

# Blunsdon St Andrew

## Conservation Area Appraisal



Historic rural village

designated as a conservation area 16.07.90

This appraisal and the accompanying map has been prepared in collaboration with Blunsdon Parish Council and was adopted by Swindon Borough Council as “a proper assessment of the special interest, character and appearance of Blunsdon St. Andrew Conservation Area” on 11th December 2000.& re-designated on 4<sup>th</sup> April 2006.



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## Blunsdon St. Andrew Conservation Area Appraisal

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## Introduction

Blunsdon St Andrew Conservation Area was designated by Thamesdown Borough Council on 16th July 1990.

This document defines and records the special architectural or historic interest that warrants designation of Blunsdon St Andrew Conservation Area and identifies elements that contribute to its special character and appearance.

Development proposals which affect the conservation area will be judged for their effect on the area's character and appearance as identified in this conservation area appraisal.

A conservation area is "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

When considering applications for development which affect a conservation area "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

This appraisal, in defining the special interest, character and appearance of the conservation area, provides a sound basis for development control decisions. It will help planning officers, developers, designers and the public at large assess whether a proposed development affecting a conservation area would, or would not, preserve or enhance the character and appearance of that area.

This appraisal should be read in conjunction with policies contained in the current Swindon Borough Local Plan and with national planning policy guidance, especially Planning Policy Guidance 15: Planning and the Historic Environment.

The information contained in this appraisal was collected during the year 2000. To be concise and readable, it does not record all features. The omission of any feature from the text or accompanying maps does not, therefore, mean that it must not be of interest or value.

## Location

The settlement of Blunsdon St Andrew, sometimes called Little Blunsdon, is located some 5 kilometres north of the centre of Swindon and 1 kilometre west of the A419 Swindon to Cirencester road, a principal route linking the M4 and M5 motorways. It is in the parish of Blunsdon St Andrew in north-east Wiltshire.

The conservation area covers a group of buildings, including the church and the former Blunsdon Abbey house, now a ruin, its grounds and adjacent development. This area is currently at the western edge of Swindon's "Northern Sector" town expansion scheme, with farmland to the south, west and north. However, this development has continued to the south and west, beyond a narrow buffer of public open space.

Broad Blunsdon and Lower Blunsdon, also containing conservation areas, are located to the east of the A419.

## Origins and history of the settlement and Blunsdon Abbey Estate

The name Blunsdon apparently means Blunt's hill (old English 'dun') and refers to an early Lord of the Manor<sup>1</sup>.

Blunsdon is mentioned in the Domesday Book of 1086, as Bluntesdone, at which time the settlement had a population counting only two or three adult males. In 1281 there is a reference to Bluntesdon Seynt Andreu<sup>2</sup>. The area's early origins are still evident today in the 13th century work to be found in St Andrew's Church in Blunsdon St. Andrew and St. Leonard's Church in Broad Blunsdon.

In the open ground to the south and south-east of the Church are numerous earthworks which may indicate areas of medieval settlement. However, they also relate in their topographical situation to the recent Roman find at Abbey Meads, just to the east of the conservation area, believed by experts to be a religious and ceremonial site, and may therefore embody in the earthworks certain features of Roman date.

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<sup>1</sup> Wiltshire Place Names. R. Tomkins (Redbrick Publishing 1983)

<sup>2</sup> The place names of Wiltshire. J.E.B. Gover, A. Mawer, F.M. Stenton (Cambridge University Press, 1939)

Local tradition says that Blunsdon Abbey was originally an outpost of Godstow Nunnery near Oxford but this has never been verified and the name 'Abbey' relates only to the house built during the 1860s. The land appears to have been granted to the Brydges family during the reign of Henry VIII. It is known that this family received some monastic lands after the dissolution of the monasteries and Blunsdon Abbey was such an acquisition.

