

Britford

Conservation Area Appraisal and Management Plan

July 2013



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Part 1: Introduction

1.0 Background to the appraisal

- 1.1 There are 70 conservation areas in south Wiltshire covering historic settlements and small villages.
- 1.2 A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.3 Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.
- 1.4 Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

2.0 Planning policy context

- 2.1 The council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by English Heritage in its publication Guidance on Conservation Area Appraisals and its companion document Guidance on the Management of Conservation Areas, both published in August 2005.
- 2.2 There is also guidance from central government in the National Planning Policy Framework 2012 (chapter 12), which stresses the need for local authorities to consider whether their conservation areas continue to merit designation and to consider means to preserve and enhance them.
- 2.3 The former Salisbury District Council encapsulated the broad principles of the government guidance in its local plan policies (saved policies CN8-CN17, Appendix 3 of the South Wiltshire Core Strategy – adopted by Full Council on the 7 February 2012). Planning applications that affect the character of the conservation area should be considered on their individual merits and in the light of the Core Strategy saved policies, and take into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

3.0 Purpose and scope of the document

3.1 Conservation area appraisals and management plans are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.

3.2 Each appraisal and management plan aims to:

- identify those elements of the conservation area which contribute to its character
- identify elements which detract from the character
- propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

3.3 All reasonable steps have been taken to carry out a thorough appraisal of the conservation area and, with the exception of some areas of private land that have not been possible to access for the survey, the appraisal is as comprehensive as it can be.

4.0 Executive summary

4.1 Part of Britford previously sat within the City of Salisbury Conservation Area, which was originally designated on 17 March 1970. One of the recommendations of this appraisal is that there should be a separate conservation area for Britford because of its distinct character.

4.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

4.3 It is the particular mix of these elements that gives Britford its character, namely:

- The open rural landscape setting
- The loose but coherent groups of traditional domestic and farm buildings
- The generally wide, low profile of the built form
- The variety of boundary walls and hedges in the full range of vernacular materials, creating continuity of frontage and privacy
- The rich palette of vernacular building materials

- The informal nature of the lanes
- The waterways and bridges
- The green spaces between the three main groups of buildings
- The views to the cathedral spire.

4.4 Summary of recommendations

- Create a separate conservation area for Britford
- The design, site, scale and materials of proposed alterations and extensions to all buildings and boundary walls in the Conservation Area should be the subject of detailed expert consideration
- The area of the recycling facility requires an enhancement scheme in order to enclose and manage the space sympathetically
- Consider the reinstatement of the lynch gate to the church.

Part 2: Appraisal

5.0 Location

- 5.1 The small village of Britford lies within the valley of the River Avon approximately 2 kilometres (km) to the south-east of Salisbury. Whereas most valley bottom villages across the chalk downlands are located on the gravel terrace just above the valley floor, the historic areas of Britford are mostly positioned within the flood plain of the river. Manor Farm and the adjacent area of settlement is the only element of historic settlement that lies on slightly higher ground above the valley floor.

6.0 Historical background and archaeology

- 6.1 The Parish of Britford occupies a large part of a long spur of land bounded by two rivers, the Avon to the north and east and the Ebble to the south. Evidence for early occupation of the area has been discovered on the higher parts of this spur including an important Palaeolithic flint-working site in a lost valley on the eastern slopes of the spur north-east of Odstock Hospital. An archaeological evaluation recovered tools and waste flakes as well as animal bones discarded over 200,000 years ago. Prehistoric flint tools have been found in several other locations within the parish including on the valley floor. Little Woodbury, an Iron Age settlement, overlooks the valley of the Avon and, importantly, there is a ford across the river where a ridgeway crossed the valley. The ford became known as 'the ford of the Britons', possibly reflecting some now forgotten event that occurred during the Saxon occupation of the area.
- 6.2 Whilst no settlement site of the Roman period has been discovered in the area of the village, the use of probable Roman bricks within the church and the record of the discovery of fourth-century coins during the restoration of the church in the nineteenth century suggest that there was a Romano-British settlement in the area.
- 6.3 The church retains some Saxon work, probably dating from the eighth or, more likely, ninth century, including the well-preserved arches to the former porticoes. The early date of the church, the quality of the work and the fact that Britford was a royal estate indicates that Britford was a minster church. As such it is likely that there was a college of priests attached to the church who served the surrounding communities. King Edward the Confessor is known to have visited Britford. It was here, with Tostig, Earl Harold's brother, that he heard of the Northumbrian uprising in 1065.
- 6.4 After the Conquest, Britford remained in the King's hands except for two small holdings of one hide each that were held by two thanes and one further hide of land held by the priest. The Domesday Book refers to two mills, six slaves and ten freed slaves working on the 'manor farm' and a further thirty-two villagers and cottagers. As the Domesday Book recorded heads of households, these figures would suggest a late eleventh century population of up to two hundred people.

