

Lower Wanborough

Conservation Area Appraisal and Management Plan



- Conservation area designated on 1st May 1973
- Appraisal and management plan adopted 10th February 2009

This appraisal, management plan and the accompanying map has been prepared in collaboration with Wanborough 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 Lower Wanborough Conservation Area

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

- The historic linear street pattern of the village;
- High Street which follows the course of Ermin Street, a former Roman Road;
- Rotten Row, a possibly medieval route bordering what was once 'common land';
- Rural setting of the village below chalk scarp and on the edge of the Upper Thames Valley plain;
- Close relationship with Upper Wanborough (also a conservation area);
- Architectural and historic interest of the village's buildings and other structures including 10 listed buildings;
- Variety and mix of buildings which reflect the historical development of the village from the 16/17th century onwards including some notable late 19th century dwellings (e.g. Victoria Cottages, The Chestnuts);
- Wide grass verges, a remnant of former drove road;
- Area identified by County Archaeologist as site of medieval settlement or pottery works;
- Recreational area (Lower Recreation Field) whose boundary follows the course of old field boundaries and contains a stone wall, apparently a remnant of the village pound, stands in the south east corner;
- Prevalent use of local materials, notably thatch and local stone with the introduction of slate and red brick from the mid 19th century onwards;
- Trees and other vegetation especially where this bounds a road or footpath.

1.1 Introduction

This document defines and records the special architectural or historic interest that warrants designation of Lower Wanborough 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.

Wiltshire County Council originally designated Wanborough Conservation Area, covering parts of both Upper and Lower Wanborough, in 1973. Lower Wanborough Conservation Area was re-designated, with boundary adjustments, by Thamesdown Borough Council in 1990. Swindon Borough Council approved the inclusion of the 'Lower Recreation Field' within the conservation area on 10th February 2009.

Designation of Lower Wanborough Conservation Area reflects the Council's commitment to preserving and enhancing the character and appearance of this once rural village whose architectural and historic interest distinguish it from later new development.

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

Lower Wanborough is situated in mainly rural surroundings in the Borough of Swindon in northeast Wiltshire. It is only 3 kilometres from Swindon town's urban fringe and is not far north of junction 15 of the M4 motorway.

Lower Wanborough is less than one kilometre northeast of Upper Wanborough, a village with a separate and distinct identity which also has a conservation area¹. The Wanboroughs are locally considered as one village community and are surrounded by open countryside.

2.2 Boundaries

The Lower Wanborough Conservation Area contains what survives of the older part of the small settlement of the same name. The conservation area boundary has been tightly drawn to relate to the historic core of the village and encloses much of the High Street, including a short length part of Chapel Lane, and a longer stretch of Rotten Row.

High Street forms the spine of the conservation area. At its upper end (Callas Hill), the boundary extends to the foot of Callas Hill and includes the grade II listed Callas Hill Farm and two bungalows. Here the roadside trees and greenery form a green approach to the village and emphasise its rural location. Roadside trees in the cutting immediately south of Callas Hill Farm (outside the conservation area) are protected by Tree Preservation Orders.

At the northern end of the High Street, the northwest limit of the conservation area is defined by 'Ivydene' and 'Hazeldene', a pair of brick semi-detached cottages dated 1905 that, with Victoria Cottages, exemplify turn-of-the-century building in the village.

¹ See Upper Wanborough Conservation Area Appraisal, Swindon Borough Council

Between these two points, the conservation area boundary runs approximately parallel to the High Street including all buildings, and their curtilages, on either side of the street. The boundary on the west side has been drawn widely to include open space that is vital to the setting of the village as viewed from the east. The boundary line necessarily wavers to relate to existing property boundaries and also to include Chapel Lane, a short, narrow lane which contains a characteristic 18th century thatched cottage, a 19th century Methodist chapel (converted to residential use) and a short length of wall that was part of the village pound. High Street contains six grade II listed buildings.

Callas Rise and Manor Orchard are 20th century cul-de-sac housing developments that make no contribution to the conservation area's special interest and are therefore excluded. However, the trees and greenery that line the west side of the upper end of High Street are included both because of their positive contribution to the rural appearance of the area and because of their role as a screen to the uncharacteristic modern development.

