

VILLAGE DESIGN STATEMENT



WINTERSLOW



Foreword

Not for the first time, I stand in admiration of the energy and community spirit of Winterslow people, perfectly exemplified by the hard work that has gone into preparing this Village Design Statement.

The Localism Bill was introduced to Parliament on 13 December 2010 and the Localism Act was passed on 15 November 2011. The Localism Act takes power from central government and hands it back to local authorities and communities - giving them the freedom and flexibility to achieve their own ambitions.

As I go about my constituency duties, I am hearing more and more questions about the principle of localism, mostly from people who cannot wait to be able to take the lead in protecting and redefining their own communities. They ask me how it will work and above all, they ask me, when can we start?

The answer is now! Winterslow has shown that you don't have to hang around waiting for us MPs to get around to passing a law before you start actively engaging with your neighbourhood.

Decisions can be difficult to make but they are, without exception, made by those who participate with curious minds and open hearts – not by the apathetic.

For me, the main thing that shines through this VDS is the common desire for development that fits in with the character of Winterslow. As a community, you love your village and you are looking to improve it – not change it.

That is an enviable position to be in. Congratulations!

John Glen MP

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Introduction

The concept of the Village Design Statement came into being in the mid 1990's with assisted pilot projects as a method of involving local people in the design of their own environment. The Countryside Commission, predecessor of the Countryside Agency, (now Natural England) and others, had become increasingly concerned that local character was being lost through inappropriately designed developments and building alterations.

The Purpose of Winterslow's VDS

Our aim is to ensure that any future developments in the Winterslows are based on an understanding, both of the village's past and present character, and of its precious environmental setting, so that it can contribute sensitively to the protection and improvement of the village.

The Winterslow Village Design Statement is the direct result of a recommended action from the Parish Plan (which received 84% support from the village) being made in 2010 to the Winterslow Parish Council to produce a VDS in order to set planning guidelines for any new development within the Parish over the next 20 years. Accordingly a VDS Steering Group was set up in June 2010 comprising of two members from the Winterslow Parish Council, one new member from the community, and five former members of the Parish Plan Steering Group. The Winterslow VDS is the result of 12 months of consultation and survey which encapsulates the views and aspirations of the whole community, via road shows held in the Village Hall and at Lopcombe Corner, and visits to various village clubs and societies, that cover groups of all ages.

The VDS is a practical tool to help influence decisions on design and development and will provide a clear statement of the character of the village against which planning applications may be assessed. It is not about whether development should or should not take place, but **how** development should be undertaken, so as to respect the local identity. This VDS describes the character of the village that makes it a special place for its residents to live and work. It seeks to set out design objectives which residents and developers should meet when thinking about building in the Winterslows.

It is a reference guide to inform anyone planning development within the Winterslows, how to design new buildings or extensions (including site boundaries) so that they are in keeping with village character and the wishes of residents, however varied, researched and identified by local residents, with only advisory input from the planning office.

Anyone applying for planning permission for development within the Winterslows, will have to show that they have complied with the guidelines set out in the VDS when drawing up plans.

Credibility

The Government wishes to involve rural communities in maintaining their character and managing any necessary changes without altering the uniqueness of the area. The South Wiltshire Area Board gives explicit support to community engagement in preparing a VDS. This VDS contains policies which state that all development must be in keeping with the local character. A VDS is a material planning consideration which, when approved by the Local Authority, must be taken into account by developers and planning officers, when determining planning applications..

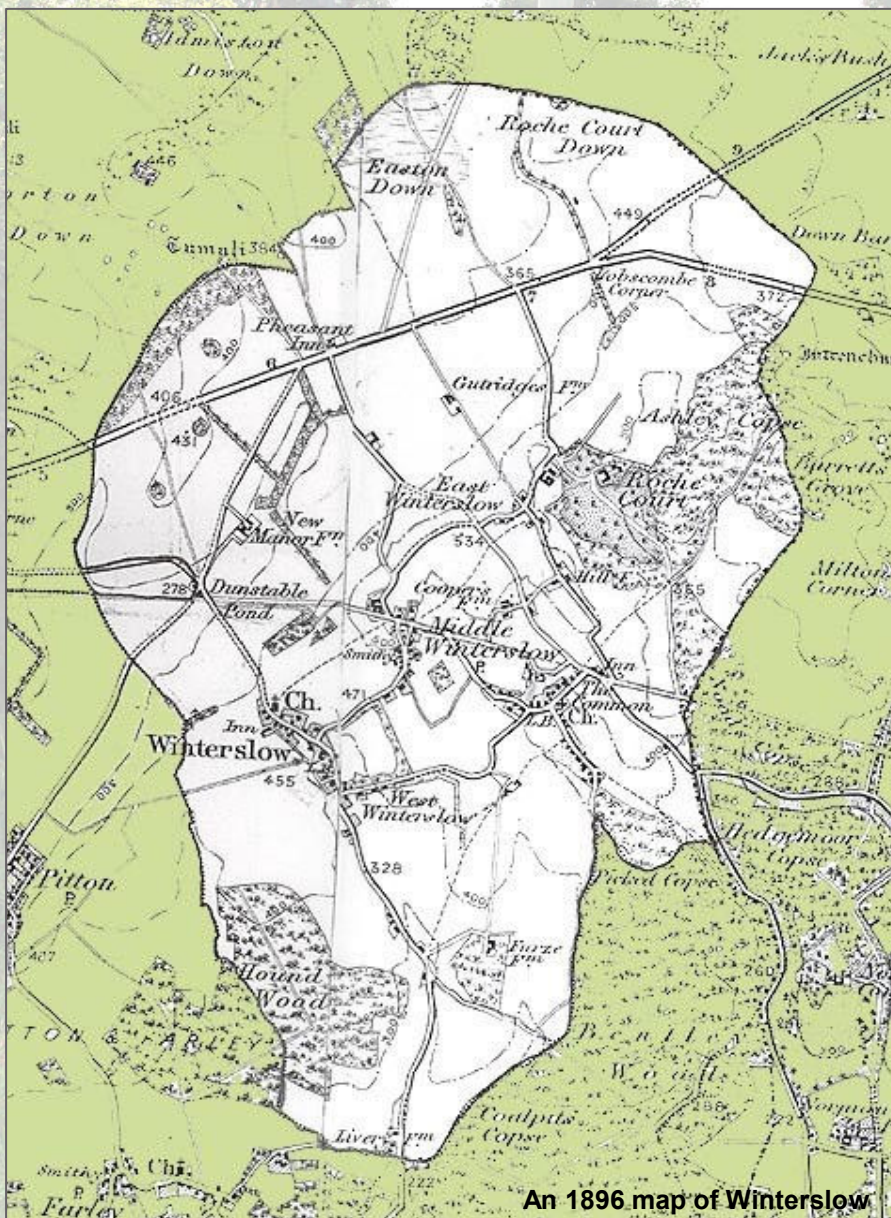
Short history of the development of the village of Winterslow

Winterslow is a large parish of about 4,800 acres, some 7 miles east of Salisbury. Its eastern boundary is also the county boundary of Wiltshire and Hampshire. Oval in shape, it covers about 5 miles from north to south and approximately 3 miles from east to west, with a population in excess of 2,000. The A30 Salisbury to London road runs from east to west across the northern part of the Parish and to the south of the military ranges of Porton Down. At the junction of the A30 and the A343 (Andover Road) there is the satellite development of Lopcombe Corner, consisting of some fifty dwellings.

