

Downton



Conservation Area Appraisal and Management Plan

December 2008



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Part 1: Introduction

Background to the appraisal

There are seventy conservation areas in Salisbury district covering historic settlements and small villages. 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”.

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.

Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

Planning policy context

The local planning authority is required by the 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 the local authority in carrying out this task in the English Heritage publication *Guidance on Conservation Area Appraisals* and its companion document *Guidance on the Management of Conservation Areas*, both published in August 2005.

There is also guidance from central government in *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1994), which advises that the local authority should formulate and publish proposals for the preservation and enhancement of its conservation areas. This is achieved by producing management plans for each conservation area.

Salisbury District Council has encapsulated the broad principles of the government guidance in its existing local plan policies (policies CN8-CN17). This will shortly be reviewed as the council starts to produce new policies through the local development framework. Planning applications that affect the character of the conservation area should be considered on their individual merits, in the light of the Local Plan policies, and taking into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

Purpose and scope of the document

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.

This is a stand-alone document which forms part of the evidence base under the emerging local development framework.

Each appraisal and management plan aims to:

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

The importance of conservation area appraisals and their associated management plans is expressed in central government Best Value Performance Indicators BVPI 219a, b and c. The indicators emphasise the need to follow the English Heritage guidance and the importance of involving the local community.

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 it has not been possible to access for the survey, the appraisal is as comprehensive as it can be.

Executive summary

Downton Conservation Area was designated on 1 May 1973. The boundary of the conservation area as designated is shown in Appendix 1.

The key characteristics of the Downton Conservation Area are:

- Its distinctive settlement layout and the contrast between the village core and The Borough.
- The survival of the important former industrial core to the village centred around the river.
- The setting of the valley floor comprising flood plain and former water meadow systems.
- Distant glimpses of buildings in a mature treed landscape.
- The importance of roofscape in local views particularly from The Moot.
- Continuous building lines providing good enclosure, defining roads and spaces complimented by the use of brick and flint boundary walls.
- The valuable survival of a significant number of thatched buildings individually and in groups.
- The use of traditional high quality, eighteenth century brickwork, often to re-front earlier timber framed buildings.
- Deep, narrow, open plots often backing onto open countryside

The summary of recommendations for the Downton Conservation Area arising out of this document are:

- The boundary should be revised to ensure consistency and regularise changes in ownership. Recommended revisions include:
 - Removal of three modern housing estates, removal of open fields to the northeast.
 - Extensions to include important buildings (Wick Lodge and South Lane Cottage) and structures (flint retaining wall – Lode Hill)
- Buildings at risk be addressed
- A list of buildings of local importance which contribute to the character of the conservation area be considered for Article 4(2) directions.
- Public realm recommendations to include –
 - Improvements to the Lode Hill 'gateway',
 - Use of appropriate materials to the lanes feeding onto the main road,
 - Revisiting the traffic-calming scheme through the link between The Borough and the village, i.e. on The Island.

Part 2: Appraisal

Location and setting

Downton lies in the wide, flat, valley of the River Avon in south Wiltshire 6 miles south of Salisbury. The older part of the settlement, on the east side of the river, occupies the gently rising ground above the flood plain whilst the medieval village to the west of the river occupies the valley floor. Chalk downland rises to both the west and east of the valley.

The downland to the west forms part of the Cranborne Chase Area of Outstanding Natural Beauty.

Historic development and archaeology

The earliest documentary reference to Downton dates from the eighth century. This document records King Offa's confirmation of King Cenwalh's gift of Downton to the Church at Winchester, probably as part of the original endowment of Winchester Cathedral in the mid- to late seventh century. The Domesday Book records an estate with a church, seven mills and a sizeable settlement but the entry would have included outlying settlements and some of the mills would have been located outside Downton making it difficult to gain a clear picture of late eleventh century Downton.

However, because the estate formed part of the bishopric of Winchester, it is remarkably well documented, with annual accounts surviving for most years throughout the medieval period, which include details such as expenditure on the buildings of the estate farm and bishop's residence. This residence or palace, which was visited by several kings including John, who stayed there on several occasions, continued in use until the late fourteenth century after which time it appears that the site was neglected.

During the Anarchy in the early twelfth century King Stephen's brother, Henry of Blois, was Bishop of Winchester. Henry fortified six manors and held them in his brother's cause. The earthworks of The Moot were probably constructed at that time and formed a ring work castle which may have covered part of the site of the bishop's residence. Its construction may have also impacted on any property plots on the south side of High Street. After the Civil War the castle probably saw little use.

In the early thirteenth century Bishop Peter des Roches founded a new market village at Downton. The new village was set apart from the old village, being located on the west side of the River Avon. Renting properties for a cash rent rather than in return for service in the bishop's fields provided a more certain income than farming and gave the tenants time to work at other trades. This form of land holding is known as burgage tenure and the typically long, narrow, property plots, laid out in blocks are called burgage plots. Around 120 burgages were being rented out in the early years of the village but unfortunately for Downton, Salisbury began to be developed around 20 years after its foundation and the small village could not compete with its larger neighbour.

During the medieval period cloth-making was an important industry in the village but had all but disappeared by the eighteenth century. Tanning was a significant industry until the later 20th century and lace-making, carpet-making, bacon curing and engineering have all been elements of the local industry.

Although Downton effectively failed as a market village, borough status still allowed the village to return Members of Parliament until the Reform Act disfranchised such small 'rotten' boroughs.

Settlement plan

Downton consists of two parts: a village on the east side of the Avon and a medieval new village foundation on the west side of the river. This arrangement is similar to some of the other new village foundations created by the bishops of Winchester around the turn of the thirteenth century such as Overton and New Alresford in Hampshire where the new towns were laid out on former fields across the river from the earlier village.

The clear importance of Downton from the Late Saxon period, with a Minster church, bishop's residence and the role of the village as a central place for the Hundred means that it is likely that there was a market here also. It is possible that the slightly wider area of High Street near its junction with Church Hatch was the early market place but it may be that the construction of The Moot in the twelfth century altered the plan of the village. It is not clear at present how the palace site was approached from the village – it may be that Waterside, the short road on the east of the river leading south, formerly led to the palace but has since been truncated. The construction of The Moot may have resulted in the demolition of houses to create a clear area around the defences or the reduction of the backland area to properties on the south side of High Street – the present rear boundaries of the western block of properties appear to follow the line of northern limit of The Moot. North of the church is the Manor House. This site almost certainly represents the location of the Saxon manor farm and estate centre.

The foundation of the new village in the early thirteenth century on the west side of the Avon resulted in the creation of the distinctive wide main street, The Borough which was lined with regular long, narrow, properties known as burgage plots. What distinguishes Downton from the Hampshire new towns is the large size of the new development at Downton – if the length of The Borough with its wide market area is accepted as the original size of the planned extension. At the centre of the planned development is a crossroads where the market cross stands. On the south side of The Borough the land blocks either side of the cross roads do not appear to contain the typical burgage plots as seen to the west and east. The winding nature of South Lane also seems to suggest that the block to its west was not wholly divided into burgage plots. On the north side of The Borough burgage plots extend to the east from the central cross roads up to the river but to the west is a largely unoccupied block of land, with only the frontage to The Headlands, the road to Salisbury, completely built up. It is notable that the depth of this unoccupied block does not match that of the occupied block east of the cross roads, being somewhat deeper. Whether this block was ever fully developed and why it should be deeper than the other main blocks is not known.

Between the east end of The Borough, marked by the main course of the Avon, and the mills is a sinuous length of street that was also considered part of the borough of Downton in the nineteenth century. This section does not have the regularity of the burgage plots of the planned village but its inclusion within the limits of the borough suggests it could be of medieval origin although there are no early buildings in this area.