Later, as Lord Chandos, Sir John Brydges is said to have built a large house there, described in a 17th century reference as a "faire Gothique house with a great hall after the old fashion"<sup>3</sup>. A large house and associated ranges of buildings shown on the 1839 tithe map seem to coincide with this description, although by this time the house would have been considered old-fashioned and was probably in a state of disrepair.

In 1860 a wealthy sportsman, Clayton de Windt, purchased the estate and proceeded to build a new house in the "latest Neo-Gothic style" to designs by E.Mantell of London. The builder was Thomas Barrett of Swindon and no expense was spared in creating an imposing residence said to have 40 bedrooms, grand interiors, entrance hall and billiards room and lavish furnishings.

Improvements were also made elsewhere on the estate, including new stone-built farm buildings at the Manor Farm (the barn and granary remain, converted to residential units, and the gable walls of others are retained within a boundary wall) a new lodge and kitchen gardens etc.

Unfortunately, Clayton de Windt was killed in a riding accident in 1863, before the house was finished and his heirs sold the estate to the Lyall family who planted many of the specimen trees that are still a feature of the Abbey grounds.

The landscaped grounds included a large lake and a boathouse, which remain today. The lake provided a plentiful supply of water to the Swindon Fire Brigade when, in April 1904, fire virtually destroyed the house and its contents. Afterwards the house was judged to be too expensive to rebuild and was left as a ruin, the owner of the time preferring to live in the remodelled and enlarged Manor Farmhouse, then known

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<sup>3</sup> About Blunsdon - a North Wiltshire Village. M.E. Levinge & R.S. Radway (Blunsdon, 1976)

as The Grange. This was formerly a nursing home and now has recently been converted to residential houses and apartments.

The estate subsequently changed hands several times, its various elements, including the lodge and kitchen gardens, being sold off separately. In the 1950s the overgrown remains of the Abbey and its gardens were bought and laid out as a mobile home park with the remaining walls of the Victorian mansion and a large part of the gardens to the front of the ruins retained.

Planning permission was granted in 1993 for a new development of detached houses that has been constructed on the site of the former Manor Farm outbuildings (later known as Abbey Farm).

## **Landscape setting**

Blunsdon St Andrew was, until recently, situated in open, rural surroundings. However, the land's rural character has diminished as Swindon has expanded northwards and, today, residential development has reached the conservation area's eastern edge and is planned to continue almost to its southern and western boundaries.

Blunsdon St Andrew is situated on Coral Rag limestone on the southern facing scarp slope of an east-west ridge running across the Borough. Where the abundant tree cover allows, the slope affords views across the wide clay vale towards Swindon, where the land rises once again.

## **Boundaries of the Conservation Area**

The conservation area comprises the core of the 19th century estate, including the building remains and grounds of the former Blunsdon Abbey, the small parish church of St Andrew, the former Manor Farm (now a residential development), its barn and granary (now St Andrew's Court) and cottages (Abbey Farm Cottages) and new development that lies between (Lyall Close).

To the north and east, Tadpole Lane and Lady Lane mark the extent of the settlement and form the boundaries of the conservation area. Beyond, to the north, is open agricultural land and, to the east, residential development at the edge of Swindon's town expansion area.

To the south a belt of trees next to the Abbey's ornamental lake mark an abrupt boundary with open agricultural land. The southern boundary continues to include a grassy open space, with a pond and wild area, to the south of the new development on Lyall Close. This attractive amenity area is separated from the agricultural land beyond by mature hedging.

To the west the conservation area extends to take in the gardens of The Grange and Step A Side<sup>4</sup> which are planted with some attractive trees. The inclusion of these properties creates a meaningful boundary at the junction with the open countryside.

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<sup>4</sup> The Grange has been converted for residential use with new housing and apartments.

### **The conservation area today**

Blunsdon St Andrew must, in the 19th century, have supported a limited, close-knit community typical of such small estates. Today, due to the presence of the caravan park and new development on Lyall Close, the conservation area houses a much larger, and almost wholly residential, population.

