

Chiseldon

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 Chiseldon Conservation Area

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

- Remaining historic layout and street pattern of the village;
- Visible remnants of the former railway line (1881-1961);
- Sunken lanes of irregular width lined by banks or retaining stone walls and topped by hedges or trees;
- The setting of the village in a pastoral landscape with views of the Marlborough Downs to the east and south;
- The ensemble of historic buildings beside Church Street, in particular the grade I listed medieval Church of the Holy Cross;
- Architectural and historic interest of the village's pre 1900 buildings and other structures, notably thatched vernacular downland cottages;
- Prevalent use of local building materials, notably chalkstone, red brick and thatch;
- Boundary walls (notably those around the grounds of the Manor and Chiseldon House);
- Trees, hedges and other vegetation, especially where these bound a road or footpath;
- A tranquil atmosphere - particularly the superior historic atmosphere around the church area;
- The distinctive character of the steep-sided wooded coomb with a small stream at the bottom which is an important wildlife habitat and a leisure resource to Chiseldon;
- A network of public footpaths that increase the permeability of the area.

1.1 Introduction

Chiseldon Conservation Area was designated by Thamesdown Borough Council on 25 June 1990.

This document defines and records the special architectural or historic interest that warrants designation of Chiseldon 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 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

Chiseldon is a large village situated in rural surroundings in the Parish of Chiseldon in northeast Wiltshire. Swindon's modern town centre lies approximately 7 km to the northwest.

The village is conveniently situated just to the south of Junction 15 of the M4 alongside the A346 Swindon to Marlborough main road. To the south and west the historic core is bounded by the B4005, a minor road leading from the A346 to Wroughton.

2.2 Boundaries

The boundary of Chiseldon Conservation Area has been tightly drawn to relate to the historical street layout and settlement pattern of the village and to protect trees and other features which contribute to the area's special interest. The historic core of the village is today almost entirely surrounded by planned modern housing development which is not included in the conservation area.

To the north of the conservation area is an important group of historic buildings around the church. This is the most attractive and best-preserved part of the conservation area. To protect the setting the boundary is drawn to the north to include the churchyard and gardens.

In the northwest the conservation area includes the heavily tree'd beginnings of a steep-sided coombe. This area makes an important contribution to the character of the area, forming a green 'wedge' that extends into the centre of the village to act as a reminder of its rural setting. However, photographs from the late 19th/early 20th century illustrate that the valley was not always so well wooded. The conservation area includes the whole of the former grounds of Chiseldon House, as well as the listed Canney Cottage, in order to protect the area's trees and the settings of the listed buildings.

In the southwest of the conservation area, properties and gardens to the south of Turnball and west of Mays Lane have been included in order to protect the character of these historic routes and the settings of the listed, and other, historic, buildings that are located along them.

On Hodson Road the boundary encloses the entrance to the Manor House (a 19th century house formerly known as Southfields House) with its avenue of lime trees, and part of the grounds which, since initial conservation area designation in 1990, have been almost completely covered by modern development.

Swindon Borough Council's Planning Committee approved changes to the boundary of the Chiseldon Conservation Area on 10th February 2009 – see Appendix 3 for details.

2.3 Origins and history of the settlement

The name Chiseldon is derived from the Old English, *cisel* and *denu* meaning gravel valley¹. There is archaeological evidence in the area relating to periods from the Neolithic onwards and the remains of settlements, roadways and field systems of Bronze Age, Iron Age and the Roman occupation are all evident in the vicinity.

The ancient Ridgeway track crosses the parish just to the south of the village and to the east the A435 follows the route of the Roman road between Cirencester and Mildenhall. This road became the main road after 1819 when it was turnpiked. Before this the main route passed to the west of the village. Turnpike cottages can be seen at the end of Turnball and the cottage on the corner of the B4005 at Burderop, outside the conservation area. Both buildings are listed grade II. The Manor and church of Chiseldon were held by Hyde Abbey until the dissolution when they were granted to Sir John Bridges of Blunsdon, later Lord Chandos. The estate was conveyed to the Calley family in 1619 and has been in this family since. The family still own buildings and property in the village.

¹A.D. Mills - Oxford Dictionary of English Place Names, Oxford University Press. 1998

The village's origins are firmly based in agriculture. In addition to local farmsteads, there was a watermill in the valley bottom (the brick-lined course of the undershot millrace together with traces of sluices are still extant²) and a windmill next to the cemetery on Butts Road³. In the late 19th/early 20th century a foundry in the centre of the village provided some alternative employment to agriculture for the village.