At the western end of the planned village The Borough meets the north – south road between Salisbury and Fordingbridge. There is some uncertainty over the date of the development of this route but given that such a T-plan arrangement of market street and main route is also seen at some of the other bishopric foundations, it is likely that this route existed in the early thirteenth century. The importance of this north-south route has almost certainly meant that this area was built up in the medieval period although the earliest surviving buildings date from the sixteenth century. At this western end of The Borough there is an 'island' of buildings bounded by roads. Such development into a wide market street is often characteristic of the process of the gradual development of market stalls into permanent shops and buildings. However, this encroachment stands in contrast to the apparently empty block on the north side of The Borough.

Nearing the bottom of Lode Hill, leading into the village from the east, is a small cluster of buildings around the junction with Slab Lane. Most of the historic buildings in this area sit within small plots that are typical of encroachment onto roadside verges, often by poorer members of society and usually dating from the seventeenth to nineteenth centuries.

Archaeological potential

Downton has recently (2004) been subject to an English Heritage funded Extensive Urban Survey undertaken by Wiltshire County Council. This assessment recognises that the core of the settlement may be considered important archaeologically and as such the Local Plan carries an archaeological policy CN23 which reinforces PPG16. However, within the core, which can be defined from historic maps, there are some areas where the archaeological interest is greater, either because of the importance of the remains or because better than average preservation could be expected.

The Moot, the remains of a twelfth century castle built during the time of the Anarchy of King Stephen's reign is a Scheduled Monument and so is defined as being nationally important. Archaeological remains of the palace of the Bishops of Winchester that may have originated in the Saxon period may also partly lie within the scheduled area.

The bishop's palace site, called Old Court, also extended to the south west of The Moot occupying low ground near the river. Archaeological excavations on the island between the main channel of the river to the west and a mill stream to the east recovered pottery dating from the seventh to eighth century. The likely presence of a high status site that was largely abandoned from the fourteenth century, combined with the possibility that archaeological deposits may be waterlogged makes this area highly significant. It should be regarded as being nationally important although it is not scheduled.

The church and manor house, together with the earlier village area on the east side of the River Avon has the potential to inform us about the origins of the Saxon village and of any preceding settlement. Small-scale interventions in this area have the potential to encounter important archaeological deposits.

The origin of the medieval new village is documented but there remain some unanswered questions about the development of the planned borough. For example, it is uncertain whether the block on the north side of The Borough and west of Gravel Close was ever occupied by burgage plots. The blocks either side of South Lane also raise questions as to their development which may only be answered by archaeological excavation. Elsewhere across the area of the new village, including the area between the river and the mill stream, apart from sites that have been subject to modern development where archaeological deposits are likely to have been destroyed or compromised, there is the possibility that evidence for the origins and development of the village and its occupants will be encountered that could further illuminate the known history of the settlement

Key historic influences

- An important Anglo-Saxon settlement at the heart of a royal, and later ecclesiastical estate, developed on the east bank of the River Avon and served as a central place and probable market for the surrounding area.
- Important high-status properties belonging to the Bishops of Winchester including a palace alongside the river and the manor farm near the church.
- The Moot, an earthwork castle, was created in the early 12th century adjacent to the palace site.

- A medieval planned new village was created on the west side of the river with regular burgage plots ranged along the wide market street, The Borough.
- Water provided power for important industrial processes in the village including milling and tanning giving the waterfront areas a distinctive industrial character.

Spatial analysis

Character areas

Conservation Areas often vary in character within the broad designation. It is important to define these 'sub areas' and provide a clear understanding of the defining elements, which make up the character of a particular part of the conservation area. This can lead to a much more useful and comprehensive document in development control terms and provide a clear idea the make up of distinctive areas which have some cohesion.

It should be noted that whilst sub areas have been identified, the transition between areas is also important and there is a cohesion to the whole conservation area, which should always be considered when addressing the character of the Downton Conservation Area.

Each character area makes reference to the following in bullet points.

- Form (cohesiveness-justification for a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

General overview

Downton Conservation Area can be confidently divided into two distinct areas of settlement both with characteristics which distinguish the townscape in particular. The planned wide open character of The Borough is in contrast to the enclosure and intimacy of the High Street area.

Both the above locations have important views out to the open landscape of the valley. Particularly emphasis should be made of the important historic role of the river setting for Downton with its survival of medieval water meadows forming such an integral part of the immediate setting of the settlement. The river threads its way through the village by a series of channels and tributaries.

The river has also sustained a number of industrial uses which have dramatically shaped and still define parts of the village, for example the survival and recent conversion of the remaining part of the Tannery building which, due to its scale and robust detailing, forms such an imposing landmark in the village.

To the east, the important historic sites of the Church of St Laurence and The Moot (a scheduled ancient monument) to the south of the High Street form defining elements which have had significant influences on the form of the village and its subsequent evolution and development.

Bridges and water management features, such as sluices and water mills, are important features in the conservation area as they are evidence of the character of the water-based settlement.

From the Moot, important views of the village emphasise the importance and sensitivity of the scale of buildings and in particular their roofscape. Dormers, rooflights and chimneys are particularly prominent when seen from this elevated position, the latter forming an important part of the character of the skyline of the historic settlement.

Mature trees form an important part of character of much of the conservation area. Extended views towards the village show the dense tree cover to much of the village and buildings particularly in The Borough are often seen against a backdrop of mature trees. In addition, trees also define the line of the river north and south and emphasise the rural character of this view corridor when seen from the village (particularly from the bridges in the settlement).



Figure 1 The Bull Inn



Figure 2 Distinctive porches
(Nos 1-3 The Headlands)



Figure 3 Local views into The Borough

1. The Headlands

- Linear development focused on the junction with The Borough
- 2 storey, back of pavement development. The substantial Bull Inn; 2½ storey with small dormers (figure 1).
- Key grouping of The Bull Inn and Nos. 1-3 The Headlands around the junction with The Borough – prominent and distinctive porches producing a pleasing rhythm, which leads the eye along the terrace (figure 2).
- Brick, painted render, slate, tile and some thatch (but not dominant).
- Important local views into The Borough (figure 3) and long views along Salisbury Road enclosed by development on back of pavement.
- Stone number plaques, porches and prominent roofs with distinctive dormers cutting the eaves line.

2. Long Close and Gravel Close

- Long Close has an informal country lane character, historically following the path of the rear of burgage plots
- 2 storey throughout apart from the institutional scale of the school emphasised by double height spaces and projecting octagonal belfry
- The informal set of unconverted farm buildings set in the semi rural lane make a good group combined with the varied forms of cottage type dwelling and the more polite façade of Long Close House. Terraces to the northern section of Gravel Close provide good enclosure.



Figure 4 Local view looking east along Long Close



Figure 5 Farm Buildings

- Predominantly brick, with some thatch and clay tile, but mostly Welsh slate, for later nineteenth century terraces.
- Short enclosed views along Long Close are attractive for their simplicity and semi-rural character (figure 4). Also extended open views out into the 'floodplain'
- Survival of late nineteenth century brick-built farm buildings, including a combination barn, stable and shelter shed (figure 5).

3. The Borough

- Two linked spaces (orientated around the market cross junction) forming a very wide street with green areas lined with houses (with gaps) and trees providing robust townscape, good enclosure, a strong building line and a real sense of place.
- Predominantly 2 storey buildings; many thatched houses with first floors set into the eaves emphasising the low-rise character of houses (figure 6).
- Houses are generally in groups of terraced properties of at least two or more. There is a particularly important and cohesive group centred on the Baptist church in South Lane.
- Brick (some painted but limited) often concealing a timber frame, thatch, red clay tile and natural slate.



