

Badbury

Conservation Area Appraisal and Management Plan



- Conservation area designated on 30th April 1990
- Appraisal and management plan adopted 10th February 2009

This appraisal, management plan and the accompanying map has been prepared in collaboration with Chiseldon Parish Council. Swindon Borough Council's Planning Committee approved the document on 10 February 2009.

At the same time, the Committee authorised the Director of Planning and Transport authorised to use the document for planning and development control purposes.



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1 Summary of Badbury Conservation Area

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

- Historic layout and predominantly linear street pattern of the village;
- Badbury Coomb, a deep well tree'd coomb with a secluded sylvan atmosphere;
- Rural setting of the village in a pastoral landscape with significant views to surrounding countryside, including Liddington Castle;
- Architectural and historic interest of the village's buildings and other structures, including eight listed buildings;
- Typical vernacular thatched downland cottages;
- Prevalent use of local building materials, notably local stone and thatch;
- Local features and details, especially stone walls, that give the area its distinctive identity;
- A tranquil village atmosphere.

1.1 Introduction

Badbury Conservation Area was designated by Thamesdown Borough Council on 30th April 1990.

This document defines and records the special architectural or historic interest that warrants designation of Badbury Conservation Area and identifies elements that contribute to its special character and appearance. Swindon Borough Council's Planning Committee approved this document on 10th February 2009.

1.2 Purpose of the appraisal and management plan

The *conservation area 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.

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.

The *conservation area management plan* (section 6.0 of this document) identifies how the conservation area could be enhanced or improved with the support of the local authority, residents and other agencies.

1.3 Conservation policy

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 should be read in conjunction with policies contained in the current Swindon Borough Local Plan 2011 and with national planning policy guidance, especially Planning Policy Guidance 15: Planning and the Historic Environment and Planning Policy Guidance 16: Archaeology and Planning.

The information contained in this appraisal was originally collected during the year 2000/2001. The area was revisited and the document revised and updated in September 2008. 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.

2 Background

2.1 Location

The hamlet of Badbury lies in the Borough of Swindon about 3 km south of the town of Swindon, in northeast Wiltshire. The Badbury Conservation Area covers most of this small ancient settlement.

The Swindon to Marlborough Road (the A345, a Roman route, named Plough Hill at this point) separates Badbury from the nearby larger village of Chiseldon, to the south-west. A minor road runs through Badbury, linking the A345, over the motorway, with the B4192 (Purley Road, at Liddington) to the northeast.

The Badbury Conservation Area covers land on either side of the minor road as it gently curves, rises and falls on its way through the village and includes part of Berricot Lane as well as Badbury Coomb, a deep well tree'd coomb west of the hamlet.

Badbury lies entirely within the North Wessex Downs Area of Outstanding Natural Beauty¹ which is one of the most extensive and least spoiled downland tracts in southern England. The Ridgeway, an ancient trackway now a National Trail², runs along the ridge just south of Badbury.

2.2 Boundaries

The conservation area boundary has been drawn tightly to the historic settlement pattern of the village. Surrounding land which is undoubtedly vital to the village's rural setting is not part the conservation area but lies within North Wessex Downs Area of Outstanding Natural Beauty where current policy states that priority will be

¹ As designated under section 87 of the National Parks and Access to the Countryside Act, 1949.

² An 85 mile recreational route set up by the Countryside Agency in 1974

given to the conservation of the character and high scenic quality of the landscape³.

The boundary of the Badbury Conservation Area has been tightly drawn to relate to the historical settlement pattern. The character and appearance of the area are particularly vulnerable to damage from unsuitable development because of the hamlet's delicate scale, pastoral setting and historic ambience. Particularly where unsuitable development would be visible from public roads and footpaths, it would damage the visual amenity of this conservation area in a rural location and seriously detract from the setting of several listed buildings. These are interests of acknowledged importance. Protection is, therefore, necessary.

2.3 Origins and history of the settlement

The land between the two Iron Age hillforts at Barbury and Liddington, both Scheduled Ancient Monuments, has always been strategically and commercially important. It seems that Badbury was established where an ancient route along the spring line at the edge of the scarp was crossed by the "Eldene Hegheway", another ancient route linking the Downs with the Thames valley plain to the north. According to the Victoria History of Wiltshire, the first written record of Badbury, or Badeberie, dates from 955, when King Eadred is said to have granted the manor to St Dunstan, Abbot of Glastonbury (though there is some doubt as to the beneficiary).