Facilities however, have not increased and the church remains the only public building. There is a telephone and a post box but no pub, village hall or provisions shop. Broad Blunsdon, with village hall, primary school and pub, is not far away but the A419 provides an effective physical barrier. It is likely that residents currently look to North Swindon and the town centre for facilities and a bus-stop at the entrance to the caravan park provides a service to Swindon Town Centre and on to the hospital. The closing of Lady Lane to vehicular traffic has, resulted in the settlement becoming much more difficult to access by car or bus.

Although the main A419 passes close by and both Tadpole and Lady Lanes carry a substantial amount of local traffic, abundant tree cover to the south and east acts as a buffer to absorb traffic noise and the conservation area retains a sense of calm and tranquillity.

The area's tranquillity, abundant tree cover and other vegetation and use of local materials in buildings and boundaries combine with its still largely pastoral surroundings to give the conservation area a pleasant rural character that is very different from that of the approaching new residential development.

### **Summary of general character**

The special interest that justifies designation of Blunsdon St Andrew Conservation Area derives from a number of architectural, historic and environmental factors including:

- the historic interest of the former Blunsdon Abbey estate and its remaining features;
- the historic layout of the grounds of the former Blunsdon Abbey house including the ruins of the house, open lawns, ornamental lake and specimen trees;
- the architectural and historic interest of the village's buildings and other structures including the church, remains of the house and farm buildings, and the numerous stone boundary walls;
- the use of local rubble stone, particularly in roadside walls;
- the area's trees, hedges and other vegetation;
- the area's tranquillity and its sense of separation from the approaching modern development of Swindon's northern town expansion area;
- views across the clay vale towards Swindon.

### **Highways and streetscapes**

Blunsdon St Andrew is bounded to the north and east, by two lanes, Tadpole Lane and Lady Lane. Both lanes are narrow and Tadpole Lane carries a substantial amount of local traffic. Which uses this road as an alternative road to the busy Northern Orbital road.

Lady Lane no longer carries traffic from the A419 Swindon/Cirencester road through to Swindon's 'Northern Sector'. The lane is narrow and unkerbed, enclosed by hedges and trees which, to the west, restrict views into the conservation area. There is no footpath and the only access from this road into the conservation area is to the lodge at the north-east corner of the Abbey grounds. This is almost completely screened from view by heavy tree planting.

The junction between the right angle bend of Tadpole Lane is particularly dangerous due to poor visibility, Lady Lane has been designated as a 'green route', following completion of the Northern Orbital Route which serves the new development, and for most of its length carries only pedestrian and cycle traffic.

Tadpole Lane will continue to carry vehicular traffic along the ridge to Purton. This road is also unkerbed and enclosed by hedging at the approach to the conservation area from the A419. As the road continues through the conservation area, the hedge becomes sparser and gaps allow views through to the open arable fields to the north.

There is no east-west route within the conservation area and the interior is accessed via entrances off the south side of Tadpole Lane. A roadside footpath runs between these entrances and allows access to the telephone box which is situated on the grass verge outside The Grange. The footpath is bounded to the south by stone walling and trees for most of its length. On driving past the conservation area along Tadpole Lane, little of the area's new development is visible and it retains a rural appearance.

From Swindon, the first entrance to be reached is that to the caravan site at the former Blunsdon Abbey. This entrance must have previously been a rear entrance leading to stable and carriage ranges, whilst the main entrance was located on land now in separate ownership, adjacent to the lodge. A rubble stone wall forms the boundary to the roadside and inadequately screens the touring caravans stored on this part of the site. The entrance is framed by stone gateposts, between which a drive leads down to the sales office, located in the remains of the stable/carriage range to the house. Buses enter along this route and turn, picking up passengers from a stop just inside the entrance to the site itself.