Figure 6 The Borough



Figure 7 View east looking along The Borough



Figure 8 Views looking south east along The Borough (between bridges)



Figure 9 Views out across the watermeadows

- Good enclosed views up and down The Borough, terminating with built form and characterised by historic buildings and traditional materials, for example eighteenth century brickwork and thatch (figure 7).
- Of particular importance are the chimneystacks which punctuate the ridgelines providing rhythm and modulation.

4. The Island

- The transitional link between the earlier settlement and the 'new village', low lying and winding south to pick up the Tannery and Mills of the old settlement.
- Predominantly 2 storey with some exceptions, several of which have an unusual mansard roof form, incorporating the third floor.
- The tight enclosure of the road with built form is an important part of the character; this is particularly the case in the central section of the sub-area (figure 8).
- Brick (often painted) and red clay tile.
- The alignment of the road impedes any extended views. However, the views to the north and south along the valley from Iron Bridge help define the importance of the landscape setting to Downton (figure 9).
- Some good (tall) brick chimneys help define the skyline. The 'entrance' on travelling west into this sub area is notable in terms of the way in which No.136 steps its outbuildings down in scale parallel to the road.

5. Waterside

- A small but cohesive sub area comprising two groups of terraced houses with a very strong relationship with the river (rather than the road) seen in the context of the Tannery and other mill buildings.
- 2 storey and 1½ storey houses (dormers cutting the eaves in the latter) and the massive dominant scale of the Tannery at 4 – 4½ storeys.
- The former Tannery and two groups of terraced houses and a further separate house form an important group. The terraces share common architectural features, finishes and materials.



Figure 10 View from the bridge



Figure 11 View of houses in Waterside (note chimneys)

- Brick – some details brought out in varying colour, and terracotta panels (Tannery), tile and slate,
- Views out to the river are channelled and restrained by development and bridge railings (figure 10).
- Very distinctive, massive chimneystacks of four flues set on the diagonal, some spaced and some grouped. These form very important prominent local elements of the roofscape of Downton (figure 11).

6. High Street & Church Precinct

- Church and Manor House denote one of the earliest part of the settlement. The church is obscured by the High Street. However, it is set higher, off the street and is seen in glimpses and views between buildings eventually revealed in views along Church Hatch (figure 12).
- 2 storey houses with consistent eaves lines in groups. Some 2½ storey Victorian townhouses are the exception. Good use of roofspace with modest well detailed dormers.
- Houses laid out as a series of terraced groups but often separate dwellings integrated by refronting in brickwork. Church Hatch and the buildings to the High Street form an important historic group of buildings.



Figure 12 View up to St Laurence's from the High Street



Figure 13 Flemish bond brickwork



Figure 14 View of the High Street

- Brick, typically laid in Flemish bond and often with vitrified headers (figure 13). Some brickwork is painted but this is not the traditional finish. Handmade clay tiles survive in large numbers and contrast well with thatch.
- Excellent local views of the church tower funnelled by historic buildings on the High Street and Church Hatch. Good views up and down the High Street; the alignment creating some very high quality townscape (figure 14).
- Chimneys form a particularly positive element of this sub-area, especially those set diagonally. In addition, the sensible use of small, well-designed, dormers contributes to the high quality character of this sub-area.

7. The Moot House and The Moot (Scheduled Monument & Registered Park and Garden Grade II*)

- Former defences of substantial earthwork castle and setting to The Moot House. Its elevated position in part provides important views over the village.
- The Moot House is on a grand, classical scale, but the massing and architectural handling of composition create a compact and very attractive house (figure 15).
- Moot Farm is a very attractive group of farm buildings (diminished by the poor barn conversion and is visually linked to the village by a series of high quality boundary walls in brick and knapped flints with brick bands .
- Brick (with vitrified headers), flint and red clay tile, limestone quoins and door surrounds (The Moot House)



Figure 15 Moot House



Figure 16 Views across the roofs to the Tannery from The Moot

- Good panoramic views across the roofs of the village (The Tannery is particularly prominent) and enclosed local views along Moot Lane assisted by the boundary walls (figure 16). An eighteenth century planned vista looking back from The Moot to The Moot House providing an excellent setting.
- Boundary walls are particularly important in this sub area. The balustrades forming the railed entrance screens to The Moot gardens are striking and unusual in design and materials. Remains of follies and perambulations of the eighteenth century parkland are of significant interest.

8. Barford Lane

- An important historic route comprising an almost straight lane out of the village with a strong semi-rural character.
- Houses are 2 storey, with the exception of Hamilton House which uses the roofspace for additional accommodation (modest well detailed dormers light this space)
- Small groups of terraces and large individual houses are seen as a continuous line of development to the southern end. Good brick boundary walls help create enclosure and link the more disparate and piecemeal west side (figure 17). Carver Cottages (figure 18) and the pair of cottages immediately to the south, dating from the late nineteenth century, form part of an attractive and important gateway to the conservation area from the north.



Figure 17 View south along Barford Lane



Figure 18 Carver Cottages, Barford Lane



Figure 19 No 20/20A corner of Lode Hill and Slab Lane



Figure 20 Outbuilding to Rose Cottage, Slab Lane

- Historic brickwork for houses and boundary walls (painted in the case of Hamilton House but mostly unpainted) combined with red handmade clay tiles and a good number of surviving thatch roofs.
- Good views partially closed by the very gentle alignment of the lane providing for very high quality townscape and views into and out of the conservation area (figure 18).
- Gables (Dutch influence) and external chimneystacks with tumbled brickwork form important punctuations in the townscape (see figure 31). The relatively good survival of thatch (despite the non-traditional pattern block cut ridge) adds to the semi-rural feel.

9. Lode Hill

- A key gateway to the village at a junction of two historic routes out to the uplands.
- 2 storey houses throughout – good, considered use of levels
- The houses (and former shop) defining the junction with Slab Lane (figure 19) are an important cohesive group, including the well-detailed outbuilding to Rose Cottage (figure 20). The flint-faced retaining wall to the north of Lode Hill defines and encloses this entrance to the village.
- Brick with vitrified headers, flint, red clay tile and thatch.
- Attractive local views looking north along Slab Lane down to the junction with Lode Hill (figure 21) and out to the wider landscape with its backdrop of mature trees allowing a wider perception of the valley slopes beyond (to the north), contributing to the rural feel of this part of the conservation area.
- A fine former Victorian shopfront and traditional painted sign are important survivals at Nos. 20/20A Lode Hill (corner of Slab Lane, see figure 19t). No. 4 has a good leaded casement to the gable (lane) end.



Figure 21 Slab Lane

Architectural and historic qualities of buildings

There is a broad section of building types ranging from the vernacular (lining The Borough) to the grand house (The Manor House – early fourteenth century, The Courthouse – seventeenth century and The Moot House – early eighteenth century, though much of this has been rebuilt after a fire in the twentieth century). There are good examples of buildings from all periods from the medieval to the nineteenth century throughout the conservation area.

Commercial and institutional premises also show a diversity of architectural treatments and historic quality. Public Houses, particularly the White Horse Hotel and the Kings Arms, provide interest and activity to the streetscene and are both fine timber-framed buildings encased by later remodelling. The Bull Hotel, an early eighteenth century coaching inn, reflects the general feel of buildings which have seen a number of remodellings, extensions and alterations, most of which contribute to the character.



