

VILLAGE DESIGN STATEMENT
for
HINDON
Wiltshire



November
2008

CONTENTS



St John the Baptist Church

1. Introduction

- 1.1 The Design Statement and its purpose
- 1.2 How it was produced
- 1.3 The relationship to the Planning Process
- 1.4 Location of Hindon

2. History of Hindon

3. Life in the Village

- 3.1 The setting
- 3.2 Communications
- 3.3 The people
- 3.4 The Appearance of the Village
- 3.5 Employment

4. Highways, Footpaths and Open Amenities

- 4.1 Highways
- 4.2 Tracks and Pathways
- 4.3 Boundaries
- 4.4 Landscaping and Open Areas

5. Architecture and Materials

- 5.1 Background
- 5.2 Building Materials
- 5.3 Building Heights
- 5.4 Parking and Fences

6. Appendices

- 6.1 Important views into the village
- 6.2 Open spaces and views within Hindon
- 6.3 Hindon House style Map
- 6.4 Footpath Map
- 6.5 Acknowledgements



Hindon from Newtown Road

1. INTRODUCTION

1.1 The Village Design Statement and its purpose

This Village Design Statement provides a description of the natural and man-made features of Hindon.

The document provides a guide to ensure that future development and change is managed to respect and preserve the character and distinctiveness of the village. It should contribute to protecting and enhancing the special nature and qualities of the community that is Hindon.

1.2 How it was produced



Old Methodist Chapel

All the residents of Hindon were invited to contribute to the design statement through public meetings, surveys, and an exhibition.

This document was produced by members of the village's Design Statement Team to reflect the views expressed via the consultation process with participation from Salisbury District Council (SDC) Forward Planning Department.

1.3 The aim of the document in the planning process

The Salisbury District Local Plan (SDLP) is the statutory local plan which provides guidance for SDC including Hindon. This VDS is consistent with and supports the SDLP.

The purpose of this document is to guide future development by providing a descriptive framework of the distinctive features that have shaped the village and which are viewed as important today. It represents a distillation of the views of the residents of Hindon that can be referred to by all, including architects, builders, those seeking planning permission, and Hindon Parish Council and Salisbury District Council when considering planning applications.

1.4 Location of Hindon



Reproduced from Ordnance Survey material with the permission of The Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings'
Licence No: 100033329. Salisbury District Council 2005

Hindon is located 1 mile to the south of the A303 and 1 mile to the east of the A350. It is 16 miles west of Salisbury, 9 miles south of Warminster and 7 miles north of Shaftesbury

Milestone on Mere Road,
Salisbury 16 miles, Mere 7 miles



2. HISTORY OF HINDON



One of the few remaining thatched cottages in Hindon

Hindon was established as a new borough in 1220 by the Bishop of Winchester who owned the manor of Knoyle Episcopi (now East Knoyle) of which Hindon was a part. It was sited at the intersection of several ancient track ways between Salisbury, and the market towns of Warminster and Mere, thus maintaining the practice of establishing new boroughs with a market, a fair and a church, as commercial ventures.

Hindon was set on the slopes of a dry chalk valley so that wells (of which there were several in the village) might readily be sunk. Most of the cottages were built along the High Street which runs the length of the village and was made wide enough to accommodate the weekly market. The cottages had burgage plots behind, and tracks led from the High Street to the fields beyond, a pattern which largely survives to this day.

An annual (later bi-annual) fair was held around the site of the present crossroads, trading in horses, cattle, sheep, pigs and cheese which, survived until the late 19th century.

On 2nd July 1754 fire destroyed a large part of the High Street. The houses, most of which had been thatched, were subsequently re-built using Chilmark or Tisbury stone and brick with clay or slate roof tiles, which largely characterize Hindon to the present day.



The Angel Inn (ex Grosvenor Arms)

The great fire severely damaged the prosperity of Hindon, but a turnpike was created soon afterwards across the new stage coach route from London to Exeter (the present B.3089) This generated service trades and commerce and Hindon became renowned for the number of its inns and alehouses. Of these, The Lamb and The Angel still survive.

The Industrial Revolution caused a general decline in agriculture and this, together with the building in 1859 of the Salisbury to Yeovil railway with a station at Tisbury, was the death knell of the coach and carriage trade in Hindon.

The Church of St John the Baptist stands on a rise in the upper High Street and, with its tower and steeple, is the dominant building in the village. In 1870 it replaced the chapel-of-ease in the parish of East Knoyle, and Hindon finally became an independent parish.

The war memorial by the West door of the Church commemorating men from the village who died in the both World Wars, was originally sited at the cross roads, but was knocked over by a tank in 1942 and later moved to its present site.

