

Upper Inglesham

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 was approved by Swindon Borough Council's Planning Committee 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 the Upper Inglesham Conservation Area

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

- The historic layout and linear street pattern of the hamlet which probably originated in the 17th century;
- Setting of the village in a pastoral landscape with significant views to surrounding countryside;
- Architectural and historic interest of the village's buildings and other structures - in particular, the four grade II listed farmhouses;
- Prevalent use of local building materials, notably local stone and red brick;
- Trees, hedges and other vegetation especially where these bound a road or footpath;
- Local features and details including an 18th century milepost, K6 red telephone kiosk and post-mounted letter box;
- Stone walls that add to the area's distinctive identity;
- Tranquil village atmosphere;
- Location on the Thames Path.

1.1 Introduction

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

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

1.2 Purpose of the appraisal and management plan

The *conservation area appraisal*, in defining the special interest, character and appearance of the conservation area, provides a sound basis for development control decisions. It will help planning officers, developers, designers and the public at large assess whether a proposed development affecting a conservation area would, or would not, preserve or enhance the character and appearance of that area.

Development proposals which affect the conservation area will be judged for their effect on the area's character and appearance as identified in this conservation area appraisal.

The *conservation area management plan* (Section 6 of this document) identifies how the conservation area could be enhanced or improved with the support of the local authority, residents and other agencies.

1.3 Conservation policy

A conservation area is "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

When considering applications for development which affect a conservation area “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

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

The information contained in this appraisal was originally collected during the year 2000/2001. The area was revisited and the document revised and updated in October 2008. To be concise and readable, it does not record all features. The omission of any feature from the text or accompanying maps does not, therefore, mean that it must not be of interest or value.

2 Background

2.1 Location

Upper Inglesham is situated in rural surroundings in north Wiltshire on the A361 about midway between Highworth and Lechlade, close to the River Cole, a tributary of the River Thames. It is a small hamlet of dwellings and farm buildings divided by a busy main road.

2.2 Boundaries

The boundary of the conservation area has been tightly drawn around the hamlet of Upper Inglesham. The boundary encloses the historic settlement pattern thereby including many buildings of architectural or historic interest, four of which are grade II listed. The boundary also includes Lynt Road and Lynt Farm Cottages, 20th century developments which, though lacking the historic interest of the area's 19th century and earlier buildings, nevertheless form part of the settlement and contribute to its overall distinctive character.

2.3 Origins and history of the settlement

General

Inglesham is recorded in 960 as 'Inggeneshamm' meaning 'Ingeld's hamm or enclosed meadow', perhaps indicating the land enclosed by the River Thames and River Cole. Upper Inglesham is first recorded in the form 'Overenglesham' in 1279¹. John Rocque's 1761 map of Berkshire shows the settlement as 'Englesham'.

Upper Inglesham is referred to in archival sources from the 17th century which, together with the absence of a church, suggests that the hamlet is of post-medieval foundation that appears to have expanded in the 18th century. It may have functioned as a staging post between Lechlade and Highworth after the turnpiking of the road in 1792. Four substantial 18th century farmhouses in the hamlet testify to the agricultural basis of this small isolated settlement whose

¹ See 'Wiltshire Place-Names' by Martyn Whittock; Countryside Books 1997

parish church and former rectory are to be found a short distance to the north – too far from the conservation area to be reasonably included within it. Perhaps Upper Inglesham, which lies on a slight rise in the land, was found to be less damp and less prone to flooding than the settlement beside the church which sits immediately beside the infant River Thames.

The former school, constructed in the 19th century, is now a dwelling. Upper Inglesham has absorbed some 20th century buildings - all built before the 1990 designation of the conservation area - but the area remains generally unspoiled by modern development. In addition to 4 and 5 Lynt Farm Cottages (built in the late 1940s) and more recent agricultural buildings at Lynt² Farm, there are six brick semi-detached houses from the 1950s and 2 semi-detached bungalows (1970s) in Lynt Road (a cul-de-sac) in the south west of the conservation area.

Historic street pattern

Upper Inglesham lies on an old route from Highworth to a crossing over the River Thames at Lechlade - probably at one time part of a cattle drove from Exmoor to the Midlands. In the last quarter of the 20th century this route (A 361) has been substantially altered to meet the demands of modern traffic volume and speeds.