Figure 22 View towards the Tannery



Figure 23 The Board School, Gravel Close

The remaining part of the Tannery building (now converted to flats) is an imposing twentieth century industrial building (figure 22). In contrast the Board School of 1895 (Grade II) (figure 23), and its boundary walls in Gravel Close is a fine example of its kind. It shows a sensitivity of materials and fine architectural modulation and embellishment, making a significant contribution to the conservation area particularly in terms of skyline; the octagonal belfry figuring prominently in local and extended views.

A large number of buildings are included in the statutory List of Buildings of Special Architectural or Historic Interest, many of which are timber-framed houses (some are medieval) which have been refronted, mainly in the Georgian period, with 'polite' red brick facades. The use of the timber vertical sliding sash, particularly to the High Street is predominant.

Many of the houses to The Borough also experienced this 'remodelling'. Here casements and the more traditional thatch roof survive and are often multi-layered sparred coverings (with the potential for the survival of smoke blackened thatch).

Activity: prevailing and former uses

In addition to agriculture, which is represented by a number of former farmstead sites including Moot Farm and the farmstead on Long Close, the settlement serviced, and was the location for, a number of large scale cottage industries. The River Avon has provided power for mills in Downton since the

Saxon period at least. Corn and paper mills, tanning and even electricity generation have all made use of the river in the past. The tannery, once a major employer in the village, ceased production in 1999 and the remaining building has recently been converted to flats (see figure 22). An important cottage industry in the village was lace-making.

Downton has two schools, two post offices, various shops and pubs, and a new library. These add vitality and interest to the street scene and contribute towards the sense of 'community'.

Contribution made by key unlisted buildings

The Townscape Map and Appendix 4 identify the buildings of local importance, which are considered to make a positive contribution to the character and appearance of the conservation area.

Significant groups include a number of the houses lining The Borough and, combined with the listed houses, these make good groups and very positive townscape (figure 24). The Waterside has two small terraces of houses which have a very positive relationship with the river and are a well-detailed group. The group of houses to the back of pavement at the bottom of Lode Hill leading into High Street, play an important role in providing enclosure to the street and funnelling views towards the historic core of the village.



Figure 24 The Borough



Figure 25 Moot Lane

Boundary walls make a positive contribution to key areas of the conservation area, notably the High Street and Church Hatch, The Moot and Barford Lane sub-areas. They are usually constructed of brick or brick and flint and are substantial enough to provide good enclosure (figure 25). In addition, the cob wall running the length of Snail Creep (to the rear of the High Street gardens) is a particularly good example and a valuable survival.

Prevalent local and traditional materials

Being so close to the London Clays of the New Forest fringe, and in the absence of an easily sourced local stone (other than chalk and flint) brick is a dominant material in the conservation area. A local firm, Mitchells, supplied the bricks seen in the village today – a good quality brick with a distinctive deep red colour. It has been used for the refronting of many of the timber framed cottages and houses which line both the High Street and The Borough. Almost without exception, historic brickwork is laid in Flemish bond, often incorporating vitrified headers to great effect. Some brick has been painted, often to its detriment.

The availability of good bricks has diminished the presence of flint, a commonly used material in the chalk area of Wiltshire. Flint is mainly seen in boundary walls either unknapped (retaining wall Lode Hill) or knapped (boundary wall to Moot Farm). Chalk cob is unusually scarce in the village although some cob houses may have been encased behind later brick facings.

The need to import stone from other areas has historically limited its use to higher status buildings. The church has particularly fine bands of flint and limestone, and some of the grander houses have stone for window and door surrounds and quoins.

Sections of the conservation area retain a rich thatch tradition. This is best illustrated in the small groups on The Borough, and is particularly pleasing to see in continuous terraces of houses. Barford Lane also has a small group of thatched houses, which significantly contribute to the rich palette of materials in this part of the conservation area, despite their non-traditional block cut patterned ridges

Other than thatch, the predominant roofing material is local handmade clay tiles which vary from strong reds and oranges to dark browns. These give a very attractive finish to the roofs. This is particularly important as roofscape is so prominent in local and extended views through the conservation area (figure 26).

Welsh slate appears interspersed throughout the conservation area on later buildings and buildings remodelled in the nineteenth century, particularly the group Nos. 63-77 The Borough (north side) and along The Headlands.

The many and diverse combinations of this palette of materials has produced high quality historic townscape; particularly to The Borough and High Street. The combination and juxtaposition of thatch and clay tile in terraces is particularly pleasing.

Local details

A significant number of roofs are thatched. The tradition appears to be that of straw thatch; predominantly combed wheat reed, with some evidence of multi-layered material. Ridges are



Figure 26 A vista of clay tiled roofs



Figure 27 Simple traditional flush ridge on a thatched roof alongside block cut ridge



Figure 28 Block cut ridge

both flush (figure 27) and block cut (figure 28). There is no decoration to the eaves. Most thatched houses utilise eyebrow dormers with the thatch wrapping round the window- a distinct Wiltshire/Hampshire/Dorset border feature.

The thatch is predominantly a sparred coat of combed wheat reed with plain eaves (not sparred). Ridges vary but are generally block cut and plain with cross ligger patterns. This is at odds with the established tradition of a simple flush wrapover ridge. The group of thatched houses in Barford Lane stand out as a group but are noticeable for their non-traditional patterned ridges (figure 29).



Figure 29 Barford Lane

Chimneys are an important part of the character of the roofscape of Downton, being seen from several vantage points. Of particular note is the practise of setting double (and more) stacks diagonally as at Nos. 27-29 High Street and Nos. 1-4 Natanbury, Waterside (figure 30). Examples of tumbled brickwork on external gable-end chimney stacks (figure 31) are a distinctive feature on a number of houses, notably; rear of No. 44 High Street and The Cottage, Barford Lane.



Figure 30 Chimneys at Waterside



Figure 31 Tumbled brickwork on a gable end stack

The small stone panels with incised historic house numbers on many cottages (probably dating from the eighteenth century) are a valuable and interesting survival of the formal system of management of the burgages and their associated property (figure 32).

Contribution made by green spaces, trees, hedges and natural boundaries (see Townscape Map in appendix 1)

There are two significant areas of open space, both of which are identified in the Local Plan (Policy H17) as Important Open Spaces. These are: the Memorial Gardens, which form an important amenity space for the village, and The Moot, an eighteenth century planned landscape formed from the remnants of a significant earthwork castle. The Moot is both a Scheduled Monument and is included on the Register of



Figure 32 Stone panel with house number

Parks and Gardens (English Heritage) at Grade II*. The Moot is an important survival and an integral part of the history of Downton. Its part elevated position allowing views out over the village, its relationship with the river and Moot House contribute to its special character.



Figure 33 Extended view towards church

Trees play an important role as a backdrop to development in local and extended views.

Views of the church from the water meadows illustrate the extent of tree cover to the

edges of the conservation area, with the church tower almost lost within its green setting (figure 33). In addition, the edges of the conservation area, particularly to the south east (Slab Lane) and the north east (Barford Lane), are characterised by mature historic hedgerows interspersed with trees. Trees define the 'gateway' to the village from the east forming an almost enclosed tunnel along Lode Hill. Trees also help define the Memorial Gardens recreation ground, continuing enclosure along this wide section of townscape.

Mature trees, either individually or in formal or informal groups rarely form the focal point of views or vistas, but are nonetheless evident in many backdrops for buildings and often create a sense of enclosure. A particular example is along Moot Lane where, along with the boundary wall, a strong sense of enclosure is achieved (figure 25).

The Borough has important historic green open spaces lining the road and segregating the buildings on the south side from the traffic. As well as their historic importance they form an important part of the setting of the historic buildings (many of which are listed) lining the road. The frequent use of this area for car parking has a significant impact on the quality of these green spaces and the setting of historic buildings.