Chiseldon's later expansion owes much to the proximity of well-used communication routes - in particular, the railway line between Swindon and Andover which was opened in 1881 and cut right through the centre of the village where there was a station. The railway was closed in 1961, by 1967 the track had been removed and the station was derelict.

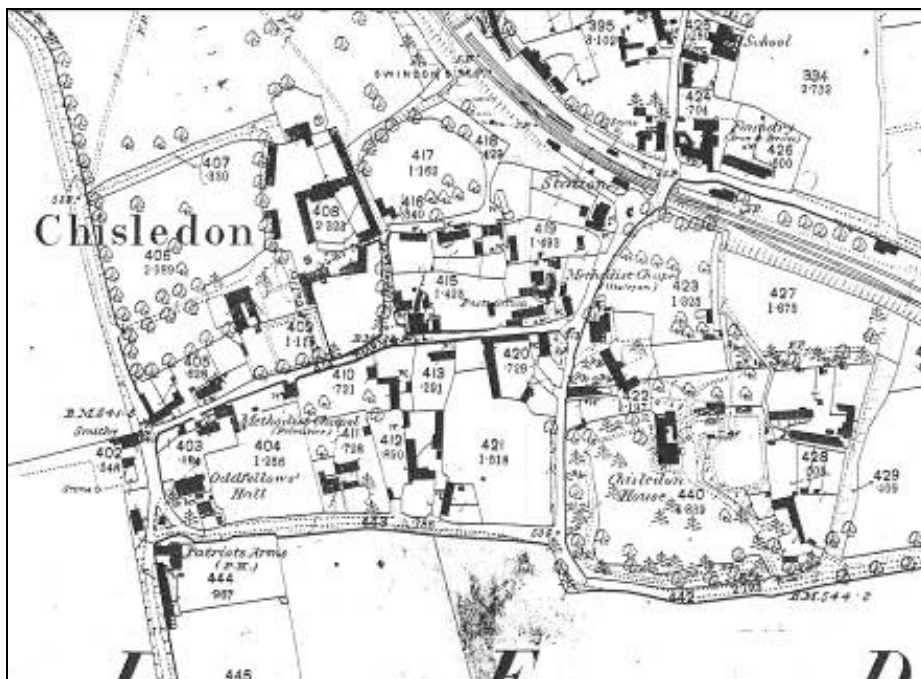
With the advent of the railway, commuters to Swindon began to settle in the village. The building of Chiseldon Camp during the First World War resulted in further population expansion to the south of the village. In recent years the village has expanded still further and this has resulted in the loss of old buildings and the gradual sub-urbanisation of much of the village. Conservation area designation aims to help Chiseldon retain its special historic identity.

² The site of the watermill is outside the conservation area at SU 183 803 (Chiseldon Local History Group)

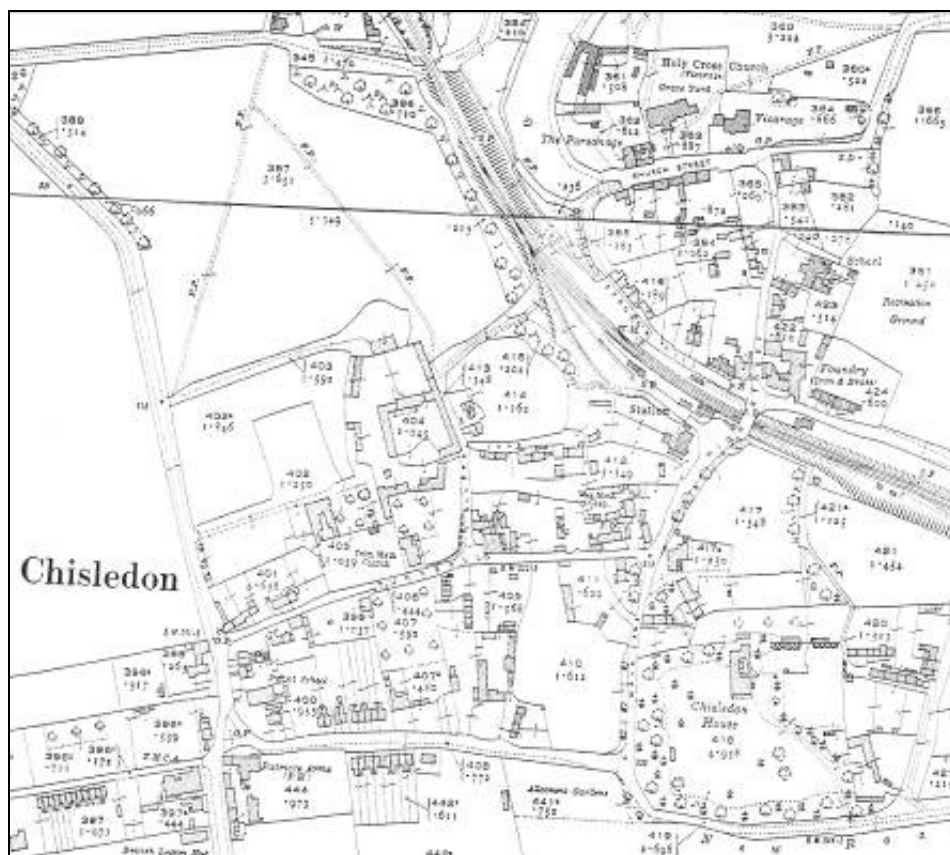
³ The base still survives although the building has been re-erected in 1984 at Windmill Hill Business Park, West Swindon.



