

Wroughton

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 Wroughton 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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Contents

1	Summary of Wroughton Conservation Area.....	5
1.1	Introduction	6
1.2	Purpose of the appraisal and management plan	6
1.3	Conservation policy.....	6
2	Background	8
2.1	Location	8
2.2	Boundaries.....	8
2.3	Origins and history of the settlement	8
2.4	Landscape setting.....	11
2.5	Wroughton Conservation Area today.....	11
2.6	Traffic.....	12
3	The special interest of the conservation area	13
3.1	General character and appearance	13
	Prior's Hill (south).....	13
	Prior's Hill (north)	14
	Greens Lane	14
	Bakers Road	15
	The Pitches	15
	Marlborough Road	16
	Open spaces.....	16
3.2	Architectural and historic character.....	17
3.3	Buildings of local interest	18
3.4	Trees.....	18
3.5	Local details and features.....	19
4	Opportunities for enhancement.....	20
4.1	Negative features.....	20
4.2	Scope for improvement.....	20
5	Public Consultation	21
6	Wroughton Conservation Area Management Plan.....	22
6.1	Introduction	22

7 Useful publications..... 1

Appendix 1 Photographs..... 2

1 Summary of Wroughton Conservation Area

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

- Historic layout and street pattern;
- Narrow rising and falling lanes of varying width, some sunk into hollows with grassed embankments;
- Setting of the area on the edge of the North Wessex Downs AONB with significant views to surrounding countryside;
- The site of three of Wroughton's seven former mills: Green's, Bedford's and Woodham's Mill - only the latter remains, listed grade II and converted to residential use;
- Architectural and historic interest of the village's buildings and other structures, sixteen of which are listed grade II;
- Buildings with links to Wroughton's horse-racing past (Brown Jack, Fairwater House, the Old Forge);
- Prevalent use of local building materials, notably local stone, red brick and thatch;
- Trees, hedges and other vegetation especially where these bound a road or footpath;
- Local features and details, especially stone walls, grassy banks and colourful roadside private gardens, that give the area its distinctive identity;
- The sound and sight of streams, especially the stream beside The Pitches;
- Tranquil village atmosphere.

1.1 Introduction

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

This document defines and records the special architectural or historic interest that warrants designation of Wroughton 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 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 October 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 large village of Wroughton is situated in the Parish of Wroughton within the Borough of Swindon in northeast Wiltshire. The settlement lies immediately south of Swindon on the A4361 between Swindon and Devizes, not far from junctions 15 and 16 of the M4 motorway. It sits just below the chalk scarp of the North Wessex, or Marlborough, Downs. The Ridgeway Trail, south of the village, is an ancient trackway at the top of the scarp.

2.2 Boundaries

The boundary of the conservation area has been drawn to enclose the best-preserved part of the original settlement of Wroughton. Greens Lane, Bakers Road, The Pitches and the southern end of Priors Hill form part of the settlement's original street pattern¹. These four lanes form the 'skeleton' of the conservation area around which are scattered a collection of fine historic buildings and limited modern infill. In February 2009 the boundary was extended to include the Brown Jack Public House, Parish Church Hall, the Old Forge (AK Sales), Fairwater House and the Moat Pond area. This additional area forms a key visual amenity to the special character of Wroughton and a distinctive sub-area of special historic interest with significant associations to the village's horse-racing past.

2.3 Origins and history of the settlement

The Victoria County History and a series of publications by the Wroughton History Group provide an extensive history of the village.

The settlement is mentioned in the Anglo-Saxon Chronicle of 890 AD as Ellendun. The name Wroughton, "farm on the river Worf" (the old name for the River Ray) came into use in the 14th century. For a thousand years, Wroughton was a typical

¹ High Street, one of the earliest routes through the settlement, suffered a fire in 1896 which destroyed many thatched houses. Late 20th century alterations have also taken their toll on High Street's historic character.

small rural North Wiltshire community whose economy was primarily related to agriculture.