Key views, vistas and panoramas (see Townscape Map)

The Borough is set across the floodplain of the River Avon, with the High Street and Lode Hill rising up the lower valley slopes but well below the ridge between Downton and Morgan's Vale. Extended views towards the settlement are characterised by the tree belt which surrounds the village and follows the water meadows. The church tower can be seen in some of these important views (figure 34).

From the water meadows the majority of the village is hidden behind trees or mature hedgerows, with significant glimpses of roofscape (figure 35) which makes alterations to these elements particularly sensitive. However, the views out to the water meadows, particularly from the key river crossings, are important in placing the settlement within its river and water meadows setting. There are some attractive views along the river and riverside properties from the bridges.

Within the conservation area, views of the roofscape are seen from several vantage points, notably on travelling down Lode Hill and from The Moot. Given the relatively straight routes through the village, enclosed views are particularly important and are characterised by strong consistent eaves lines in



Figure 34 Glimpsed views of church tower



Figure 35 Roofscape

groups and punctuations of the ridges with large chimneystacks.

Key buildings closing important views are indicated on the Townscape map in Appendix 1. A good example is St Laurence’s Church when viewed from the High Street between historic buildings, which both funnel the view and provide a very attractive setting (figure 12 on page 10). Surprisingly, the Tannery is only clearly visible in its immediate setting due to the dramatic change in the road alignment. Its roof, however, figures prominently in views from The Moot. The Old Granary buildings form an important visual stop to the east end of The Borough. These buildings have been very heavily altered, but the distinctive double gable (see figure 7) is a very positive feature in the street scene. This is in contrast to the western termination to The Borough, where an unfortunately placed garage door terminates the view toward The Headlands (figure 36).

Degree of loss of architectural and/or historic elements

There has been significant loss of original windows and doors in unlisted buildings (figure 37). The absence of traditional materials, particularly for windows in some small groups, is very detrimental to the character of the buildings and the area. This is especially the case where the window proportions have been altered or the modulation and subdivision of the windows has changed (for example a casement with opening top light has replaced a sliding sash (figure 38).

Negative elements

- The industrial units to the north of the village on the Salisbury road significantly impact on the setting of the conservation area and views out to the north.
- Use of tarmac on some of the lanes.
- The traffic light controlled junction to the Lode Hill ‘gateway’ of the conservation area. A poor introduction to the village (figure 39).



Figure 36 Western end of the Borough (at junction with The Headlands)

- Traffic priority scheme through The Island section of the conservation area - overuse of bollards (figure 40).
- Excessive wirescape - particularly to Barford Lane, Slab Lane and Gravel Close (figure 41).
- The Bull Public House car park produces a weak corner in townscape terms on this Important 'gateway' to The Borough.
- Excessive and inappropriate signage to Mazda Garage.
- New pedestrian crossing adjacent to the Cross, The Borough.
- Tannery bridge railings



Figure 37 Modern windows in a historic building



Figure 38 A terrace with upvc windows



Figure 39 Lode Hill traffic Lights



Figure 40 Bollards



Figure 41 Wirescape

Conclusion

The settlement pattern and plan, particularly that of the Borough, has seen limited change, since inception and this survival should be regarded as highly significant in any proposals for development. This area is likely to come under increasing pressure and has been compromised by the housing development at Green Lane, whose form, layout, scale and density are at odds with the established grain of the conservation area.

A significant percentage of the built form is protected through listing. This includes the church listed at Grade I and a number of buildings classified at Grade II*. A full list of all the listed buildings in Downton can be viewed at Salisbury library or at www.imagesofengland.org.uk. In addition, there is a Grade II* listed Park and Garden; The Moot which is also a Scheduled Monument. The majority of the heritage assets are in a fair to good condition. Two buildings are considered to be vulnerable or at risk.

The core of the settlement, as defined by late nineteenth century maps, is archaeologically important. In addition to The Moot, areas of particular importance include the site of the former Episcopal palace at The Old Court, the possible Saxon settlement area of the High Street, the church and Manor House area, which may also have Saxon origins, and the medieval new village along The Borough. Downton Parish Council has created the Downton Heritage Trail which highlights a number of historic sites and features on a perambulation of the village.

Of particular note is the survival of thatched houses, and the potential for early fabric in many of the thatched houses which are timber-framed buildings refronted in brick in the eighteenth century. Continuing the simple straw thatch tradition for Downton, finished with flush ridges as opposed to block-cut or patterned ridges, is an important part of the character of the village.

The roofscape is also complemented by the survival in places of substantial brick chimneystacks. Some are distinctive in that they are diagonally set, sometimes four flues at a time. These stacks and others contribute to the rich townscape which is seen from elevated viewing points (The Moot gardens) and down Lode Hill into the village.

The use of high quality red brick and lime mortar in much historic rebuilding and remodelling of the village has provided a cohesive character in terms of built form which is well detailed and finished.

Trees play an important role in the setting and backdrop to much of the developed core of the village and The Borough. Their contribution to the landscape setting combined with the important survival of a complex system of water meadows should be very carefully considered in any potential removal of mature trees either within or forming part of the setting to the conservation area.

Unfortunately, the majority of the unlisted buildings, which make a positive contribution in townscape terms and in some cases individually, have been eroded by the use of modern materials particularly for window and door replacement.

Part 3: Management plan

Vulnerable buildings and buildings at risk (as at December 2008)

Listed buildings

Rose Cottage, Lode Hill (Grade II): (figure 42)

The roof to the house is in a poor state of repair and there are signs of serious potential failure at the eaves and overhanging verges to the north. The outbuilding to south, which may be earlier than the house, is also of considerable importance as a group and in townscape terms (gable on to the road). The front garden is heavily overgrown with disused cars parked to the front of the building.

Action:

Consideration should be given to the serving of a Section 215 Notice under the Village and Country Planning Act 1990. Owner should be contacted immediately to discuss clearing of the front garden and repairs to the roof.



Figure 42

Unlisted buildings:

Nos. 27 and 29 High Street (Grade II)

The roof is in a poor state of repair. Gutters are clogged with vegetation (figure 43). Paintwork to window joinery and soffits is cracked and peeling. The prominent and striking chimneystacks are in need of repair and repointing in places. This is an important and prominent corner building in the conservation area. It would appear that basic maintenance is not being undertaken. Further neglect could lead to very serious loss of historic fabric. The building appears to be occupied.

Action:

Owner should be contacted immediately and a plan for urgent repairs agreed.



Figure 43

Article 4 Directions

The Salisbury District Local Plan recognises the sensitivity of areas of special architectural and historic character. Paragraph 6.17 states:

'The character of areas of high environmental quality can be eroded by unsympathetic alterations to individual properties'

(Salisbury District Local Plan, adopted June 2003)

Within the Downton Conservation Area there are some important groups of cottages and houses which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.

Appendix 3 comprises a list of buildings of local importance which make a positive contribution to the character and appearance of the Downton Conservation Area. The list identifies which types of alteration could be controlled by imposing Article 4 Directions to remove permitted development rights.

Proposed revisions to the conservation area boundary

Remove:

Open fields northeast of Barford Lane

There is no logic to the inclusion of these fields in the conservation area other than that of a setting issue which is already a material consideration in determining applications. The fields are beyond the settlement boundary and do not have any further historic significance over and above adjacent fields which fall outside the boundary. For consistency, the boundary should be tightened at this point.

Open fields to west of Barford Lane

As above. Other than a setting issue and possible impact on strategic views, both of which can be considered as part of the setting of a conservation area in any possible planning applications, there does not appear to be any historical basis for inclusion of these open fields.