Rotten Row is a historic lane which links High Street with development to the west and, via Kite Hill, to Upper Wanborough. It has long contained cottages on its southern side only, which face former common land (part of which has now been developed as a sports area) and, on the far side of the common, a row of similar, but later, cottages along Burycroft. The conservation area extends from the High Street westwards to enclose Rotten Row's remaining historic buildings and their curtilages. This area contains four of the village's ten listed buildings.

On the north side of Rotten Row the conservation area boundary extends slightly north of the hedgerow fully enclosing the trees and greenery that line the road in order to ensure that the rural character of Rotten Row is protected. Substantial groups of hedges and trees are prominent in the street picture and a Planning Inspector has said:

*"it is the residential character of this part of Rotten Row where substantial houses are seen in the context of larger plots, hedges and groups of trees, which is important to the area's character."*²

For similar reasons, the open field in the angle where Rotten Row meets the High Street is included within the conservation area. This area is also a known archaeological site of local importance, possibly the site of a medieval settlement or pottery workshops.

In February 2009 the conservation area boundary was extended to include the Lower Recreation Field. The Lower Recreation Field has been in recreational use for over 50 years (described as 'playing field' in Ordnance Survey map of 1941). It is a large open space whose boundary follows the course of 19th century field boundaries. The boundary trees are a notable feature in the landscape and a stone wall, apparently a remnant of the village pound, stands in the south east corner.

2.3 Origins and history of the settlement

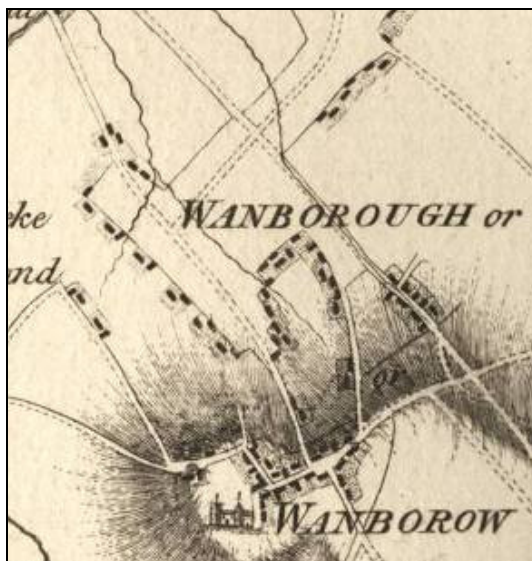
A Roman town, Durocornovium, now a Scheduled Ancient Monument, is located not far to the northwest of the village. Lower Wanborough was likely the Saxon successor to Durocornovium.

The village straddles the Roman road, 'Ermin Street' (or 'Ermin Way') which ran from Silchester, near Newbury, to past Cirencester. This road, classed as the C29, descends Callas Hill into Lower Wanborough and forms the High Street as it passes through the village. Rotten Row has possibly medieval origins bordering what was once 'common land'.

Wanborough is one of the few settlements in northeast Wiltshire that has documentary claim to Anglo-Saxon origins.³ The Domesday Book of 1086 refers to the settlement of 'Wemberge'.

² Appeal decision re Slate Farm, Rotten Row ; February 1997 (T/APP/X3920/E/96/812450/P7)

In the 14th century Wanborough was one of the most important villages in northeast Wiltshire. Just east of the conservation area lie the remains of a medieval mansion-house known as 'Hall-Place', now a Scheduled Ancient Monument. The monument includes three large level platforms on one of which the house was located. It was the home of the Polton family in the 15th century and there is a local tradition that a chapel dedicated to St Ambrose was attached to the house.