The School had been one of several small schools in Hindon supported by local landowners from the 18th century. In 1972 it became a Church of England aided First School and is now a Primary School with about 40 pupils, plus a small nursery group. The older part of the building (now privately owned) dates from 1854 and this was extended in 1999.

What is now the Village Hall, having been a Court House, then a Reading Room, was given to Hindon in 1922 by Mr Hugh Morrison of Fonthill.



Church with War Memorial

The appearance of Hindon remained virtually unchanged until after the First World War. In 1928 piped water was connected and in 1931 the cobbled pavements were re-laid with tarmac. Electric street lights were installed in 1934. The only recent building developments were at East Street (1953) and extended to include retirement bungalows (1976), Whitehill (1958) and Hill Terrace. Otherwise individual properties have been built along The Dene and around the periphery of the village, mainly in the 1960's and 1970's.



Village Hall

3. LIFE IN THE VILLAGE



3.1 The setting

The village is set in open countryside that is part of rolling scenery well deserving its inclusion in an area of outstanding natural beauty, "Cranborne Chase and West Wiltshire AONB". The chalk downland supports a local agricultural industry mostly arable with sheep, dairy and beef cattle, but this provides little employment.

The village lies mainly on the south facing slope to a small valley that runs west to east set between Fonthill Abbey Wood in the south and Great Ridge Wood in the northeast. It is on the southwest edge of Salisbury Plain with Hawking Down and Berwick Down. The open nature of the village's surrounding is a major feature of the village and well worth preserving.

3.2 Communications

Hindon is ideally placed for road access to local towns and to the main roads to the rest of the country. Tisbury, some 3 miles from Hindon, is on the main railway line to Salisbury and London in the east and Exeter in the west. Bath and Bristol and Portsmouth can be reached from the station at Warminster. Hindon is also well served with buses to the major nearby towns.

Due to the setting of the village, mobile telephone and Freeview television reception is poor or patchy, but broadband internet is available throughout the village.

3.3 The people

For a small village of some 500 people Hindon enjoys amenities that are normally found in larger communities, having its own Church, Doctors' Surgery, Post Office, Village Hall, two Pubs, a Primary School, a children's playground and a bus service. The local community is strong and public spirited. The population is of differing age groups, including many retired people, but also a healthy number of young families.



Hindon Post Office and shop

Hindon is a very social village with a number of organizations which encourage the community spirit such as: The Royal British Legion; W.I.; a "Fellowship Club"; two art groups; a whist club and a Horticultural and Conservation Society. There is a regular Saturday Market run by the church during the summer months, and many other ad hoc events throughout the year.

Because of the lie of the land, Hindon does not have a sports field, but the school grounds and the playground are used for village events. However, there is a bowling alley, darts and bar-billiards facilities in the Fellowship Club, and a Petanque terrain has recently been built by villagers on a corner of the lawn at The Lamb.

3.4 The Village



Hindon CEVA Primary School and old School Cottage

The High Street is exceptionally attractive, being tree lined, wide and spacious. The houses are largely built in terraces running down the High Street and in little lanes running off it. This has resulted in many of the cottages having gardens divorced from the properties themselves. In spite of the open setting of Hindon there is little spare land within the village and any space that exists in the village should be preserved.

Power lines and telephone cables have been laid underground in the High Street but are obtrusive in the side lanes.

As in all old villages there is lack of off road car parking spaces with regular double parking on the road and pavement on the west side of the High Street.

In 2004 Hindon won the "best-kept medium sized village in Wiltshire" award, emphasizing the success that the village has had in maintaining its appearance, and the Laurence Kitching Award in 2006.

The village has suffered in the past from small affordable cottages being bought as second homes, in some cases being used only a few times in the year, and cottages are on occasions enlarged as families grow. Both of these situations have led to a reduction in the availability of smaller, affordable housing for young members of the community who are forced out of the village and prevents new younger people from coming in. The current "balance" we have in Hindon is a good one and it should be maintained.



Front door steps on High Street

3.5 Employment

The main employers in the village are the two hotels/pubs, a local building company and supporting trades, the Doctors' surgery and there are a few small business units in the village. Some people commute to other nearby villages or towns, to Salisbury, and a few nearer to and into London, one or two on a weekly basis. There are also a number of people working from home which has been helped with the introduction of Broadband to the village.