Nos. 1-2 The Headlands (figure 44)

These houses are modern development of indifferent quality and appear to relate to the adjacent Greenacres development. They have a limited relationship with the historic development of Downton other than sharing the same building line and scale as their adjacent Grade II listed neighbours. The revised boundary would start at and include the adjacent listed buildings.



Figure 44 1-2 The Headlands

Nos. 1-5 The Sidings

This modern development does not preserve or enhance the character of the conservation area and has little or no relationship to development within the conservation area in terms of the materials

used or the form, grain, massing or detailed design of the houses. These houses are not a recognisable vernacular of Downton or the conservation area or the district. So as not to diminish the overall quality of the conservation area, it is recommended that this small section be removed.

Nos. 2-34 Saxonhurst (off Moot Lane) including former railway line land

This modern development including the over engineered highways junction with Moot Lane has little or no relationship to the historic core of Downton and the conservation area. Its form, grain, layout, massing and detailed design is that of a modern housing estate paying no regard to its historic surroundings.

The Moorings and No.54 and land to the west

The modern developments No.54 The Borough and The Moorings have no positive relationship to the established character of this part of the conservation area. Taking the boundary to the rear of the former burgage plots would appear more logical and consistent with the layout of the village's historic boundaries.

Include:

New development to the rear of The Tannery

The housing development to the rear of the former Tannery is presently truncated by the existing conservation area boundary which related to former buildings associated with the Tannery complex. In order to avoid confusion, and in the interests of consistency, it is proposed to include all of the new housing development to the rear of the Tannery within the revised conservation area.

Yarnbrook, Yew Tree Cottage, Nos. 1-2 Carver Cottages, and Nos. 1-4 (consec) Barford Lane.

This group forms an important gateway to the conservation area and is of a consistent scale and form to be considered for inclusion in the conservation area. Despite some regrettable alterations to windows and roofs (particularly Nos. 1-4 Barford Lane) the form, scale, materials and careful siting of these houses would make a positive contribution to the character of the extended conservation area providing a real sense of arrival due in part to the way in which the gable, in distant views (Nos. 1-4) forms a notable landmark and signals the 'entrance' to the village.

Lode Hill

The designation should be modestly extended to include the flint and brick retaining wall on the north side of Lode Hill (figure 45). This is a distinctive historic feature, which introduces some of the traditional materials of Downton and provides good enclosure with the mature trees helping to define an important gateway from the east.

South Lane Cottage, South Lane

This traditional cottage is the subject of extended views (figure 46) of the conservation area from the south and has an attractive historic scale, composition and use of traditional local materials. It would appear to have a close historic



Figure 45 Flint wall Lode Hill



Figure 46 South Lane Cottage



Figure 47 Wick Lodge

relationship with the river system and watercourses feeding the water meadows.

Wick Lodge and immediate setting (figure 47)

Remarkably intact former lodge to Wick House and the farm estate to the west. Of architectural and historic interest and forming a positive element in the street scene of The Headlands. Positively contributes to a group of historic buildings which help define the gateway to the conservation area.

Proposals for enhancement

Shopfronts and signage

Generally the shopfronts found in the conservation area are of poor quality (23 High Street, shop next to the Post Office, The Headlands; barber shop, The Headlands). The architectural and historic interest of traditional buildings should be preserved and enhanced by appropriately detailed shopfronts using traditional hardwearing materials. Particular regard should be had to the following:

- The use of hardwood for shopfronts in traditional buildings.
- The proposed shopfront should seek to reflect the architectural rhythm and scale of the host building.
- Minimal signage of a traditional finish for example painted letters onto a timber fascia.
- Traditional hanging signs utilising symbols to indicate use.
- Avoidance of the use of Dutch blinds and/or canopies.
- Externally illuminated signage, with lighting where possible built into the design of the fascia.
- 'A' boards (The Wooden Spoon Public House). The use of 'A' boards in this sensitive location should be discouraged and an alternative means of advertising agreed.



Figure 49 A Boards

For further information regarding best practise for shopfronts and advertisements please refer to Salisbury District Council's Shopfronts and Advertisement Design Guide.

Reinstatement of traditional windows and doors

Downton has suffered from considerable removal of historic windows and doors including the changing of the proportions of windows in traditional buildings. These alterations are to the severe detriment of their character. Wherever possible and as part of the day to day work of the local authority (in relation to development control casework) as well as the imposition of Article 4(2) Directions (see Appendix B) the local authority should seek the reinstatement of traditional windows and doors to buildings in the conservation area, particularly where they are considered to make a positive contribution to the character and appearance of the conservation area (Appendix A).

There should be a presumption against the use of uPVC windows and doors on traditional buildings in the conservation area. These products cannot reproduce the slender sections which can be achieved with timber and are an alien feature on buildings which predominantly display traditional materials; high quality brickwork, timber fascias, clay tiles, natural slate or thatch roofs. Where these modern materials are found, removal and reinstatement with traditional materials, preferably historically researched, should form the basis for any extensive proposals for refurbishment.

Straw thatch tradition

Combed wheat reed must only be used as replacement for combed wheat reed, not only to preserve the shape of the thatched roof but also to preserve the base coat, which may be of historic interest.

(section 5: Thatch: *Traditional Building Materials in Salisbury District*, Salisbury District Council (1993))

The retention of a straw thatching tradition and identification of local distinctiveness; shared with local settlements and including the border traditions in Hampshire, is an important part of establishing what is the thatching character of Downton and seeking to maintain this tradition in future rethatching programmes. Historic photographs and documentary records as well as the buildings themselves are all useful resources for establishing the tradition.

Particular attention should be paid to the use of plain and simply detailed flush 'wrapover' or 'butt-up' ridges in preference to plain or patterned block-cut ridges which are a relatively recent phenomenon.

A detailed survey of the thatched houses of Downton would provide a valuable record of the position of the 'tradition' at a given point in time. This can be used to defend the requirement of the use of a certain material and enable conclusions to be made regarding the local tradition. This needs to be part of a wider analysis of thatch roofs which in the case of Downton would need to look carefully at the bordering Counties as well as the immediate villages.

There should be a presumption in favour of retaining straw thatch in Downton and any proposed works for rethatching should have regard to the local tradition as well as the archaeological potential for historic thatch in base and subsequent coats under the surface coat. There is the potential for smoke blackened thatch to be found in properties in the Downton Conservation Area. This has particular historic and archaeological importance and should be regarded as significant in terms of the character of the Downton Conservation Area.

Potential redevelopment/development of sites

Mazda Garage, The Headlands:

Careful and sensitive consideration should be given to the potential to relocate the commercial use of this building to a more appropriate location. Whilst itself not in the conservation area, the site forms one of the important gateways to the conservation area.

Sensitive redevelopment of the site could considerably enhance the character and appearance of the setting of the conservation area.

Action: The local authority should enter into a dialogue with the present owner/occupier(s) and ascertain whether there is any opportunity for joint working on relocating the current use to a less sensitive location whilst discussing the opportunities for redevelopment.

The need for development briefs

There are no allocated sites within the conservation area and no sites that are immediately obvious for redevelopment.

Policies / recommendations for new buildings (generally smaller infill sites)

This guidance provides generic advice for smaller developments up to approximately 5 - 8 housing

units. Policy H16 of the Salisbury Local Plan (adopted June 2003) contains criteria relating to small-scale development sites and should, in the case of development in, adjacent to or within the setting of a conservation area, be considered in conjunction with this advice (particularly bullet point (ii) relating to the character of an area). Larger development sites will require considerable pre-application negotiation and may be the subject of design briefs.