The northern half of the Parish is largely open downland, whereas the southern half is mostly wooded. Historically, this separation was crucial to the Parish economy. The farmers on open fields depended on products from the woods such as hurdles, spars, sheep cribs, rakes, posts and stakes produced by Winterslow Woodmen. These products generated considerable income for the community.

Archaeological evidence shows the area has been occupied for millennia. Neolithic flint mines on Easton Down, dating back to 3,500 BC, lie on Porton Lands and Bronze Age Round Barrows dating back to between 2,000 and 1,000 BC are located locally. The Roman Road from Old Sarum to Winchester crosses the Parish and there is a Saxon cemetery, again on Porton Land. The word Winterslow, could have its origins as a result of these burials as its name, derived from the Old English, Wintreslei, means 'winter's burial mound'.

The history of the Parish is that of three separate and distinct manors based on West, East and Middle Winterslow. The first two are mentioned in the Domesday Book, post 1066, the third being created later. The one in West Winterslow, was a notable manor house. The house, with connections already some 450 years old, became the residence of the Thistlethwayte family, from 1537 to 1764. It then was sold to the Fox family. It was during their ownership, and whilst some major rebuilding work was taking place, that it was destroyed by fire in 1774.



Three cedar trees planted in the garden of the house, three years earlier, are still in evidence and can be seen in the meadow lying in the angle of Livery Road and Middleton Road. The manor of Middleton was also held by the Thistlethwaytes, and is the smaller of the three. After some two hundred years of family ownership, in 1727, the Rev. Charles Woodruffe, widower of Elizabeth Thistlethwayte, left the estate to St. John's College, Oxford. Its manor house was built in more recent times. The manor of East Winterslow has "Old Roche Court", a building that is mainly Jacobean but which was built onto an earlier medieval "Hall House", dating from the thirteen hundreds. There seems to be little available information of an earlier residence.

By the end of the 19th Century, the three distinct areas of population were very evident. In West Winterslow there was a cluster of houses near the Church, from the top of the hill to King's Corner, and another cluster near the junction of Weston Lane and Livery Road. In Middle Winterslow there were

houses from the school to Middleton Manor including some around the Flood triangle. The third main centre of population was at The Common where there were cottages near the junction of Weston Lane and Middleton Road, along The Common on the Lion's Head side and Gunville Road on the north side only. There were also cottages strung out along Lower (Witt) Road.

Apart from the three main centres of population, the land was almost entirely used for agriculture or for the coppicing of woodland, with a few cottages around the various farmsteads.

Essentially, it was an empty landscape. This began to change in 1892 when the Winterslow Land Court was established, producing about 50 small-holdings of



The Cedar Trees today. (240 years old).



The field in the foreground now has the Village Hall & the Surgery. Beyond the houses is now the site of Saxon Leas, Stone's Close & Young's Paddock.



From the top of Gunville looking to Weston Lane in the distance

varying size, situated in an area bounded by the Causeway and Middleton Road and in the block of land bounded by Tytherley Road, Gunville Road and Witt Road. After 1892 houses began to appear on the south side of Gunville Road and on the east side of Witt Road and on the south side of Tytherley Road, with plots stretching back into the middle of the block.

The land court also produced well scattered small-holdings on the Causeway and on the north side of Middleton Road, but these were still isolated houses in an open landscape, with the intervening space used by the landholders for

agriculture. There was little change at Middle Winterslow, or at West Winterslow, prior to the Great War. At East Winterslow there were very few cottages, all of which were farm cottages.

The inter-war years again brought little change. However, a notable event that occurred in 1925, was that the village roads were tarmaced for the first time! A little sporadic building took place as infill between existing buildings, but the three communities remained separate and appear in contemporary maps and directions as West Winterslow, Middle Winterslow and The Common. It was not until the 1950's that much change took place and even then new buildings were mostly infilling between existing houses.

The first council houses were those in Red Lane, built in about 1939. In the inter-war period a few houses were built along the Flashett and the 1950's brought a few more there and in the Shripplie, followed by some in Cow Lane, behind the Lion's Head. All these developments added to the Gunville Road and The Common community which had several shops, a Methodist Chapel and St. John's Church.

The second set of council houses was built just after the Second World War at Highfield Crescent. These, with some other new buildings in the 1950's, simply added to the Middle Winterslow housing cluster, as did the 1959 council bungalows in the Flood, and the 1960 additions to Highfield Crescent. 1965 saw more council bungalows at Common Vale, but again, these were between existing properties.

In West Winterslow there was much less development. A small development at King's Paddock in the early 1960's and infill around the Weston Lane - Livery Road junction were all within the original area of the cluster; large areas between West Winterslow and the other areas remained in full agricultural use, so the three hamlets were still well separated.



The Common and the "Land-court" houses. Foreground left -Lion's Head. Centre, the Methodist Hall, middle right, St. John's chapel and school.

The most significant changes came after 1967, when a large new housing estate called Saxon Leas appeared on land which had been part of Shripplie Farm. The first phase was built in about two years, but a second phase some ten years later increased the estate considerably. In 1982 an adjoining site was opened up and developed as Young's Paddock, which in turn was followed by Stone Close and Weavers Close, to effectively fill the space between Middleton Road and the Causeway before the end of the century.

The Causeway, itself, had been made up from a track in 1960, and this encouraged some infill between old Land Court properties. By the 1990's there was almost continuous housing in the area bounded by Cow Lane and the Shripplie, Middleton Road and the Causeway. This blurred the distribution between



