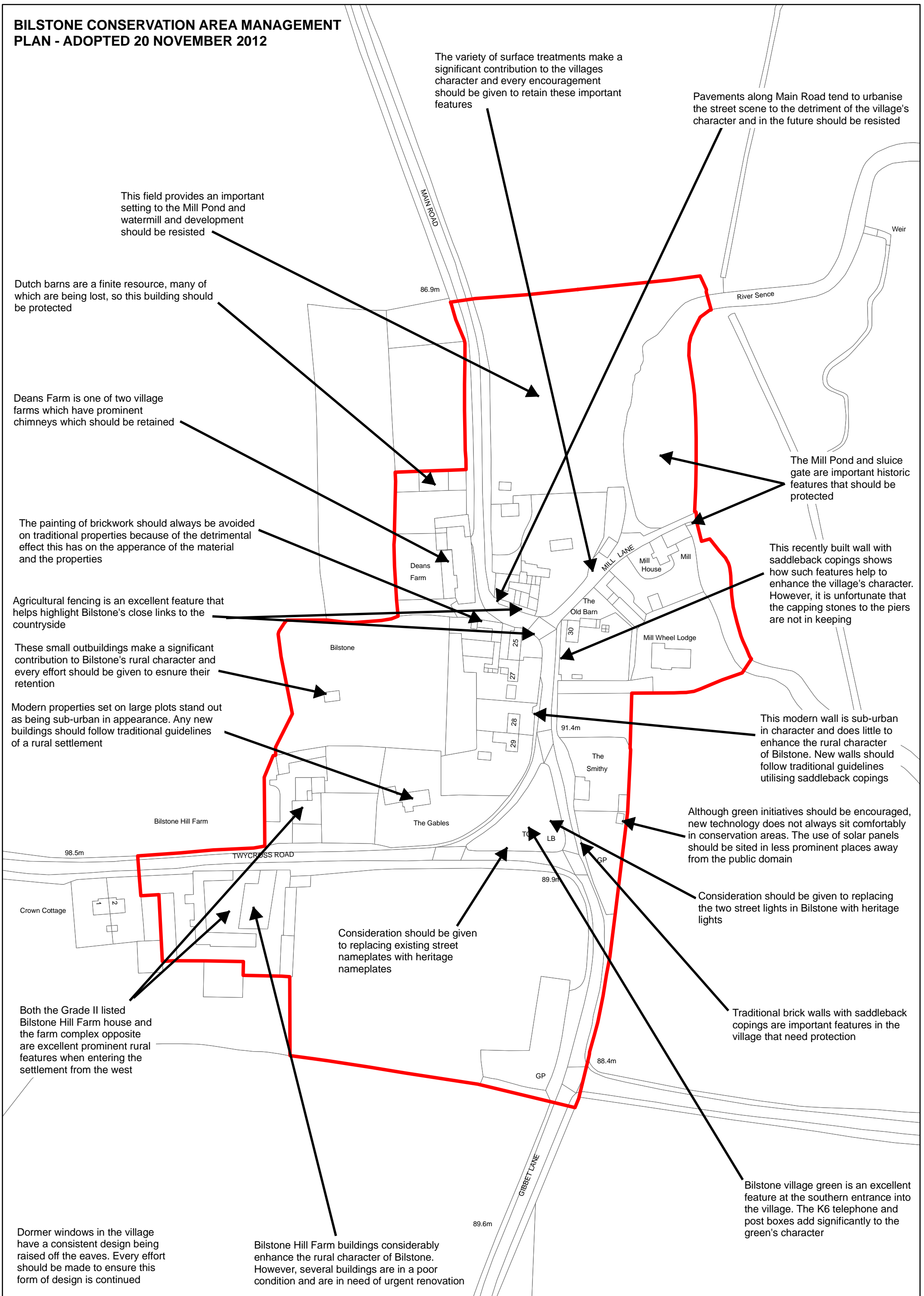


BILSTONE CONSERVATION AREA MANAGEMENT PLAN - ADOPTED 20 NOVEMBER 2012



The variety of surface treatments make a significant contribution to the villages character and every encouragement should be given to retain these important features

Pavements along Main Road tend to urbanise the street scene to the detriment of the village's character and in the future should be resisted

This field provides an important setting to the Mill Pond and watermill and development should be resisted

Dutch barns are a finite resource, many of which are being lost, so this building should be protected

Deans Farm is one of two village farms which have prominent chimneys which should be retained

The painting of brickwork should always be avoided on traditional properties because of the detrimental effect this has on the appearance of the material and the properties

Agricultural fencing is an excellent feature that helps highlight Bilstone's close links to the countryside

These small outbuildings make a significant contribution to Bilstone's rural character and every effort should be given to ensure their retention

Modern properties set on large plots stand out as being sub-urban in appearance. Any new buildings should follow traditional guidelines of a rural settlement

The Mill Pond and sluice gate are important historic features that should be protected

This recently built wall with saddleback copings shows how such features help to enhance the village's character. However, it is unfortunate that the capping stones to the piers are not in keeping

This modern wall is sub-urban in character and does little to enhance the rural character of Bilstone. New walls should follow traditional guidelines utilising saddleback copings

Although green initiatives should be encouraged, new technology does not always sit comfortably in conservation areas. The use of solar panels should be sited in less prominent places away from the public domain

Consideration should be given to replacing the two street lights in Bilstone with heritage lights

Consideration should be given to replacing existing street nameplates with heritage nameplates

Traditional brick walls with saddleback copings are important features in the village that need protection

Both the Grade II listed Bilstone Hill Farm house and the farm complex opposite are excellent prominent rural features when entering the settlement from the west

Bilstone village green is an excellent feature at the southern entrance into the village. The K6 telephone and post boxes add significantly to the green's character

Dormer windows in the village have a consistent design being raised off the eaves. Every effort should be made to ensure this form of design is continued

Bilstone Hill Farm buildings considerably enhance the rural character of Bilstone. However, several buildings are in a poor condition and are in need of urgent renovation