The remainder of the caravan site is private and access is available to residents only. The 'park homes' are quite densely sited along a series of tarmac drives on the upper slope of the Abbey grounds but other than the distant view from the churchyard are little seen from public viewpoints.

Continuing along Tadpole Lane, the next entrance is to the former kitchen gardens of the Abbey. Ornamental gates set between stone gate piers appear to have been disused for many years, the piers almost smothered in ivy. Beyond these a tangle of vegetation allows little view into the interior.

A gap between stone walls provides access to the narrow track that leads down to the Parish Church of St Andrew. This is bounded on one side by the high stone wall that surrounds the kitchen gardens and on the other by a low stone wall enclosing a pleasant wooded area. Close to the church, with its small car park, a wooded walk has been created within this area. To the west, a stone boundary wall forms the eastern boundary of the new development (Lyll Close). This old stone wall was formerly the boundary of the Manor Farmyard and the gables of a series of buildings have been retained within its length.

The church is located at the very heart of the conservation area. From the entrance on Tadpole Lane, when the summer vegetation dies back, the walls to either side of the descending track frame an attractive view of the small parish church which is of medieval origin. A doorway in the wall to the north-east of the churchyard allowed access on foot from the mansion to the parish church.

The graveyard is surrounded by stone walls, retaining it from the slope of the land to the south. From here there are views over the Abbey grounds where the gardens in front of the ruins have been retained as lawn sweeping down towards the lake, although the latter is almost hidden from view by the slope of the land. The area around the lake is surrounded by trees and there are several attractive stands of specimen trees planted across the lawns. A corrugated tin clad building spoils the view in this direction. From the churchyard, steps lead down to an overgrown footpath which skirts the new development to join a footpath running south across the fields.

Beyond the entrance to the church, Lyll Close is a 1990s housing development occupying the site of the former Manor Farm outbuildings (also known as Abbey Farm yard). A converted, listed barn and granary are included within the development. From the entrance there are excellent views out across the vale.

Though pleasant and set behind well-maintained landscaping of grass, shrubs and trees this suburban type cul-de-sac development is uncharacteristic of the area as a whole. However, the impact of the development has been minimised by a simple entrance with mown verges and stone kerbing and a first house to the development of natural stone, with a natural stone boundary wall which will, in time, mellow to

better harmonise with the grey of the old stone walls. The land drops away steeply making the remainder of the development less visible from Tadpole Lane.

Beyond the entrance to Lyall Close are a pair of stone and brick built 19th century farm cottages with walled front gardens to the road. Although somewhat altered, they retain the rural character of the area. A pole-mounted red post box stands outside the front wall.

The Grange is fronted by a stone rubble wall, a gap in the wall between attractive timber and wrought metal gates now giving access to a tarmac parking area serving the newly converted residential units. The approach is softened by a yew tree at the corner. The roadside verge widens in front of The Grange to allow the siting of a traditional red telephone box. The footpath ends at The Grange but beyond this, a small modern bungalow fronted by a neatly kept hedge, Stepside<sup>5</sup>, marks the boundary with open countryside.

### **Views into and out of the conservation area**

The most extensive views are gained from Lyall Close<sup>6</sup>, where there are wide views across the vale towards Swindon from between houses the length of the road. Elsewhere, the abundant tree cover characteristic of the conservation area allows only glimpses of this view.

Tree cover also restricts views within the conservation area. Many areas, such as the rear grounds of The Grange and large parts of the Abbey grounds, including the kitchen gardens, are unseen from public vantage points because of the lie of the land, trees and high stone boundary walls.

Topography restricts views of the conservation area from surrounding areas except from the south where a public footpath runs across the fields. From here, however, the Abbey grounds can be seen only as a rich belt of trees. The adjacent new housing is partially screened by mature hedging and small trees but the red roofs of the development are visible from a distance.

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<sup>5</sup> Recent planning applications have been received to provide additional residential units within the garden of this property.

