

Stanton Fitzwarren

Conservation Area Appraisal and Management Plan



- Conservation area designated in 1978
- Appraisal and management plan adopted 10th February 2009

This appraisal, management plan and the accompanying map has been prepared in collaboration with Stanton Fitzwarren 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.



Environment & Regeneration
Swindon Borough Council
Premier House, Station Road, Swindon, Wiltshire SN1 1TZ

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1 Summary of Stanton Fitzwarren Conservation Area

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

- Historic layout and predominantly linear street pattern of the village;
- Setting of the village in a pastoral landscape with significant views to surrounding countryside;
- The intrusion of open farmland into the heart of the village;
- Views into the village from footpaths around Stanton Park;
- Grade I listed St Leonard's Church and eleven grade II listed buildings;
- Architectural and historic interest of some of the village's buildings dating mainly from the 18th and 19th centuries;
- Prevalent use of local building materials, notably local stone and red brick with examples of thatch and Cotswold stone tiles;
- Trees, hedges and other vegetation especially where these bound a road or footpath;
- Local features and details that give the area its distinctive identity e.g. red K6 telephone kiosk, village pump and war memorial;
- Stone boundary walls and the wall around the garden of Stanton House;
- A tranquil village atmosphere.

1.1 Introduction

Stanton Fitzwarren Conservation Area was designated by Wiltshire County Council in 1978 and was re-designated by Thamesdown Borough Council on 30th April 1990.

This document defines and records the special architectural or historic interest that warrants designation of Stanton Fitzwarren 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 November 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

Stanton Fitzwarren Conservation Area covers the small village of the same name. The settlement is situated in rural surroundings in north-east Wiltshire, about 5 km north of Swindon and 3 km south west of Highworth.

The village sits astride the C144, a minor road which links the A361 Swindon to Highworth road with the B4019 Blunsdon to Highworth road. Through the village, the road is known primarily as Trenchard Road but is named The Avenue at its southern end.

Mill Lane and Hossil Lane are two narrow side lanes. The apparent continuation of Trenchard Road between 19th century gate piers and along a poorly surfaced no-through road to St. Leonard's Church is known as Church Place or, less commonly, Trenchard Lane.

2.2 Boundaries

The conservation area boundary has been drawn to include the whole of the village and includes roadside properties and open space on either side of Trenchard Road and The Avenue, Mill Lane, Hossil Lane and the drive to St Leonard's Church.

In addition to land containing houses and back gardens on either side of Trenchard Road and The Avenue, the conservation area includes two clusters of buildings at each end of the village: to the south east is St Leonard's Church and Stanton House Hotel and, to the north-west, five modern dwellings on the site of former railway buildings at the end of Mill Lane.

The boundary of the Stanton Fitzwarren 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.

The conservation area comprises four discernible sub-areas which have their own distinct identity each contributing to an overall character and appearance that is typical of a historic North Wiltshire village. These are: Trenchard Road; The Avenue; Mill Lane; and the environs of St Leonard's Church. They are described in detail in the section "Layout and streetscape" below.

Swindon Borough Council's Planning Committee approved changes to the boundary of the Stanton Fitzwarren Conservation Area on 10th February 2009 – see Appendix 2 for details.

2.3 Origins and history of the settlement

Historic street pattern

The current layout of Stanton Fitzwarren's buildings is based on a historic street pattern that was significantly altered in the early 19th century.

A mid 18th century map¹ depicts church and manor house in the present location of St Leonard's Church and the Stanton House Hotel. This hamlet, the origin of today's Stanton Fitzwarren, was reached via a lane from the west, the precursor of today's Hossil Lane, and the map shows that the main street of the 18th century village (today's Trenchard Road) ended at the church. There is no indication of any substantial route southwards to the Swindon to Highworth road. In the first quarter of the 19th century, as part of a number of landscape improvements to Stanton Park, the Rev. Ashfordby-Trenchard constructed a new road (today known as the Avenue) which forked from Trenchard Road, detoured past church and manor house, and led to the Swindon to Highworth road. A

¹ See maps in 'Stanton Park: An Outline Proposal for Restoration', Thamesdown Borough Council, November 1995.

lodge and stone gate piers (still standing today) were constructed at the entrance to what then became a private drive to Stanton House, residence of the Rev. Ashfordby-Trenchard. This detour explains the church's unusual position in relation to the rest of the village.