Guidelines – Life in the village

- 3.1 *Any future developments should provide for electricity and telephone cables to be concealed.*
- 3.2 *Any development or adaptation of property should include the provision of accommodation for cars to the Council's maximum car parking standards.*
- 3.3 *Where development is permitted it should be carefully considered and should be compatible with and enhance the existing village and should maintain the attractiveness of the village and its surroundings which are in themselves a major attraction for new residents and visitors alike.*
- 3.4 *Any developments or modifications to the existing housing stock should ensure that a good balance is maintained to support the school, shop and other village facilities.*

4. HIGHWAYS, FOOTPATHS & OPEN AMENITIES

4.1 Highways

A primary characteristic of Hindon is its broad High Street, lined mainly with lime and some oak trees and enhanced by the addition of large tubs of flowers. The trees are pollarded annually to maintain the level of light to the houses.



Pollarded lime trees on the High Street

In recent years, with the growth of car ownership, there are increasing numbers of cars parked along the High Street. Few houses have garages and there is limited off street parking.

Like many villages, especially those on the B3089, Hindon has experienced an increasing volume of traffic over the years. At the crossroads in Hindon the B3089 has a dogleg curve with poor visibility for both people and vehicles crossing. Whilst the bend does slow traffic down, traffic often approaches too fast. To reinforce the 30 mph limit red stripes were painted on the approach roads to the village in May 2006. Any industrial development within villages along the Nadder valley is likely to lead to an increase in the size and weight of vehicles passing through Hindon.



The Dene

There are pavements on the High Street and on part of the B3089, but the narrowing of the road by "The Lamb" and lack of a pavement there and at the edge of the village along the road to Mere cause problems. There are also no pavements on Stops Hill, Whitehill or on the lanes approaching the school. These are narrow roads and can be dangerous with little room available for widening or pavement/footpath installation.

The Dene, at the bottom of the village, has been susceptible to flooding in the past at times of heavy rain, from both springs and drainage from the neighbouring roads and fields. The culverts have been improved and the Highways Authority has taken action to reduce this from happening in the future. In its present condition the roadway along The Dene does not support heavy vehicles.

Lamp posts in the village are out of keeping and could be improved by replacing the present concrete and metal ones with a style more suitable for a "conservation area".

Pride in the appearance of the village is illustrated by the initiative of the Parish Council who arranged for the local refurbishment of one metal and two wooden finger posts. These are in the same style as the old signs, rather than in reflective aluminium which were on offer by the Highways Authority.

4.2 Tracks and pathways

A network of public rights of way and pathways exist in Hindon and should continue to be preserved in terms of position, character and vegetation. In particular, two important long distance pathways, the Wessex Ridgeway and Monarch's Way pass through the village and are maintained by the Parish Council.



Bakehouse Yard

There are also good tracks and old ox-droves to neighbouring villages and around the parish boundaries and a number of paths in the village itself. Leaflets describing the walks around Hindon are in the process of production.

4.3 Boundaries



Back Way to top of High Street

Thatched "block chalk" wall on Stops Hill

Boundaries within the village are formed of stone walls, fencing or hedging of indigenous plants such as beech, hawthorn, blackthorn, holly and yew with some leylandii. The boundaries around the fields being of mixed indigenous hedging or sheep wire.

4.4 Landscaping and open areas

Because Hindon has a conservation area and is within an AONB, there are tight constraints on landscaping, and on the felling or pruning of trees, which cannot be carried out without prior notification to The Local Planning Authority. The village also encourages the planting of indigenous broad-leaved trees, mainly beech, and the replacement of any felled trees.

Round the perimeter of the village are areas of open space allowing the countryside to "enter the village", contributing significantly to this attractive rural settlement. As the village is built on a slope the view is enjoyed from many houses.



Hindon allotments

Just to the west of the village lie the "allotments". A "Hindon Allotment and Conservation Association" exists to improve the uptake of the allotments and use of part of the area for the conservation of wildlife.

For the younger children there is a playground and ball playing area which is in regular use and very popular, and is maintained by the Parish Council. A shelter and other equipment is being added to this playground so that it can be used by all ages.

Guidelines – Highways, Footpaths & Open Amenities

- 4.1 *To maintain the appearance of the village some restrictions on parking in the High Street and the provision of alternative parking are desirable*
- 4.2 *On some footpaths close to the village centre gates for those with limited mobility should be installed to replace stiles to enable access for the disabled*
- 4.3 *Fencing should be of a substantial standard and walls constructed from a traditional range of materials using stone and lime mortar.*
- 4.4 *Any new hedging, landscaping or planting should be of a form that reflects the existing character of the village and surrounding countryside. Leylandii and other forms of are not desired.*
- 4.5 *Conversion of existing off street car parking spaces and garages to provide additional living accommodation is to be discouraged.*

5. ARCHITECTURE & MATERIALS

5.1 Background

Development in Hindon is controlled by two principal devices: firstly, by the policies of the adopted Salisbury District Council Local Plan, which will be superseded by The Local Development Framework, and secondly, by virtue of the fact that the core of the village is designated as a Conservation Area. For this area a Conservation Area Appraisal has been produced and this should be read in conjunction with this Village Design Statement.