The village possesses a (much altered) medieval church, St John the Baptist and St Helen, which stands apart from the main historic settlement (and outside the conservation area) on a promontory overlooking the village at the western end of High Street. A medieval manor house which once stood at the foot of Prior's Hill was demolished in 1961. There were once seven mills in the locality but only two mill properties remain. Manor Cottage, no. 3 The Pitchens, still has the marks of Watt's or Waldron's mill wheel on its northeast outside wall. At the end of the 19th century Wroughton was noted as a racing centre with seven highly successful stables within a square mile.

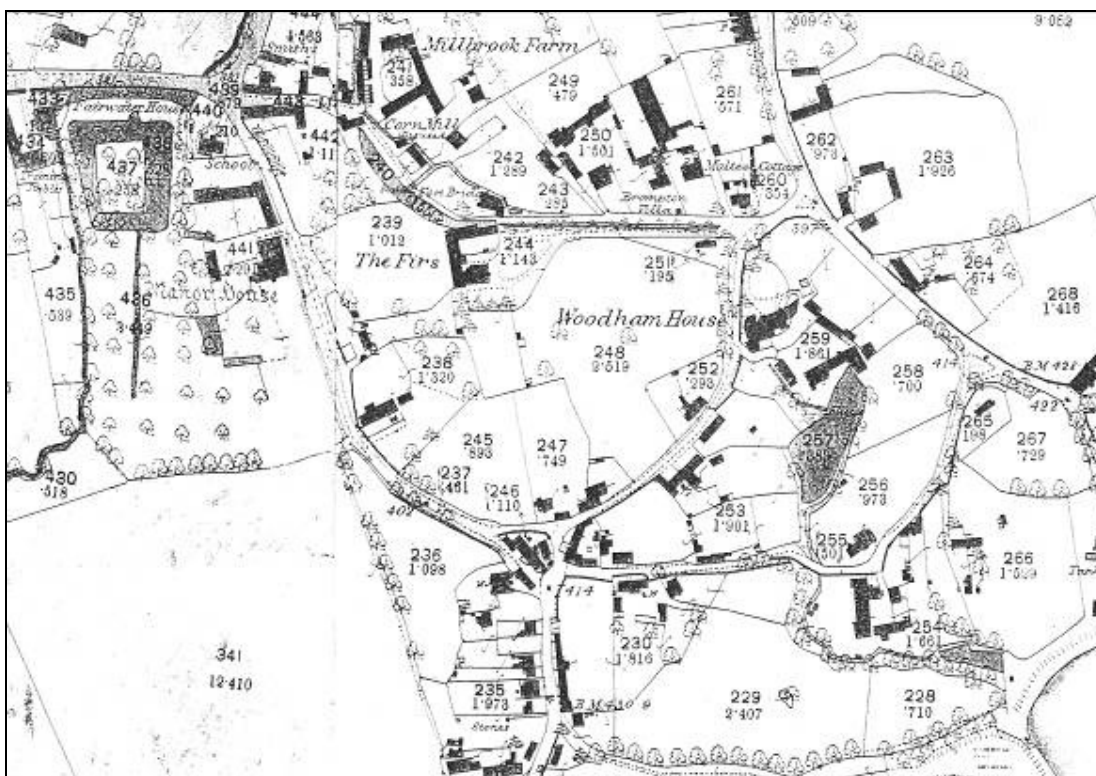
Significant change began during the 1840s with the establishment of the GWR railway works within walking distance in Swindon. However, in common with most English villages, Wroughton's agricultural character didn't really start to decline until the second half of the 20th century, particularly in the 1960s when farmland to the north of the village was developed as housing. Today, the village as a whole has a population of over 7,000 with a variety of shops and services, pubs, churches, a large secondary school, infant school and junior school, post office, library, health centre and leisure facilities.