Mill Lane is an old lane to the 18th century mill, now a listed building, which stands beside Bydemill Brook.

General:

The remains of a Roman villa, now a Scheduled Ancient Monument, have been identified west of Stanton House just outside the conservation area.

Stanton is referred to in the Domesday Book of 1086 as Stantone which might be interpreted² as “an enclosure fenced by stones” or “farmstead by the stone”³.

St Leonard's Church retains a fine Norman nave and chancel arch. After Domesday the manor passed through the hands of many families including the Fitzwarren family who gave their name to the village. In 1394 the settlement is named Staunton Fitz Waryn.

In the early nineteenth century, the manor was inherited by the Rev. John Ashfordby-Trenchard. At that time the mansion house and the whole village were in serious disrepair and the church dilapidated. However, he liked the spot and so “he determined to erect a new house for his residence and also several new cottages; to lay out the grounds, form an extensive piece of water and make other improvements⁴”. Evidence of this period can be seen in 19th century repair work and new cottages in the village, in new gates and lodge to the park and in the ornamentation of the church. It is possible that, also at this time, the dilapidated barn now standing on the corner by North Farm originally stood on ground

²Wiltshire Place Names. R.Tomkins (Redbrick Publishing 1983)

³There is a large standing stone in a hedge just outside the village at GR 181904

⁴Beauties of Wiltshire, Vol III; John Britton (1825)

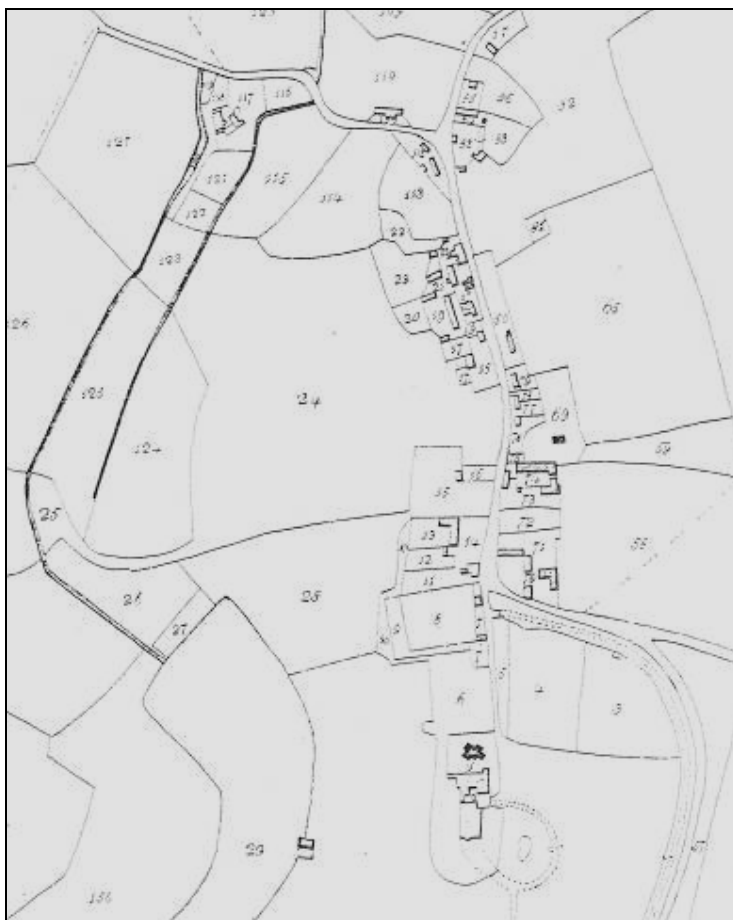
opposite the church and was moved to its present position where, amongst others, it was used for social events and celebrations.