"Hope Cottage" - Livery Road, West Winterslow

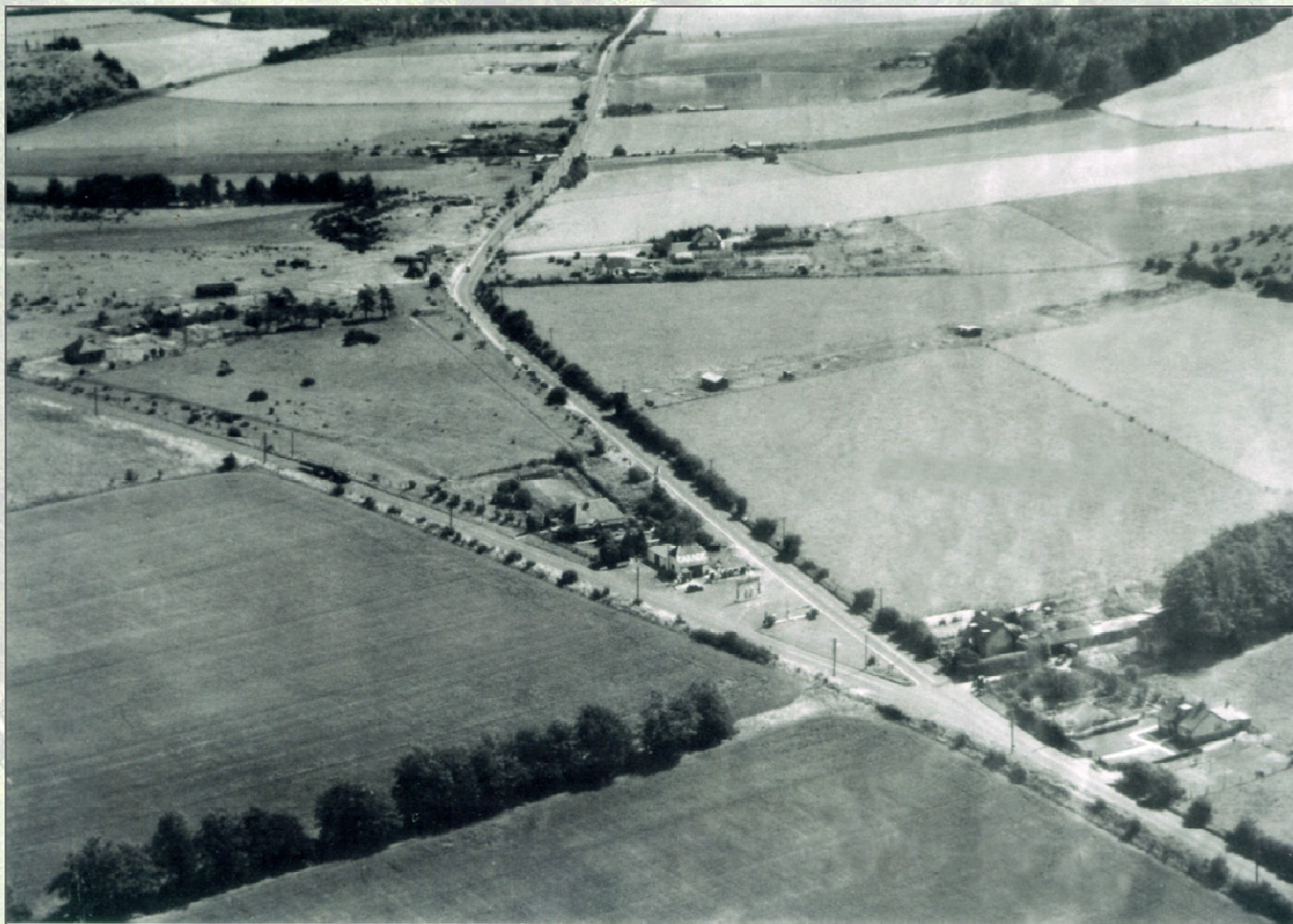
Middle Winterslow and The Common and some people began to describe properties in The Common as being in Middle Winterslow.

Meanwhile, a row of new houses on the south side of The Common, built in 1983, meant that there was continuous housing from Gunville Hill to Saxon Leas and on to the Causeway. In 1977 another small estate, Woodland Drive appeared, effectively linking the Causeway to Middle Winterslow. In 1992 the village hall complex was built, thereby shifting the focus of social activity away from Middle Winterslow. In 1999 Bell's coaches was sold and the Old Coach

entities, while Middle Winterslow and The Common have effectively been linked by housing.

Lopcombe Corner

The area known as Lopcombe Corner was developed piece-meal during the 20th Century. Prior to that, it was simply the junction of two main roads from London to the west, one from Andover the other from Stockbridge. It was an important junction in the turnpike age but had virtually no buildings. The turnpikes declined as railway traffic grew and it was not until the age of motoring that Lopcombe Corner saw any development.



An aerial view of Lopcombe Corner before any development took place. Probably late 1930's

Yard was developed to add yet more houses between Middleton Road and The Causeway; and in the 21st Century, some new houses have been built as infill near the Doctor's surgery on Middleton Road.

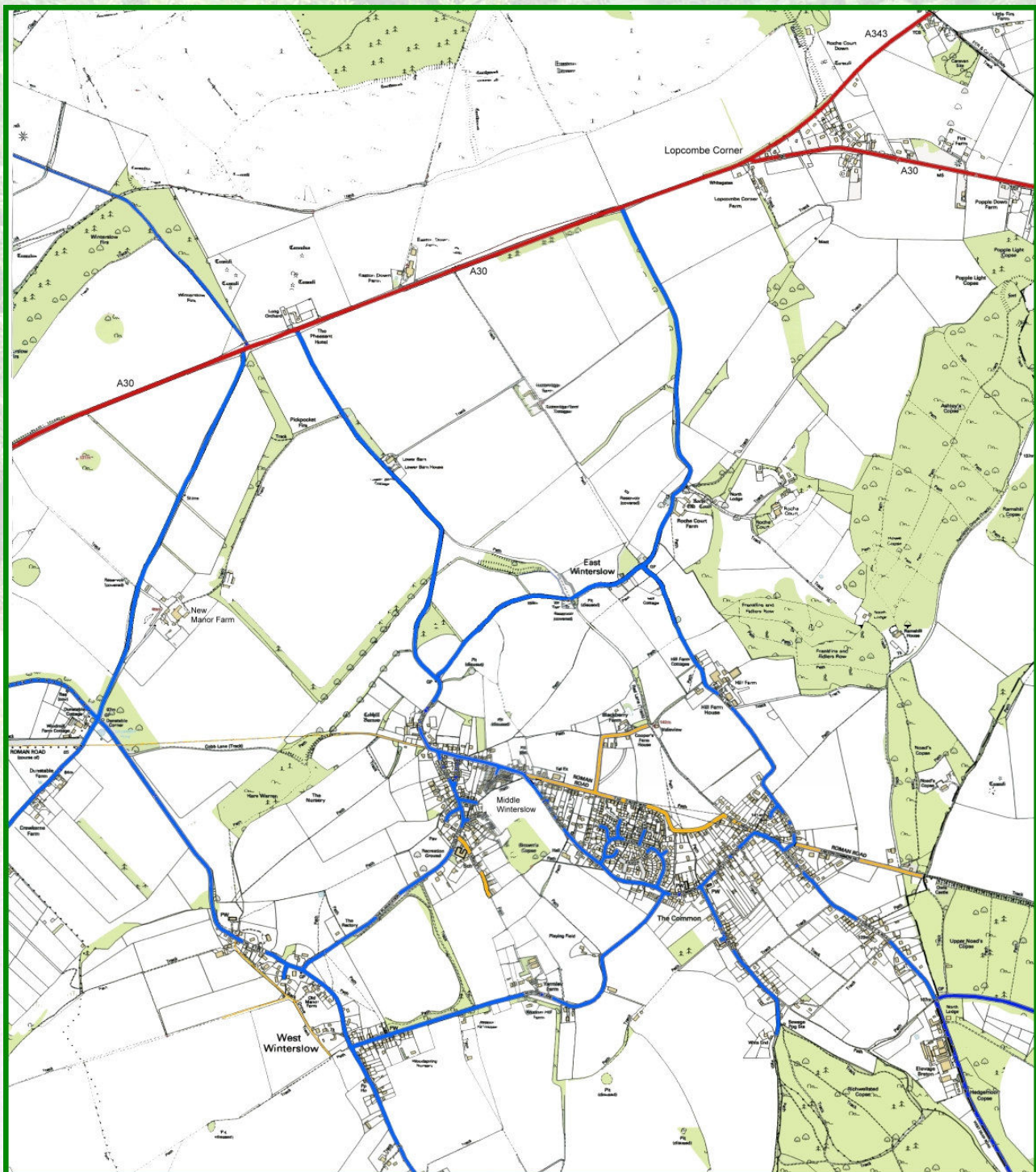
East Winterslow has remained relatively undeveloped except for post 1960 building along Mill Lane and the opening up of Glenfield Close. These developments, like those along Tytherley Road, have not changed the basic agricultural scene. Similarly the few houses in Weston Lane, built in the late 20th Century, have not changed the overall separate and coherent

It remained isolated until the First World War, when an airfield was built at nearby Hollom Down. The first buildings near the junction appeared in the 1920's and 1930's and were associated with the passing motor traffic in the form of roadside cafés and garages. The Second World War brought more military activity, including temporary camps. By the mid 1950's, there were three farms and twelve houses and, in addition, five petrol stations, a garage, two cafés, a small sub post office and a small shop which catered for passing traffic as well as the relatively few residents.