- 6.5 During the medieval period Britford was the property of a succession of families. During the fourteenth century, for example, members of the Moute and Syward families were styled 'lord of Britford'. From the mid-sixteenth century the manor was the property of the Jervois family, whose principal residence was at Herriard in Hampshire and they leased out the manor house. Some junior members of the family were resident in Britford during the eighteenth century.
- 6.6 During the seventeenth century the landscape of Britford, especially within the flood plain, underwent some major changes that are still reflected in the landscape today. By 1634 the idea of 'floating' the meadows, the intentional flooding of the land to promote the early growth of grass in the spring, alongside the river was being tried out at Britford, one of the earliest examples of the use of water meadows in the county. The following year an 'undertaker' was employed to manage the watering of the meadows. The water meadows at Britford survive as one of the few working systems in the country.
- 6.7 To the west of the Britford Conservation Area there is a watercourse called The Navigation. This is a section of canal that was to run between Christchurch and Salisbury, intended to give Salisbury *'the reputation of a port and be ranked with Bristol'* according to the Mayor and Corporation of the city in 1675. Work began that year, some 52 years after the idea was first recorded, but the project soon ran out of money and work stopped in 1677. The scheme was revived in 1685 and by 1688 the Avon was said to be navigable with the use of several locks, turnpike cuts and other works. The canal was abandoned *circa* 1730. One of the few 'works' to survive is a lock at Britford.
- 6.8 Agriculture has been the mainstay of the village economy and several of the farmsteads have origins that can be dated back to the medieval period. In common with most farming communities across the chalk downs of Wiltshire and neighbouring counties, sheep and corn were the principal elements of the farming system with common arable, meadows and downland. Enclosure of parts of the common fields and downs was underway in the late seventeenth century and continued into the eighteenth century. Britford was also the location of a well-known sheep fair which would have brought farmers and drovers from a wide area to the village every year. Associated with the fair was a barn called the 'Faire Barn' recorded in the early eighteenth century.
- 6.9 **Settlement plan**
- 6.9.1 The present-day settlement of Britford consists of three principal areas: the church and rectory; an irregular row of houses and farms, including The Moat at the northern end, but principally along Lower Road, the southern part of which faces onto a small area of common or green; and a short irregular row along Park Lane, including Manor Farm and Upend Farm. There is a record of there once being earthworks to the south and east of The Moat which may suggest that the village has experienced some shrinkage. The Moat, probably on the site of the medieval manor, is not thought to represent a medieval moat site, but is believed to be a post-medieval garden feature. By the nineteenth century, the land to the south and east of The Moat was described as a park, although today there is little to indicate that it was once anything other than farmland.

6.10 Archaeological potential

6.10.1 Based on the known extent of historic settlement it is possible to suggest an Area of Archaeological Potential (AAP). The area of interest extends from the church and Rectory Farm, clearly a focus of settlement since the mid-to-late Saxon period at least, along Church Lane and Lower Road both west as far as Bridge Farm and south as far as the Green. The AAP should include the area south and east of The Moat where there were once earthworks that may have been associated with former settlement. Within such an AAP there may be the possibility that areas fronting the lane may contain abandoned property plots.

6.10.2 Given that the village of Britford was settled by the eighth or ninth century at least, it is possible that evidence for the origins and development of the settlement could be encountered within the AAP. Any future development proposals on sites that have not been compromised by development within the limits of the AAP may be subject to archaeological conditions in accordance with Planning Policy Guidance Note 16: Planning and Archaeology.

6.11 Key historic influences

- Saxon royal estate centre and minster church
- Dominance of agriculture in the local economy
- Major landscape changes in the seventeenth century with the development of water meadows, the construction of The Navigation and the process of enclosure of the common fields
- The landscaping of the gardens of The Moat with the construction of a moat and the creation of a park to the south-east.

7.0 Spatial analysis

7.1 Character areas

7.1.1 Conservation areas are designated for their special character, but within the area there will be zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This leads to a more useful and comprehensive document in development control terms.

7.1.2 It should be noted that whilst five sub areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the Britford Conservation Area.

7.1.3 Each character area makes reference to the following points

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features.

7.2 **Brief overview**

- 7.2.1 The settlement of Britford is small, low density and somewhat dispersed, in overall character, with cohesive groups of buildings and spaces within this overall structure.
- 7.2.2 The landscape setting of Britford is of great significance historically, both in relation to the major changes to its infrastructure in the seventeenth century, still evident today, and for their aesthetic qualities providing very attractive rural backdrops to the built form.
- 7.2.3 Views across the water meadows and river towards Salisbury Cathedral spire provide a good sense of the close proximity of the city and the shared historic resource of the water meadows.

7.3 **Character areas**

7.3.1 **(1) The area around St Peter's Church**

- Around the church is centred one of the most significant groups of historic buildings within the conservation area.
- Enclosed by hedges and boundary walls of varying heights, most development has an east-west grain of building alignment. The boundary walls and hedges form strong enclosure to the roads (Figure 1). Buildings are generally set back behind boundary walls and are between two and two-and-a-half storeys in height.
- The church, former rectory and former vicarage form an historic group of some considerable significance. Boundary walls and hedges help link these buildings..
- Houses are constructed in red handmade bricks and plain clay tile roofs. The church has a combination of stone, both ashlar and rubble stone, and is predominantly greensand (Figure 2).
- There is a general sense of seclusion to this section of the conservation area. Views from the churchyard comprise open countryside. Elsewhere, views are localised and enclosed by the hedgerows and boundary walls (Figure 3).
- The mausoleum of the Earls of Radnor, built in 1777 and remodelled in 1873 by GE Street, to the north-east corner of the church is a striking addition to the church and reflects the importance of this family to the church and the Parish of Britford.