Andrews and Drury map, 1773



Ordnance Survey, c.1886



Ordnance Survey, 1923

2.4 Landscape setting

Chiseldon Conservation Area covers the historic core of Chiseldon village. The village is set in rural surroundings and is wholly within the North Wessex Downs Area of Outstanding Natural Beauty⁴ (AONB), one of the most extensive and least spoiled downland tracts in southern England. Current policy states that priority will be given to the conservation of the character and high scenic quality of the landscape in the AONB⁵.

Situated at the edge of the chalk scarp that forms the edge of the Marlborough Downs, the historic village was sited to take advantage of the spring line that occurs where the greensand layer surfaces.

The village is set around a steeply sided valley or coomb gouged out of the chalk by the small stream that runs to the north. At the edge of the village, the sides of this valley are heavily tree'd, a contrast with the flat, treeless chalk terrace to the south of the village which is generally under arable cultivation.

Chiseldon has undergone two major landscape alterations in a comparatively short time scale: the arrival of the railway in the late 19th century and its subsequent removal in the 1960s. These events have had a very visible and lasting effect on the village. The railway line was driven through the centre of the village, cutting it in half, and although the line was closed some 40 years ago its remains are still visible - as a large embankment within the wooded coomb and the green open space and alignment of Stroud's Hill and Station Road which follow the former course of the railway track.

From the edge of the village there are views of the wider landscape - south to the wide, arable fields of the chalk terrace and east to the prominent hill-fort crowning Liddington Hill. These views help to reinforce the village's location within the rural and historic landscape. Views to the clay vale to the north are unavailable due to

⁴ As designated under section 87 of the National Parks and Access to the Countryside Act, 1949.

tree cover and the lie of the land. Within the village the landscape is not flat and frequent changes in level reduce outward views to a series of snapshots and glimpses of surrounding countryside.

2.5 Chiseldon Conservation Area today

Over the past century, Chiseldon has grown rapidly from a small rural village to become predominantly a residential dormitory for Swindon. This growth has been encouraged by the village's proximity to Swindon, within easy reach for commuters, by train and, later, car. Although its agricultural character has declined, a rural ambience may still be found - especially in the area around the church.

Part of Chiseldon's historic core was demolished to make way for the railway. The historic core is now almost encircled by 20th century housing, varying from bungalows and semi-detached houses of the early 20th century arranged in a ribbon form alongside roads, to the contorted cul-de-sac developments of the later 20th century.

Chiseldon as a whole has the facilities you would expect of a large village. Within the conservation area itself there is a church and adjacent church hall, a pub (vacant October 2008), two hotels, a small shop and a hair clinic. The Parish Council uses one of the two small Victorian chapels in Butts Road Cemetery as offices, the other chapel houses Chiseldon Museum.

There is a small light industrial area in the grounds of the former Manor House and converted agricultural buildings at Parsonage Farm are in business and warehouse uses. Neither development contributes to the special historic interest of the conservation area.

In the larger village there are a school, doctors' surgery, village hall and recreation ground. Having grown from little more than a farming hamlet, Chiseldon lacks the

defined commercial centre that would be expected of, for example, a small market town.

2.6 Traffic

A substantial amount of traffic bypasses the village on the A345 main road. Local east-west traffic bypasses the historic core of the village (and the conservation area) via Hodson Road and New Road (the B4005).