The early settlers were very independent and almost self-sufficient, but came within the civil and the ecclesiastical Parish of Winterslow. The children attended Winterslow School, then all-age, and a bus was provided, even before 1939. The residents also turned to Winterslow for their church-going, including baptisms, weddings and funerals. This led to other contacts including membership of societies and clubs, such as PTA, MU, WI, and the Horticultural Society. Another link was that the Winterslow butcher, baker and grocers made deliveries to Lopcombe Corner. The increase in car ownership and the relaxation of school catchment areas has weakened some of these links in recent years.

Development at Lopcombe Corner

Development at Lopcombe Corner, prior to 1959, was not only restricted by the planners but by the lack of mains water. When this became available in 1959 a limited amount of new building was permitted, with a restriction to single storey construction. By 1982 there were 40 houses; since then, very few have been added, although the very recent ones have been of two storeys.



A map showing the relationship of Lopcombe Corner to the core of the village.



The Central Stores



The Lion's Head



The "Lord Nelson Arms"

Local Enterprises

Changes in social attitudes and structures have, over the years, seen the loss of many established businesses within Winterslow, including three public houses, butcher's shop, bakery, dedicated Post Office, general store and newsagents. Four petrol stations, one combined garage and petrol station, two coach operators, and two general hauliers have also closed down.

The farming community has also been hit by many economic factors over recent times including the set aside years, but despite that, it remains viable, albeit there will soon be no operational dairies in the village.

However, the village has not remained static. Despite its agricultural roots and rural nature, Winterslow has, over the years, moved with the times and there is a vibrant and diverse business community involving over 70 individual enterprises. They vary from the several significant farming operations in and around the village, along with two substantial stands of managed timber, to photography and taxi service, plumbing, electrical, car repairs and maintenance, IT consultancy, wood-working and graphic design, physiotherapy to fitness training and many more.

Many of these enterprises are small and family run, or self-employed people working from home. The spread and number of businesses is testament to the entrepreneurial "can-do" attitude of the residents, and reflects the positive approach to life in the village of both business operators and customers alike. The village shop, which now incorporates the Post Office, is thriving and is



Harvest scenes in Winterslow



continuing to be a great asset to the community. All of the businesses have had to adapt and change to meet the challenges of today, including the lack of adequate mobile phone coverage in the village. Without doubt, the continuing support of the residents and people in the surrounding area has been a critical part of their success.



The original Back-Drove Craft Units area



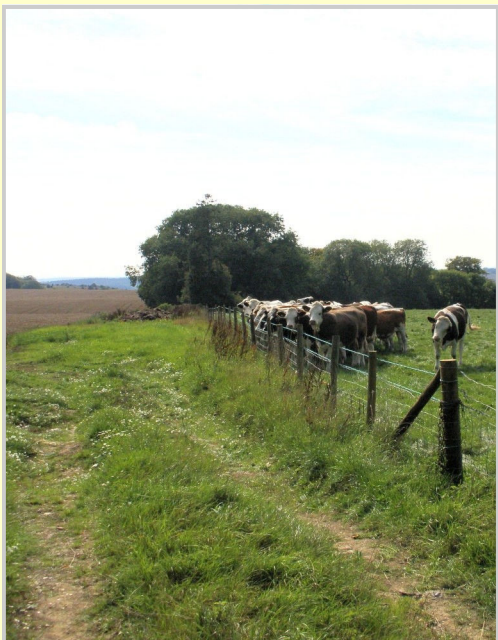
A family run Business

Environment & Open Spaces

The Wiltshire Council Landscape Character Assessment describes Winterslow’s landscape as follows



‘This Landscape Character type encompasses gently undulating landform, which is peppered with a patchwork of broadleaved and coniferous woodland, wood-pasture, grassland and farmland. This is a mature and complex landscape, displaying an intricate network of full hedgerows and hedgerow trees. A strong vernacular pattern exists within the village of red brick, thatch and tile, which generally fits harmoniously within the surrounding landscape. There is a predominantly rural character throughout, partly due to the network of shady rural lanes which cross the landscape. There is a sense of tranquility throughout most of the area’.



‘This area has a complex landscape with a variety of habitats, including large areas of ancient broadleaved and coniferous woodland. Bentley Wood, a Site of Special Scientific Interest (SSSI), is an area of important woodland. It is a large site of ancient wood but mostly replanted in the post war period predominantly with oak, beech, Norway spruce, Scots pine and Corsican pine; important for the very wide range of woodland butterfly species it supports.’

General Setting

The parish of Winterslow is located some 7 miles east of the city of Salisbury. It has an elevation of 128 metres above sea level, when measured at the Village Hall car park. This is 80 metres higher than the Close of Salisbury Cathedral. The Winterslows and Lopcombe Corner, are set in a landscape of rolling hills set to farmland and wooded areas. Its closest neighbours are the villages of Firsdon, Pitton, Porton, Farley, West Tytherley, the Grimsteads and Buckholt.



Winterslow is predominately situated upon chalk downland with clay caps on top of the rolling hills. Being a large parish, its settlements are dispersed and interspersed by varying degrees of open spaces and woodland. The village landscape is made up of a range of agricultural land interspersed by woodland, most notably the SSSI, Bentley Wood. Agricultural usage is predominately arable, but also includes dairy and other livestock activities.

Wider views in and out of the village

Most of the approach roads into the village are narrow country lanes, often flanked by hedgerows and trees. Road access from the east and north is via an escarpment and therefore hides much of the settlements within the

A footpath across the fields to All Saints Church



village. Views coming into the village from Firsdow, up to Church Hollow and also from the Pheasant, were specifically cited by 67% of residents as important views that should be protected.

The settlement pattern has generally followed the main routes through the village in the form of ribbon development. Houses/buildings are set back from the road to considerably varying degrees. This breaks the uniformity of the roadside scene. Many of the older properties sit very well in the village landscape and are set behind substantial hedgerows which line the narrow roads.

Roads and Footpaths

The rural character is further reinforced by the absence of pavements. Where more recent development leading up to the Village Hall has occurred, the rural character has been eroded by the inclusion of standard width, urban style footpaths. Some properties are blemished by the presence of unsightly, high solid timber fences that contrast inappropriately with the neighbourhood street scene. Analysis of the consultation results showed that over 30% of respondents were against further urbanisation of this nature.