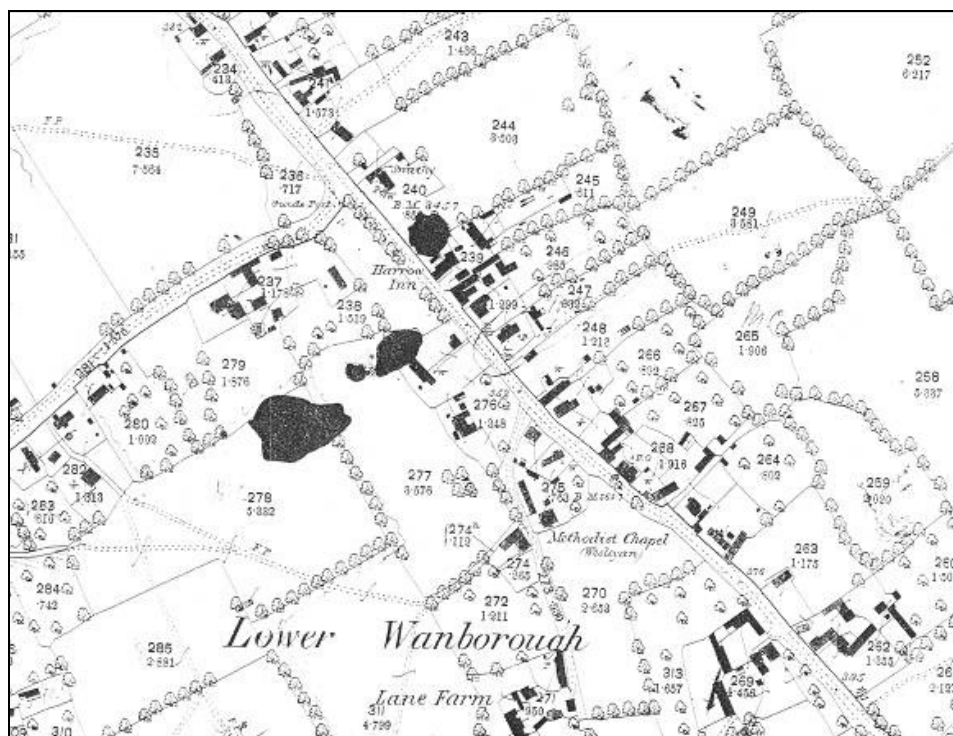


Andrews & Drury, c.1773

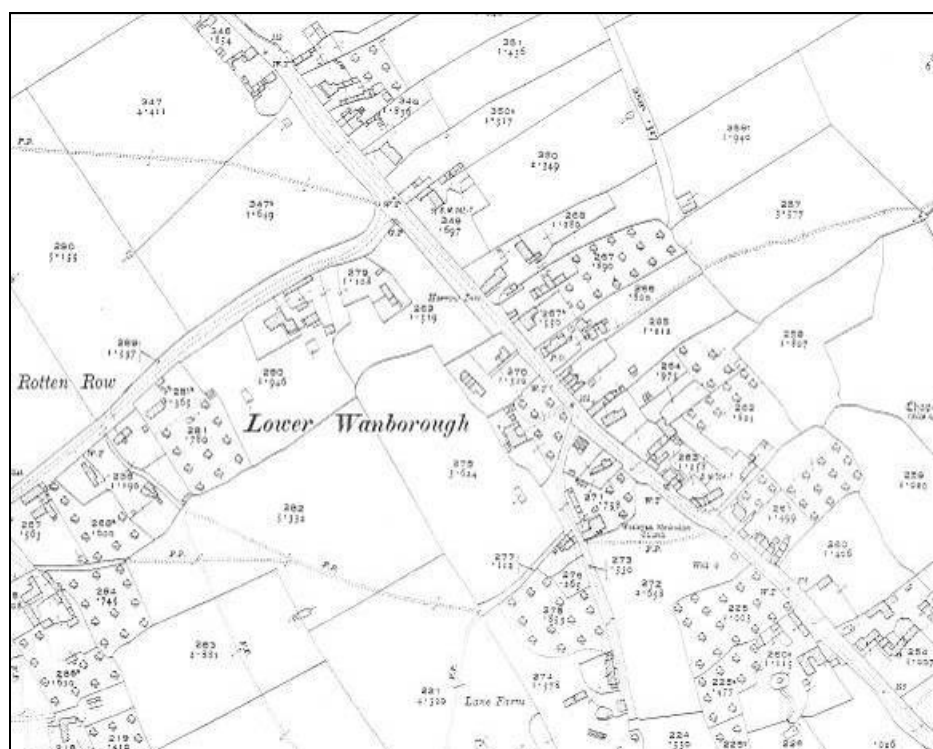
By the later 18th century, before the inclosure of the common, houses in Lower Wanborough were grouped around the edge of the common lands. These were of irregular shape, straddling Ermin Street and providing, in effect, a large village green⁴. Many of the houses on the fringes of the former common still stand, notably along Rotten Row. During the 19th century there was some expansion of Lower Wanborough along Burycroft Road and northwards along Ermin Street⁵. In the 18th and 19th centuries, Lower Wanborough was a popular resting place for cattle drovers on their way to London, often with 800 head of cattle passing through the village in a week – hence the unusual width (including today's grass verges) of High Street. Many hostelries, including The Harrow and The Plough grew up along the road to cater for this trade.