Within the historic core, traffic is slowed by the narrow width of the lanes. Lack of off-road parking means that the lanes are often further narrowed by parked cars. Many roads lack pavements and pedestrians must usually walk in the roadway itself as although the area is well served by a network of footpaths some of these are steep or muddy making access difficult for many users.

3 The special interest of the conservation area

3.1 Historic street pattern

Chiseldon's current layout is based on an historic street pattern. The majority of the roads within the conservation area: Church Road, High Street, May's Lane, Turnball, Slipper Lane and Stroud's Hill follow their historic routes. Butts Road is the old road from Badbury to Chiseldon, being part of the Icknield Way, an ancient route that ran parallel to the better-known Ridgeway, situated further south at the foot of the northern edge of the Marlborough downs. A Burderop Estate map shows that Butts Road was previously known as Butt Way in 1781.

Although the old street pattern was disturbed when the railway was constructed through the village (Station Road was built to run alongside the railway line), the area's old roads have escaped modernisation and remain narrow and unkerbed, enclosed by banks or retaining walls and hedges which create sunken lanes. They are often winding and of irregular width; many are barely suitable for two-way traffic. These lanes make a major contribution towards the area's rural character and their alteration, by the addition of new vehicular accesses, kerbs, or pavements for example, would diminish this.

The area's historic buildings are for the most part set close to the road in no uniformly particular relationship (parallel to or gable end on to the road). Exceptions are the later, higher status, buildings such as the Manor (formerly known as Southfield House) or Vicarage and Chiseldon House which are set apart in their own grounds. Modern infill between historic buildings is often in the form of individual detached or semi-detached houses or bungalows, set back from the roads in their own gardens.

3.2 Layout and streetscape

The conservation area comprises five discernible sub-areas each of which has its own individual identity which contributes distinctively to the overall character and appearance. These are described in detail below:

Church Street, including Butts Road:

The conservation area is entered from the north via Butts Road. Beside the cemetery Butts Road is a wide suburban road lined by neat mid 20th century semi-detached houses. Views of Liddington Hill, to the east, help place the area in its rural setting.

The cemetery is a well-kept 19th century cemetery enclosed by railings and yew hedges. The stone-built cemetery chapels (1877) are surrounded by young yew trees.

Passing the cemetery the road takes a sharp turn left and its character changes dramatically to that of a winding country lane descending steeply into the heart of the conservation area. Flanked to either side by banks topped by trees and hedges, the lane is sunken and quite dark.

The road opens out again at the junction with Church Street and High Street. From here there is an attractive view along Church Street to the wooded coomb to the west. This area of the conservation area retains a strong sense of its previous rural character.

To the south side of the road is a cluster of attractive, thatched, cottages. To the north, stone walls and mature trees, including churchyard yews, bound the Vicarage and churchyard, whilst the stone and brick gable of Parsonage Farmhouse beyond, stands gable end on to the road. Some stone kerbs exist on the north side of Church Road, altering to concrete kerbing at the west end. Characteristically there is no pavement to the south side. These buildings and features combine to create a view that has an almost picture postcard quality. Two modern houses are set back from the road and do not impinge on this view.

To the west of Parsonage Farmhouse, Church Lane narrows to a gated track leading around the top of the coomb. There is also footpath access from here to the wooded valley bottom and Stroud's Hill, via a steep path or a flight of concrete

steps.

The Coomb:

this wooded area is criss-crossed by footpaths and is well used by villagers for recreation such as dog walking and rambling. A small stream trickles pleasantly through the valley bottom. After crossing a small bridge the footpath divides, one path leads through a dark and graffiti'd tunnel under the old railway line to properties beyond, the other continues along the valley. Sustrans cycle route 45 goes partway through this area.

At the upper edges of the coomb the trees are thinner and allow more light in and at the edge of the conservation area the valley bottom widens out into a small field fringed by trees.

The coomb as well as being an important wildlife habitat also provides visual amenity and a leisure resource to Chiseldon.

High Street, Stroud's Hill and Station Road:

High Street is a narrow, enclosed lane that hardly merits its name. From the junction with Church Street and Butts Road, High Street falls steeply towards the centre of the village with land to the east at a higher level than the lane for much of its length. Stone retaining walls add to the sense of enclosure created by boundary walls and hedges and frequent parked cars. At the top (north) of the lane, several modern houses are set back behind boundary vegetation and are hardly seen from the road. A new house, Church View House, has been built on the site of the former school. Opposite, on its west side, a row of much altered old houses are almost hidden from the lane behind a thick hedge.