A Preferred style of footpath

While the narrow roads create bottlenecks in the village at busy times, they also act as natural traffic calming features. The associated hedges provide substantial visual containment and green corridors within the village. They also create an attractive setting and provide privacy for many dwellings.

Planning Guidelines

Environment

It is important to residents that any new development balances the needs of both flora and fauna, creating opportunities to develop and enhance wildlife havens and corridors. These principles should be imbedded into the design of buildings and their landscaping. Wherever practical, existing trees and hedges that contribute to the parish's character, should be retained and protected. When planting new trees or hedging, the use of traditional species is strongly encouraged, especially to boundaries and where they impact on the wider landscape.

Roads and signage

The traditional character of the parish roads and rights of way should be maintained, avoiding suburbanisation such as unnecessary widening, curbs, excessive signage and street lighting. Specifically, wide, urban style pavements should be avoided. 30% of respondents made specific reference to this. Paths should be separated from the adjacent roadway by a grass verge or other appropriate soft landscape treatment.



Barry's sports-field and the Pavilion.

The Village has 64 rights of way and 54.8% of respondents value them highly. Attention needs to be given to linking up some rights of way, particularly bridleways, to avoid the need for horses to use the local roads. Also, consideration needs to be given to provide safe routes for pedestrians and cyclists, with a focus on children's access to the village school.

The construction of new rights of way, and similarly pavements, should be sympathetic to the rural feel of the village. It is important that new developments should avoid suburbanised pavements which abut roads. Instead, paths should have grass verges in between the road and pathway.

Open Spaces

Winterslow has a diverse range of open spaces which reach right into the centre of the village - from open farmland to playing fields and wooded areas. Most notably the village has two main recreational areas. The Recreation Ground located by the Primary School provides facilities for sports, a play area for children and other entertainments, notably the village summer fair. Barry's Field is dedicated to sports with two football pitches and a cricket ground. This venue draws in a wide range of participants from around the local area. There is also a Village Common which is now mostly built on and is situated near the Lions Head. There are two smaller play parks located at the Shripple and Stones Close. Areas of agricultural land, while not officially designated as open space, also form an important role as informal recreation space (for dog walkers etc) within the village. Most notably, these include the field between Middleton and Highfield Crescent and Longcroft, next to the Shripple.

Planning Guidelines

Open spaces should be preserved

The natural gaps, open spaces and woodland between the various settlements within the village and wider parish should be maintained, respecting people's desire to reside in a rural setting.

Size of Development

Development should be small scale, have a low impact on the landscape and be accompanied by well-considered landscape proposals, following roadside development principles.

Character

An average of 73% of respondents claim that protection and maintenance of the existing rural character of the parish is essential. New development must respect this diverse rural feel.

Rights of way

Opportunities should be taken to maximise the footpath/bridleway network, looking to link-up and join the network where possible.



Winter snow brings out the toboggans on Longcroft

Plantation is made up predominately of beech. On the periphery, Noads Copse and Hound Wood are made up of a more diverse mix of coniferous and broadleaf trees.

Through the process of consultation, people within the village expressed a preference to maintain these open spaces and wooded areas, preferring ribbon development along existing roads and small-scale infill, as opposed to large-scale block development of existing open spaces.

The village borders on Bentley Wood which is an SSSI and an asset to the whole region for its range of flora and fauna. There are other woods and copses of note. The ancient Brown's Copse is located in the heart of the village and is made up of coppiced hazel and broadleaves such as oak and beech. Lying between Middle and West Winterslow, the

Residents have expressed a strong preference to maintaining the rural feel of the village, steering away from any further creeping urbanisation. This has been interpreted from additional comments by 63.3% of respondents to include street lighting, and 86.4% said "no" to more road signage coupled with overhead cabling. These should all be kept to a minimum.



The Bluebells in Brown's Copse

Settlements & Infrastructure



An attractive small development

Small Settlements or Estates?

Over previous decades the planning authorities have allowed developers to create large housing estates of same style properties on large open spaces within the village area. This has detracted from a village environment. 63% of villagers have indicated that further such large developments in the village area are not wanted. The choice is to return to the type of development which prevailed prior to the 1960's, when building occurred along the village arteries which linked West, Middle and East Winterslow. The proven preferment is for small developments on infill sites, a number of which have been identified on a map (see Appendix 1)



Same style properties on the estates

Building Conformity

The previous housing estates have been remarkable in the fact that all the roofs, windows, doors and brickwork have been of the same materials and pattern. The only variations have been in the positioning of a few of the features, this has produced an urbanised style of building, considered to be wholly inappropriate to the village.

Planning Guideline

The survey results show that new developments in the village must be permitted to develop diversely and naturally!



Car Parking

Properties that have not been provided with off-road parking spaces have increased in recent years. Most of the garages which have been incorporated into new-builds have also been unable to accommodate the normal family sized vehicle. This has demonstrably aggravated the parking situation on many roads in the village's central areas.

Storage Space

Many dwellings have been built with no internal storage space. This has led to the unused garages being given over to storage, which has further aggravated the problems of parking.



Street Lighting

The general opinion, supported by comments from 56 respondents, states that urban style street lighting in rural housing areas is unpopular, not desirable, and is the cause of unnecessary light pollution of a clear night sky. Indeed, it was also suggested that the lighting in StoneClose should be removed, or failing that, switched off at night. Unnecessary street lighting should not be included in any development against the wishes of the majority of the local residents

Planning Guideline

New Builds should be provided with parking in line with Wiltshire Council's Minimum Parking Standards which is 1 space for 1 bed properties, 2 spaces for 2-3 bed properties and 3 spaces for 4+ bed properties.

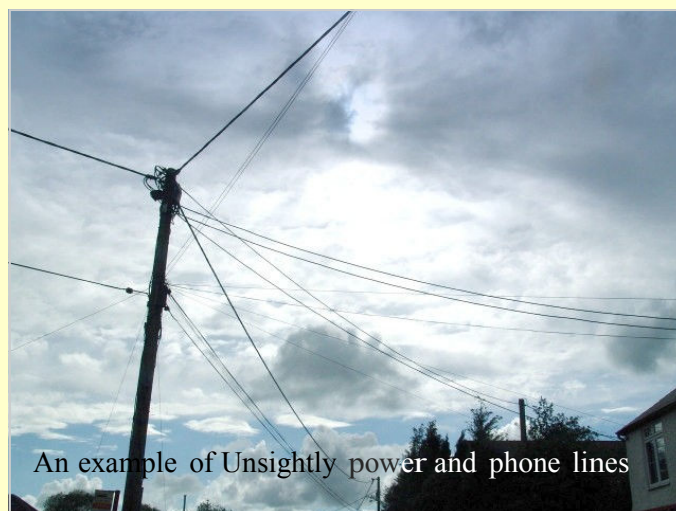
New builds should be designed and built with adequate storage facilities within every building.

Settlements & Infrastructure (cont...)



Access to Properties

Some village centre terraced properties have no rear access, either by side access to the garden, nor from the rear via a pathway. One consequence of which is that “Wheelie-bins” have to be kept at the front of properties. This is becoming unsightly which detracts from the village environment!