<sup>6</sup> A recent appeal in 2004 was dismissed (Lyall Close). A first floor extension above a garage was considered to have a negative impact on the listed building adjacent (St Andrew's Church.) and would fail to preserve or enhance to the character of the conservation area. APP/U3935/A/03/117942

### **Architectural and historic character, prevalent building materials**

With the exception of the church, those buildings within the conservation area that are not modern date from the 19th century. These buildings are generally of coursed stone rubble, sometimes with brick dressings, and clay tile roofs. The architectural style is mixed but references to traditional (vernacular) forms and detailing are predominant. In contrast the new development (Lyll Close) uses a wide mix of materials including brick, render, tile hanging, natural and artificial stone which often do not harmonise with the local area.

The appearance of the settlement is however, unified by the use of natural stone, particularly in boundary walls.

Three buildings within the area are listed by the Secretary of State for the Environment, under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as being of special architectural or historic interest.

The Church of St Andrew, listed at Grade II\*, has medieval traces but was largely rebuilt by Butterfield in 1868. It is a small country church of rubble stone with a plain tile roof.

The disused 19th century barn and granary at Abbey Farm are listed Grade II. The barn is a large, low building, in rubble stone with a clay pantile roof. The granary is of small squared rubble with ashlar quoins and chamfered dressings. It has a half-hipped stone tile roof. These buildings have now been converted into residential units and are incorporated into the new development.

### **Key Buildings of interest**

English Heritage advice is that "most of the buildings in a conservation area will help to shape its character in one way or another."<sup>7</sup> and, in addition to the area's listed buildings, there are a number of other buildings which make a strong contribution to the architectural and historic interest of the area including:

the ruins of Blunsdon Abbey house. Many of the external walls of the mansion still stand, although without roofs. They are of coursed rubble stone with ashlar quoins and dressings. The house was built in the popular 'Neo-Gothic' style and a number

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<sup>7</sup> 'Conservation Area Appraisals' - English Heritage, June 1997. Paragraph 2.2.

of carved details, including traceried windows, remain. Several modern structures have been inserted into the remains of the house including a 1970s house in concrete and timber cladding overlooking the lawns and lake;

Abbey Farm Cottages are a pair of 19th century workers cottages in rubble stone with brick dressings. The cottage gardens are surrounded by stone rubble walls and outbuildings to the rear are also of stone;

The Grange is a 19th century former farmhouse in the local vernacular style in rubble stone with brick dressings. Later additions are more self-conscious in style with ashlar dressings;

The stone built Abbey Lodge dates from the same period but is largely hidden from view by surrounding trees. Similarly, a boat house, marked on the Ordnance Survey maps in the same position as in the 19th century, is not visible from public view points at all.

### **Local details and features**

There are a number of local features which add to the area's distinct identity and form part of the special interest of the area. It is highly desirable that these features are retained.

One of the most distinctive features of the area is the use of local natural stone and the area is notable for its stone boundary walls. Of particular note are those to the north-west of the church which previously formed a boundary of the adjacent farmyard and which retains the gables of former farm buildings within its length.

Outside Abbey Farm Cottages stands a traditional red post box and a little further along the road, a red K6 telephone kiosk is prominent.

## **Trees**

Mature and growing trees, hedgerows and other greenery add significantly to the rural ambience of the area with particularly fine specimen trees to be found in the grounds of Blunsdon Abbey. These include lime, yew, wellingtonia, cedar, beech, chestnut, oak and ash. There is a walnut grove (perhaps the only one in the Borough) of exceptional value.

Yew trees in the churchyard and at The Grange are also notable.

Those trees, and groups of trees, which are particularly prominent and make a positive contribution to the conservation area are identified on the attached map. In such a well treed area, it has not been possible to identify every notable tree and lack of a specific reference does not imply that it must not be of value.

