

Broadhembury Memorial Hall Car Park
Planning Application: 17/0071/FUL

Heritage Statement

Parts of Broadhembury Village are in the Conservation Area and also within the Blackdowns AONB. The map below shows the proximity of the conservation area boundary to the proposed village hall car park.

The most significant features of Broadhembury village that are located in the proximity of the proposed car park, indicated in orange on the attached plan, as identified in the Conservation Report, are as follows:

1. The village high street with its well-maintained estate cottages, from the War Memorial to the bridge, providing a unique street scene of considerable heritage value.
2. Street furniture related to the centre of the village, specific cottages, the bridge and ford, and the church.
3. The individual listed buildings comprising cottages in the main street and the church.
4. The rich collection of informal tree plantings within the village and its surroundings.

The location and design of the car park has taken cognisance of the Conservation Report in general and specifically of the features identified above.

The main approach road from the A373 into Broadhembury village passes on the left the proposed car park and then the village hall, before a slight bend gives a first view of the centre of the village. Thus, the car park has no bearing on the heritage view of the high street, which cannot be seen from the car park, nor can the car park be seen from the street. Furthermore, the road between the car park and the high street is particularly unremarkable (consisting of the telephone exchange and buildings of no or negative heritage value) and this car park already exists on a smaller scale as part of that approach.

The Memorial Hall is a contemporary bespoke building located in a prominent position at the entrance to the village. The modern design is in contrast with the typography of the centre of the village and does not add to the heritage value of the village street scenes as it is positioned outside the historic centre. The proposed new car park is located beside and behind the Memorial Hall and will follow the existing contours of the land. The proposed landscaping, as shown on the plan, will be planted with native species trees and hedging chosen to blend into the surrounding landscape, which will further reduce the visual impact of the car park from the road.

Broadhembury Recent Conservation Review noted that,






*'... the village seems to be cherished and prosperous and, were **parked cars** and tarmac removed, would look much as it perhaps did several centuries ago.'*

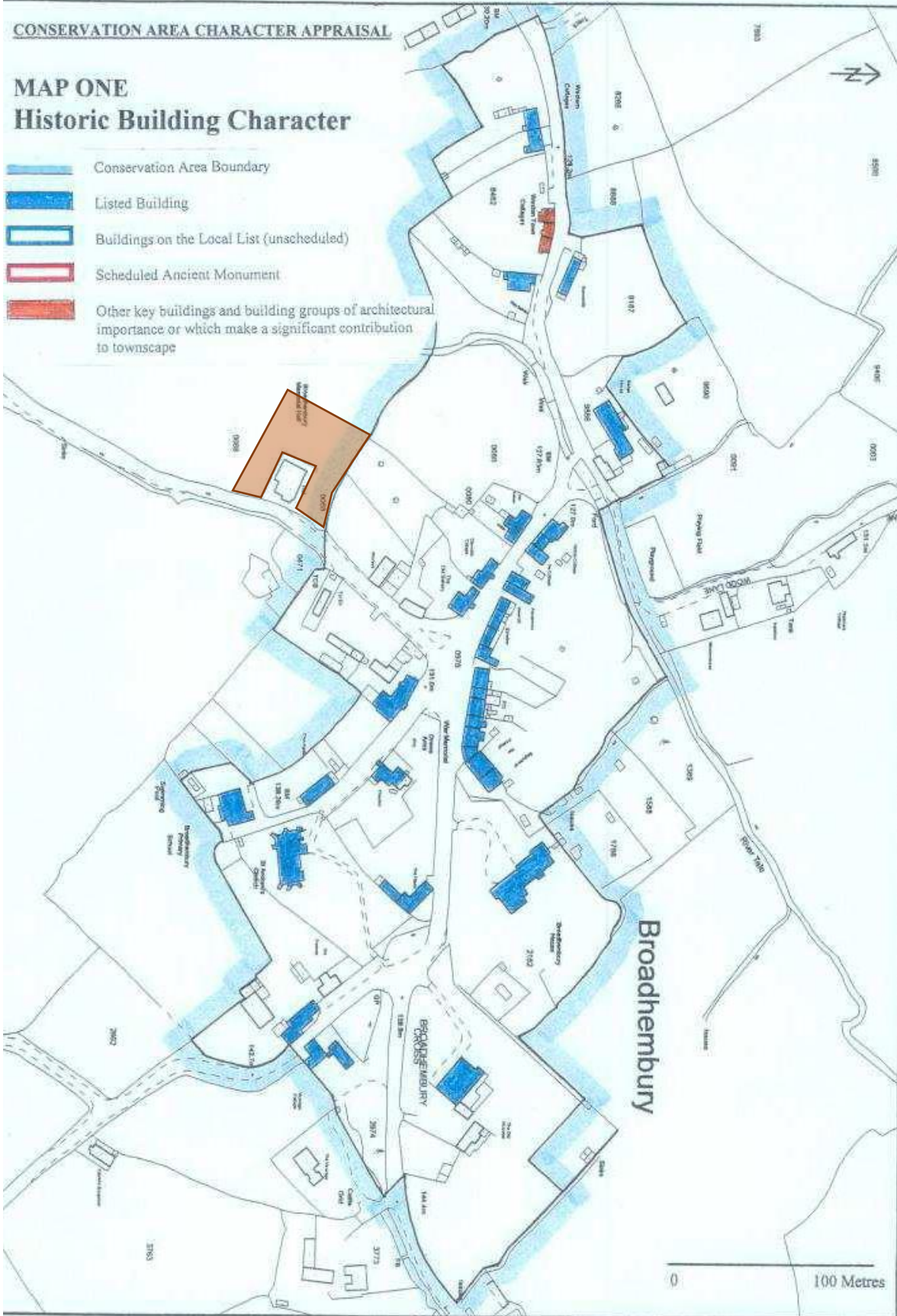
The numbers of parked cars in the centre of the village is already of concern. Activities in the church and in the village hall, neither of which have adequate parking at present, significantly add to the loss of visual amenity in the centre of the village and along the approach road. While the proposed car park will not remove the residents' cars from the street, it will at least remove those of visitors to the church and the hall.

We therefore believe that, through our choice of location and planning of landscaping, the proposed car park will have no visual impact on the unique heritage and quintessentially Devonian aspects of this historic village. The landscaping proposed will break up the outline of the village hall and therefore make a positive contribution to the route into the village.

CONSERVATION AREA CHARACTER APPRAISAL

MAP ONE
Historic Building Character

-  Conservation Area Boundary
-  Listed Building
-  Buildings on the Local List (unscheduled)
-  Scheduled Ancient Monument
-  Other key buildings and building groups of architectural importance or which make a significant contribution to townscape



Broadhembury Conservation Area
East Devon District Council

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