From Lechlade and the north the original course of this historic route approached Upper Inglesham in a roughly north-south alignment before veering sharply westward in front of Lynt Farm then curving southwards as it left the hamlet, returning to its approximate north-south alignment as it proceeded towards Highworth. As traffic speeds increased during the 20th century, the two bends in the road became increasingly hazardous to fast-moving traffic and in the 1960s the route was, in effect, straightened by the construction of a new length of road that proceeds from The Old School House, directly southward between Lynt Farm and Littleholme,³ and rejoins the course of the old road (albeit widened) at College Farm Cottages. This had the effect of dividing the hamlet in two.

²The name 'lynt' may be an early name for the River Cole - See 'Wiltshire Place-Names' by Martyn Whittock.

³This building was once a Youth Hostel

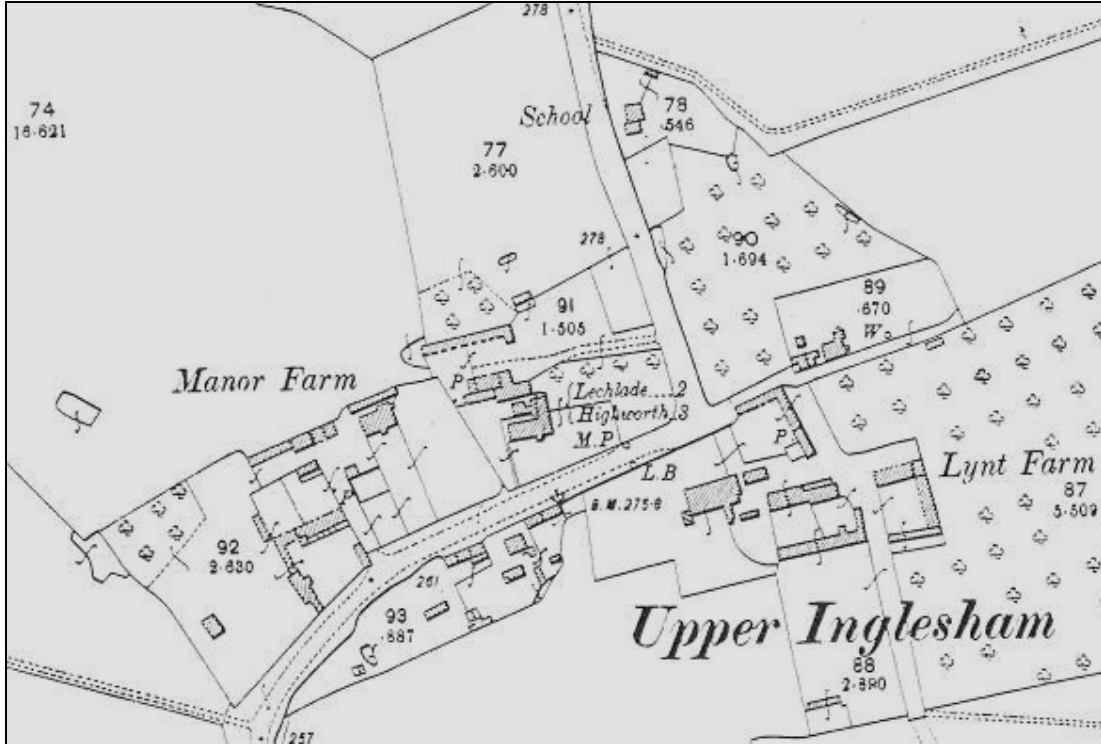
Between The Old School House and Lynt Farm the course of the old road lies beneath the wide grassy verge to the east of today's A361. From Middle Hill Farm to College Farm Cottages the original old main road remains as a loop of quiet 'country lane'.



Andrews & Drury Map, 1773



Tithe Map, c. 1840



Ordnance Survey Map, 1900

2.4 Landscape setting

The hamlet lies within the upper flood plain of the River Thames surrounded on all sides by flat open countryside. It sits in a slightly elevated position and there are outward views from the conservation area to Highworth, Coleshill, Kempford and the folly at Faringdon. These views contribute to the character of the hamlet.

A short distance to the north, outside the Upper Inglesham Conservation Area, there is an even smaller settlement beside the River Thames known as Lower Inglesham (or simply Inglesham). This is a collection of old buildings including medieval church, old vicarage and farmhouse (formerly a mill). Open fields between this tiny settlement and the A361 contain the site of the medieval village of Inglesham, part of which has been designated a Scheduled Ancient Monument.