³The Early Charters of Wessex, H P R Finberg. 1964. Leicester University Press.

⁴ See Andrews and Drury map, 1773



Ordnance Survey, 1886



Ordnance Survey 1923

⁵ See Victoria County History

2.4 Landscape setting

Lower Wanborough lies in open countryside at the foot of Callas Hill, on the edge of the low-lying Thames Valley plain. Callas Hill itself rises steeply from the plain to the top of the scarp on which, to the west, Upper Wanborough lies. High Street has a gently falling gradient from the foot of Callas Hill to the northern end of the village.

To the south, the scarp provides Lower Wanborough with a green backdrop. In views southwards from within the village, especially from the High Street, trees and hedges on the chalk escarpment above and beyond the rooftops add to its rural character, emphasising its distinctive location at the foot of chalk downlands. Lower Wanborough's rural setting is further accentuated by views of the open countryside immediately to the west, north and east - especially from the High Street. A Planning Inspector has said of one such view (in the Callas Hill area):

"although views from these positions are not wide ranging they are, nevertheless, important as they clearly enable one to establish that land to the east of the listed building [Callas Hill Farm] is open countryside⁶..."

This observation is true of other views glimpsed eastwards from High Street and northwards from Rotten Row, all of which add to the village's diminishing rural ambience.

Whilst the Wanboroughs can be said to lie in open countryside, modern suburban-type housing built on the sloping land between Upper and Lower Wanborough has begun to physically link the two historic settlements and, in a limited way, affect their landscape setting. However, within the Lower Wanborough Conservation Area, the visual impact of the new development is limited by the local topography and, to the west of the High Street, by a buffer of earlier 20th century development and open space dedicated for recreation.

⁶Appeal decision re: Callas Hill Farm, March 1993 (T/APP/X3920/A/209966/P2).

To the north of Rotten Row the impression of a rural background has been retained due to the large depth of plot and, although this apparently rural backdrop has been jeopardised by uncharacteristic developments such as Orchard Close, Rotten Row retains an overall rural character.

Views from within the conservation area to the wider landscape testify to the area's setting in the landscape and thereby make a significant contribution to its overall rural character.

The area's rural character would most likely be spoiled by the introduction of street lighting.

2.5 Lower Wanborough Conservation Area today

Historically, Lower Wanborough was an agricultural village with its residents engaged in farming and cottage industries. At the end of the 19th century the village was notable for spinning, weaving, straw plaiting, soap making and cider making. Today the village is primarily residential. At the lower end of the High Street, but just outside the conservation area, is a modern 800 square metre office building.

There is no church in Lower Wanborough, the community as a whole is served by St. Andrew's Church in Upper Wanborough. A small Methodist chapel in Chapel Lane has been converted to a dwelling. The Wanborough Parish Council meets in The Village Hall, a small single storey brick building in High Street which is also the venue for a local playgroup and other community activities. Lower Wanborough has three pubs (The Brewers Arms, The Plough and The Harrow) and a combined post office and village stores.

2.6 Traffic

A speed limit of 30 mph applies throughout the village but the quiet atmosphere of the village can be adversely affected by fast-moving traffic. Traffic calming measures (e.g. road narrowing) have been introduced with the aim of reducing traffic speed.

3 The special interest of the conservation area

3.1 General character and appearance

A largely residential character has today superseded the settlement's one-time agricultural character, although the rural setting is still apparent, and - along with old buildings and other features - open space and greenery remain important elements.

A Planning Inspector has written that the rural appearance of the conservation area "is characterised by generous gaps between buildings, large plots, trees and hedges. There are a number of listed buildings within the conservation area that contribute to its attractive appearance⁷."

Within Lower Wanborough Conservation Area, the traditional and still predominant pattern of development is linear development alongside its two through-roads, High Street and Rotten Row. A Planning Inspector observed that this can be clearly seen - for example, from the high land accessed from the footpath to the south-west of the 'Hall Place' site.⁸ Another Inspector has noted that a "common theme running through the conservation area is the linear pattern of development. High Street has generally maintained such a pattern⁹."