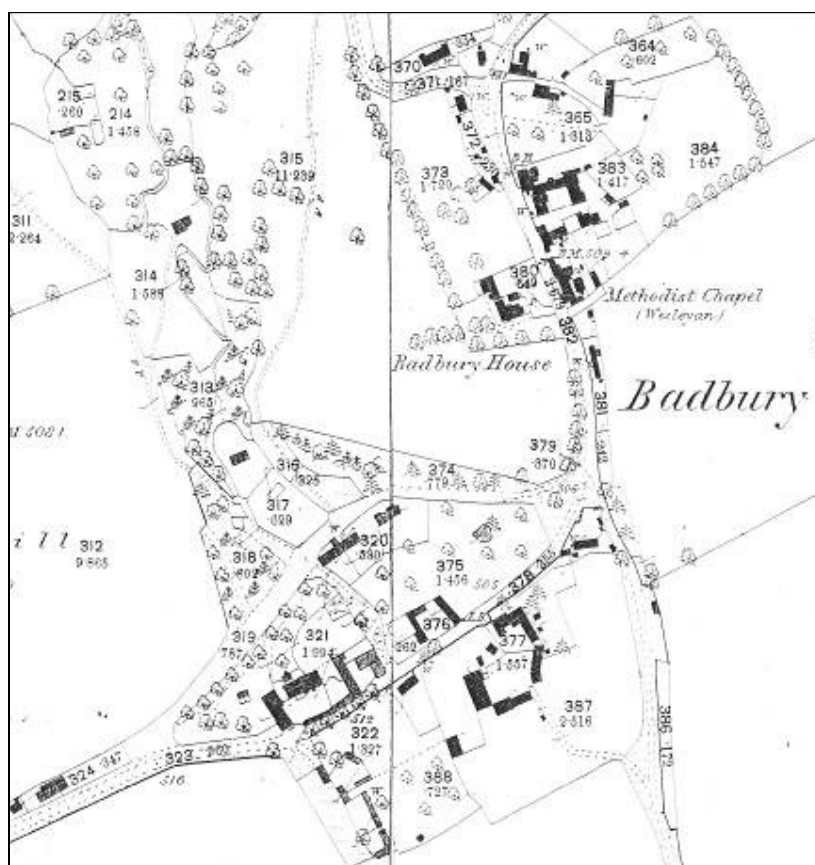
Badeberie is mentioned in the Domesday Book of 1086, when it was certainly held by Glastonbury. In 1203, Badbury was allotted to the Bishop of Bath but by 1718, Badbury had been acquired by James Stone of London. Though broken up into a number of smaller estates, land remained in that family's ownership until the 20th century.⁴

³See Swindon Borough Local Plan 2011 Policy ENV 11

⁴Victoria History of Wiltshire.



Andrews and Drury map, 1773



Ordnance Survey, 1886

2.4 Landscape setting

The Parish of Chiseldon is a typical Wessex downland parish, spanning chalk downland and clay valley, with three main settlements (Badbury, Hodson and Chiseldon) located on the spring-line that runs along the scarp edge.

Open agricultural land surrounds the hamlet and one of the area's main characteristics is the way in which open countryside presses right up to, and into, the hamlet with hardly a hedge or a row of trees between. This is most visible from the wooden stile beside Liddington Cottage from where one can see open fields immediately adjacent to the back gardens of Number 15/16 Badbury.

Opposite this pair of thatched cottages, on the other side of the road, a wide gate leads directly to an open green pasture.

Being set on the edge of a scarp on the northern edge of the Marlborough Downs, there are long views northwards over the Upper Thames plain, especially from along the main street outside The Manor. These views include the large mass of Swindon's Great Western Hospital and, further afield, the Honda works.

There are open views of Liddington Castle atop the rising scarp to the southeast and, eastwards, the churches of Upper Wanborough and Liddington can be seen across open fields. These local landmarks are not readily visible as one travels along the main thoroughfare but are best seen from three publicly accessible points on the edge of the conservation area: the lane outside Badbury Court Care Centre, the wooden stile beside Liddington Cottage and through the gate beside Ronaldsway.

Landscape setting is an important part of the special interest of this small conservation area. The views of surrounding agricultural land and local landmarks contribute to its character and reinforce the area's identity as a scarp settlement between down and plain.

2.5 Badbury Conservation Area today

In the past, Badbury's residents would have been engaged in farming and agricultural work but, in common with many rural villages, Badbury's links with

farming have declined over the past fifty years - with a consequent erosion of agricultural character.