Some small developments may be in such sensitive locations that they may require a concise brief from the Local Authority. In all cases a Design & Access Statement will be required to accompany the application drawings. Where a Character Appraisal exists for a Conservation Area, this must be consulted by the applicant's agent, the developer and the planning officer, as it will assist in setting the context of the development.

It is strongly advised that all parties visit the site and its setting. The setting will vary in virtually every case, but as a guide it should be taken as the area from which the site can be seen and the surroundings seen from the site. The setting can also be defined as the general pattern of uses in the vicinity. These may vary on each side of the site.

It is important to consider specifically: surrounding skylines, rooflines and landmarks (e.g. bell towers etc), or if the development will have an impact on cherished views of the landscape or "signature" skylines.

Considerations for design in the conservation area.

- The surrounding built form should be appraised:
 - What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
 - How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the streetscene.
 - Are the buildings in the street freestanding, or are they in small informal groups or more regular terraces?
 - Are buildings linked in a particular way, for example with boundary walls?
 - Do the buildings generally have their main ridgeline parallel to the street or at right angles?
 - Are the buildings generally "grand" or modestly proportioned and styled?
 - The character of the front boundary walls or fences is an integral part of the character of the area.
 - Identify the predominant materials and colour of material in the area and if any are unique.
- The character of the site should be considered. The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
- The access point to the site will have to be agreed. Generally, care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines which may have the effect of removing most of a boundary.
- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme.
- Develop a Design Concept. This should include: What is the role of this development within the setting? N.B. Reference should be made to the Village Design Statement.

- Is this a gateway or other edge development on the approach or periphery of the site?
- Is it a focal point development terminating a view or providing a skyline?
- Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
- The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.
- The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal/symmetrical or informal?
- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.
- Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, which should derive from the character of surrounding buildings forming the setting.
- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site

Traffic management/street improvements

- Some definition of the feeder lanes of The Borough for example, the use of resin bonded gravel rather than tarmac
- Improvement of the lighted junction to the Lode Hill 'gateway' of the conservation area.
- Revisiting traffic priority scheme through The Island section of the conservation area; use of materials rather than overuse of bollards
- Improvements to the entrance of Church Hatch to improve setting of important group of historic buildings (all listed) and views towards church. Removal of Kings Arms bins. Change of materials and removal of bin storage and road markings.
- Rationalisation and removal, where possible, of excessive wirescape - particularly to Barford Lane, Slab Lane and Gravel Close.

Recommended action: The placing of overhead wires underground should be pursued by the local authority (by way of planning obligations) in any proposed acceptable redevelopment of a particular site or adjacent site or major alteration or extension to the buildings within the conservation area.

Public utilities should be encouraged not to add any further wires to the network that would necessitate the need for new telegraph poles. Any proposal for new telegraph poles should carefully consider the potential impact on local views within and through the conservation area. There will be a presumption against the further addition of any new telegraph poles or wires. Public Utilities should also be discouraged, where possible, from mounting utility boxes on prominent walls

- Tighten and formalise the western entrance to The Borough, possible change in materials to denote this important gateway.
- Screening of the industrial units on Salisbury Road with structural planting at the northern edge of the boundary to improve the setting and views out of the conservation area.

Review of Management Plan

English Heritage advises that management plans for conservation areas are regularly reviewed. It is recommended that this document will be reviewed by the incumbent authority in line with this advice.