Continuing towards the centre of the village, the only house to front onto the lane is No.10, on the eastern side. It is an unlisted but historic cottage built of dressed chalk and raised well above the level of the lane. Adjacent to this, a small building currently in use as a hairdressers' salon makes little positive contribution to the

appearance of the conservation area.

The Elm Tree public house, a well-detailed early 20th century replacement of an earlier public house, holds a prominent position overlooking the junction with Stroud's Hill. Opposite, to the east, a group of modern houses on the site of a former foundry fail to make a positive contribution to the conservation area.

This spacious junction of Stroud's Hill, Station Road and High Street is a remnant of a large open space that functioned as a 'village square'. Prior to this, High Street crossed the railway via a bridge. Today, views southwards along Station Road are almost entirely of modern housing built upon the former railway line. An attractive row of grade II listed thatched cottages, in use as a poor house for a time during the 19th century, is almost hidden in this view.

To the west of the High Street bridge was Chiseldon's railway station and sidings. The overgrown remains of a stone bridge abutment and brick station platform can still be seen. This area is now a grassy, open space, enclosed to the south by a bank and trees and flanked to the north by Stroud's Hill. This lane is of historic origin but has been remodelled to modern standards with a footpath and kerbs. There is a small car park in the centre of the open space which contains a number of recycling bins. Next to the car park is a commemorative stone set on a plinth.

The modern Stroud's Hill road ends in a turning head at the edge of the wooded coomb. To the north, two rows of white-painted stone and brick cottages (formerly thatched) front the road and contribute to the historic ambience of the area. From the end of the road a gated, private, track enters thick trees and leads along the former railway embankment to Mount Pleasant, a small 19th century cottage located alongside the former line.

In the centre of the village, on the site of the former station entrance, is a small newsagent and shop, little more than a hut. The shop is well used and there are often cars parked alongside on the edge of the road. Opposite, a large, white,

rendered building, formerly a nursing home and now an hotel, is prominent on the corner of Station Road but is not in character with the conservation area.

An area to the west of the hotel is an attractive green space on which are located a bench, litter bin and telephone exchange box giving the area an untidy, cluttered appearance. However, the space does provide a welcome buffer to the uncharacteristically massive hotel building.

Beyond this point to the south, High Street begins to rise and narrow again. To the west an attractive pair of listed, thatched cottages are set a short distance back from the road with gardens in front. Two new houses to the south of these, are set well back and cannot be seen from the road. Beyond, a modern wall retains the bank and the garden of No.13, a much altered, originally thatched, 19th century cottage elevated above the road.

Mays Lane, Chiseldon House grounds and The Canney:

Beyond the junction with Turnball, High Street is known as Mays Lane - a narrow and enclosed sunken lane. To the east of the road, Chiseldon Cottage and May Cottage are two listed, historic buildings of quite different architectural character. The gardens of these dwellings contain attractive specimen trees. Chiseldon Cottage forms an attractive focal point in views from Turnball.

The grounds of Chiseldon House border Mays Lane at its southern end, although a steep bank and wooded area precludes views of the house itself, now a hotel. To the west, Mays Lane is bordered by modern houses, set well above the level of the lane behind stone retaining walls, banks and hedges.

At the junction with New Road, Mays Lane opens out into a modern junction with wide visibility splays. On the eastern side, within the verge formed by the splay, is a war memorial, erected in 1987 to the dead of both world wars. This is a prominent feature when driving past the village.

To the east of Mays Lane, the conservation area includes the former grounds of Chiseldon House, a late Regency villa c. 1830. Several large modern detached chalet bungalows have been built within part of the grounds. However, although these do not harmonise with the character or appearance of the conservation area, they are not generally obtrusive from public viewpoints being hidden for the most part behind old garden walls with abundant tree cover and other vegetation adding to the screening.

A footpath runs, along an old route, from the centre of the village through to the modern road called The Canney. For part of its length this path skirts modern infill dwellings to run alongside the boundary of the former Chiseldon House grounds. Here the old garden boundary wall remains, of mellow orange brick on a stone plinth.

The path turns to skirt around the thatched Canney Cottage, formerly a row of cottages. A small open space to the north of this dwelling (the site of a second row of cottages) creates an attractive setting for the cottage, separating it from the rear gardens of modern bungalows on Canney Close.