Today, the village is predominantly residential but there is a pub (The Bakers Arms) and a large residential care home (Badbury Court Care Centre). Former farm buildings opposite West Farm were converted to business and warehouse uses at the start of the 20th century. The conservation area contains about 30 dwellings. There is no church in the conservation area and a former Wesleyan Methodist Chapel has been converted to a private dwelling. There is no shop, post office, community facility or school - the nearest facilities are to be found in Chiseldon.

The conservation area has a quiet and tranquil atmosphere disturbed only by the sound of traffic. Street lighting is minimal.

2.6 Traffic

A 30 mph speed restriction applies throughout the village. Although it is a narrow minor road, the winding lane through the village is sometimes used as a route to avoid delays at Junction 15 of the M4 and this disturbs the calm of what is otherwise a very minor road. A Planning Inspector has written⁵ “the road through the village is narrow in places, there are no footways, and many of the older houses are very close to the road. In my opinion any significant increase in the volume of traffic through this part of the village would materially detract from the character of the village.”

⁵Appeal ref: APP/U3935/A/00/1039804 re change of use of outbuildings, West Farm.

3 The special interest of the conservation area

3.1 General character and appearance

The predominant pattern of development is linear. Dwellings and former farm buildings stand beside the highway as it winds through the hamlet. Changes in level have the effect that the northern part of the hamlet, beside a roughly north-south alignment of the road, is distinctly separate from the southern part of the hamlet, aligned along a roughly east-west alignment of the road. Standing in the northern part of the hamlet, one is unaware of the presence of the southern part - and vice versa. The break in the hamlet's continuity happens at the dip in the thoroughfare beside 14/15 Badbury, a pair of thatched roadside cottages. From here, a lane leads down to Badbury Coomb - a third area with a discernable identity.

The conservation area can therefore be reasonably divided into three sub-areas which have their own distinct identity: (1) the area north of number 15/16 Badbury; (2) the area south of Number 15/16 Badbury; (3) Badbury Coomb.

The northern part of the conservation area (1) contains the greater part of the village's historic interest. The centrepiece of this area, and the village as a whole, is The Manor, a grade II listed farmhouse set back from the road behind a long stone wall and flanked by lime trees. From here the road falls northwards. Six of the area's eight listed buildings stand in this area and these, together with other less distinguished 19th century buildings such as The Hollies, The Bakers Arms, The Farmhouse and its stone barn, create a generally historic character. Prevalent use of traditional building materials, especially stone and thatch, contribute to a distinctly historic appearance albeit diluted by modern road signs, white road markings and overhead cables.

Of the area's modern buildings two, Liberty Cottage and Highfield Cottage, are thatched and harmonise with the area's overall historic appearance. The impact of others (e.g. Badbury Acre and Ronaldsway) is minimised because they are

screened behind tall hedges or concealed behind earlier development - although backland development is uncharacteristic of this predominantly linear village. The northern approach to the hamlet is a new road constructed to align with a bridge over the M4 motorway. Its standard width and regular concrete kerb contrast markedly with the grass verges and varying road width that add so much to the historic appearance of the rest of the conservation area.

In contrast, the once historic character of the southern area (2) has been eroded by the demolition of old cottages and the addition of modern bungalows such as Edgeworth, Athelstan, Treveleyn, Bolders Green, Moet and Lansdown. However, approaching from the west, the stone and thatch of the former farmhouse and barns of West Farm proclaim the village's historic origins. Stone roadside walls (especially the boundary wall to Badbury House Farm), grass verges and trees provide a balance to the otherwise suburban nature of this sector.

The third distinct area is Badbury Coomb (3), a steep-sided valley west of the hamlet. The sole vehicular access to the coomb is via a narrow tarmac lane that forks from the village's main thoroughfare beside Stocks Close. Today, this is a no-through road that ends at Woodlands, a modernised old thatched property, but it once ascended the opposite side of the coomb to rejoin the road just east of West Farm⁶ - this part of the former lane is now an overgrown public footpath. Another public footpath leads directly and steeply down from the road opposite Moet.

Valley-side trees, especially on the west flank of the valley, dominate this area and the area has an enclosed character concealed from the rest of the village. New buildings and unfenced gardens at the bottom of the coomb give the area a distinctly modern-day appearance which not even the presence of two old thatched cottages can dispel. The coomb is most notable for its trees.