Pilgrim's Rest, High Street

In addition, many of the village's older properties enjoy listed building status.

The Local Plan draws a tight line around the existing "settlement pattern" of Hindon, and new development outside this boundary is contrary to policy.

There is little physical scope or opportunity for building (whether for residential, commercial or community use) within the established settlement boundary. Thus, any new development, whether for residential, commercial, or community use, is very restricted.

Other policies governing matters such as the preservation of the character and appearance of the Conservation Area and the setting of listed buildings provide important additional "controls" on development, whether this be for minor changes to the external appearance of a particular building, or for new building work itself (extensions, new buildings or structures, conversions etc).



The Lamb Inn

The High Street comprises the main part of the Conservation Area – and there is a strong desire in the village to see this preserved as it appears today with little future change. Hence, any planning or listed building consent applications are subject to careful scrutiny. It is recognised however, that if the village is to remain an attractive and vibrant place to live for all age groups, with its community facilities intact (i.e. shop/post office, school, public houses, doctors' surgery, bus services etc), then some scope for change should be welcomed.



Wardour Cottage

Accordingly there does need to be some prospect for development, not least to ensure that the village does not become static. For example, it would be desirable for Hindon to be able to offer greater opportunity for people to work in the village, rather than for people to have to travel out of the area to work.



High Street roofline without dormers

The development, growth and changes that have taken place since the Second World War have added to the character and diversity of Hindon as an attractive and community spirited place to live.

Like many places across the country, there is, of course, a particular difficulty in meeting the housing needs of the young, low paid and other disadvantaged groups, who

effectively find themselves barred from getting on (or moving up) the housing ladder by virtue of comparatively high house prices across all types of property from the small cottage upwards.

There is a general will in the village to take some positive action and try and do something about the current and projected shortage of affordable housing in Hindon.

The scope for new build is limited and would only be likely on a small scale to be in keeping with the character of the village.

Equally, any new developments or major alterations should take account of existing capacity of the main services of drainage, local roads and parking, unless greater facilities are produced at the same time.



Bank House

5.2 Building materials

Although styles in the High Street vary in height, size and finish, there is unification through materials. The wide pavements lined with trees add further to the harmony.



Walls

Of the 256 buildings in the village, 41% are of brick, 23% of real stone and 35% are rendered and painted white or cream. Wall materials for new buildings and extensions should blend with the existing buildings.

The Dene, eastern end

Roofs

The “Roofscape” of Hindon High Street is a major feature of the village, which it is desirable to protect by careful integration of development with the materials and style of existing properties.

The majority of roofs within the conservation area are covered in clay tiles, with some slate and a couple of thatched cottages. Developments of existing properties should preferably take account of the style of properties in the immediate vicinity. A quarter of the houses have dormer windows, the majority of which are on the first floor level in cottages with low eaves. These are marked red on the House Style Map. Some dormers are on the third floor in the attic, marked yellow. There are stretches of roof along the High Street clear of dormers, marked green. Any planning application for dormers should carefully consider the style and character of the rooflines nearby. See appendix 6.3 for Hindon House Style Map on page 22 identifying various styles and heights of houses, and those with dormers. Rooflights generally do not occur on roof slopes facing the High Street and if required, thought should be given to installing these out of sight of the High Street where applicable. (Reference “Roofscape of Hindon in Conservation Area Appraisal”, pages 18&19).



Dormers in the High Street

For new build roofs should reflect existing properties in the village. Particular attention should be paid to the roof heights, materials and styles of neighbouring houses, whilst noting that clay tiles are preferable to concrete tiles. The proportions of new houses should be sympathetic with those of comparable design elsewhere in the village.

Windows and Doors

The majority of houses have casement windows and are made from wood. There are some plastic windows outside the conservation area. Windows in extensions should match both existing windows, and with those of the neighbours. Historically, window casements have been painted white or cream and this has become part of the character of the village. There are no rooflights on roof surfaces fronting onto the High Street and this should be maintained.

Many houses have porches or rain canopies which add to the diversity of the frontage of the houses.