Andrews & Drury c.1773



Tithe Map, c. 1796



Ordnance Survey, 1886

2.4 Landscape setting

Wroughton Conservation Area covers a small part of the south east corner of the village, to the south of which, beyond Alexandra Park, lies open countryside. The southern part of the conservation area is surrounded by the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and the southern 'leg' of the conservation area (part of Priors Hill) actually lies within the AONB. Current policy states that priority will be given to the conservation of the character and scenic quality of the landscape in the AONB².

South of the village the land rises sharply to Barbury Castle, one of a string of Iron Age hill-forts which crown the northern edge of the Downs. The northern part of the conservation area is bordered by 20th century housing.

The original village developed on the springline at the foot of a greensand escarpment at a point where roads from the Downs converged and two streams met to flow northwards. Land in the conservation area falls unevenly from south to north and there are significant views from within the conservation area to the surrounding landscape, for example, from Taters Field Lane. This, and other views out of the conservation area to the wider landscape, reinforces the area's origins as a historic rural settlement.

2.5 Wroughton Conservation Area today

Although late 20th century housing and other developments have given a suburban atmosphere to the village as a whole, the conservation area has a quiet rural ambience and a distinctively historic appearance deriving from its many old buildings and its narrow winding lanes lined with stone walls and greenery. Conservation area designation aims to help preserve or enhance this special interest.

² See Swindon Borough Local Plan 2011

The conservation area, which contains former pubs³ and the sites of three mills⁴, is almost exclusively residential.

2.6 Traffic

Traffic levels on Greens Lane, Bakers Road and The Pitchens are low, regulated by limited visibility and narrow width but large vehicles have begun to erode roadside banks and verges especially in Bakers Road.

Prior's Hill carries more traffic some of which travels at speed. Priors Hill is the only public access to the housing at Thorney Park, Langton Park and Hackpen. Alexandra Park is accessed via Marlborough Road and Brimble Hill. The link road between Thorney Park/Langton Park and Alexandra Park is private.

Traffic control measures (bollards, road markings etc), which are necessary but not in keeping with the historic character of the area, are in place to ease the regular flow of traffic along this steep, narrow and curving lane but the road remains a hazard to pedestrians.

³'The Swan' and 'The First and Last Chance'.

⁴There were once three mills in the conservation area - Green's, Bedford's and Pavey's (or Woodham Mill); only the latter remains - converted to residential use.

3 The special interest of the conservation area

3.1 General character and appearance

The Wroughton Conservation Area is centred on a very old street pattern which lends interest and character to the district and provides a picturesque setting for a good collection of historic buildings. The narrow width of the lanes and the absence of kerbs contribute strongly to the area's rural atmosphere.

Prior's Hill (south)

Prior's Hill⁵ rises steeply (16%) from the open space in front of Swan House⁶. The road wavers slightly as it proceeds to open land at the brow of the hill and then continues to the Downs. Old and new dwellings sit on either side of the road. They are set at differing angles and proximity to the road and, because of the lie of the land, front doors are often reached by a flight of steps. Housing on Priors Hill is dense and extends almost to where the 'first brow' of the hill meets the Downs. From near the top there are views north to the spire of Christ Church in Swindon Old Town.

Prior's Hill still retains steep roadside banks suggesting that it follows the route of a trackway from the Downs, forming a holloway like Stonecutter's Lane - a narrow bridleway that branches from Prior's Hill and passes east of the houses through a leafy cutting. Snapp's Close and Taters Field Lane follow the course of old footpaths but today, for the first 100 metres, contain modern dwellings from where there are distant northward views of Swindon Hill.