The Swindon to Highworth branch railway, passing east of the village and Stanton Park, was constructed in 1883. There was a small station at the end of Mill Lane. The line was closed in 1953.

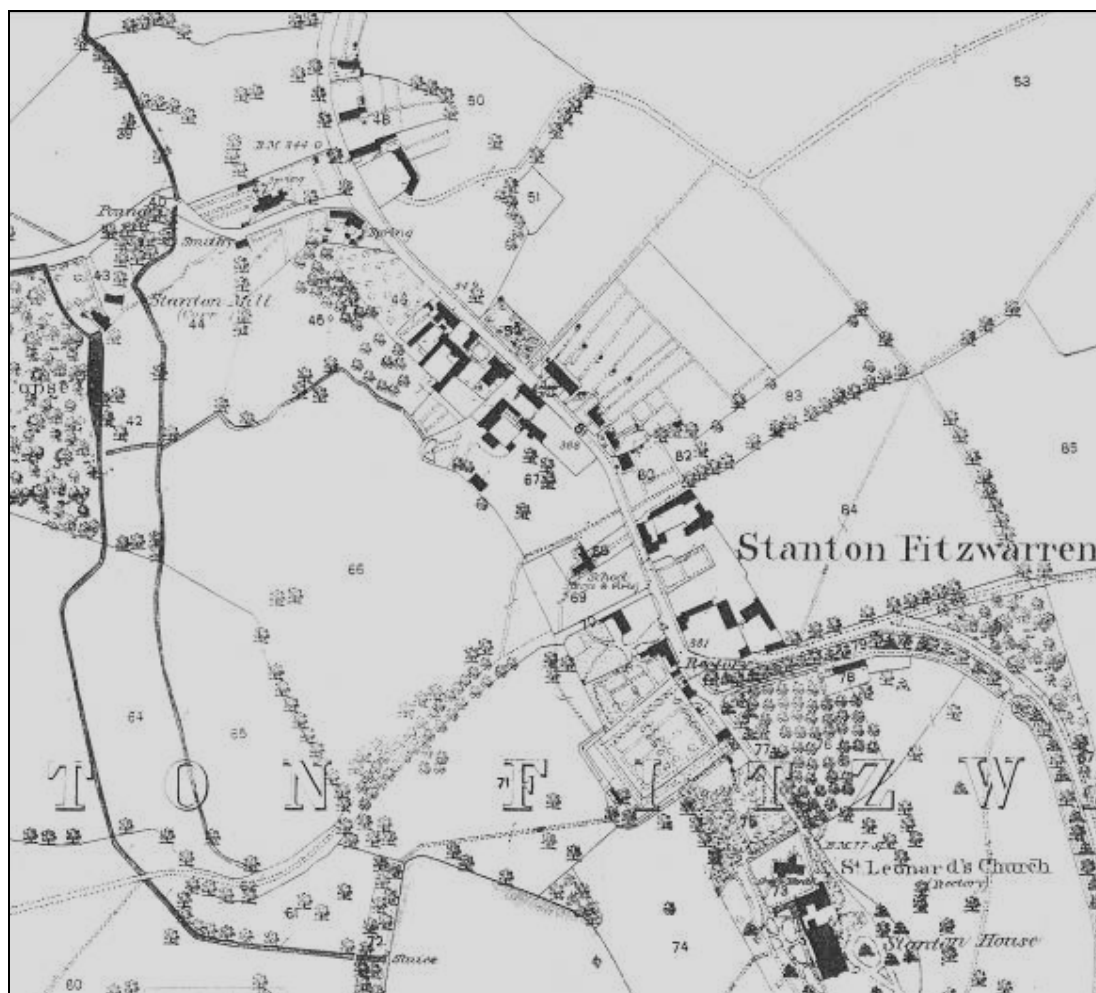
The Ashfordby-Trenchard's house was replaced in 1935 by a new house, built in the 'Cotswold style' for Mr Robert Ducas, then Vice-President of Reconstruction and Finance in the United States. The house was designed by Henry Binns and re-uses elements of the plan of the earlier building, as well as some of its fabric. This house was extended and converted into the Stanton House Hotel by Honda in 1990.