Linear development occurs as a settlement expands along the length of its main thoroughfares with each new property located close to the highway, beside or between existing properties, with its own curtilage to the rear. Turn of the century houses (e.g. The Chestnuts, Ivydene, Hazeldene, Victoria Cottages) and 1930s 'expansion' (e.g. The Gables and The Close, High Street) conform to this pattern. Backland or grouped development accessed from a main thoroughfare is uncharacteristic of linear development.

⁷ Appeal decision re: Slate Farm, Rotten Row; May 1999 (APP/U3935/A/98/294891/P4).

⁸ Appeal decision re: Callas Hill Farm, March 1993 (T/APP/X3920/A/209966/P2).

⁹ Appeal decision re: Slate Farm, Rotten Row; May 1999 (APP/U3935/A/98/294891/P4).

The other notable aspect of the traditional pattern of development in the conservation area is that buildings are either orientated parallel to the thoroughfare (i.e. facing it like Magdalen Cottage and Slate Farm) or at right-angles to it (i.e. gable end on as The Plough, Bryer Cottage and Sunnysdale). Groups of buildings at noticeable, varying angles to the road are out of character with this local pattern. 'The Mallards', Rotten Row, is a good example of a new dwelling that blends well with the local scene by keeping to the traditional linear pattern and scale.

The village has a spacious rural character deriving from the spaces between buildings in High Street which allow views to open countryside and the open aspect in front of properties in Rotten Row which is built up on its southern side only.

3.2 Architectural and historic character

The conservation area is characterised by historic buildings of traditional construction dating mainly from the 18th and 19th centuries. Ten historic buildings in the area are listed - six in High Street, four in Rotten Row. Sunnysdale in Rotten Row is grade II listed as 'early 19th century' but parts of the building are thought to date from long before this. Stone walls and beams are thought to date from mid to late 17th century, and timber framing with wattle and daub infill found at the rear of the house may be 14th century. Also on Rotten Row are Magdalen Cottage, a thatched cottage with dormers and gable-end brick chimneys; Court Close, a modernised, early-18th century building, and Slate Farmhouse, a two-and-a-half storey, painted rubble farmhouse with brick quoins and dressings. The front part of Slate Farmhouse has a roof clad in stone tile, but there is also a thatched wing.

On the High Street, the Harrow Inn is a picturesque 18th century thatched inn, in painted rubble with brick dressings to windows. The Plough Inn is an altered, 18th century thatched inn. Callas Hill Farmhouse is an 18th century house with earlier fabric and a 19th century extension. Construction is stone rubble with red brick, Flemish-bond with burnt headers, front. Garden area railings, piers and

gate are mentioned in the list description. Yew Tree Cottage is a chalk rubble-stone house with red brick dressings and Welsh slate roof. Bryer Cottage and Shears Farmhouse is a one-and-a-half storey thatched row, set end-on to the pavement with a high retaining wall of stone and brickwork facing onto the High Street and forming part of the curtilage to Bryer Cottage. Bryer Cottage has a garden area about 1.8m above pavement level. Somerset Farmhouse, next to The Plough, is also listed - red brick with stone tile roof.

The characteristic walling material is chalkstone, Greensand or rendered walls often with red-brick window and door surrounds. Thatch predominates, interspersed with Welsh slate or stone tiles. Building form is simple, usually two or one-and-a-half storey (with eyebrow dormers in thatch). Red brick chimneys and timber windows with small panes of glass are the norm.

A Planning Inspector has written: "The older, traditional buildings in Lower Wanborough are formed with stone or rendered stone walls, and roofs of thatch, and stone or Welsh slate. Although there has been extensive modern infilling, the village retains a spacious rural character and a traditional feel"¹⁰...

3.3 Buildings of local interest¹¹

English Heritage advice is that, "most of the buildings in a conservation area will help to shape its character in one way or another."¹² In addition to the area's listed buildings, there are a number of other buildings which make a strong contribution to the architectural and historic interest of the area.

The Orchard, Forge Cottage, The Old Malthouse and Ambrose Cottages are all constructed of local rubble stone with brick dressings - the characteristic building materials of the village. The half-hipped roof to The Old Malthouse indicates that it was once thatched although it is now covered with the ubiquitous concrete tile; The Orchard is roofed with stone tiles - a local material more typical of the

¹⁰ Appeal decision re: Slate Farm, Rotten Row; October 1997 (T/APP/U3935/E/97/813532/P9).