7.3.2 **(2) The area around the Moat**

- This area is a relatively disparate group of buildings linked by boundary walls, and dominated in part by the house known as the Moat and the road junction, with its focus on notice board, post box and recycling bins.
- The scale of building is predominantly two storey, but the Moat is on a grand scale and is the equivalent of a three storey building in height (Figure 4). Building lines vary as well as building orientation, with some buildings parallel to the lane and some gable end on.

- The group enclosing and defining the road junction forms an important part of the townscape of the conservation area. The Moat is set in a parkland landscape with a pastoral setting (Figure 5).
- Red handmade bricks, in Flemish bond and English bond, with plain clay tiles are predominant. The lanes are partially lined by brick walls in Flemish garden wall bond. Coote Cottage is distinctive for its use of chalk block and timber framing to the upper storeys. This building is strikingly at odds with the predominant materials in this part of the conservation area.
- The view looking north along Lower Road is terminated by Coote Cottage (Figure 6). There are some good local views towards the Moat picking up on the large ogee-arched windows to the first floors of its crenellated canted bays.
- The George V posting box in the attractive red brick boundary walls with half round cappings makes a very positive contribution towards the character and appearance of the conservation area.

7.3.3 (3) The Green and Little Manor

- The Green is perhaps the most distinct character area and is clearly defined and enclosed by buildings, boundaries and strong tree belts.
- All entrances to the Green are narrow pinch points. The historic buildings which enclose the Green front the space and are accessed via an unmade track forming one side of the Green. All buildings are one-and-a-half to two-storey. Soft edges to the paths, roadside verges and to the Green itself add to the sense of an informal rural space, but with sufficient structure to create a real sense of place.
- All the buildings to the Green form a group of some considerable historic significance.
- Materials comprise a mix of red brick with tile and thatch. The thatch is combed wheat reed with flush wrapover ridges with cross spar patterning (Figure 7). The combination of traditional materials is particularly pleasing, especially the survival of thatching traditions and the absence of untraditional block cut ridges.
- There are long views of large houses (Figure 8) and a brick-built gazebo to the rear garden of Pigeon House Cottage forms a focal point for views north from the footpath to the eastern boundary of the conservation area (Figure 9).
- The survival of thatch roofs with their good, local vernacular details makes a valuable contribution towards the positive character of this part of the conservation area.

7.3.4 (4) The Bridge Farm complex

- This character area comprises a considerable complex of listed and unlisted buildings in a linear form, enclosing yards. It also includes the cottages which line the road to the north of the complex. This area has a sense of relative activity.
- Most of the buildings are single storey or two storeys and are arranged in groups enclosing yards. The farmhouse is larger and rightly dominates the groups. Otherwise, modest cottages and houses hug the fringe of the lane (Figure 10).

- All of the buildings and structures in this character area form a group of some considerable historic value and complexity. Their relationship to the spaces they enclose, and to each other, forms a very positive part of the character and appearance of the conservation area.
- There is a very attractive mix of materials within the farm complex. This includes red brick, clay tile, natural slate, combed wheat reed thatch with flush wrap over ridge and stained weatherboarding (Figure 11).
- There are some good, long-range views towards Salisbury with the cathedral spire projecting above the tree-lined foreground (Figure 12). There are also good views down into the Bridge Farm complex from the High Road. The bridge concentrates routes and also provides long views to the spire.
- The farm complex makes a very strong contribution to the rural qualities of the landscape of Britford and displays many of the locally distinctive agricultural characteristics of 'the Wiltshire farm', such as thatched barns, large enclosed yards, a farmhouse forming part of the group and separate, small, square-plan granaries.

7.3.5 (5) The landscape on the north side of the settlement

- This is the largest of the character areas and displays a pastoral serenity which is so characteristic of the landscape setting to Britford (Figure 13)
- Buildings within this landscape are modest houses of two storeys set very much within their landscape surroundings (Figure 14)
- The influence of the river is considerable, with angling, cattle watering, the bridge and riverbank buildings all providing cohesion to this character area (Figure 15).
- There are some excellent views up and down river. The views north, or up along the river, are defined by the cathedral spire, set within a tree-lined foreground (Figure 16)
- The area is 'contained' by sporadic clusters of buildings, avenues, planting and hedgerows (Figure 17).