Examples of various windows and rain canopies

5.3 Building heights



Mill House,
The Dene

Houses in the village are in the main of 2 storeys with a few of 3, and a few modern bungalows. The roof levels are stepped down the High Street

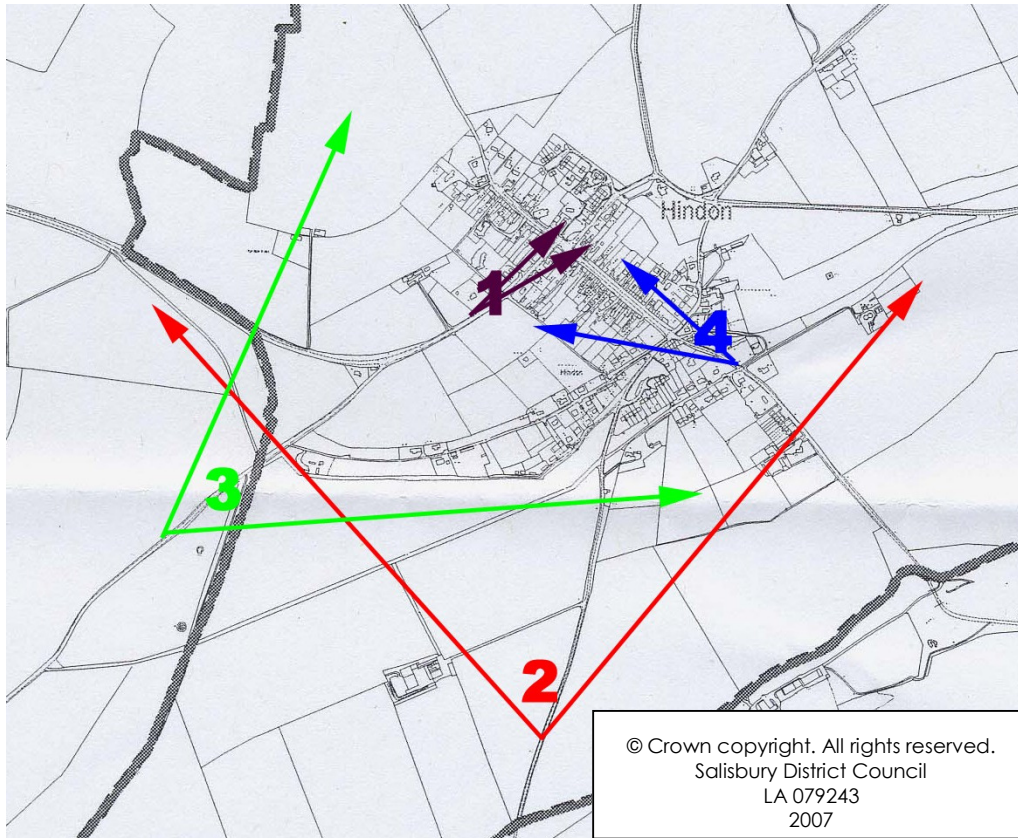


Guidelines – Architecture and Materials

- 5.1 Where development is permitted, either within the conservation area or outside, the materials should match that of neighbouring or nearby buildings, e.g. brick behind Victoria Cottages or local stone in any new area such as to the east or south west of the village.*
- 5.2 Timber Doors, both inside and outside of the conservation area are preferred.*
- 5.3 A mixture of rooflines in any development should be attractively designed to fit in with neighbouring buildings, both in height and materials, and should follow the pattern shown on the House Style Map retaining clear stretches with and without dormers, (see appendix 6.3) and with particular reference to the Conservation Area Appraisal.*
- 5.4 Any new development should include off street parking.*
- 5.5 Gardens should generally be hedged or fenced rather than open plan.*
- 5.6 Both within and outside of the Conservation Area new or replacement roofs should preferably be pitched and covered with clay tiles. Flat roofs should be avoided.*
- 5.7 Wind generators, rooflights and photovoltaic cells should be installed out of sight from the High Street where practicable, as applies to satellite dishes.*

6. APPENDICES

6.1 IMPORTANT VIEWS INTO THE VILLAGE



The setting of Hindon nestling in the Downs, is such that it is not visible from the main road approaches until virtually within the village, but great views are seen from the minor roads and lanes. The compactness of the village should be maintained and the open, surrounding countryside kept unspoilt.