The number of dwellings and the narrow width of the road has led to various measures to enable off-road parking, some of which have been to the detriment of the area's historic character. In addition, traffic-calming measures intrude upon the character of the lane. With the exception of two listed buildings (nos. 61 and 73 Prior's Hill) and Number 50 Prior's Hill, the old buildings in this area have been much altered. However, despite modern accretions, the streetscene retains a

⁵The manor, now demolished, at the foot of the hill was owned by the Prior of St Swithins, Winchester

⁶Formerly The Swan Public House.

predominantly village atmosphere thanks to the stone walls, trees and hedges, grass banks and wealth of greenery and trailing plants.

Prior's Hill (north)

The historic buildings provide the first clues to those passing on the main road to the historic character of this area of Wroughton.

The current Brown Jack building is typically Victorian in character with gables, decorative brickwork and high ceilings. The stone building to the rear is possibly 300 years old but the brick-built Brown Jack was built c. 1901 after an earlier building burned down. 'Brown Jack' was a famous local racehorse of the 1920s. On the opposite side of Prior's Hill is the Church Hall which was previously the infant school (1874-1928). It is a stone-built building with a stone boundary wall. Similarly the Old Forge is a stone building dating back to the 19th century with links to Wroughton's horse-racing past.

The history of Fairwater House and former stables is also closely linked with Wroughton's horse-racing past. The Moat Pond open space is the last reminder of the Elizabethan Manor House and grounds which once stood where Manor Close is now.

Greens Lane⁷

From either end, the view along Greens Lane invites one into a narrow⁸ winding, rising and falling lane. Four thatched listed buildings give the lane a distinctive historic appearance. The lane, which is lined with natural stone walls, hedges and a grassy bank, drops down to a stone bridge over the stream and passes the tall gables of three dwellings between which can be glimpsed the well tree'd escarpment⁹.

⁷ Named after the owner of a mill. The road sign has no apostrophe.

⁸ A road sign announces "unsuitable for wide vehicles".

⁹ These were built c.1900 on the site of Green's Mill which burned down in 1893.

Greens Lane has a very loose knit character with substantial gaps between single and groups of dwellings and is progressively more open towards the east and north. Development is of different ages and styles with modern infill amongst the historic cottages and late 19th century brick dwellings.

Greens Lane is especially notable for its old grassy banks, sometimes above a sarsen stone 'plinth'. The bank between Willow Cottage and Fairhaven is of particular note, filled with a variety of wild flowers and 'garden escapes'. There is a pleasant leafy dell beside the stream west of Willow Cottage.

Bakers Road

Bakers Road leads from the open space in front of Swan House to The Pitchens. The road is narrow and unkerbed and contains a picturesque collection of thatched cottages whose well-tended colourful (unfenced) front gardens add much charm to the streetscene - unfortunately marred by overhead wires. Modern infill is set back from the road.

The lower end of Bakers Road is well enclosed by trees and here, on the east side of the road, is the entrance to the buildings of Woodham's (or Pavey's) Mill.¹⁰ From the road, there is a good view of the former mill and tall brick chimney before a backdrop of trees. The entrance leads to a private and secluded open court around which stand a collection of early 19th century buildings associated with the mill, now five separate properties.

The Pitchens

The Pitchens begins as a straight level length of road running westward from its junction with Bakers Lane. After the Bakers Road junction, the road divides - the left fork passes through a pair of stone gate piers, beside a thatched lodge, and continues along a private access road¹¹ to Warleigh and a number of large modern dwellings built in its former grounds.

¹⁰ Seymour's Mill in Perry's Lane is another surviving mill building.

¹¹ The former carriage drive to Warleigh, a grade II listed large 19th century house.

The right fork runs parallel to the stream which, on its northern bank is lined with a natural stone retaining wall beneath a canopy of laurel and ivy. The road narrows to become a footpath which leads to the foot of Prior's Hill. The footpath provides a pleasant leafy walk beside the stream which, because of its links to a demolished mill, is banked with natural stone at the lower end. Five large mostly brick faced houses stand in the site of a former 1960s convent. Their mass and layout is at odds with the more typical small-scale historic development but this is mitigated by their well screened location.