8.0 Architectural and historic qualities of buildings

- 8.1 Britford possesses examples of a range of building styles and periods, mainly within the sphere of domestic and farm types. St Peter's Church is the exception, being the most architecturally intricate, and displaying work from the Saxon and Norman periods to the 'Decorated' style of the fourteenth century and to the restorations in the eighteenth and nineteenth centuries. The form of the church, cruciform with a low central tower, is found in a number of locations in Wiltshire. The mausoleum, on the north-east side of the church, with its stone slab roof, is of considerable architectural and socio-historic interest (Figure 18).
- 8.2 Wide front low profile larger houses are well represented. Some of these are medieval in origin, re-fenestrated in the eighteenth century. Others are of seventeenth century origin, such as the Old Rectory, with the most extensive mullioned and transomed windows in the village and dominant central stack (Figure 19), and Little Manor Farmhouse, with some recent windows. Eighteenth

- century examples are the Old Vicarage, with later Regency canopy porch, and the double-pile Bridge Farmhouse, with well-proportioned casement windows. Both have plain tile hipped roofs. The much altered Mallards also falls into this category.
- 8.3 The complex forms of the Moat boast Gothic elements such as castellations and ogee-arched windows (Figure 4). Ogee arches can also be seen in the Pigeonhouse.
- 8.4 Small vernacular cottages are perhaps best represented by Cootes Cottage and Bridge Cottage.
- 8.5 Houses from the nineteenth century are few. The best is Bridge Farm, but otherwise there is a much altered nineteenth century house on the south bank of the Avon, by the small footbridge.
- 8.6 Twentieth century houses are mostly of a standard suburban type. Recent extensions on the Green display a more contextual awareness (Figure 20).
- 8.7 Farm buildings are most evident at the Bridge Farm complex. The steeply-pitched thatched barn, with black weatherboarding on a brick plinth, is an excellent example of this type. Otherwise, there are low ranges of brick nineteenth century estate-type farm buildings with slate roofs.

9.0 Activity: prevailing and former uses

- 9.1 Britford is now a predominantly residential settlement, with the church being the social as well as religious hub of the village. There is no public house, post office or general store, and farming nowadays plays only a minor part in the settlement's activities.
- 9.2 However, in recent years the Bridge Farm complex has become the focus of a number of small scale enterprises. These include bed-and-breakfast accommodation, a farm shop, the Bridge Farm Workshop and other small craft-based workspaces.
- 9.3 Angling is a modest but welcome addition to the activities of Britford.

10.0 Contribution made by key unlisted buildings

- 10.1 Three unlisted buildings within Britford successfully terminate key views within the settlement.
- a) The late nineteenth century house at the entrance to the Bridge Farm complex terminates and deflects the view from the north as one crosses the Bridge (Figure 21). The red bricks and plain tiles create continuity with the established pattern of built form. The authenticity of this well-proportioned building is, unfortunately, spoilt by the uPVC tilting sash windows and large roof lights.
 - b) The vernacular cottage, Cootes Cottage, at the T-junction by Moat Cottage, with a striking façade of brick and chalk banding and timber box-frame, is unusual and of great value. The traditional windows and simple plank door and canopy and the picket fence all contribute to the value of this building (Figure 22).

- c) The wide-fronted brick and timber box-frame cottage with thatched roof enlivened by three eyebrow dormers effectively terminates the view south from the north of the Green. Its recent windows, porch and rear extension do not harm the general effect of this view.

11.0 Prevalent local and traditional materials

- 11.1 The rich palette of vernacular building materials found in this part of Wiltshire is reflected in the 30 to 40 buildings and structures that comprise Britford.
- 11.2 The local soft orange-red brick predominates, used in a range of bonds, on buildings and for boundary walls (Figure 23). The brick is enlivened in places by the informal use of burnt headers. Buff brick is used more sparingly, mainly on minor elevations, but most effectively on the rear and side elevations of the Moat (Figure 24). Greensand, both coursed and rubble, is seen in the walls and tower of St Peter's Church and its western boundary wall.
- 11.3 Other materials can also be detected in individual buildings. Knapped flints, usually alternating with blocks of rubble stone, comprise the southern elevation of the house on the southern bank of the Avon (Figure 25), north of Bridge Farm. This is also seen in the walls of St Peter's. Chalk, rarely robust enough for building, is seen to great effect in bands with brick and timber frame in Cootes Cottage. Exposed timber box frame is seen, with brick nogging, on some cottages and farm houses. There are a few examples of render, usually associated with cob, either in cottages or boundary walls. It is used in an untraditional way more recently on Bridge House. Weatherboarding, painted black or coated in pitch, is reserved for some of the barns associated with Bridge farm and Rectory Farm.
- 11.4 Roofing materials are also varied, although clay plain tiles predominate. Slate is most notably used on the Moat House. Thatch is represented mainly on cottages and farm buildings and as a coping to cob boundary walls.