Andrews and Drury map, 1773



Tithe Map, c.1840



Ordnance Survey, 1886

2.4 Landscape setting

Stanton Fitzwarren stands in open countryside on land that slopes gently down to the north-west. To the west of the village, a small stream, Bydemill Brook, flows along the bottom of a shallow vale, crossing beneath Mill Lane in the north west of the conservation area.

The country immediately surrounding the conservation area is generally mature arable farmland divided by mixed species hedgerows in which stand an occasional mature oak or ash. To the south-west are to be found the remnants of a classical early 19th century park with a large lake, mature woodlands and grass parkland overlooked by the former estate house, Stanton House - now the Stanton House Hotel. Most of this parkland now forms the Stanton Country Park (outside the conservation area), a public amenity space which is an integral part of the Great Western Community Forest⁵. There are good views towards the village and Stanton House from footpaths in the Country Park.

Because of the lie of the land, and the fact that there are more buildings on the east side of Trenchard Road than the west, westward views of surrounding landscape are more prevalent than eastward views. Trees fill westward views, both hedgerow trees and small copses or woodland such as Mill Copse, Great Wood or Sheepslaught Plantation. The best westward views are from the footway beside Trenchard Road south of South Farm. From here there are also long northward views over village rooftops to the Upper Thames plain and beyond. The village's setting in the landscape is an important part of the special interest of the conservation area and views of surrounding land reinforce the area's rural identity. Similarly, views into the settlement contribute to its character - for example, the church tower viewed from The Avenue or Stanton House Hotel viewed across the lake in the country park

⁵ A partnership project to enhance the countryside around Swindon.

2.5 Stanton Fitzwarren Conservation Area today

In the past, Stanton's residents typically engaged in farming and agricultural work but, in common with many rural villages, Stanton Fitzwarren's links with farming have declined over the past fifty years - with a consequent erosion of agricultural character.

The village in 2000 comprised a population of about 160 persons in 85 households. It has a generally quiet atmosphere. Today the village is predominantly residential with two exceptions - South Farm and the Stanton House Hotel. South Farm, whose modern farm buildings are omitted from the conservation area, is a working farm with an equestrian centre. The Stanton House Hotel, housed in a much-extended 1930's Cotswold style country house, has 86 bedrooms and conference facilities for up to 100.

The village has no pub, post office or shop and only a meagre bus service to Swindon and Highworth. The church is active and a small village hall operates from a converted building to the rear of No 5 Trenchard Road. There is a small play area beside Mill Lane.

The village is fortunate to be located on a quiet minor road but this road is sometimes used as a short-cut and traffic levels are noticeably higher at 'rush hour' times. As many of the older properties have no off-street parking, the east side of Trenchard Road is often lined with cars, especially between North Farm and South Farm. A 30 mph speed restriction applies within the village. Parked cars and bends in the road are a further deterrent to speeding. Horse-riding is popular in the locality and horses and riders are often to be seen on Trenchard Road. Widely spaced street lighting columns provide a low level of light.

3 The special interest of the conservation area

3.1 General character and appearance

In general, Stanton Fitzwarren can be described as a linear village. Other than farm buildings and four minor exceptions, there is no development in depth along the main thoroughfare and side lanes on which the village sits.

The general character of the settlement is low-density, linear development with buildings generally set back from the road. There is a mixture of house types in the village including traditional stone built dwellings, post-War Council housing and modern infill.

There are four instances where development has taken place beyond the line of the linear development, namely, at the end of Hossil Lane, at the rear of 48 Trenchard Road (No.46, 'Bennapap'), at the rear of Middle Mill ('Copperfields') on Mill Lane and, to a lesser extent, 'Beech Grove House' and 'Oak Springs' off the drive to the church. These 'backland' developments are uncharacteristic of the area and have begun to erode the predominantly linear form of the settlement.

Trenchard Road

Trenchard Road is the village's main thoroughfare which, with the drive from The Lodge to St Leonard's Church, forms the spine of the conservation area. Historic character and appearance is uppermost in the street's southern length between The Lodge and South Farm. This diminishes towards the bottom of the hill but is re-established by two roadside thatched 18th century cottages (Numbers 48 and 52) on the edge of the settlement.