At its eastern end the road meets Bakers Lane at a wide junction just off Marlborough Road. This open tarmac'd space is overlooked by high green hedges and is a surprising contrast to the enclosed lanes nearby. There is an attractive vista westwards to the thatch of Number 12 and, eastwards, the three gables of Number 29a Marlborough Road close the view.

Marlborough Road

A short length of Marlborough Road, the B4005 to Chiseldon, lies within the conservation area primarily to give protection to the house and grounds of Marlborough House and Number 29a. These are both late Victorian dwellings typical of their period and, to date, relatively unaltered. Number 29 has unobtrusively sited solar panels affixed to a rear roof slope.

The two lane road, which has a pavement on its west side only and a high natural stone wall with evergreen hedge, is a relatively busy through route to Chiseldon which lacks the rural character of the conservation area's other roads.

Open spaces

Many of the properties have large spacious gardens, in contrast with the area's enclosed narrow lanes. The three significant open spaces¹² in the conservation

¹² The identification of these spaces is not intended to accord with the Borough's formal definition of a 'Local Public Open Space', Local Plan 2011.

area are the car park in front of Swan House, the wide junction of The Pitches and Bakers Lane and the Moat Pond area. The first is an unkempt car park¹³ that gives prominence to Swan House, a characterful typically late Victorian building in brick and tile. The second is a good spot from which to view some of the area's characteristic features: a thatched cottage, the stream, an early 19th century villa (Woodham House), late 19th century red brick building, a narrow lane, natural stone walls and green hedges. The third area (Moat Pond) is a pleasant well tree'd open space that contrasts markedly with the enclosed and tranquil atmosphere of The Pitches. It is marred by traffic noise from the busy A4361.

3.2 Architectural and historic character

The conservation area contains buildings of a variety of ages - those from the 17th, 18th and 19th century predominate. Building is mostly two storeys. Woodham Mill is an exception and, elsewhere, due to the lie of the land, some modern dwellings have two storeys above garages.

The area's oldest buildings, vernacular cottages, have been built with locally available building materials - stone, brick and thatch. Rough and squared local chalkstone is common with occasional use of greensand and, rarely, Swindon stone (as at Pavey's Mill). Sarsen stone, a more hard and durable stone than local chalk and greensand, has been used as foundation stones and for wall bases, providing stability and some resistance to rising damp. The northern side of The Pitches has kerbs of sarsen stone which, together with other locally available building materials helps to give the area its distinctive North Wiltshire character.

The traditional roof covering for the area was thatch, common due to the easy supply from the chalk arable areas. There are eleven thatched properties in the area dating from the 17th century onwards. The first half of the 19th century is represented by Woodham Mill and three prestigious houses: 16 The Pitches, Warleigh and Woodham House.

¹³ The area was once the site of many tiny cottages, demolished in the 1920s.

Eyebrow dormers, red brick chimneys, painted softwood window frames are features of the traditional vernacular architecture here but as bulk transport¹⁴ improved, Welsh slate and imported red brick became more common and late nineteenth century buildings such as Swan House and 50 Prior's Hill exemplify this. Many stone and brick buildings have recently been painted or rendered. There is an unspoiled typical 1930s bungalow ('Fairhaven') in Greens Lane but late 20th century building is unremarkable. Two modern thatched dwellings opposite Swan House are built in a vernacular tradition and harmonise well with the area.

3.3 Buildings of local interest¹⁵

English Heritage advice¹⁶ is that, "most of the buildings in a conservation area will help to shape its character in one way or another" and in addition to the sixteen listed buildings there are a number of other buildings which make a strong contribution to the architectural and historic interest of the area - these are identified on the accompanying map. Some, such as no. 50 Priors Hill, no. 29a Marlborough Road and Fairhaven, have been mentioned above. 'Wroughton's Buildings' in Wroughton History Part 1 is a good guide to buildings in the area.