12.0 Contribution made by green spaces, trees, hedges and natural boundaries

(See townscape map)

- 12.1 The formal green spaces within Britford are the churchyard and the Green; they are key spaces within the conservation area. However, the linking, linear features, such as verges, with soft, un-kerbed edges (Figure 26), hedges and trees, are also key components of the character of the Britford conservation area. The regular avenue of mature trees lining the lane running north from Bridge Farm is an attractive natural feature. This forms a strong defining element on the western boundary of the conservation area. Other lines and groups of trees include those on the lane at the south-east and south-western edges of the conservation area, framing views on entry to the Green.
- 12.2 Trees lining the river and water courses are also critical elements in the landscape. The farmland surrounding the settlement forms its setting and to some degree contributes to providing continuity between the groups of buildings. The glimpses of green spaces, farmland, trees or hedges between individual buildings or groups, are an essential feature which defines the low density, rural character of the settlement

13.0 Key views, vistas and panoramas (see townscape map)

- 13.1 Except for a good general view as one turns off the A338, down Lower Lane, there are no set-piece views of the whole village; rather, it is revealed as one passes from group-to-group.
- 13.2 The church tower, being low, can be seen from few vantage points, mainly at the southern end of the avenue just past the bridge over the Navigation (Figure 27), and from the south eastern corner of the Moat and the corner of the lane just beyond the south eastern corner of the conservation area. From here the Pigeonhouse is seen on the tree-fringed edge of the conservation area.
- 13.3 Panoramic views of the Green are to be seen at its northern and southern ends.
- 13.4 The strong regular verticals of the avenue of trees to the western boundary of the conservation area are best appreciated from the entrance gates to the Old Vicarage.
- 13.5 Otherwise it is the range of long views to the spire of the cathedral that are a feature of the western side of Britford. The main viewpoints are at the junction of Lower Lane and the drive to Bridge Farm, from the bridge over the Navigation, and the view from the bridge over the River Avon.

14.0 Degree of loss of architectural and/or historic elements

- 14.1 The most widespread loss of architectural features involves the replacement of timber and sash windows of eighteenth and nineteenth century origin with uPVC products which do not replicate the proportions of traditional glazing bars and other members. These introduce an alien material to the vernacular materials of the historic buildings. To a lesser extent, off-the-peg timber windows have had a similar effect.
- 14.2 The design of porches and extensions has had a negative effect on some buildings, especially where the porch does not fully reflect the character, materials and proportion of the original house. Flat roofed rear extensions, although rare, also have a detrimental effect on the architectural and historic character of the settlement.
- 14.3 There is evidence to suggest that the churchyard entrance had a lynch gate until recently. Its replacement might be a welcome addition.

15.0 Negative elements

- 15.1 The area to the rear of Mallards is designated as a recycling point with provision for six or seven bins. This area has a haphazard, 'uncontained' and poorly maintained appearance (Figure 28) which would be a source of nuisance to adjacent properties. It would be desirable to find another site, or have the existing one contained by walls, apart from necessary access.
- 15.2 Whilst the design and materials of the post-war houses facing the Green do not contribute to the special architectural or historic interest of the settlement, they do not cause any significant harm as they are mostly screened by hedges.

16.0 Conclusion

- 16.1 The high landscape quality within the Britford Conservation Area forms a wider setting to the city and the consuming backdrop to built form within the conservation area. Its character is separate from the city and it should not be considered part of the Salisbury City Conservation Area, but should have its own identity and set of management tools.
- 16.2 An extension to the south-west is recommended to ensure the continued protection of the all-important landscape setting to Britford, and to secure recognition and understanding for the former section of the seventeenth century canal with possible survival of structures from this period. This should be recognised in the conservation area designation.
- 16.3 Generally the quality of the built form is very high and there has been limited loss of historic features such as windows, doors, roofs and boundary walls. There is an eclectic mix of buildings, mostly from the eighteenth century, but some older, and these are united by brick boundary walls, in varying degrees of repair, hedgerows and trees. This combination of hard and soft treatments of enclosure to the roadsides, along with the grass verges, makes a very positive contribution to the character of the conservation area.
- 16.4 Britford has a high number of heritage assets and needs to be carefully monitored and managed to ensure its special quality is maintained. This is particularly the case for new buildings and extensions to historic buildings, which in general terms have been fairly successful to date.

Part 3: Management Plan

17.0 Vulnerable buildings and buildings at risk

17.1 Listed buildings:

17.1.1 Dovecote to the rear of Pigeon House Cottage (Figure 29)

This small outbuilding requires constant monitoring given the limited nature of its use and its exposed location.

17.1.2 Churchyard wall

Small sections of the churchyard wall are showing signs of failure (Figure 30). The wall has also been repointed in strap cement pointing, some of which has cracked and failed. Where this pointing can be easily removed, it is recommended that this work be repointed using a lime mortar. The capping in particular should be checked for cracks to the mortar pointing and repointed in lime mortar where necessary.

17.2 Unlisted buildings:

The wall to the west of the modern house to the west of the Moat lines the road leading south into the Green and is, for some parts, completely covered in ivy (Figure 31). There is the potential for long term damage to the brickwork, particularly the cappings to the wall if the ivy is left to grow.

17.2.1 It should be noted that boundary walls generally are vulnerable and some are in poor repair or have sections of wall which are becoming damaged through the presence of ivy growth, or through a general lack of maintenance such as re-pointing and the re-bedding of capping bricks.

18.0 Article 4 Directions

18.1 Within the Britford Conservation Area there are a small number of important unlisted buildings which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.

18.2 The Management Issues Map identifies these buildings for potential designations. They largely comprise those houses identified earlier in the document as buildings which make a positive contribution towards the character and appearance of the conservation area. Appendix B identifies which types of alteration could be controlled through Article 4 Directions for each building, should this be pursued. (Note: This would need to be subject to a separate consultation exercise).