2.5 Upper Inglesham Conservation Area today

Today, Upper Inglesham is a residential settlement of about 25 dwellings without public services - no shop, pub, church, meeting hall or school but, surprisingly,

there is a licensed restaurant, Inglesham Forge. Part of the land of two historic farms, Lynt Farm and Middle Hill Farm, contains a polo centre and an equine service centre respectively.

Upper Inglesham is located on The Thames Path, a 180-mile long distance 'National Trail' that follows the course of the Thames from London to the source of the Thames in Gloucestershire.

2.6 Traffic

The main A361 road which divides the hamlet is wide and noisy and carries traffic at high speeds. Traffic on the side lanes (which provide access from the A361 to the few properties on either side of the main road) is negligible. Most of those travelling through the hamlet are probably unaware of the historic interest of the area which, despite the high level of traffic, has a pastoral atmosphere whose isolation is a part of its character. Activity at the polo centre and equine centre give rise to periodic increases in traffic.

3 The special interest of the conservation area

3.1 General character and appearance

The area comprises a scattered collection of mainly two-storey residential and former agricultural buildings. There are also a number of large barn-like buildings associated with the equine centre and polo centre. Lynt Road is a cul de sac development of the 1950's. It is uncharacteristic of the original settlement in which, generally speaking, development is linear i.e. beside the thoroughfare with buildings placed either close to the road, as Littleholme, or set back from the road, as The Manor and Middle Hill Farm.

The length of the A361 that lies within the conservation area carries fast-moving traffic and is wide, marked with white and red road markings and bounded by uniform, concrete kerbed tarmac pavements. This new length of road, which is wide and unpleasant to cross, has created a division within the hamlet, the greater part of which lies west of the A361.

3.2 Architectural and historic character

There are four listed buildings within the conservation area. *Middle Hill Farm* is one of four grade II 18th century farmhouses which exemplify the area's traditional building characteristics. It is an early 19th century remodelling of an 18th century house. *Lynt Old Farmhouse* is an early 18th century brick farmhouse, its interior modernised. *Lynt Farmhouse* is stone-built with ashlar quoins and dressings and a typical Cotswold stone tiled roof. The house dates from the 18th and early 19th century and apparently has a good early Adam-style fireplace in its front room. *Manor Farmhouse* is another 18th century farmhouse, possibly on an earlier site.

The conservation area is characterised by an uncrowded pattern of development. Old stone cottages and farmhouses, roadside walls and mixed hedgerows, mature trees and the hamlet's irregular layout affirm the conservation area's historic origins. The character and appearance of the area are particularly

vulnerable to damage from unsuitable development because of the hamlet's attractiveness and historic ambience.

The area's old buildings are rural vernacular - built with local building materials in a traditional manner to provide for rural activities. Local stone and red brick walling, timber joinery for doors and windows, slate, tile and natural stone roofs and red brick chimneys are all apparent. The hamlet, located at the northern extremity of Wiltshire close to the southern edge of the Cotswolds, contains examples of two local vernacular styles: rubble stone with red brick quoins and dressings typical of North Wiltshire villages like Sevenhampton and Stanton Fitzwarren; and local Cotswold stone buildings typical of Gloucestershire villages to the north and west.

The buildings in Lynt Road are not characteristic of the hamlet's generally historic appearance. This corner of the conservation area contains some fine specimen trees and a significant area of open space.

3.3 Buildings of local interest⁴

English Heritage advice⁵ is that, "most of the buildings in a conservation area will help to shape its character in one way or another" and in addition to the area's four listed buildings there are a number of other buildings (especially vernacular farm buildings) which make a strong contribution to the architectural and historic interest of the area⁶ - these are identified on the accompanying map.

For example, The Old School House is an altered and extended former school and school house dating from 1872, approximately the same period as 1 and 2 Lynt Farm Cottages - the former constructed of stone, the latter of brick. Contrast between stone and brick is a characteristic of the area especially noticeable as one looks eastward into the lane to Lynt Farm Cottages.

⁴See Swindon Borough Local Plan SPG: 'Buildings, Structures and Facades of Local Importance'.

⁵Conservation Area Appraisals, English Heritage, March 1997

Littleholme, Carousel and a pair of stone cottages display building materials and details typical of the area: stone, brick, clay tile, slate, brick chimneys and small timber casement windows. One can perceive a slight upward gradient in the road and beyond the cross roads there is an attractive vista to the huge tree in front of Lynt Farm.