Cable Routing

There are many areas of the village where properties have been connected to power and telephone services by overhead cables. It proves to be very unsightly, detracts from the village environment, and has produced much adverse comment.

Planning Guideline

It is desirable that new properties should be provided with a side access or a rear gate, accessed via a pathway. Where this is not possible, then provision should be made for an unobtrusive enclosure for the “wheelie-bins”.

Provision of all services to new builds should be provided underground if possible. In large measure, this has prevailed in recent times and should continue without change. Opportunities should also be sought to replace overhead cables with underground ones, whenever possible.

Planning Guideline



Example of flooding on a recent new home

Areas subject to Flooding

In recent years, building permission has been granted in areas which have been subject to flooding. This has led to difficulties for house purchasers with consequent expense to them and the community.



Three new soak-a-ways, to cope with flooding

Infrastructure

The capacity of the current village infrastructure to cope with present requirements precludes any further large scale development. For instance, recent flooding problems aggravated by the estates required this new soak-away system.



Accommodation for the Elderly

Use of Buildings

Respondents comments indicate that family residences (38.8%), affordable housing (60.6%), and accommodation for the elderly (37.4%), were the three major categories of development that should be encouraged. There was also support for some small but discrete, craft workshop facilities.

Reference should be made to the flood risk area maps issued by the Environment Agency and Wiltshire Council, with the advice gained being strictly observed.

Future development within the village should take into account the limitations of the current infrastructure.

Future development within the village should have regard to the preference for these categories, whilst being in accordance with housing mix requirements set out in the development plan.

The area of the Flashett, showing the mix of building styles, dating from the time of the Land-Court

The area of development typical of the late 60's, 70's and 80's, which marks a rather insensitive departure from the preferred roadside development.

Building Styles and Materials

The guidelines in this section reflect 1730 opinions gained from a display of 91 photographs showing a cross section of current village property building styles and materials. 1363 of the comments were positive and support the guidelines findings, and 367 comments were negative.



King's Farmhouse

There can be no claim for the Winterslows to have a 'chocolate box' style of architecture, the time for that, if indeed it ever existed, has long

past. However, the Winterslows do have a rich variety of building styles with no one overall identifying type - indeed this variety has been commented upon favourably by many, and is considered a positive benefit. It is one of the defining character traits of the village.



Sarum Cottage

There is a scattering of prestigious buildings across the Parish of some architectural merit, dating back to the 14th century, as can be seen at Kings Farm House, Sarum Cottage

and Roche Court, with small cottages or homesteads dating back to the 18th century, which have now been modified and extended to suit modern times.



A good example of a small-scale development.

The earliest originated as squatter, or 24-hour, cob wall cottages built in a single day and consisted of two rooms only with, at best, a thatched roof. Today, few survive as built. In

the early 19th century, an indigenous, or Wiltshire vernacular

Planning Guideline

The density of any new development should take into account its influence on its immediate surroundings and be in keeping with older rural parts of the village. Buildings should respect the form, scale, and proportions of the preferred traditional styles of existing vernacular buildings. The use of developers' standard designs, which create uniform suburban development, is not acceptable.

The use of unnatural or alien building materials is discouraged in particular machine made facing brick, interlocking concrete roof tiles, and uPVC cladding. This was supported by 95% of the respondents.

The use of uPVC doors and windows to front elevations, is generally discouraged. Particularly in relationship to the more traditional styles of buildings.

village style, became common, with two rooms either side of a central entrance door and with inglenook fireplaces.



A typical Land-court house

Up until the turn of the century, much of the building material used, was of local origin. Thatch was the normal roofing material, replaced later by slate or peg tiles. White lime rendered cob walls, flint work, weather-boarding and hand-made red bricks in the brickwork were all common.

Planning Guideline

Any new development, extensions, or conversions to existing properties should complement the existing buildings in size, styles, characteristics, materials and proportions, and take into account the immediate surrounding properties.



A modern development on Roman Road

Cat slide roofs and double gable roof extensions and the popular hip roof are traditional styles used in more recent times, with the introduction of enclosed front door porches or with simple cantilevered roofs. Hipped and gabled

dormer windows make the most of a large roof space, usually clad on the cheeks with either, timber, lead or tile hung.



A modern contemporary style studio

There is also considerable debate about, and moderate support, for high quality contemporary designs which can add to the architectural diversity of the village.

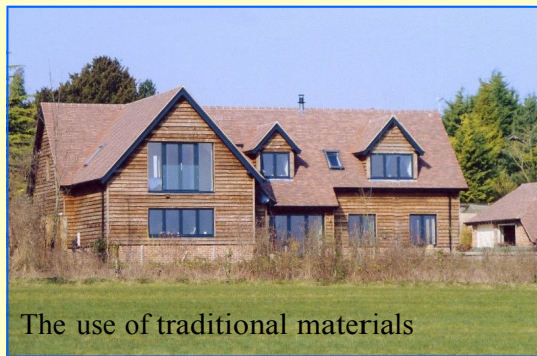


A good example of an extension to a cob-walled cottage

Modern contemporary, building materials and methods can be acceptable, (as shown by 33% of respondents) where they are designed to blend both in materials and in proportion with surrounding buildings .

Building Styles and Materials (cont...)

The introduction in the 60's, 70's and 80's of large disciplined housing estates within Middle Winterslow using foreign bricks and other forms of cladding have been used with



The use of traditional materials

unsympathetic results

and, consequently, much of this development does not blend well with the older more spread out buildings. What proved to be the least popular in aesthetic terms and by a margin of 10 to 1 (although they do support a happy community), are the housing estate areas, such as Saxon Leas and Woodland Drive.



Modern, yet Sympathetic

Roofs are now mainly tile and slate, although some cottages have retained their thatched roofs. Roof pitches are set at about 40 to 45 degrees, with a fairly low eaves height. The mix of materials and roof heights contributes

towards the variety of the street scene. Chimneys are common and usually in brick with some interesting features. Recent development has now incorporated chimneys and these were also a popular feature in the VDS survey. Most doors and windows reflect the age and style of house construction, predominantly of timber.

Plain or cottage style side hung and sash windows prevail and it is these traditional forms and styles which have proved most popular in the survey.



Some Preferred types of Detail

Planning Guideline

Roofs should generally be covered with slate, small plain tiles or thatch and to a minimum of 40° pitch is encouraged. Variety in roof heights, pitches and materials should be encouraged, especially where more than three dwellings are built together. Flat roofs are generally discouraged.



A Grade II listed Cottage

The use of chimneys is encouraged into all new developments with the opportunity taken to incorporate interesting design features where appropriate.

Local characteristics such as enclosed porches with pitched roof, cantilevered canopies, timber windows, well proportioned and detailed to high standard, are strongly encouraged. Windows should ideally be recessed back from the front face elevation to provide articulation to elevations. Dormer windows to be small with pitched roofs and situated completely below the ridge line.



A suitable style for affordable housing

Many of the older properties sit very well in the village landscape and are set behind substantial hedgerows, which line the narrow roads. However, care has been taken with the introduction of new native hedging surrounding the

Planning Guideline

Any new development of affordable housing should conform to the previously expressed standard of design, using traditional materials.