The road begins with a straight and level section visually dominated by The Old Rectory and South Farm (both have tall red brick chimney stacks) and, set back from the corner, a large derelict stone threshing barn. There are good views towards the church. Tithe Barn Cottage and Lilybee Cottage are good examples of 1990's village infill that harmonises with the area's vernacular cottages.

With the exception of North Farm, buildings on the east side of the street stand on higher ground than those on the west and are set back from the road. This is most prominent between Number 4 and 18 where raised front gardens lie behind a retaining wall of natural stone and properties are reached by a short flight of steps. One of the effects of this is that, whilst distant views westward are common, there is not any eastward outlook from Trenchard Road.

The west side of Trenchard Road has a more spacious atmosphere because Merestone, No.5 Trenchard Road and the outbuildings at The Old Rectory are set at least 20 metres back from the road. More significantly, there are substantial gaps in the road frontage, north-west and south-east of South Farm, which provide extensive views of a distant rural well-tree'd landscape.

The open field between No.5 Trenchard Road and the converted granary south-east of South Farm brings open countryside into the heart of the village. This is one of the most important and distinctive features of the conservation area. Overlooking this gap in the western frontage are three stone cottages (Number 4, 6/8 and 10/12 Trenchard Road). These buildings, together with 14/16/18 Trenchard Road and, on the other side of the road, 17/19 Trenchard Road and South Farm, are typical of the vernacular of the area.

Two public footpaths lead from Trenchard Road, one to Kingsdown, the other to Highworth. The former begins at a wooden stile opposite West View, the latter starts along an inviting 'green tunnel' that leads off Trenchard Road beside a red PO box and telephone kiosk. Hossil Lane, the vestige of an old trackway, is a narrow tarmac lane that leads to Stanton Park, joining the public footpath to Kingsdown.

Proceeding downhill, the area's historic and rural origins are almost obscured by late 20th century development but prominent roadside stone walls and views of the old stonework in the gable end and frontage of Flagstones and The Old Post Office maintain a historic appearance although historic character is all but lost. Fortunately, recent development is small scale and set well back from the road

and, although design and materials are unequivocally late 20th century, building scale is in keeping with the village. Semi-detached post-war Council houses are typical of their period and fortuitously have a strong resemblance in scale and form to, for instance, Nos 17 and 19 Trenchard Road - building which is considerably older. The modest scale of new development in Stanton Fitzwarren accounts for the retention of its village character despite the fact that new properties outnumber historic properties.

Beside the junction with Mill Lane, there is a small village 'green' overlooked by two old stone cottages and a stone bus shelter beneath two ash trees. The area has a rural village character in contrast to the sub-urban dwellings which almost dominate this part of the village. Proceeding out of the village past two thatched cottages, Trenchard Road rapidly becomes a country lane running northwards between mixed hedgerows.

Overall, although the lower length of Trenchard Road lacks the historic character and appearance of its upper end, a distinct rural village ambience is maintained throughout its length.

The Avenue

The Avenue, so named because of an old avenue of trees (recently replaced) that lined the southern approach to the village, contains only late 20th century dwellings and the historic nature of the village is not immediately apparent as one enters the conservation area from the south. However, this area is notable for the roadside trees which give a distinctive enclosed, almost tunnel-like, entrance to the village.

On the south side of The Avenue, a narrow copse behind a wooden fence overgrown with ivy conceals five uncharacteristically large modern dwellings. As only two of these properties have a direct vehicular access from The Avenue, the copse has a virtually continuous roadside frontage which increases its effectiveness as a screen.

Opposite the copse, on the north side of The Avenue, dwellings are set well back from the road. Evergreen and deciduous trees and shrubs in front gardens, including an old yew that pre-dates the houses, combine with the roadside copse on the opposite side of the road to extend the green, leafy approach to the village as far as Trenchard Road.