## **Green spaces**

Open spaces within the conservation make an important contribution to the area's character and should be retained. The lower half of the Abbey grounds are currently maintained as rough lawns sweeping down to the ornamental lake, retaining the character and appearance of the former parkland. Further development of the caravan park into this area would erode this character.

Due to problems of access the kitchen gardens have not been surveyed. However, their relationship with the former mansion house is of historical interest and it is clear that there are numerous important trees within their walls. There may also be other walls and/or buildings of interest that cannot be seen from outside the perimeter walls.

The open space to the south and south-east of Lyall Close is an attractive area of roughly mown grass, including a pond, and although it is not highly visible within the conservation area it forms an important transition with the open fields beyond and a natural habitat for wildlife. It also forms part of the buffer between the conservation area and planned development of Swindon's Northern Sector development.

## Negatives

The use of the former Blunsdon Abbey grounds as a static caravan site, although a long-standing use, is out of character with the historic character and appearance of the area and has eroded some of the area's charm. Unfortunately, this erosion of character has been continued in recent years by the construction of the new dwellings at Lyall Close. The design, scale and choice of building materials for this development do not harmonise with the historic appearance of its surroundings. Nonetheless, the area as a whole, including the precinct of the parish church and the ruins and grounds of Blunsdon Abbey, retains a special quality and historic interest which conservation area status will help to preserve.

Increased use of Tadpole Lane and Lady Lane by local residents within the northern development area wishing to avoid Thamesdown Drive and the Northern Orbital by-pass. Increased vehicle movements along Tadpole Lane and Lady Lane will have a negative impact on the local environment and the rural charm that this area at present still possesses.

## Opportunities

There are a number of trees within the area requiring attention, including a large holm oak close to the church yard wall with a broken bough. Consideration of the management of these trees could significantly enhance the appearance of the area.

Consideration could be given to the resiting, or removal, of the inadequately screened electrical substation, unused telegraph pole and prominent yellow grit bucket at the entrance to Lyall Close. They currently contribute to visual clutter which detracts from the, otherwise simple, entrance to the development.

The entrance to the Blunsdon Abbey caravan site could also be improved significantly. At present the potentially attractive entrance is marred by a number of ugly signs, a bus stop and a large area of weedy hard standing which houses stored touring caravans. A large BT cabinet to the left of the entrance, on the verge, contributes to the visual clutter.