The possible refurbishment of existing and disused properties should be encouraged, and is preferred to development on Greenfield Sites.

Boundary treatments should respect the rural character of the locality. The use of native hedges and low picket timber fencing is to be strongly encouraged ahead of walls. Brick walls with flint panels are also preferred ahead of mass high level vertical timber boarding and non-native coniferous hedges which are discouraged.

Because of the impact that additional development would have on the existing landscape of the Winterslows, it would be helpful if developers provided perspective drawings and street scenes, to show how proposed new development will appear in relation to existing adjoining properties. Detailed landscape proposals should be included.

forecourt of new housing for the elderly in Witt Road.

Brick work, flint and low picket timber fencing is a popular feature in the VDS survey.

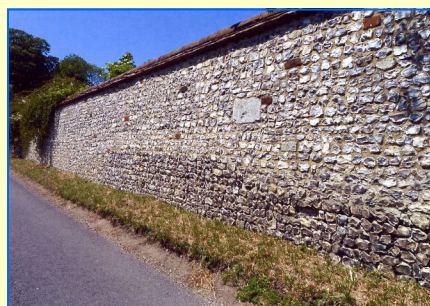


Conversions to affordable housing

The core of the village in the 21st century now struggles to find its own architectural identity within its rural, rolling chalk-land community.



Retirement units



Some Preferred Boundary Treatments



Lopcombe Corner: A Special Area

By a Separate Survey

In the separate survey conducted at Lopcombe Corner in May 2011, questionnaires were distributed to the forty-five houses, of which 28 (62%) were returned. 21 of the respondents were in favour of some controlled development within Lopcombe and there were seven against any development. The views expressed by those in favour of development supported all types of development, such as family homes, affordable housing, homes for the elderly, a village shop, a village hall and other amenities.

Future Development

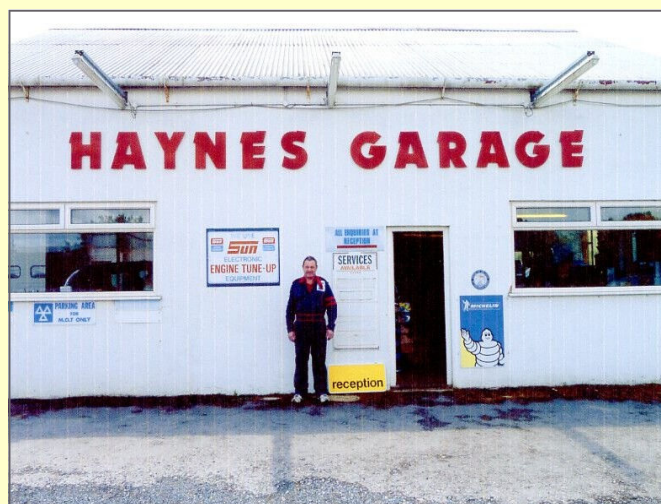
Whilst it has been established by residents of Winterslow that no great development should even be considered within the main core of the Parish, it has been established in their own survey that the residents of Lopcombe Corner have agreed to much wanted housing and amenity development at Lopcombe Corner.

The availability of land would not seem to be a problem, indeed there is so much land on offer that great care and restraint will be needed in creating this new community in balance with existing infrastructure.



A Modern dwelling, Lopcombe Corner

It is important to bear in mind that some residents of Lopcombe Corner have already contributed to both the Parish Plan and the Village Design Statement and have indicated their preference for the type, standard, and design of any future development. It therefore requires all those who have a role in development to play their part and accept their responsibilities. Thus architects, developers and landowners, together with their agents, need to use this VDS carefully however large or small any proposed development may be.



Two of the three remaining family run garages in the Parish of Winterslow and Lopcombe Corner

The Churches of Winterslow



All Saints Church C of E.
(West Winterslow)



The Baptist Chapel (Weston Lane)



St. John's Church C of E. (The Common)



Left The Methodist Chapel (The Common)



Above The Gospel Lifeboat Mission (Middleton)

The co-operation between the churches and the various denominations in Winterslow epitomises the cohesive nature of the village. Residents have always been quick to unite against threats to their way of life, and fortunately, have been equally determined to give their views on the future of the village as encapsulated in the VDS.

The Winterslow Village Hall



Built in 2001, to replace the original hall that the village had outgrown, it is used extensively by sports clubs, (such as the tennis, table-tennis and badminton clubs), the amateur dramatics group, nursery-school and pre-school activities, weddings and various other social events throughout the year.

It is also the venue for a number of committee meetings, in particular, those of the Parish Council.

Acknowledgements

The VDS Steering Group would like to recognise the assistance of The Southern Wiltshire Area Board, The Wiltshire Council, The Parish Magazine and the Winterslow Website in promoting and informing the parish of our progress.

A special thanks to;

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Winterslow Community Website

Gordon Verity - Website design and Joint Webmaster
Mike Morgan-Jones - Joint Webmaster

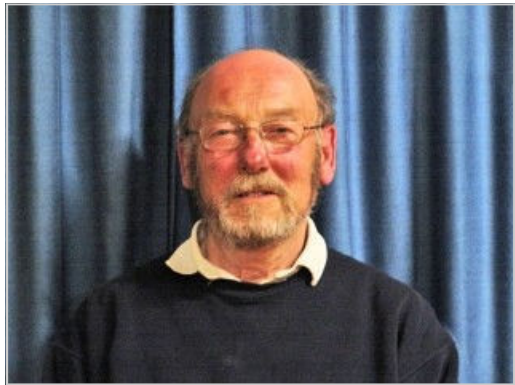
Winterslow Parish Magazine

Sarah Barratt - Editor

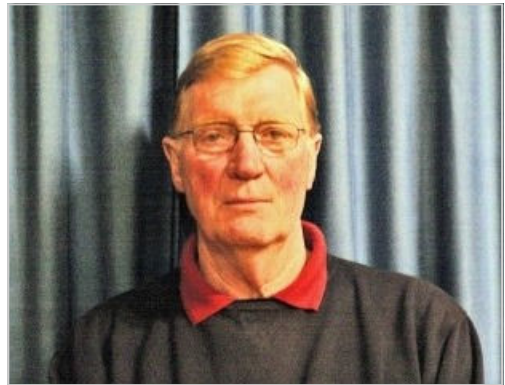


And finally, we extend a special thanks to all the residents of the Parish of Winterslow and Lopcombe Corner, without whose enthusiastic support, this document would not have been possible!

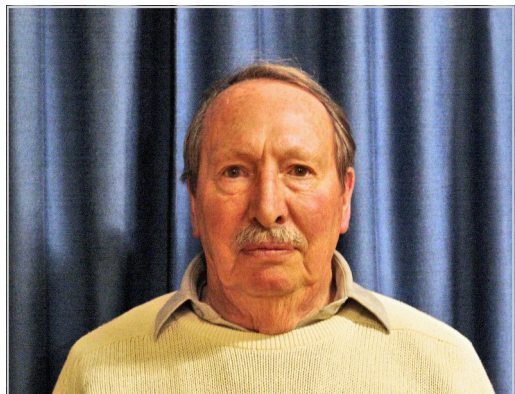
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Appendix 1

An Explanation of the Sites Survey Map

The VDS has identified the residents' preferred settlement sites, as explained below and as illustrated on the following map. Whilst it is recognised that site identification within a VDS goes beyond the remit of a VDS and by no means implies that these sites will be allocated for development, this information will provide an important and useful starting point should the parish decide to do a Neighbourhood Plan.