Numbers 4 and 5 Lynt Farm Cottages is a typical pair of symmetrical post War semi-detached rural housing with prominent chimneys, a roughcast render and metal 'Crittall' windows.

3.4 Trees

Trees add significantly to the interest of the area and there are several specimen trees which act as a backdrop to the village or as a setting to the area's buildings, notably the evergreen oak in front of Lynt Farm, the yew at Middle Hill Farm and the line of maples beside Lynt Road. The lime on the corner of Lynt Road was planted by Wiltshire County Council to mark its centenary year. The orchard beside Manor Farm and roadside hedges both contribute to the area's rural 'green' character.

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.

3.5 Local details and features

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

- Natural stone and brick boundary walls and mixed hedges of indigenous species are a distinctive feature of the conservation area.
- A red telephone kiosk and ER II letterbox add to the area's charm.

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

- A milestone beside the east wall of Middle Hill Farm and a large stone at the corner of the wall beside the drive to the Polo Centre are of historic interest.

4 Opportunities for enhancement

4.1 Negative features

The A361 spoils the conservation area because its uncompromisingly modern appearance and the noise of traffic adversely affect the area's rural ambience. In addition, the partition of the conservation area by the A361 dilutes its otherwise cohesive character and appearance.

Overhead wires mar the 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.

Long term tree management and planting need careful consideration.

5 Public Consultation

Residents of the Upper Inglesham Conservation Area were consulted by letter and questionnaire on 22nd October 2008 and asked to express their views by email, letter or phone. A drop-in surgery was held in Castle Eaton on 12th November 2008. The draft was available for viewing or download on the Council's website and at Premier House and Highworth Library. Inglesham Parish Meeting and local ward members were also consulted.

6 Upper Inglesham 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 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)

UPPER INGLESHAM CONSERVATION AREA MANAGEMENT PLAN			
MANAGEMENT ISSUE		STRATEGY	PARTNERS
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.	Where planning permission is required, ensure future development proposals are strictly controlled in terms of design and materials. Consider the preparation of an information leaflet on good practice for minor alterations including works that do not require planning permission.	Swindon Borough Council/Residents.
Buildings of local importance	There are a number of unlisted buildings that have been judged as making a positive contribution to the character and appearance of 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.	Monitor the condition of historic buildings within the area. Use statutory powers to secure the repair of particular buildings noted to be at risk of decay.	Swindon Borough Council.
Potential decline and loss of trees	Trees make a vital contribution to the rural ambience of the conservation area.	Anyone wishing to undertake works or remove a tree in a conservation area must give the Council six weeks notice.	Swindon Borough Council.

7.0 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*

Appendix 1 Photographs

Fig 1: Characteristic features of Upper Inglesham Conservation Area

	
<p>Red 'K6' type phone box.</p>	<p>Littleholme beside the 'old road' through Inglesham.</p>
	
<p>Milepost possibly dating from the 1792 turnpiking of the Highworth-Lechlade road.</p>	<p>The main road (A361) was realigned in the 1960s and now divides the hamlet.</p>
	
<p>The Old School House (1872).</p>	<p>The course of the 'old road' before the straightening of the A361.</p>

Fig 2: Characteristic features of Upper Inglesham Conservation Area

	
<p>Grade II listed late 18th century Lynt Farmhouse.</p>	<p>Vernacular stone outbuilding, Lynt Farm.</p>
	
<p>No. 1 Lynt Farm Lane, a building of local interest.</p>	<p>Nos. 4 and 5 Lynt Farm Cottages are good examples of mid 20th century house building.</p>
	
<p>Stone walls are a feature of the area.</p>	<p>Holm oak outside Lynt Farmhouse. Trees add considerably to the rural ambience of the area.</p>

Fig 3: Characteristic features of Upper Inglesham Conservation Area

	
<p>The distinctive double gable of Lynt Farmhouse beside the A361.</p>	<p>Middle Farm House, a grade II listed building, is concealed behind greenery.</p>
	
<p>Open space beside the southern approach to the hamlet.</p>	<p>The Thames Path passes through the area.</p>
	
<p>Lynt Old Farmhouse, grade II listed.</p>	<p>Trees and hedgerow at the centre of the hamlet.</p>

28.11.08