## Useful publications

**About Blunsdon - A North Wiltshire Village.** E.M.Levinge & R..Radway (1976)

**Blunsdon - Looking Back.** R.S.Radway

**The Buildings of England (Wiltshire).** N. Pevsner (Penguin 1975)

**Planning (Listed Buildings and Conservation Areas) Act 1990.**

**Swindon Borough Local Plan (1999).**

**Supplementary Planning Guidance: 'Good Design: House Extensions'** (Thamesdown Borough 1990).

**Supplementary Planning Guidance: 'Buildings, Structures and Facades of Local Importance'.** (Swindon Borough 1999).

**Conservation Areas** (Swindon Borough Council 1997).

**Planning Policy Guidance 15 - Planning and the Historic Environment.**

**Conservation Area Appraisals,** English Heritage, June 1997.

**Conservation Area Practice,** English Heritage, October 1995.

# **BLUNSDON St' ANDREW MANAGEMENT PLAN**











<b>MANAGEMENT ISSUES</b>	<b>POSSIBLE SOLUTIONS</b>	<b>ACTIONS REQUIRED</b>
<b>Planning &amp; Design</b>		
<b>Existing Modern Development</b>		
<ul style="list-style-type: none"> <li><i>Existing motor home and caravan park within the Abbey Grounds – Current use is at odds with the historic character of the surrounding area, especially viewed from Listed Church grounds.</i></li> <li><i>Residential conversion of existing buildings at The Grange has been in general carried out sympathetically</i></li> <li><i>Conversion of listed buildings at Abbey Farm to residential.</i></li> <li><i>Modern housing estate developed around Lyall Close is out of keeping in relation to the historic character of the conservation area.</i></li> </ul>	<ul style="list-style-type: none"> <li>Ensure future development proposals are strictly controlled in terms of design and materials</li> </ul>	Consultation with:- <ul style="list-style-type: none"> <li>Planning &amp; conservation department</li> </ul>
<b>Future Development</b>		
<ul style="list-style-type: none"> <li><i>Ad-hoc planning applications, for alterations, conversions and refurbishment of properties.</i></li> <li><i>Potential residential development of land at Stepside Cottage</i></li> <li><i>Further modern residential development at The Grange.</i></li> <li><i>Potential encroachment &amp; development of open land to the south from the Northern Development Area.</i></li> </ul>	<ul style="list-style-type: none"> <li>Ensure future development proposals are strictly controlled in terms of design and materials</li> </ul>	Consultation with:- <ul style="list-style-type: none"> <li>Planning &amp; conservation department</li> </ul>