In considering further, how best to ensure that the villagers' views on locating new builds within the village should be sought, the VDS steering group decided to hold an open day at the village hall on 19 March 2011. The event was publicised through an insertion in the March issue of the parish magazine, which is circulated to 662 homes out of a total of 763 in Winterslow, and includes Lopcombe Corner. The distribution date for the magazine was on the 1st of March. At the same time, fliers were distributed and posters were put up throughout the village to advertise the event. On the day, 235 people attended the open day presentation, with 181 completing the survey maps the same day. Subsequently, a further 96 have been obtained or returned, making 277 respondents to the survey in all.

Respondents were asked to select and mark sites, on a blank map of the village, which they considered would be suitable for some degree of development during the next 20 years. They were requested to consider that the estimates at that time were suggesting a requirement of a possible 80 to 90 new dwellings being needed during that period. The views expressed in the previously published Parish Plan had demonstrated categorically that further large scale development could not be tolerated. Indeed, 73 respondents (5.1%), had expressed the view that any further building within the village would be unwelcome. They were now being asked to consider the needs for future habitation (which was explained as being inevitable to some degree) and decide where this may best be located. They were asked to give their selected sites a score of from 1 (least preferable) to 5 (most preferred).

When the survey forms were analysed, every identified location was individually recorded along with its score value. These were then totalled in a table. The addition of the scores of the site with the highest given score was allocated as choice number one. The sites which, although having been selected had received the lowest scores, were not used.

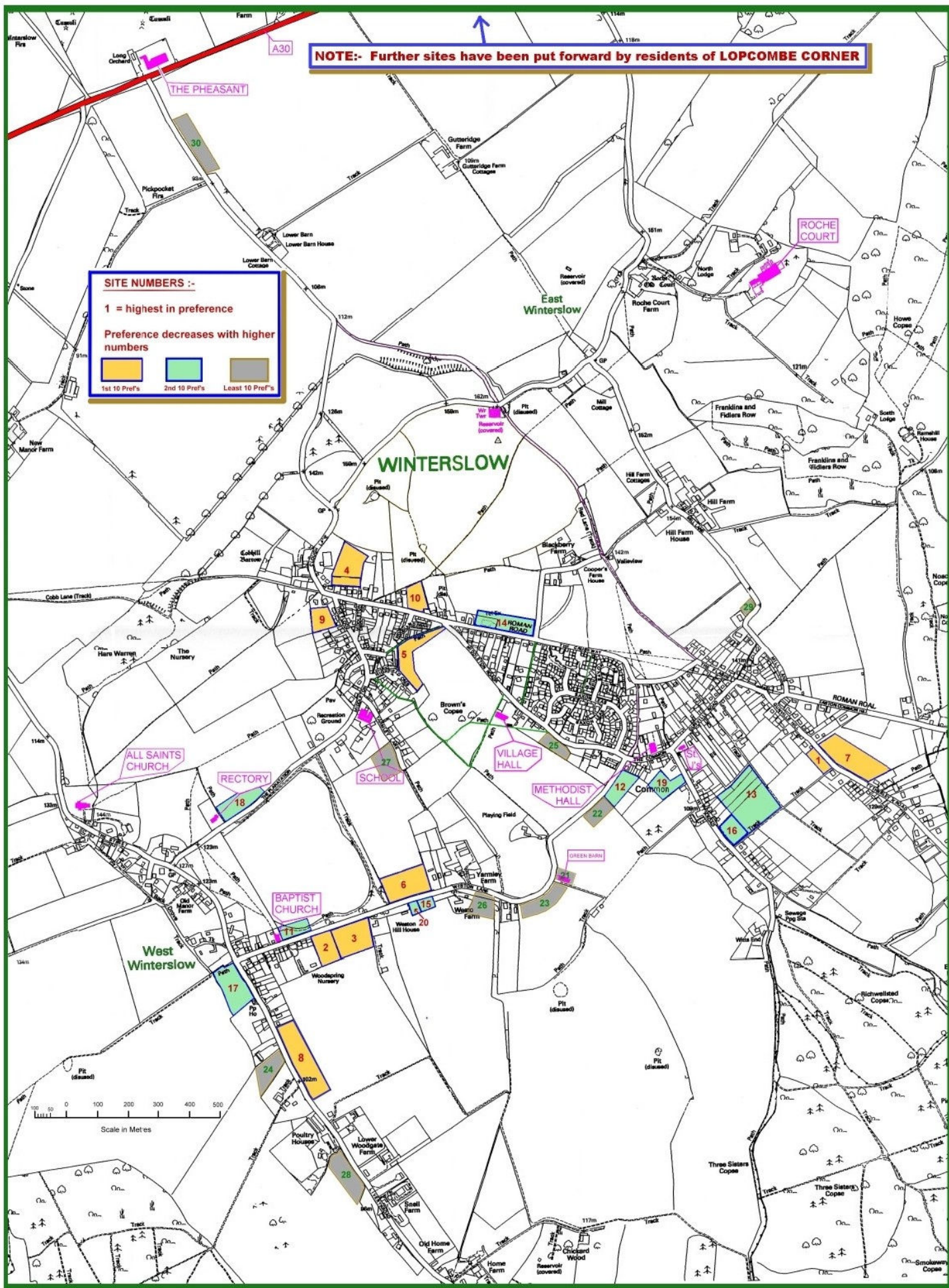
Some 60 sites were suggested, but by estimating how many dwellings could be located on the most popular sites, it was discovered that the anticipated number of 80 dwellings could be accommodated in the top 10 or 12 preferred sites. The sites are indicated on the map, in order of preference. The most preferred site (Shown as "1") was identified by 85 (30.69%) of the

respondents and received a score of 364. The site in 10th position was identified by 41 (14.80%) of the respondents and received a score of 178. The lowest placed site (In 60th position, not shown) was identified by only 4 respondents (who represented 1.44%) and scored 14. It should be understood that not only the selected sites are suitable for development. There could be further areas, which for a variety of reasons would be equally suitable for small scale development. However, they did not gain preferment support in the survey results.

Clearly the views expressed on the site selections, were personal to those who completed the survey. The inclusion of any of the sites on the map does not imply that those sites owner(s) would be prepared to allow the land involved to be released for building, nor does it imply that the local authorities would approve building on these sites. Similarly, this does not preclude other sites from being put forward for possible planning consent. The selected sites do, however, give a snap-shot view of the type of areas within the village that people would be prepared to accept for development. The collective view supports an organic approach to development in Winterslow, and firmly rejects the estate-type development, redolent of the 60's, 70's and 80's.

Many of the survey forms also indicated areas where the respondents were adamant that there should be no development of any kind. In all these cases, they were the larger greenfield sites, within and surrounding the village centres of population.

See Map Over the Page:-



Map of the Winterslows showing residents preferred settlement sites

A village that takes no note of its history, can have no real future!



With Thanks to our Sponsors.
Compiled by the Winterslow VDS Steering Committee.