Mill Lane

At the lower end of the village where Trenchard Road is level, Mill Lane branches westward dropping markedly into a shallow vale where a small bridge crosses Bydemill Brook. At the road junction, three dwellings on the corner opposite two birch trees and two wooden benches make a notable contribution to the appearance of the conservation area by virtue of their typical building materials - local natural stone, Welsh slate and red brick surround to door and windows. Mill Top, the lower of the three, is a 1990's interpretation of its older neighbours (Flagstones and The Old Post Office) which, by using similar building materials and matching scale and form, harmonises successfully with the local street scene.

As the lane falls, it narrows between grass verges to squeeze between a stone wall and an unoccupied old brick smithy. To the south there is an open view across a green meadow overshadowed by the trees of Mill Copse and, for a short distance, Mill Lane has the character of a little used country lane. However, after a bend in the road, one encounters four modern dwellings and a much altered 'station house' which have been built in a triangle of land between the brook, the old lane and the course of the dismantled railway. They lie in an area once occupied by a small railway station, station house and siding. The lane leaves the conservation area as it crosses the course of the old railway and becomes an unmetalled farm track.

This small area is not characteristic of the conservation area as a whole and the sub-urban nature of the well-maintained houses and gardens contrasts markedly with the woodland setting of Mill Cottage, a thatched cottage nestling in a dell beside Bydemill Brook on the opposite side of Mill Lane.

The drive to St Leonard's Church; Church Place (Trenchard Lane).

The drive to St Leonard's Church begins at the gate piers and lodge (The Lodge) at the top of Trenchard Road and is a no-through road which also provides an emergency entrance to Stanton House Hotel. Its rough road surface, lack of kerbing and, to the west, predominance of old buildings and structures gives the area a historic character marred only by the visual intrusion of the three large modern dwellings (Bourton Lodge, Ampney House and Burford Grange) which overlook the old orchard opposite the church.

For most of its length the drive is bounded on its west side by an old red brick wall, breached to provide access to Beech Grove House, The Rookery and Oak Springs. The Rookery is an altered 1930's building with a stone tiled roof that complements the stone tiled roofs of St Leonard's Church and The Lodge. The brick wall, a good example of 19th century brickwork, is a remnant of Stanton House's walled gardens. Other lengths of garden wall remain as modern property boundaries to the rear of The Lodge and Beech Grove House and are an important part of the settlement's history.

On the east side of the drive, an open grassed area fills the space between drive and back gardens of the dwellings facing the Avenue. This space is one of the few open spaces within the conservation area. It has a semi-formal character deriving from a straight row of twelve young beech trees flanking the drive, and trees and shrubs recently planted in a formal pattern. Nearby, the hotel car-parking layout adds to the area's formal appearance. The use of natural stone in the 1990's hotel extension, albeit of a different colour to Stanton's predominant local stone, helps blend this 20th century development into the historic corner of the village. From amongst the fruit trees there are good views towards Cricklade and the Cotswolds beyond.

The three dwellings which back onto the old orchard were built in the 1970's to replace a building known as the 'apple store' and are large and out of scale with most of the other properties in the village. However, though they dominate this valuable open space, their secluded location behind trees and greenery fronting

the highway softens their impact on the conservation area's small-scale village character.

Open spaces

The most important open space in the conservation area is the field that borders Trenchard Road south-east of South Farm. The southern part of the conservation area containing the old orchard (now felled), the environs of Stanton House Hotel and large private gardens (e.g. The Old Rectory) has a more spacious atmosphere than the north, and trees are more numerous. Elsewhere, the village green is a well-maintained and attractive amenity space.

3.2 Architectural and historic character

The settlement is small and contains a mix of old and new building. Overall, 20th century buildings outnumber all others in the conservation area but in the historic core of the village (i.e. between St Leonard's Church and South Farm Cottages), there is a strong and distinctive historic character and appearance. With the exception of St Leonard's Church, Stanton House, The Old Rectory and the dilapidated stone barn, the old buildings are small-scale vernacular domestic cottages and farm buildings built with local building materials (stone, brick, timber) by local craftsmen.

In the older part of the village, local stone is the prevalent building material, often used in combination with red brick for dressing around window and door openings.