1. From Mere road once within the 30 mph limit
2. From the minor road from Newtown/Semley gives the broadest view of the village as a whole.
3. From Sheepcote Lane on the approach from East Knoyle affords a view of the village and its setting within the Downs.
4. From Stops Hill from within the 30mph limit after Hill Terrace, with views up the High St

IEWS INTO HINDON



1. Approach to Hindon from Mere



2. From Newtown / Semley road



3 From Sheepcote Lane

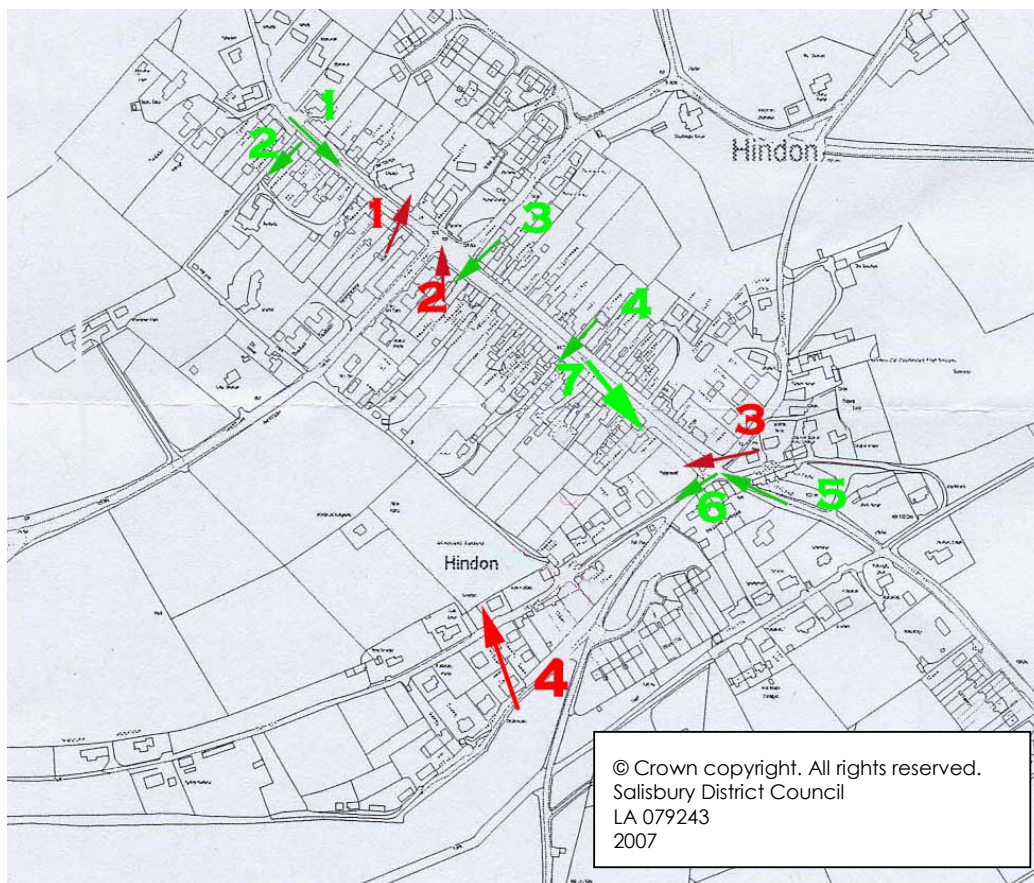


4. From Stops Hill

6.2 Open

Spaces and views within Hindon

Although Hindon has a broad High Street, it is a compact village with few open spaces within its built area, and therefore these spaces should be protected. However it does have a number of obvious and some hidden views into the country and of small mews and alleys as shown below.



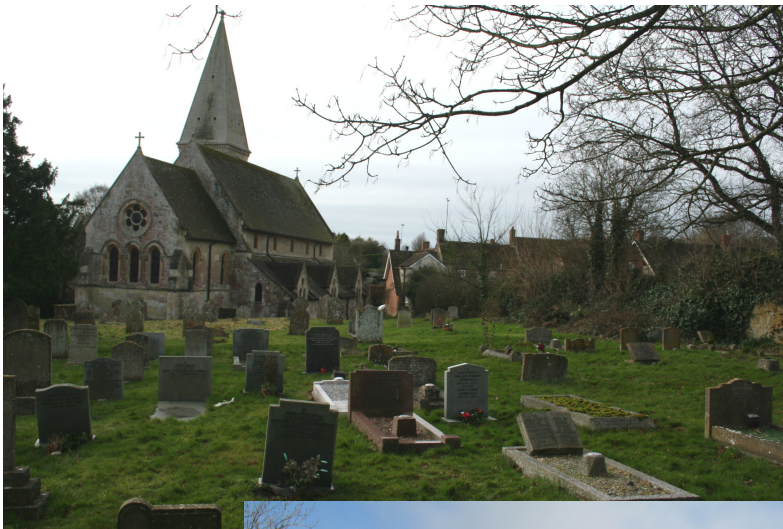
Open Spaces

1. Churchyard
2. Lamb Lawn
3. Playground
4. Allotments

Important Views

1. Looking down from top of the High Street
2. Along footpath and views to the west
3. Queen's Head Mews
4. Bakehouse Yard
5. Looking up High Street
6. The Dene
7. Down High Street towards Chalk Lane