¹¹ See Swindon Borough Local Plan SPG: 'Buildings, Structures and Facades of Local Importance'.

¹² 'Conservation Area Appraisals' - English Heritage June 1997. Paragraph 2.2.

Cotswolds, but also present here at Somerset Farm and Slate Farm. Rose Cottage, Little Thatch and Thatchers retain a thatched roof although all have been altered in other ways.

Tally Ho Cottage presents an attractive facade to the High street and may have been a workhouse. The Chestnuts, formerly Chestnut Villa, was built in 1894 and is a good example of a typical late Victorian villa. Constructed of red brick with a Welsh slate roof, it has an attractive facade fronted by a cast-iron verandah and retains its timber sliding sash windows. Victoria Cottages (1893) are a row of four terraced cottages from the same period also constructed of brick with Welsh slate roof and lean-to porches. Both buildings serve as a reminder of the late nineteenth century development of the village. These, and other key buildings, are identified on the attached map.

3.4 Trees

Mature and growing trees, hedgerows and other greenery add significantly to the rural ambience of the area. Most trees are to be found in private gardens and consequently there are few large individual specimens. A large, but heavily pruned, horse chestnut stands in the forecourt of The Plough but the most prominent tree in Church Road is an ancient spreading yew adjacent to The Old Malt House. There are other fine yew trees near Callas Hill Farm and The Harrow Inn, behind which a line of willows marks the conservation area boundary. Around the foot of Callas Hill a number of tall trees, deciduous and evergreen, create a tunnel-like entrance to the village.

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

3.5 Local details and features

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

- The *red K6 telephone kiosk* by the Village Hall is noteworthy and in front of Boxhedge stands a *sarsen stone* in commemoration of a former clerk to the Parish Council (1970) and an unusually large *cherry tree*.
- A special feature of Lower Wanborough is the *grass verge* beside its thoroughfares. There is an unusually wide space between buildings fronting High Street and a grass verge between footway and road. This is most notable at the lower end of the village where the generous width of grass verge (e.g. in front of 'The Chestnuts') may derive from High Street's use as a drove road.
- There are a number of stone walls within the conservation area which, through their use of a local material, contribute to the area's distinctive identity.
- A short length of stone wall thought to have been part of a village pound runs along the edge of Chapel Lane in the southeast corner of the Recreation Ground. This and other noteworthy walls are identified on the attached map.
- The *absence of street lighting* contributes to the area's rural atmosphere.

4 Opportunities for enhancement

4.1 Negative features

- To a limited extent the character of the village has been adversely affected by new housing out of character with the historic development of the village - this has not been included within the conservation area.
- Where backland or grouped development has taken place in the conservation area, a somewhat alien appearance has been introduced to an area where the historic linear settlement pattern predominates - for example the late 20th century developments, Orchard Close, Slate Meadow and The Maltings. The Maltings, a 1990 development of three dwellings behind Yew Tree House, was described by a Planning Inspector as standing out as "an unusual or out of place area of building", which provided "visual incongruity".¹³
- The site of a former garage at the junction of High Street and Rotten Row, awaiting redevelopment, is currently unsightly.
- Overhead wires detract from the historic appearance of 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.
- Additional trees in might enhance the rural appearance of High Street;
- Long term tree management needs careful consideration - in particular, the trees and hedge along the northern side of Rotten Row require attention and possible thickening with new planting.
- The new office/light industrial building at the southern end of the High Street is not within the conservation area but is prominent in views from Rotten Row and further afield. Its unattractive appearance might be softened by appropriate screening with trees.
- Traffic control measures on the High Street include standard concrete road kerbs, a mini-roundabout, road markings and road narrowing. Reduction of

¹³ Appeal decision re: Callas Hill Farm, March 1993 (T/APP/X3920/A/209966/P2).

traffic speed through the village is beneficial to the character of this relatively quiet conservation area but the measures taken to achieve this are not sympathetic to its predominantly village-like character and appearance.

5 Public Consultation

Residents of the Conservation Area were consulted by letter and questionnaire on 8th October 2008 and asked to express their views by email, letter or phone. A drop-in surgery was held in the Village Hall on 23rd October 2008. Wanborough 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 Swindon Libraries.

6 Lower Wanborough 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 advice¹⁴ it is proposed that this management strategy together with the conservation area appraisal be reviewed and updated regularly (five years is recommended). The management plan will be a useful tool to inform the preparation of any 'parish plan'.