On roofs, thatch would once have been more common but only two thatched buildings remain. Stone tiles and Welsh slate are still present on the area's old buildings but new and replacement roof covering is often the ubiquitous concrete tile which lacks the variety of colour and texture to be found in stone, slate and thatch. Tall brick chimneys are a distinctive feature of the roofscape of the village but brick is not a characteristic of the historic core area.

Two storey buildings are the predominant form and the village's old cottages have a pitched roof, small timber casement windows and substantial gable end red brick chimney stacks. Some have been rendered or painted -for example, 46 and 52 Trenchard Road.

In contrast to the historic buildings, dwellings built since the 1970's and later are generally constructed with a range of coloured brick and artificial stone.

3.3 Buildings of local interest⁶

In addition to Stanton Fitzwarren'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. Some have been mentioned above.

3.4 Trees

Trees add significantly to the interest of the area, notably the yews around St. Leonard's Church and the large beech tree in the north east edge of the village 'behind' No. 48 Trenchard Road.

Yews are a characteristic of the village. As well as fine yews in the churchyard, good specimens are to be found beside 14, 19 and 52 Trenchard Road. A walnut tree at Merestone and a lime at The Old Rectory are notable.

Those trees, and groups of trees, which are particularly prominent and make a positive contribution to the conservation area are identified on the attached map. In such a well 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.

⁶See Swindon Borough Local Plan SPG: 'Buildings, Structures and Facades of Local Importance'.

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:

- *Boundary walls and railings:* Natural stone boundary walls are a distinctive feature of the conservation area and are essential to its predominantly stone appearance. Stone walls on both sides of Trenchard Road help to unify its mix of old and new buildings. Iron railings are not common but those at the church and beside the lane to the Village Hall are of historic interest. Remnants of the red brick wall around Stanton House's grounds are also of historic interest
- *Roadside kerbs of sarsen stone,* a local stone noted for its durability, are present on the east side of Trenchard Road. These have a texture and colour not found in pre-cast concrete kerb stones and contribute subtly to the village's rural character.
- *Grass verges* on the west side of Trenchard Road, in Mill Lane, opposite The Old Rectory and elsewhere add to the area's rural character.
- *Gardens and hedges:* A major element in the character and appearance of the area is the well-tended gardens, often stocked with traditional English 'cottage garden' plants. Roadside hedges and garden boundary hedges - for example at 6 and 8 Trenchard Road, and in front of The Old Post Office - are a local feature.
- The village has a grade II listed *cast iron water pump* (dated 1902) and a less ornate pump nearby. A red K6 phone box in Trenchard Road sits well beside adjacent old buildings.
- Decaying former level crossing gates and two 'kissing gates' stand at the far end of Mill Lane.

4 Opportunities for enhancement

4.1 Negative features

- The stone barn and neglected field opposite The Old Rectory have an unkempt appearance. Planning permission has been given (1999) to convert this building to residential use but it remains in a poor state. Loss of stone coping stones from the site's boundary wall is regrettable.
- Through traffic along Trenchard Road conflicts with the generally tranquil atmosphere of the village. Recently erected 'gateways' have helped to alleviate the problem but volume and speed of traffic is still hazardous.
- Sight of the Motorola building on the ridge to the west and light pollution from the Honda works to the south are recent changes that have eroded some of Stanton's rural ambience.
- Stone kerbs are a feature of the area but, unfortunately, some have been insensitively 'repaired', others have been damaged by vehicles mounting the kerb.
- The road surface of Mill Lane and the road to the church are in need of attention.
- The building known as the 'old smithy' in Mill Lane is in need of attention.

4.2 Scope for improvement

- Long term tree management and maintenance needs careful consideration, particularly in the south of the conservation area.
- Speeding traffic along Trenchard Road is a problem and additional traffic control measures, sensitive to the special interest of the area, would benefit the character of this quiet conservation area.
- The small area around the listed Village Pump would benefit from tidying up, including work to overhanging trees.
- Some of the buildings are suffering from an incremental loss of architectural detail through the replacement of traditional building materials with inappropriate modern materials.