The grounds of Chiseldon House are bounded on the south by New Road (B4005), a modern road with standard footpaths and kerbing, which bypasses the village centre. A grass verge and tarmac'd footpath to the north of the road is bounded by a low close-boarded fence which allows views of the house and grounds. A small copse at the entrance to the drive to the south east of the house helps to screen the modern housing that has been built within the grounds, from the road. There are several large attractive specimen trees within the lawn fronting the house, including a venerable Cyprus. To the west of the house, and adjacent to Mays Lane, is a small copse of trees, including yews, chestnut and ash.

From New Road long views to the open arable land to the south can be gained as well as views to the east, of Liddington Castle, an Iron Age hill fort. These views

reinforce the impression of the village's rural setting.

Turnball and Slipper Lane:

both these roads follow historic routes and the lanes retain much of the appearance of rural lanes although now bordered by modern development which does not contribute positively to the character or appearance of the conservation area.

As Turnball is entered from May's Lane a short lane leads off to the right, flanked by small, much altered, buildings of probable 19th century date, including the former Post Office and a former Wesleyan chapel. Beyond these, a cottage (No.3) is set close to the road behind a neatly clipped box hedge.

There are several modern houses along the eastern length of Turnball. These are set back from the road before an altered 19th century brick cottage, gable end on to the road, is reached. To the south of the road, up to a point opposite the junction with Slipper Lane, are a number of properties dating from the earlier 20th century, including several semi-detached pairs. These are set well back from and above the lane. Further along Turnball, properties to the south are more often modern and are more varied in their style and relationship to the road although the difference in level is maintained.

At the junction with Slipper Lane the road narrows and rising levels to the north, combined with vegetation to either side, increase the enclosure of the lane. On the right, the brick-built former Methodist chapel (vacant, October 2008) is set above the road behind a brick wall of modern construction. Beyond the chapel the road opens out again slightly and is flanked to the north by the old brick and stone boundary wall of The Manor. Only glimpses of the tall chimneys of this early 19th century building can be gained from Turnball and a pair of modern houses built as infill behind the wall, are almost unseen.

It is from this point that the most attractive view of Turnball is gained, looking

slightly uphill towards the junction with Hodson Road, where, to the right, a number of historic, thatched cottages are set close to the road, fronted by stone walls and box hedges. At the junction is a brick 19th century tollhouse, added at the time Hodson Road was turnpiked.

At its southern end close to the junction with Turnball, Slipper Lane contains little of historic interest. Two modern warehouses are completely out of character both in terms of use and design. However, after a right-angled bend, the lane narrows and becomes more enclosed, regaining a more rural appearance. A listed thatched cottage and a 19th century stone and brick dwelling to the south help to restore the conservation area's historic ambience.

Open Spaces

The most prominent open space in the conservation area is the grassy area in the centre of the village on the site of the former railway station and sidings.

Elsewhere, the remaining grounds of Chiseldon House that have not been developed, impart a spacious character to this part of the conservation area. The small open space to the north of Canney Cottage provides an attractive setting for this listed building.

3.3 Architectural and historic character

The church is the oldest building in the area with a few remaining Saxon fragments and a chancel arch and east window dating from c.1200. Otherwise, the conservation area is characterised by historic buildings of traditional construction dating mainly to the 17th and 18th centuries. There are 21 listed buildings in the area.

The older buildings are relatively small in scale and vernacular in character, that is to say domestic cottages, farms and farm buildings built with local building materials (stone, brick, timber and thatch) by local craftsmen using traditional building techniques.

The traditional architectural vernacular is rubble stone or chalkstone, sometimes rendered or painted. Roofs are thatched and steeply pitched, often with 'eyebrow' dormers. Windows are generally simple timber casements in small openings under timber lintels. The traditional building form is one-and-a-half storey with ridge chimneys. Local orange brick has often been used for extensions and chimneys. Many of these cottages have now been combined to form larger units. Notable exceptions to this form are Chiseldon House, a late-Regency villa in ashlar dating from around 1827 and the Manor House (previously Southfields House) an early 19th century building in red brick on a stone footing. Many of the later buildings in the village are built of brick, including the former chapels and Oddfellows Hall.

In contrast to the area's historic buildings, dwelling built during the 20th century are constructed in a range of coloured brick and artificial stone.

3.4 Buildings of local interest⁶

English Heritage advice⁷ 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 Chiseldon's 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. The most notable are The Old Elm public house, the former Methodist Chapel in Turnball and The Old Vicarage in Church Street.

3.5 Trees

Trees add significantly to the interest of the area, notably in the northwest of the conservation area, where the mixed woodland in the coomb is an important element in its distinctive character.