OPEN SPACES



1. The Churchyard

2. The Lamb lawn



3. Playground



4. The Allotments

VIEWS WITHIN HINDON



3. Queen's Head Mews



4. Looking East through Bakehouse Yard








5. The High Street looking north

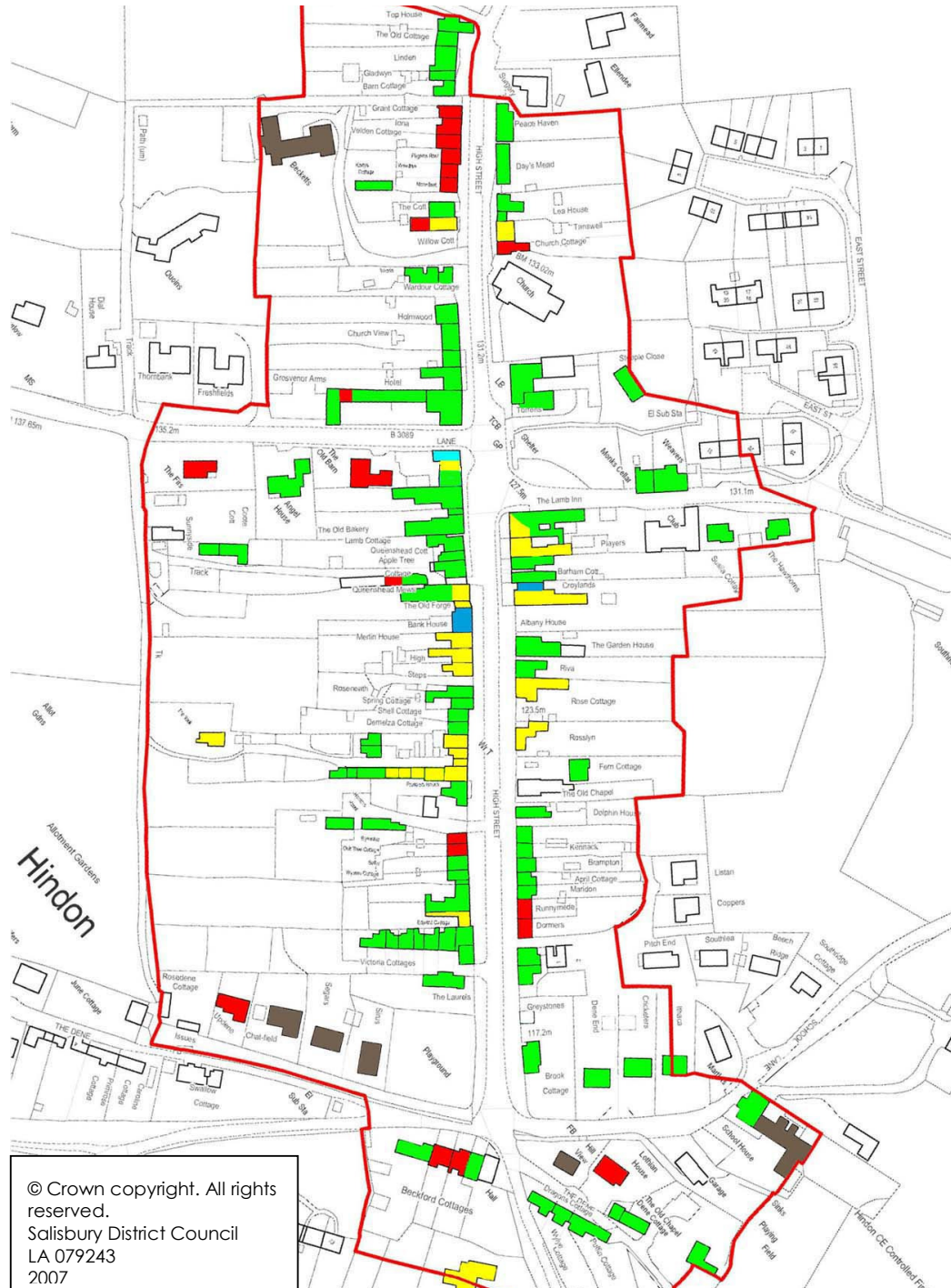


7. View towards Chalk Lane

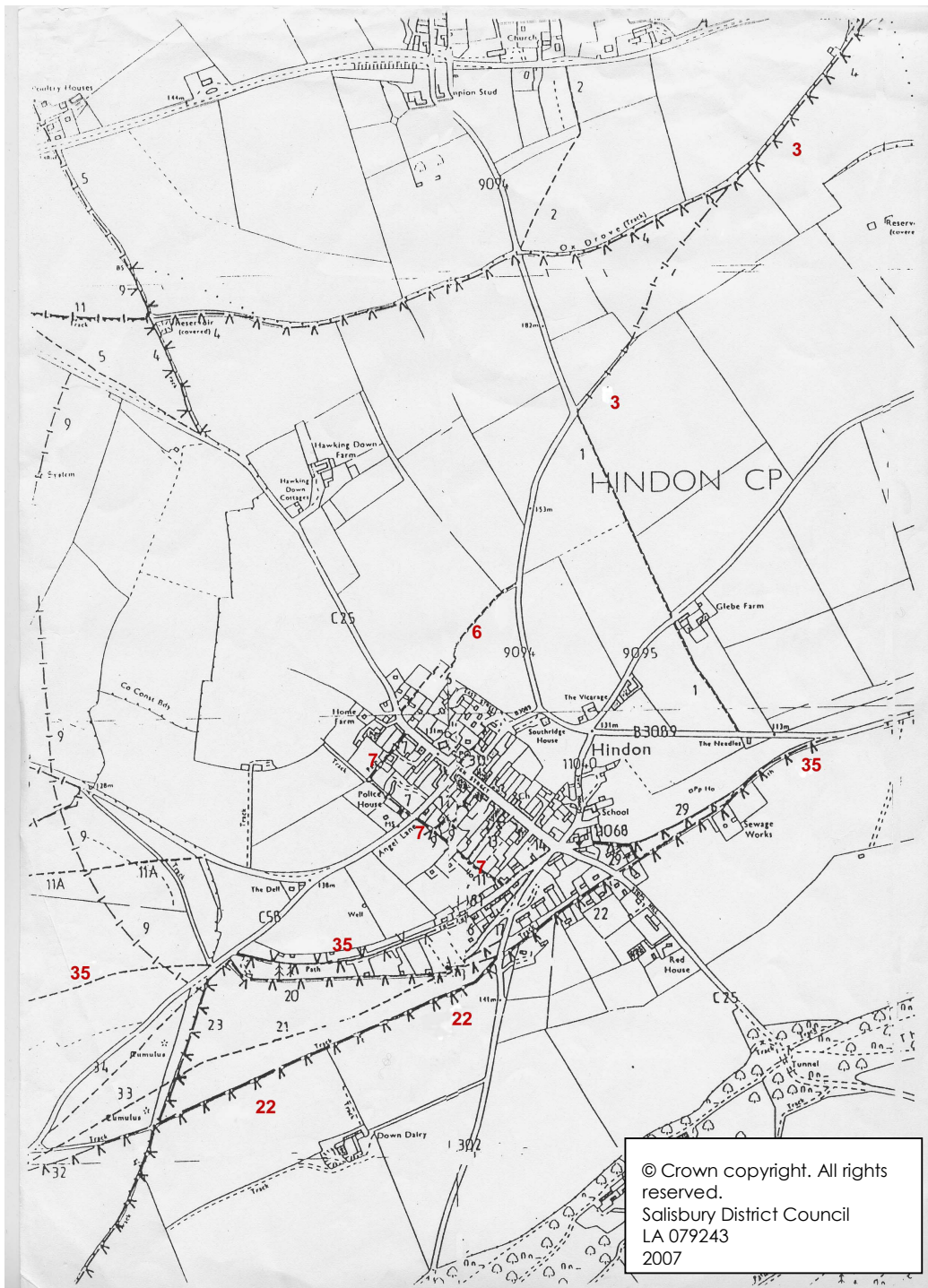
6.3 Hindon House Style Map

- | | | |
|---|--|--------------------------|
| Single Storey Bungalow |  | Modern buildings |
| 2 storey dwelling with low eaves
(Whole or part of upper floor within roofspace) |  | See illus. "Dormers" p15 |
| 2 storey dwelling – no attics for accommodation |  | See illus. p.14 |
| Dwelling – 2 storeys and attic |  | See "The Lamb Inn" p 13 |
| 3 storey dwelling |  | See "Bank House" p. 14 |

(As viewed from house frontages or High Street)



6.4 Footpath map of Hindon



Long distance footpaths

22, 7, 6 & 3 Wessex Ridgeway

35 Monarch's Way

Local footpaths numbered in Black

6.5 Acknowledgements

The Hindon Village Design Statement Group is very grateful for the help and encouragement given by:

Salisbury District Council Forward Planning Department, for their invaluable assistance and attendance at many of the meetings.

Community First for their grant towards printing and other costs.

Hindon Parish Council for their advice and support.

Hindon Village Hall Trust for the use of the hall at no cost.