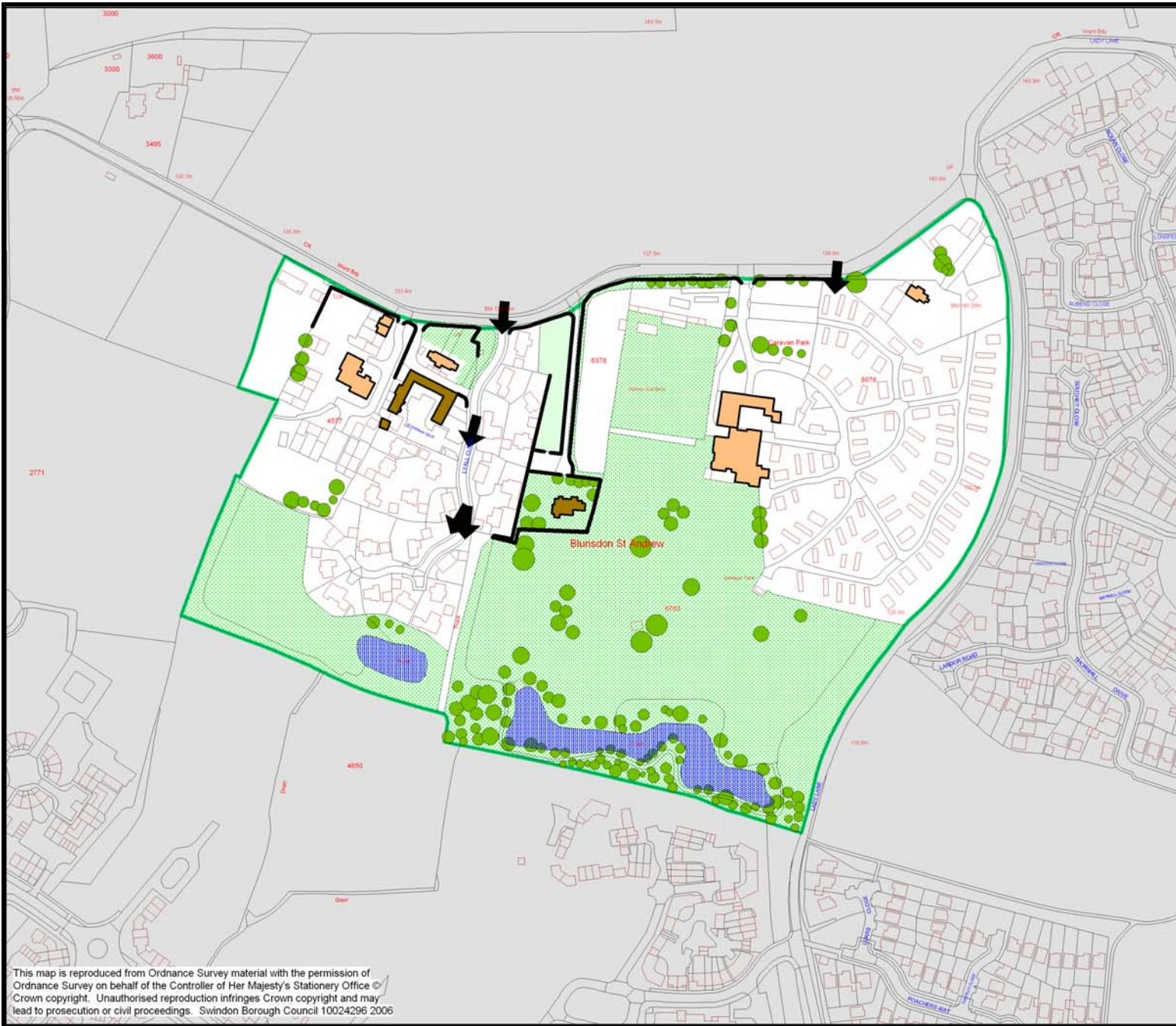
<b>MANAGEMENT ISSUES</b>	<b>POSSIBLE SOLUTIONS</b>	<b>ACTIONS REQUIRED</b>
<b>Public Realm &amp; Amenity</b>		
<p><i>Signage &amp; street furniture</i></p> <ul style="list-style-type: none"> <li>• <b>Street signage limited to mandatory speed signs.</b></li> <li>• <b>Various item of street furniture including telephone cabinets, grit bins and redundant signage spoils the environment along Tadpole Lane.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that all existing signage is maintained in good order.</li> <li>• Remove any unnecessary or redundant signage.</li> </ul>	<p>Consultation with:-</p> <ul style="list-style-type: none"> <li>• Planning &amp; conservation department</li> </ul> <p>&amp;</p> <ul style="list-style-type: none"> <li>• Liaison and co-operation with SBC traffic management &amp; highways &amp; Utility companies.</li> </ul>
<b>Public Realm &amp; Amenity</b>		
<b>Shops &amp; Retail</b>		
<ul style="list-style-type: none"> <li>• <b>No shops are present within boundary of conservation area – Nearest shop located within Abbey Meads</b></li> </ul>	<ul style="list-style-type: none"> <li>• It is unlikely that a shop would be viable in this location due to the limited number of properties in this area.</li> </ul>	
<b>Parking</b>		
<ul style="list-style-type: none"> <li>• <b>No immediate concerns with parking</b></li> <li>• <b>Properties have off road parking.</b></li> <li>• <b>Grass verges and gullies/ditches present to either side of Tadpole Lane</b></li> <li>• <b>Pavements not present in village.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Existing parking arrangements appears to work satisfactorily</li> <li>• Ensure roads and pavements are maintained to adequate standard.</li> </ul>	<ul style="list-style-type: none"> <li>• Liaison and co-operation with SBC traffic management &amp; highways safety.</li> </ul>
<b>Traffic</b>		
<ul style="list-style-type: none"> <li>• <b>Tadpole Lane is increasingly used as a short cut to by-pass Thamesdown Drive. Has direct link to A419</b></li> <li>• <b>Narrowness of road indicates past rural use now being encroached upon by urban traffic.-</b></li> </ul>	<ul style="list-style-type: none"> <li>• Current road scheme at times cannot cope with level of traffic (peak hours) Further assessment and traffic monitoring is needed to ascertain future use of this road.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued liaison and co-operation with SBC traffic management &amp; highways safety.</li> </ul>

# Blunston St Andrew Conservation Area

## Key to map

Given the complexity of the area, the omission of any feature from this map should not be interpreted as evidence that it is not of interest or value.

-  Boundary of conservation area
-  Listed building
-  Key building of interest
-  Significant tree or trees
-  Area of water
-  Important green space
-  Wooded area
-  Significant wall or boundary
-  Area with distinct identity
-  Important view



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