscape?</i> <i>Village(s)/Town Isolated Farms Barns Groups of dwellings Pylons</i> <i>Masts Wires. How do they ‘sit’ and what natural features influence that?</i></p> <p>When viewed from Wilmington, Inglesbatch has one or two isolated barns and the hamlet appears to be nestled beneath the higher ground. Wilmington itself is very simply positioned along the single track road.</p> | <p>W.15.jpg 9.2006</p> <p>W12.jpg 11.11.2013</p> |

1 Priston Farm Survey, Avon County & English Heritage, 1991 unpublished
2 Ibid

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| <p>H. Water and Drainage: <i>Stream River Reservoir Wet ditches Ponds Lake</i></p> <p>A small stream flows along the bottom of the Wilmington combe as it makes its way to the Newton Brook. There are some springs on the hillside.</p> | |
| <p>I. Enclosure and Scale: <i>Tight Enclosed Open Exposed/Intimate Small Large Vast</i></p> <p>The hamlet is open and exposed.</p> | |

2. VIEWS AND LANDMARKS (mark on the map)

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| <p>A. Views: <i>Sweeping Channeled Long Short Glimpsed Across/to a place or landmark.</i></p> <p>See Section “H” under Character Assessment.</p> | |
| <p>B. Landmarks: <i>Buildings Structures Natural features History Archaeology</i></p> <p>See Section “H” under Character Assessment for Buildings & Structures.</p> <p>History: The northern parish boundary with Stanton Prior is described in several Anglo-Saxon charters between 934-965 A.D. Wilmington also has an entry in the Domesday Book and Wilmington Manor [and farm] passed from the Bishop of Bath & Wells to the Champeneys family in the late 12th century. It stayed in the Champeneys ownership until 1792 when it was bought by William Gore-Langton, of Newton Park³. The land is now owned by the Duchy of Cornwall.</p> <p>Archaeology: The possible megaliths listed above, are situated along the ancient estate boundary between Priston and Wilmington manors. Early field systems are still to be seen. There is an old boundary stone with “N” ?”L” on the road towards Newton St Loe which is possibly 18th century.</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.*

Whilst Wilmington Hamlet sits high on the ridge overlooking Newton Brook valley with spectacular views, it also has a more local view of a small combe running between the houses and Wilmington Copse/Wood which sits on the skyline with its changing colours throughout the year.

W05.jpg
12.11.13

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?*

Apart from farming activity, the fields below the houses are used by the community for a variety of pursuits: photography; bird watching; walking; children paying; tobogganing in winter if conditions allow.

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?

Wide ranging views over a peaceful countryside. The hamlet is small, isolated and surrounded by farmland and wildlife.

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?

Narrow lanes which are affected by weather, which can be a problem at times. Somewhat isolated for children.



W02.jpg



W01.jpg



W03.jpg



W05.jpg



W06.jpg



W07.jpg



W08.jpg



W09.jpg



W10.jpg



W04.jpg



W11.jpg



W12.jpg



W13.jpg



W14.jpg



W15.jpg