⁶ See map 'Chiseldon c. 1773' in VCH page 7.

3.2 Architectural and historic character

The conservation area is characterised by a mix of downland cottages and late 20th century bungalows situated alongside the thoroughfare and often set behind stone walls. Many of the older buildings still retain thatched roofs, the traditional roofing material of the Wessex Downlands.

The village's most prestigious listed building is The Manor, apparently an 18th and early 19th century rebuild of a late 16th-century stone farmhouse. Though known as The Manor, it was previously called Badbury House. The only visible features from around 1600 are heavy ceiling beams with carved stops of several different patterns. A depression in the ground to the northwest is thought locally to mark the site of an earlier manor house.

Badbury Cottage is an 18th century thatched cottage of sarsen stone rubble. Number 4 (and 4a) Badbury is a thatched cottage, probably 18th century but possibly older. A 19th century stone barn is situated to the west of the cottage and is included in the list description. Number 11 Badbury ('Whichway') is a thatched cottage of painted rubble with a datestone of 1680. Numbers 15/16, 19, and 24 Badbury are thatched cottages, probably 18th century or earlier. Number 28/29 Badbury, formerly a row of cottages, is thatched with a catslide roof at each gable end and is probably of an earlier date. Just north of the conservation area is number 30 Berricot Lane, another listed 18th century thatched cottage.

Brick chimneys, roadside stone walls and mature vegetation are features of the area. One-and-a-half storeys is the traditional vernacular form. Local natural stone walls are common and the occasional use of sarsen stone and chalkstone indicate the village's location on the edge of the Wessex Downs.

3.3 Buildings of local interest⁷

In addition to Badbury's listed buildings there are a number of other buildings which make a strong contribution to the architectural and historic interest of the

⁷See Swindon Borough Local Plan SPG: 'Buildings, Structures and Facades of Local Importance'.

area. These are identified on the accompanying map and include nearly all of Badbury's remaining 19th century houses and farm outbuildings. Perhaps surprisingly, two 1990s dwellings (Liberty Cottage and Highfield Cottage) contribute to the historic appearance of the area - both are thatched and faced with white painted and textured render.

3.4 Trees

Trees add significantly to the interest of the area especially in the wooded coomb. Elsewhere, there is a notable avenue of lime trees beside the western approach to the hamlet and several specimen garden trees act as a backdrop to the village or as a setting to the area's buildings, notably the limes by The Manor.

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 tree'd area, it has not been possible to identify every notable tree and lack of a specific reference should not imply that it must not be of value.

3.5 Local details and features

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

- natural stone boundary walls are a characteristic feature of the conservation area and are essential to its predominantly stone appearance;
- grass verges add to the rural ambience of the area but their appearance is marred in places by plastic edge posts;
- the red telephone kiosk and a King George VI post box in the stone wall outside The Manor are locally prized;
- public footpaths cross the area en route to other local villages.

4 Opportunities for enhancement

4.1 Negative features

The area contains several late 20th century bungalows and 'chalet bungalows' constructed in reconstituted stone with concrete tile roofs. Although evidently out of character with the predominantly historic appearance of the conservation area, their impact on the conservation area is lessened because they are single storey and mostly set back from the road.

The old road pattern is still clearly evident and the hamlet retains a historic character whose essential nature can be preserved by ensuring that any new development is not out of scale or character with its surroundings. Liberty Cottage is a good example of how this might be achieved.

Grass verges are a feature of the area but in several places these are edged with short plastic posts which give a suburban feel to the area. A more typical rural way to prevent vehicles eroding the verge is the use of white painted stones - also to be found in the area.

4.2 Scope for improvement

Some of the buildings are suffering from an incremental loss of architectural detail through the replacement of traditional building materials with inappropriate modern materials.

Overhead wires detract from the area - in particular those from a pole on the 'green' in front of Number 24 Badbury. This open space might otherwise be a good location for a large tree.

Long term tree management and planting on the sides of the coomb need careful consideration.

5 Public Consultation

Both the Chiseldon Parish Council and the Chiseldon Local History Group were consulted on the first draft of this appraisal. Residents of the Badbury Conservation Area were invited by letter to express their views. The draft was available for viewing or download on the Council's website and at Premier House and the Town Library in Swindon. Views expressed were reported to Planning Committee.