⁶See Swindon Borough Local Plan SPG: 'Buildings, Structures and Facades of Local Importance'.
⁷Conservation Area Appraisals, English Heritage, March 1997

In the remainder of the conservation area, there are several groups of trees or individual specimen trees which act as a backdrop to the village or as a setting to the area's buildings, notably the yews around the Church and specimen trees in the front lawn of Chiseldon House.

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. Trees within a conservation area are afforded protection and in most cases anyone wishing to undertake works or remove a tree must give the Council six weeks notice. For further details on this matter please contact the Council's Arboricultural Officer on 01793 466318.

3.6 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.

Boundaries: stone and brick retaining walls and banks, often topped by well-kept box hedges, are a distinctive feature of the village, enclosing the characteristic sunken lanes especially along Turnball. Two brick garden walls, at The Manor and Chiseldon House, are also notable.

Lanes: the area's historic lanes make a major contribution towards the area's rural character. Their alteration, by the addition of new vehicular accesses, kerbs or pavements for example, would diminish this.

Network of footpaths: Public footpaths criss-cross the conservation area and are a reminder of the village's historic origins.

4 Opportunities for enhancement

4.1 Negative features

- Inappropriate modern infill development, particularly around Mays Lane, Church Street and north end of Station Road;
- The trappings of modern life (e.g. telephone wires, aerials, road signs and street lighting) have eroded some of the area's historic character;
- Recycling facilities in the Stroud's Hill car park are necessary but unsightly;
- Position of the shop which might be better located near the Stroud's Hill car park;
- Style and position of street furniture, for example near the Landmark Hotel;
- The former Methodist Chapel in Turnball is vacant and in a poor state of repair;
- Business units close to Manor House and Parsonage Farm are out of character with 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.
- Long term tree management and planting 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 Chiseldon Conservation Area, including those affected by the proposed boundary changes, 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 Chiseldon 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)

CHISELDON 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.

CHISELDON 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 Planning Service.
Buildings at risk	Buildings in the area are generally in good condition but the former Methodist Chapel in Turnball (a building of local importance) is vacant and in a poor state of repair.	<p>Monitor the condition of historic buildings within the area.</p> <p>Use statutory powers to secure the repair of particular buildings noted to be at risk of decay.</p>	Swindon Borough Council Planning Service.
Traffic	Levels of traffic through the conservation are generally light.	Ensure that 30 mph speed limit is enforced. If necessary, consider a reduction in speed limit or other traffic calming measures.	Swindon Borough Council/Police.

CHISELDON 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.	Ensure maintenance of footpaths and byways.	Swindon Borough Council/Chiseldon Parish Council.
Signage & street furniture	<p>Street furniture is in need of upgrading.</p> <p>Unsightly overhead wires spoil the appearance of the area.</p>	<p>Ensure that all existing signage and street furniture is maintained in good order and that new street furniture is in line with principles set out in English Heritage 'Streets for All' publication.</p> <p>Support any proposal to put cables underground subject to archaeological and other considerations.</p>	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.

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*
- *Victoria County History.*
- *Chiseldon Local History Group.*

Appendix 1 Listed Buildings in Chiseldon Parish

Please check with the Conservation Team or visit www.swindon.gov.uk for up to date information.

A435

Milestone near Parish South Boundary

Boundary walls and garden pavilion at Draycott Farmhouse

BADBURY

No 4 and 4A

No 11

No 15 and 16

No 19

The Manor

Badbury Cottage

No 24

No 28 and 29

HIGH STREET *Chiseldon village*

No 1 The Limes

No 12 and Corner Thatches

HODSON

Nos 12 to 16 (even)

Nos 18 and 20

Hodson Farmhouse

Store to east of Hodson Farmhouse

Hodson House and stable range to west

No 21

Nos 22 and 23

No 24 Littlecot and No 26

Nos 28 and 29

No 31 Cruachan Cottage

Nos 32 and 33

No 34

Barn to west of No 34

Nightingale Farmhouse

BURDEROP

Burderop Park

West Wing to Burderop Park

Walls to kitchen court on north and east sides and attached building

Kitchen garden walls, gates and gate piers

Granary in kitchen court

Burderop Cottage and stables to north

Coach house and stable block east of Burderop Cottage

Barn at Lodge Farm

HODSON ROAD *Chiseldon village*

Chiseldon Manor House

BERRICOT LANE *Badbury*

No 30

MARLBOROUGH ROAD

Milestone

Former tollhouse to west of Burderop Farm

Milestone

THE BUTTS *Chiseldon village*

No 1 (*see High Street*)