¹⁴ Guidance on the Management of Conservation Areas - English Heritage and PAS (2006)

LOWER WANBOROUGH 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.

LOWER WANBOROUGH 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	Buildings in the area are generally in good condition.	<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.
Traffic	Levels of traffic through the conservation are generally light. Traffic control measures are in place.	<p>When traffic control is reconsidered, the traffic calming measures could be redesigned to reduce their impact on the village's rural character.</p> <p>Ensure that 30 mph speed limit is enforced.</p>	Swindon Borough Council/Police.

LOWER WANBOROUGH 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/Wanborough Parish Council.
Signage & street furniture	K6 phone box, timber road sign and commemorative sarsen stone add to local identity. Unsightly overhead wires spoil the appearance of the area.	Ensure that all existing signage and street furniture is maintained in good order. Support any proposal to put cables underground subject to archaeological and other considerations.	Swindon Borough Council/Wanborough 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 of Wiltshire*
- *Wanborough in pictures. E.Wilson, 1987*
- *Wanborough - A village in all seasons. C.Hinton, 1987*

Appendix 1 Listed Buildings and of local historic interest

Listed Buildings in Lower Wanborough Conservation Area (Grade II)

High Street

Bryer Cottage and Sheers

Farmhouse

Callas Hill Farmhouse, railings, piers
and gates

Somerset Farmhouse

The Plough Inn

The Harrow Inn

Yew Tree Cottage

Rotten Row

Court Close

Sunnydale

Magdalen Cottage

Slate Farmhouse

Buildings of local historic interest

High Street

Little Thatch

1, 2, 3, 4, 5 & 6 Ambrose Cottages

Tally Ho Cottage

Green View

Countryside

Home Lea

The Thatchers

1, 2, 3 & 4 Victoria Cottages

The Old Malt House

Village Hall

The Cottage

The Brewers Arms

The Chestnuts

York Cottage

Ivy Cottage

Ivydene

Hazeldene

Rotten Row

The Orchard

Church Lane

Nut Tree Cottage

Rose Cottage

The Old Chapel

Appendix 2 Photographs

Fig 1: Listed buildings within Lower Wanborough Conservation Area



Bryer Cottage and Shears Farmhouse (grade II).



The Plough Inn (grade II).



Yew Tree Cottage (grade II).



Slate Farmhouse, Rotten Row, (grade II).



Court Close, Rotten Row, (grade II).



Callas Hill Farmhouse, including railings, gate and piers, (grade II).

Fig 2: Listed buildings within Lower Wanborough Conservation Area



Somerset Farmhouse (grade II).



The Harrow Inn (grade II).



Magdalen Cottage, Rotten Row, (grade II).



Sunnydale, Rotten Row, (grade II).



Detail of roof, chimney stack and dormer, Somerset Farmhouse.



Ornate cast-iron porch, Callas Hill Farmhouse

Fig 3: Distinctive features of Lower Wanborough Conservation Area



K6 telephone kiosk beside the Village Hall, High Street.



Commemorative sarsen stone and small 'green', High Street.



Typical wide grass verge alongside High Street (Roman 'Ermin Street') – the great width of the thoroughfare may derive from the road's use as a drove road.



Stone wall at the southeastern corner of the Recreation Ground, a remnant of the village pound.



Timber road sign at junction of Rotten Row and High Street.



Characteristic stone boundary wall, this one capped with half-round red bricks.

Fig 4: Characteristic features of Lower Wanborough Conservation Area



Fig 5: Prevalent building materials within Lower Wanborough Conservation Area

	
Stone slates laid in diminishing courses.	Natural slate became more common as transport improved, especially with the arrival of railways in the mid 19 th century.
	
Thatch is a traditional vernacular material throughout Wiltshire.	Red brick, like slate, became more prevalent after the mid 19 th century.
	
Natural stone walling with red brick dressings to windows and doors, and chimney, is common.	Windows were originally constructed with timber but many have now been replaced with PVC.

Fig 6: Some buildings of local interest within Lower Wanborough Conservation Area



The Chestnuts, High Street.



Tally Ho, High Street.



Victoria Cottages, High Street.



The Brewers' Arms, High Street.



Rose Cottage, Chapel Lane.



The Village Hall.

Lower Wanborough Conservation Area Appraisal and Management Plan

