

## 9 Modern development

The majority of new build has occurred outside the Conservation Area at the bottom of Briton Street Lane. The most significant developments in the old part of the village are at The Court and Townsend. Both show signs of trying to fit into their context and, whilst altering the former character, their impact has been fairly limited.

Barn conversions are another matter. Some have been executed well, others are less successful – the introduction of dormers on the former outbuilding adjacent to the Village Hall and a barn at Hayes for example.

## 10 Proposed Boundary Changes

Refer to Map 9 Page 40

The boundary of the Conservation Area is drawn quite tightly at present. As a consequence there are enclosed fields and orchards that are excluded but clearly were part of the historic village at the time of the Tithe Map (Map 2a). The proposed changes aim to include those areas that form part of old Dunsford, even though this means significant additions in places.

### 1 North-East

The land immediately to the east of Lewishill, despite modern development at the southern end, is part of the historic village and worthy of inclusion in acknowledgement of that fact.



Fig 49: Field east of Lewishill

### 2 North

The space between the school and The Royal Oak is an area of enclosed backland that contributes to the setting of all around it. How such areas are used and maintained can have a significant impact on the character and appearance of the Conservation Area and, in this case, the setting of the church as well.

The tongue of fields north of the school are historic former orchards.



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*Fig 50: Land between the school and The Royal Oak*

### 3 Briton Street Lane

The modern developments at the lower end of Briton Street Lane have made it more apparent that Doone Cottage is now the point of entrance to the historic settlement. The view from here is one of the most attractive in the village, though the rapid growth of eucalyptus threatens to obscure the church tower from view. Consideration could also be given to the inclusion of Briton Bank as the open character of the land contributes to the setting of the village.



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*Fig 51: Towards the church from Doone Cottage*

### 4 South-West

The modern developments at The Court and Townsend are now part of the village but cannot be considered of 'Special Architectural Interest'. The land behind Orchard House and the barns immediately to the west are historic though, so it is proposed to amend the boundary to include

this land (4A) and to exclude the new development (4B). The open land south and west of The Court is visually important but the absence of field boundaries makes it difficult to propose for inclusion in the Conservation Area.



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Fig 52: The junction



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Fig 53: Butts Cottage, Cleave Cottage, post box, stream and beginning of the raised pavement

## 5 West

Although separated from Townsend by some distance, the natural western end of Dunsford appears to be the junction adjacent to The Hazels and leading on towards Butts. With the attractive barn, the stream and views south over meadow and orchards it is a pleasant locality. As well as The Hazels and Taverners there are the little stone outhouse and the pre-fabricated barn that are both characteristic of their respective eras. As the raised pavement re-appears and continues as far as Butts Cottage, it is proposed to extend the Conservation Area that far, even though the architecture becomes a mix of traditional and 20th century.