Base of former windmill

MAYS LANE *Chiseldon village*

Chiseldon Cottage

No 22 and May Cottage

THE CANNEY *Chiseldon village*

Canney Cottage

CHURCH STREET *Chiseldon village*

Church of the Holy Cross

Parsonage Farmhouse

"Devilstone" wall and garden walls to north at Parsonage Farmhouse

No 1 Glebe Cottage

No 3 Church Cottage

No 4

No 5 Blythe Cottage

NEW ROAD *Chiseldon village*

No 35

Chiseldon House

Small summer house to east

Lion in grounds (MISSING)

SLIPPER LANE *Chiseldon village*

No 2

DAY HOUSE LANE

Day House

No 45

No 44 Badbury Wick farm Cottage

STATION ROAD *Chiseldon village*

Nos 3 to 6 (consec)

DRAYCOTT FOLIAT

Shepherd's Farmhouse

Draycott Farmhouse

TURNBALL *Chiseldon village*

No 3

No 20 and 24

Nos 25 and 26

No 27

Appendix 2 Photographs

Fig 1: Characteristic features of Chiseldon Conservation Area



Church of the Holy Cross is listed grade I and contains some Anglo-Saxon fragments.



Stone-built thatched cottages are a feature of the area.



Trees add to the rural ambience of the area.



The small shop is close to the site of the old railway station.



The Elm Tree holds a prominent position in the centre of the conservation area.



Timber sliding sash windows are characteristic of some of the area's 18th and 19th century buildings.

Fig 2: Characteristic features of Chiseldon Conservation Area

	
<p>One of two chapels in the grounds of the cemetery in Butts Road.</p>	<p>The Old Vicarage, Church Street is not listed but is a 'building of local interest'.</p>
	
<p>Trees in the graveyard of Holy Cross Church.</p>	<p>Grassed open area beside Stroud's Hill is a breathing space at the centre of the village.</p>
	
<p>'Eyebrow' dormer typical of downland cottages in the village.</p>	<p>The former Methodist Chapel is in a poor state of repair (October 2008).</p>

Fig 3: Characteristic features of Chiseldon Conservation Area

	
<p>The western end of the row of thatched cottages in Church Street.</p>	<p>Trees and greenery give a semi-rural feel to May's Lane.</p>
	
<p>Scale, design and materials of The Landmark Hotel are not in keeping with the conservation area.</p>	<p>An avenue of trees lines the course of the old railway.</p>
	
<p>A typical vernacular thatched cottage with stone walls and thatched roof.</p>	<p>Chiseldon Cottage, a grade II listed building with 16th century origins.</p>

Fig 4: Characteristic features of Chiseldon Conservation Area



No. 27 Turnball, a grade II listed former tollhouse, c. 1814.



Stone boundary walls and hedges are a feature.



Red brick dressings around window openings in a chalkstone wall.



A 19th century bridge carries the former railway over a footpath in the coomb.



The coomb is an important wildlife habitat in the northwest of the conservation area.



Canney Cottage is a grade II listed cottage probably dating from the 17th century.

Appendix 3 Boundary changes approved on 10th February 2009

Swindon Borough Council approved the following changes to the boundary of Chiseldon Conservation Area on 10th February 2009:

- Inclusion of the Butts Road Cemetery;

Justification:

The cemetery is a well-kept 19th century cemetery enclosed by historic railings and yew hedges. It contains two stone-built cemetery chapels (1877) beside a grove of young yew trees. Trees, open space, Victorian buildings and railings together with the site's special interest as part of the historic development of the village in the mid/late 19th century merit the site's inclusion in the conservation area.

- Inclusion of the Sir Henry Calley Memorial Garden;

Justification:

This small area of green open space lies adjacent to the graveyard of Holy Cross Church. It forms part of, and contributes positively to, the area of distinct historical identity around the church itself and therefore merits inclusion within the conservation area.

- Inclusion of the area of open space to the north of Canney Cottage;

Justification:

This small area of grass, bounded by mature trees, forms part of the setting of Canney Cottage, a grade II listed building and is a pleasant open space in the heart of the village which makes an important contribution to the distinctive semi-rural ambience of the conservation area.

- Exclusion of Daniels Court.

Justification:

Daniels Court is a late 20th century development of little architectural or historic interest. It was built after the 1990 designation of Chiseldon Conservation Area on the site of a Victorian school and its playground. Its continuing presence in the conservation area would dilute the area's overall special interest and there is no longer any justification to include the development within the conservation area.