6 Badbury Conservation Area Management Plan

6.1 Introduction

The following management plan lists how the conservation area could be enhanced or improved with the support of the local authority, residents and other agencies. It should be seen as a working document that: -

- Encourages future planning applications to respect and promote what is special about the conservation area;
- Seeks to ameliorate or, if possible, remove negative elements;
- Encourage a degree of 'ownership' of the area by residents (and where applicable Parish Councils);
- Promote closer cooperation between all relevant parties including utilities, local authority departments, Parish Council and the local community.

In line with advice⁸ it is proposed that this management strategy together with the conservation area appraisal be reviewed and updated regularly (five years is recommended).

⁸ Guidance on the Management of Conservation Areas - English Heritage and PAS (2006)

BADBURY CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
Design of new development	Some modern development has an adverse impact on the conservation area.	<p>Seek to ensure that future development proposals preserve or enhance the historic character and appearance of the conservation area, as described in this appraisal.</p> <p>Ensure historic conservation input into forthcoming Supplementary Planning Guidance, including design.</p>	Swindon Borough Council.
Inappropriate alterations and additions to buildings	Incremental changes to buildings e.g. external alterations, conversions and refurbishment of properties have sometimes resulted in loss of architectural interest.	<p>Where planning permission is required, ensure future development proposals are strictly controlled in terms of design and materials.</p> <p>Consider the preparation of an information leaflet on good practice for minor alterations including works that do not require planning permission.</p>	Swindon Borough Council/Residents.
Buildings of local importance	There are a number of unlisted buildings that have been judged as making a positive contribution to the character and appearance of	Ensure that development is in accord with Swindon Borough Local Plan Supplementary Planning Guidance: 'Buildings, Structures and Facades of Local	Swindon Borough Council.

BADBURY CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
	the area.	Importance'.	
Buildings at risk	Buildings in the area are generally in good condition.	Monitor the condition of historic buildings within the area. Use statutory powers to secure the repair of particular buildings noted to be at risk of decay.	Swindon Borough Council.
Traffic	High levels of traffic occasionally use the narrow road through the hamlet to the detriment of residents' amenity.	Ensure that 30 mph speed limit is enforced. Consider a reduction in speed limit or other traffic calming measures appropriate to the area.	Swindon Borough Council/Police
Signage & street furniture	Red telephone kiosk is in need of long-term protection and in urgent need of routine maintenance. Unsightly overhead wires spoil the appearance of the area.	Ensure that all existing signage and street furniture is maintained in good order. Support any proposal to put cables underground subject to archaeological and other considerations.	Swindon Borough Council/Chiseldon Parish Council/Utility companies.
Potential decline and loss of trees	Trees make a vital contribution to the rural ambience of the conservation area and the setting of its listed buildings.	Trees within a conservation area are afforded protection. In most cases anyone wishing to undertake works or remove a tree must give the Council six weeks notice.	Swindon Borough Council Arboricultural Officer

7 Useful publications

- *Archaeology - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Backland and Infill Development - Supplementary Planning Document (Swindon Borough Council 2007)*
- *Buildings of Significant Local Interest – Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Conservation Areas - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Good Design: House Extensions - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Guidance on Conservation Area Appraisals, English Heritage, 2005.*
- *Guidance on the management of conservation areas, English Heritage, 2005*
- *Listed Buildings - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *Planning Policy Guidance 15 - Planning and the Historic Environment.*
- *Planning Policy Guidance 16 - Planning and Archaeology*
- *Swindon Borough Local Plan 2011.*

Appendix 1 Photographs

Fig 1: Characteristic features of Badbury Conservation Area



Road sign and 'gateway' beside southern approach to Badbury.



Typical eyebrow dormers in a thatched roof.



Stone walls are a feature of the area.



The red telephone kiosk is a distinctive feature.



The conservation area contains several late 20th century dwellings.



Modern house built in a 'traditional' style.

Fig 2: Characteristic features of Badbury Conservation Area



Grade II listed 18th century, possibly older, farmhouse.



Wall mounted King George letterbox adds to local identity.



The Manor, apparently an 18th and early 19th century rebuild of a late 16th-century stone farmhouse.



Woodland in the coombe.



A datestone in the ridge chimney of this listed cottage reads 168? SD&D.



The Bakers Arms public house, otherwise the area is primarily residential.

Fig 3: Characteristic features of Badbury Conservation Area



Characteristic thatch and grass roadside verge.



Outward view to Liddington Castle.



Typical vernacular thatched downland cottage.



Nineteenth dwelling built with brick under a slate roof.



Overhead wires can be unsightly.



Stone roadside wall.

28.11.2008