5 Public Consultation

Residents of the Conservation Area were consulted by letter and questionnaire and asked to express their views by email, letter or phone. A drop-in surgery was held in the Village Hall on 12th November 2008. Stanton Fitzwarren Parish Council and local ward member 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.

6 Stanton Fitzwarren 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 advice⁷ it is proposed that this management strategy together with the conservation area appraisal be reviewed and updated regularly (five years is recommended).

⁷ Guidance on the Management of Conservation Areas - English Heritage and PAS (2006)

STANTON FITZWARREN 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.

STANTON FITZWARREN 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.
Buildings at risk	Listed buildings in the area are generally in good condition but the unlisted old barn at North Farm is in a poor state of repair.	Monitor the condition of all 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 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 further traffic calming measures.	Swindon Borough Council/Police

STANTON FITZWARREN CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
Signage & street furniture	<p>The Village Pump site is becoming overgrown and needs attention.</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.</p> <p>Support any proposal to put cables underground subject to archaeological and other considerations.</p>	Swindon Borough Council/Parish 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.

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*
- *Guide to St Leonard's Church, Mark Child*
- *Stanton Park: A Proposal for Restoration, Thamesdown Borough Council (Nov 1995)*
- *Stanton Fitzwarren, Wiltshire. Country Life, August 14, 1942*
- *Victoria County History of Wiltshire*

Appendix 1 Photographs

Fig 1: Characteristic features of Stanton Fitzwarren Conservation Area



North Farmhouse is listed grade II.



Mid 19th century lodge, altered c.1935, listed grade II.



Church of St Leonard has a Norman nave and is one of the Borough's 14 grade I listed buildings.



Norman doorway with hood mould of roll and saltire crosses.



The Rectory, mid 19th century, grade II.



Stone barn at North Farm.

Fig 2: Characteristic features of Stanton Fitzwarren Conservation Area







	
Typical stone boundary wall.	Late 20 th century dwellings in a vernacular style.
	
Trees are a positive feature of the conservation area.	Stone roadside wall and distinctive stone kerbs.
	
A row of small two-storey stone cottages overlooks open fields in Trenchard Road.	The village has a slightly elevated location above the Thames Plain.

Fig 3: Characteristic features of Stanton Fitzwarren Conservation Area

	
Derelict brick building in Mill Lane.	Modern extension to the former Stanton House, now a hotel.
	
Former 'kissing gate' beside the former railway.	Mill Lane has a rural appearance.
	
The cast iron Village pump, dated 1902, is a grade II listed building.	Typical 'K6' type red telephone kiosk adds to local identity.

Appendix 2 Boundary changes approved on 10th February 2009

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

- Inclusion of The Mill, Mill Lane and environs
- Inclusion of the village playground and adjacent land off Mill Lane

Justification:

These two areas lie directly on either side of Mill Lane, part of the historic street pattern of the village. Mill Lane is an old route to a former mill and, later, to a railway station and it is right that it should be fully included within the conservation area. Both roadside areas, being relatively open and 'green', make an important contribution to the pastoral character of the lane and to the rural character of the village. The small wood and open field beside The Mill, highly visible from Mill Lane, make a positive contribute to the rural appearance of the conservation area. In addition, the area around The Mill, a grade II listed building, is notable for remnants of the mill's former leat and water courses and other, as yet unidentified, earth works (possibly remains of a Norman fortification). These areas contain important reminders of the historical development of the village (i.e. medieval mill and late 19th century railway) and should therefore be included within the conservation area. For these reasons the two areas merit inclusion in the Stanton Fitzwarren Conservation Area.

- Inclusion of Stanton House Hotel car park

Justification:

The conservation area was designated in 1978 and the boundary was then drawn to include Stanton House and part of its grounds. In the 1990s Stanton House was converted into a hotel and a large eastern extension was constructed. The existing boundary now oddly passes through the hotel's modern extension. The boundary is therefore outdated and the proposed change aims to rectify this anomaly by following, for the most part, a more identifiable boundary on the ground alongside Stanton Park and the hotel's car park.