3.4 Trees

Trees add significantly to the interest of the area and there are several specimen trees which act as a backdrop to the village or as a setting to the area's buildings. There are some notable yew trees.

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.

¹⁴ esp. canal and railway

¹⁵ See Swindon Borough Local Plan SPG: 'Buildings, Structures and Facades of Local Importance'.

¹⁶ Conservation Area Appraisals, English Heritage, March 1997

In such a well tree'd area, it has not been possible to identify every notable tree and lack of a specific reference should does 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:

- *Stone walls:* Roadsides have natural stone walls and mature vegetation. The grassy banks, hedges and stone boundary walls are a distinctive feature of the conservation area and it is essential that these are retained if local character is to be preserved.
- *Gardens and hedges:* A major element in the character and appearance of the area is the well-tended gardens, often stocked with colourful traditional English 'cottage garden' plants. Roadside hedges and garden boundary hedges - for example the yew hedge at The Lodge and the green hedges in front of 9 Bakers Road and Willow Cottage, Greens Lane - are a distinctive local feature.
- Two *streams* flows through the area. The most prominent flows beside The Pitches beside a footpath bounded by an iron railing and an old turnstile¹⁷. This stream, an attractive feature in its own right, serves as a reminder of the area's milling activity¹⁸. A second stream starts at Clouts Wood, runs through the Moat Pond area and joins The Pitechens stream in the grass area opposite AK Sales.
- *GR VI red post box* in the wall at The Pitches.
- *K6 telephone kiosk* opposite The Brown Jack.

¹⁷ Absent in December 2008

¹⁸ The large force of the water from the may springs coming off the downs made this an ideal area for mills. There were once seven within the vicinity.

4 Opportunities for enhancement

4.1 Negative features

- The area is not entirely unspoiled. Unremarkable 20th century development, inappropriate alterations and the trappings of 'modern life' (e.g. telephone wires, aerials, road signs, street lights, traffic calming) have eroded some of the area's historic character.
- Cul-de-sac developments such as the five houses off Greens Lane, St Helen's gardens and those in the grounds of Warleigh intrude upon the area's original street pattern. However, mature vegetation, the clearly evident old street pattern and the predominance of old buildings helps to soften the impact of these late 20th century accretions.
- Large vehicles are causing damage to the lanes and their embankments, especially in Bakers Road.
- Parking around the junction of The Pitchens and Bakers Road is unsightly. The parking area in front of Swan House would benefit from landscaping on the fringe.

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.
- Long term tree management and maintenance needs careful consideration.
- The stream alongside The Pitchens needs management, becoming overgrown with weed and occasionally spoiled by litter. The railings require routine maintenance and an iron gate is missing.
- Dannah House is currently vacant and an eyesore. Planning permission exists for a replacement building.
- The footpath/bridleway at the top of Prior's Hill is overgrown and partly inaccessible.
- Greenery overhanging the pavement in Marlborough Road is a hazard to pedestrians.
- Regular street cleaning, especially of leaves, would benefit the area.

5 Public Consultation

Residents of the Conservation Area were consulted by letter and questionnaire on 25th September 2009 and asked to express their views by email, letter or phone. Wroughton Parish Council and local ward members were consulted in September and December of 2008. The draft was available for viewing or download on the Council's website and at Premier House and the Highworth and Swindon Libraries. A drop-in surgery was held on 16th October 2008.

6 Wroughton 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 Parish Council;
- Promote closer cooperation between all relevant parties including utilities, local authority departments, Parish Council and the local community.

In line with advice¹⁹ it is proposed that this management strategy together with the conservation area appraisal be reviewed and updated regularly (five years is recommended).