19.0 Boundary revisions

- 19.1 As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.
- 19.2 Include: Area to the south-west of the Green, extending to the line of the former canal up to the southern boundary of Bridge Farm and down to, and including, the bridge over the former canal to the south.
- 19.2.1 Reason: This area has very considerable landscape value and includes surviving structures from the former historic canal route, including the remains of a lock. This area also contains the sluice gates (Figure 32) and the bridge (Figure 33), which are significant features.

20.0 Proposals for enhancement

20.1 Reinstatement of the Lynch Gate to St Peter's Church

- 20.1.1 The entrance to the churchyard would appear to comprise the remains of a lynch gate (Figure 34). Early photographs, drawings or paintings may be able to provide evidence of its original appearance and detailing, and there might be the opportunity, subject to funding, to reinstate the lynch gate.

20.2 Improvements to the recycling centre (on Lower Road – north of Mallards)

- 20.2.1 The recycling centre (see Figure 28) has a rather haphazard appearance at present. The floor materials are varied, as is the use of steel posts for bollards. It is generally an unsightly area in what is otherwise a very high quality rural environment.

- 20.2.2 There are several potential opportunities for improving this area, subject to funding. This could involve some or all of the following:

- Consolidation of the surface material – some form of bonded gravel demarked by drain gulleys formed in clay pavements
- Incorporation of the bins into purpose-built structures which would be weather boarded and left to weather naturally
- Consideration of the possibility of a purpose-built building taking the form of a low cattle shed type structure - brick plinth with timber boarding and possibly incorporating the posting box into a brick section of wall.

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Maps

Ordnance Survey: 1881, 1901, 1925

Other References

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Appendix A: List of buildings of local importance

Lower Road: Barns and outbuildings including holiday-let conversions to Bridge Farm, The Fishing Lodge, Bridge House, River Cottage and outbuilding, Bridge Cottage, The Net House, Coote Cottage, Peterslee, former estate cottages (now one) to south-west of the Green, The Old Bakery.

Appendix B: Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
LOWER ROAD							
The Fishing Lodge	■	■	■		■		■
Bridge House	■	■	■		■	■	■
River Cottage and outbuilding	■	■	■		■	■	■
Bridge Cottage	■	■	■		■	■	■
The Net House	■	■	■		■	■	■
Coote Cottage	■	■	■	■	■	■	■
Peterslee	■	■	■		■	■	■
Former estate cottages (now one) to south-west of the The Green	■	■	■		■		■
The Old Bakery	■	■	■		■		■

Appendix C

Historic Maps



Figure 1 1881 Ordnance Survey



Figure 2 1901 Ordnance Survey



Figure 3 1901 Ordnance Survey

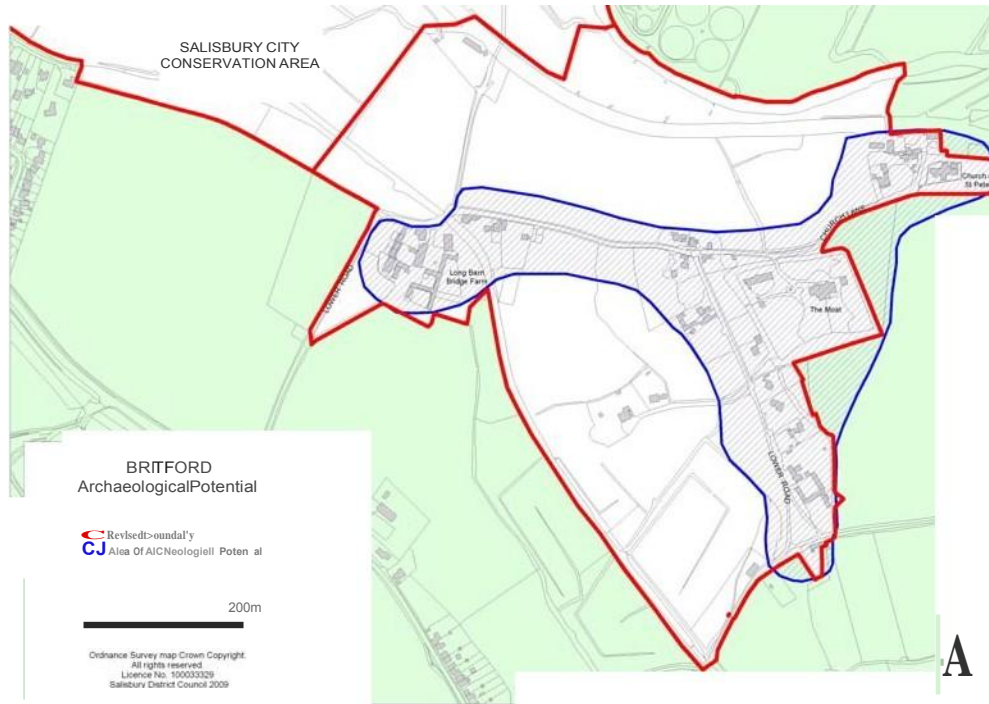


Figure 6

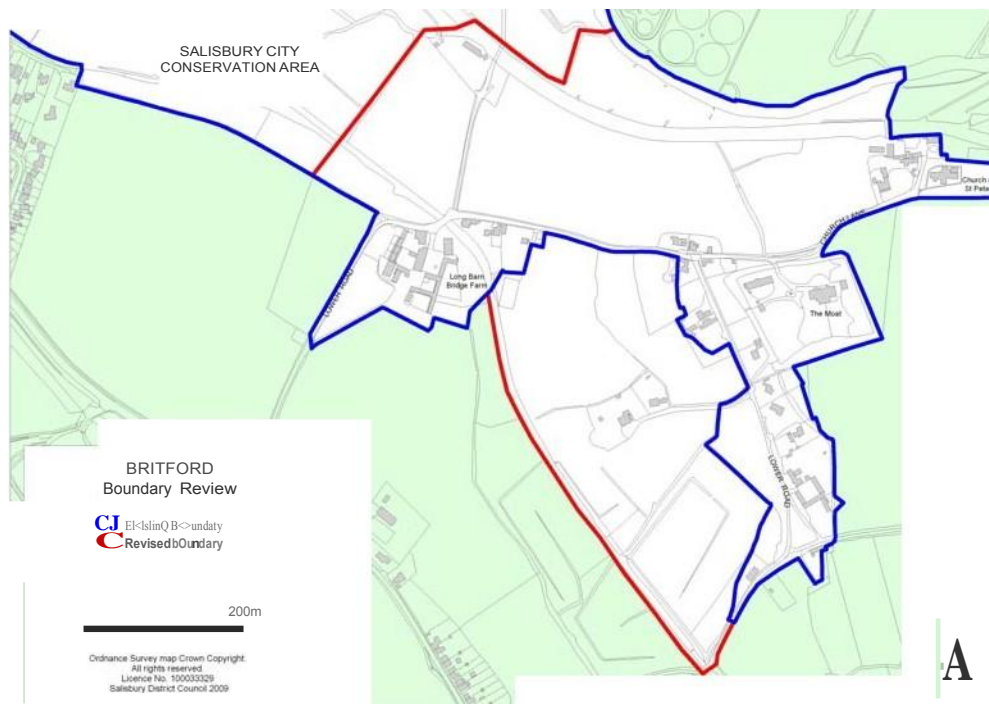


Figure 7

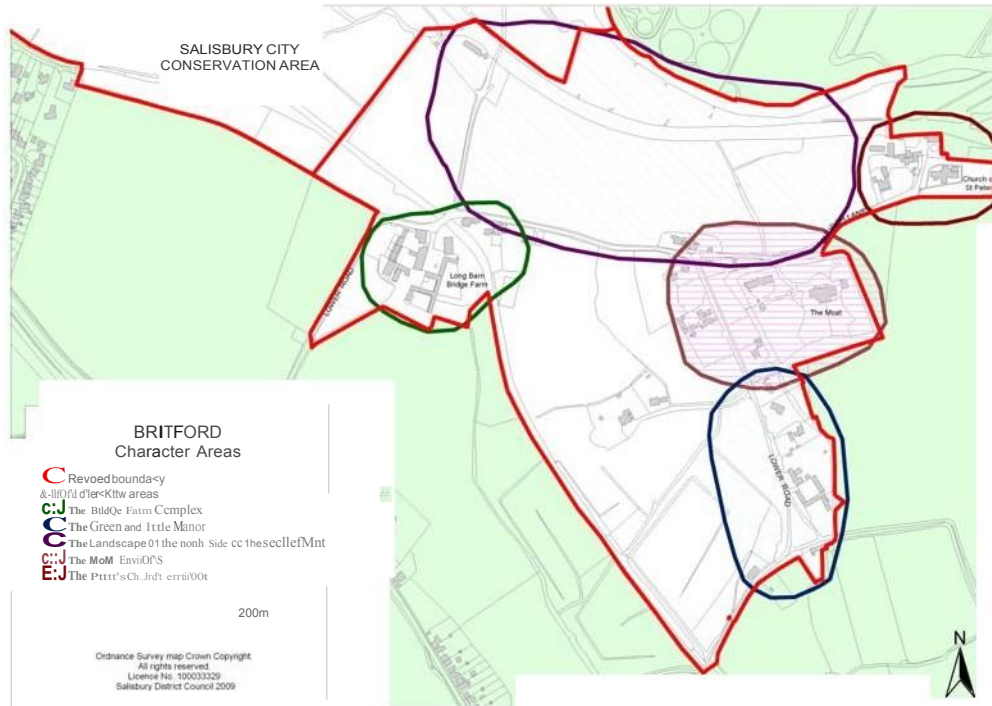


Figure 8

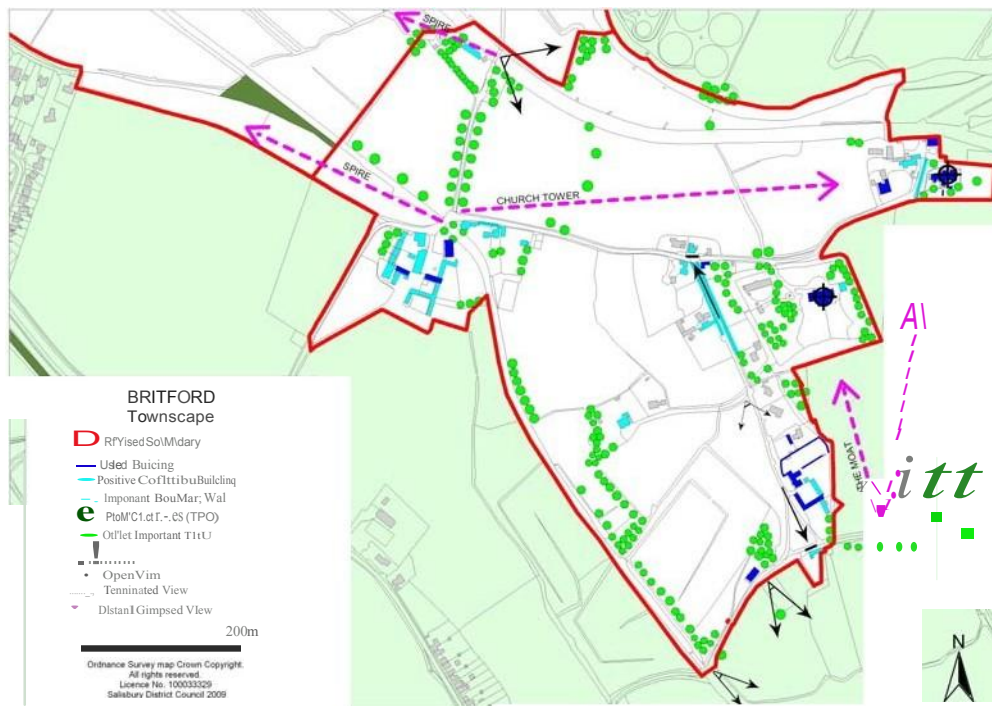


Figure 9

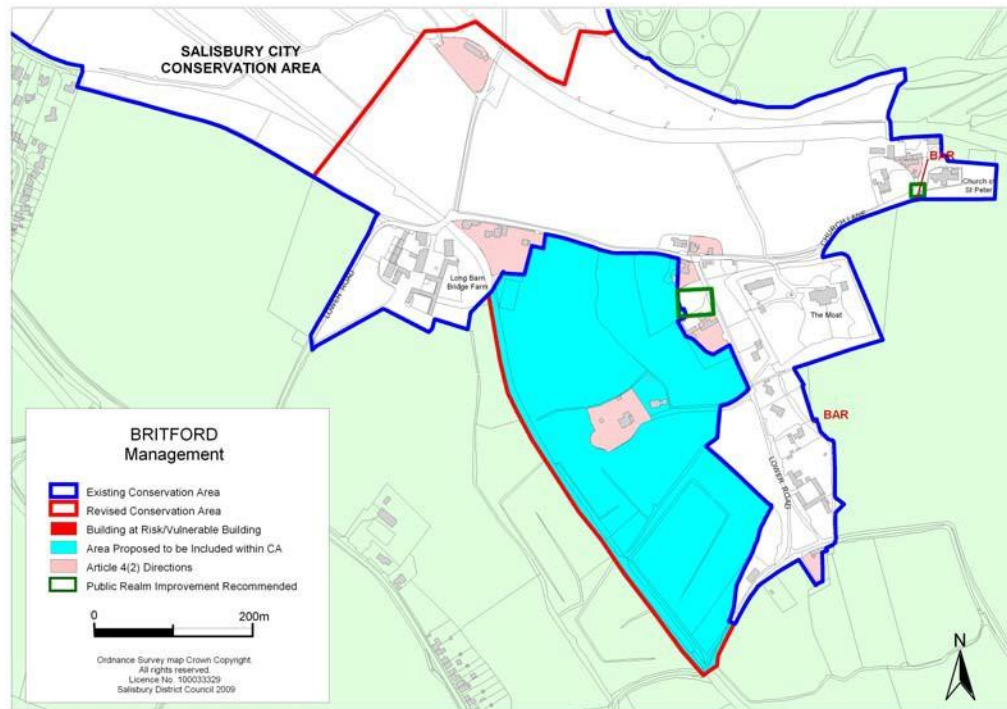


Figure 10



Fig 21.JPG



Fig 22.JPG



Fig 23.JPG



Fig 24.jpg



Fig 25.JPG



Fig 26.jpg



Fig 27.jpg



Fig 28.jpg



Fig 29.JPG



Fig 30.jpg



Fig 31.jpg



Fig 32.jpg



Fig 33.jpg



Fig 34.jpg



Fig 1.jpg



Fig 2.jpg



Fig 3.jpg



Fig 4.JPG



Fig 5.JPG



Fig 6.jpg



Fig 7.jpg



Fig 8.jpg



Fig 9.JPG



Fig 10.JPG



Fig 11.JPG



Fig 12.jpg



Fig 13.jpg



Fig 14.JPG



Fig 15.JPG



Fig 16.jpg



Fig 17.jpg



Fig 18.jpg



Fig 19.JPG



Fig 20.JPG