¹⁹ Guidance on the Management of Conservation Areas - English Heritage and PAS (2006)

WROUGHTON 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>	<p>Swindon Borough Council.</p> <p>Wroughton Parish Council</p>
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>	<p>Swindon Borough Council</p> <p>Wroughton Parish Council</p> <p>Residents.</p>

WROUGHTON CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
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 the area.	Ensure that development is in accord with Swindon Borough Local Plan Supplementary Planning Guidance: 'Buildings, Structures and Facades of Local Importance'.	Swindon Borough Council. Wroughton Parish Council
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.

WROUGHTON CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
Traffic	High levels of traffic use the narrow lanes through the area to the detriment of residents' amenity.	Consider a reduction in speed limit or size restriction or other traffic calming measures. Ensure that 30 mph speed limit is enforced.	Swindon Borough Council/Police.
	Large vehicles are damaging roadside embankments	Encourage maintenance and repair of grass verges where necessary.	
Signage & street furniture	The railings beside The Pitches are in need of maintenance. Unsightly overhead wires spoil the appearance of the area.	<p>Ensure that all existing signage and street furniture is maintained in good order.</p> <p>Ensure that new street furniture is in line with principles set out in English Heritage 'Streets for All' publication.</p>	Swindon Borough Council

WROUGHTON CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
Maintenance of footpaths and byways	The conservation area is notable for the network of public footpaths that cross the area. The footpath at the top of Prior's Hill is overgrown and almost impassable.	Ensure maintenance of footpaths and byways.	Swindon Borough Council
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 Wroughton Parish Council Residents

7 Useful publications

- *Planning (Listed Buildings and Conservation Areas) Act 1990.*
- *Swindon Borough Local Plan 2011.*
- *Buildings of Significant Local Interest – Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Good Design: House Extensions - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Conservation Areas - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Listed Buildings - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Backland and Infill Development - Supplementary Planning Guidance (Swindon Borough Council 2007)*
- *Archaeology - Supplementary Planning Guidance (Swindon Borough Council 2004)*
- *Planning Policy Guidance 15 - Planning and the Historic Environment.*
- *Planning Policy Guidance 16 - Planning and Archaeology*
- *Guidance on Conservation Area Appraisals, English Heritage, 2005.*
- *Guidance on the management of conservation areas, English Heritage, 2005*
- *Wroughton History Parts 1-5*
- *Victoria County History of Wiltshire*

Appendix 1 Photographs

Fig 1: Listed buildings within Wroughton Conservation Area



No. 16 The Pitches, an early 19th century detached villa, listed grade II.



No. 6 Bakers Road, grade II.



Woodham's Mill is one of seven former mills in Wroughton, grade II.



Woodham House East and West comprise an early 19th century stucco villa, grade II.



No. 11 Greens Lane is dated 1699. It has a distinctive 'catslide' roof over the entrance.



No. 73 Prior's Hill, a nineteenth century, or earlier, formerly thatched cottage, grade II.

Fig 2: Characteristic features of Wroughton Conservation Area

	
<p>Greenery at the top of Prior's Hill.</p>	<p>Grassy embankment in Greens Lane.</p>
	
<p>The stream runs alongside a footpath through The Pitches.</p>	<p>Junction of The Pitches and Bakers Road.</p>
	
<p>Nineteenth century houses in Prior's Hill. Note the roadside stone boundary wall.</p>	<p>Overhanging trees in Bakers Road.</p>

Fig 3: Buildings of local interest in Wroughton Conservation Area



Brown Jack.



No. 50 Prior's Hill



No. 29a Marlborough Road.



Nos. 51-17 (odd) Prior's Hill.



Manor Cottage, no. 3 The Pitches.



Early 20th century wall mounted post box on the corner of The Pitches and Marlborough Road.

Fig 4: Features of Wroughton Conservation Area



Recently constructed house in a vernacular style.



Overgrown bridleway off the top of Prior's Hill (part of Stonecutters Lane).



View over Wroughton from the western edge of the conservation area.



Thatch is a characteristic material of the conservation area.



The stream and the railings along The Pitches are in need of attention.



Trees and roadside greenery are a feature of the area.

04.12.08