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Maps

Tithe map 1843

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Appendix 1

Schematic Maps



Archaeological potential



Boundary changes map



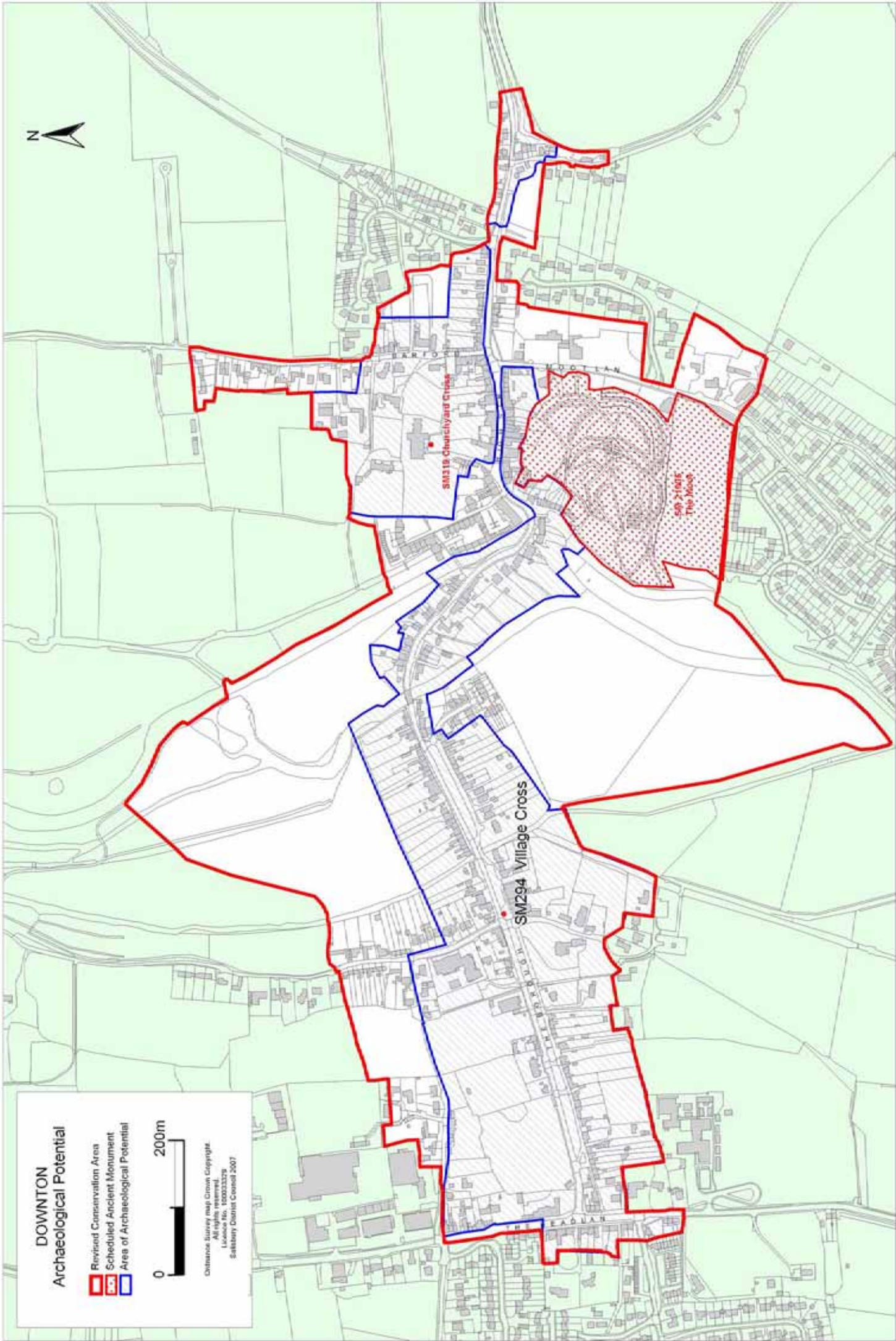
Character areas



Management Issues



Townscape



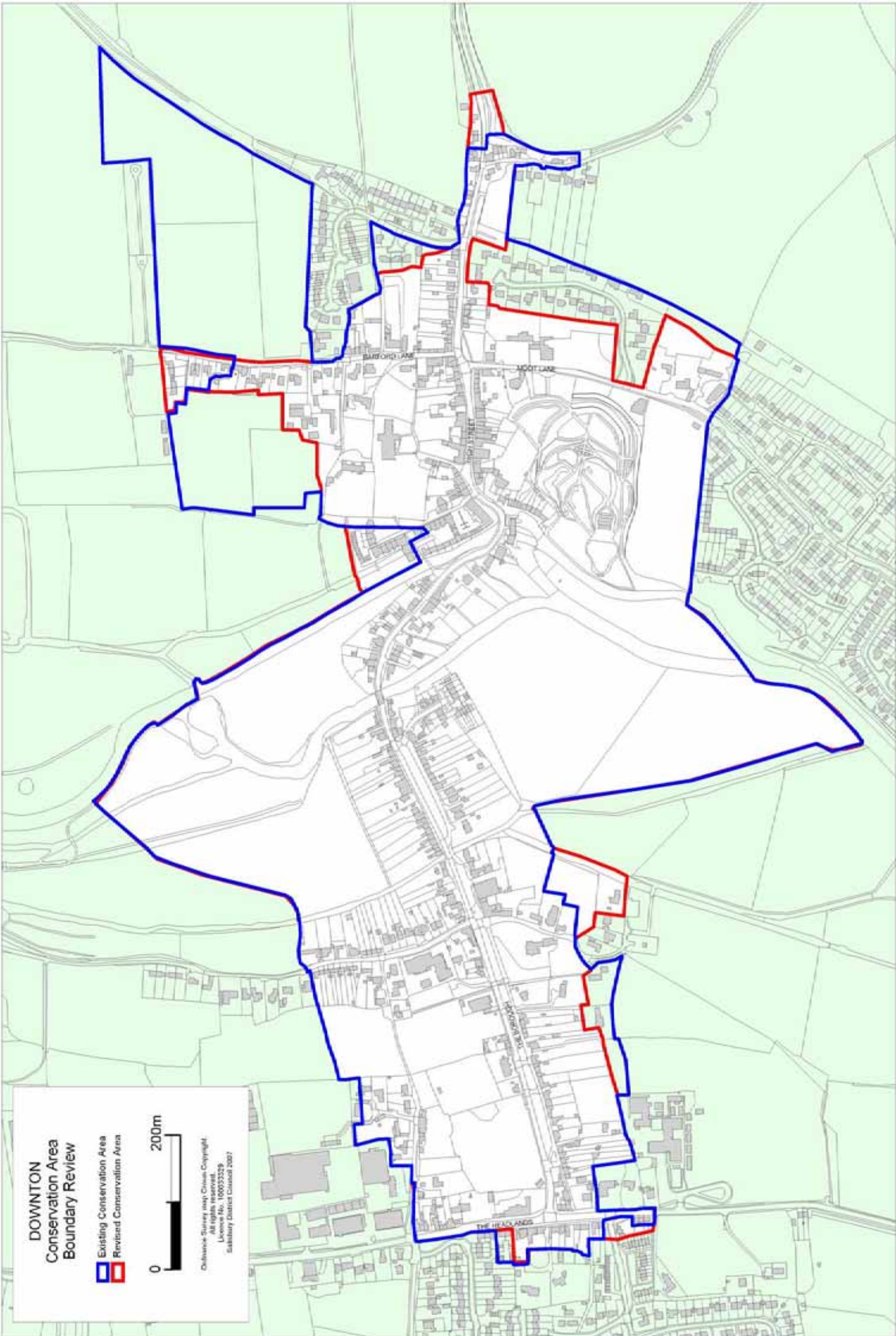
DOWNTON

Archaeological Potential

- Revised Conservation Area
- Scheduled Ancient Monument
- Area of Archaeological Potential



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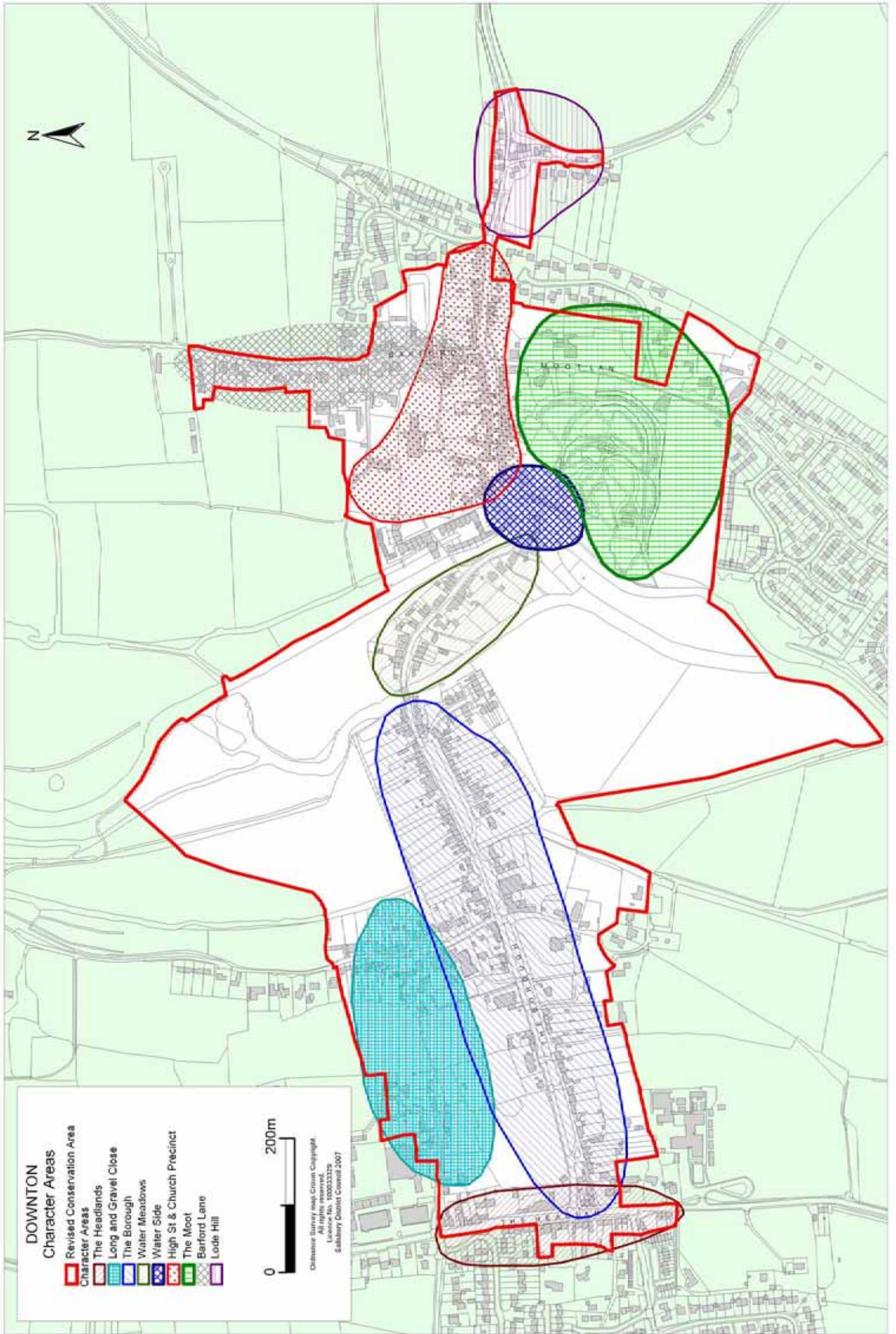


DOWNTON Conservation Area Boundary Review

- Existing Conservation Area
- Revised Conservation Area



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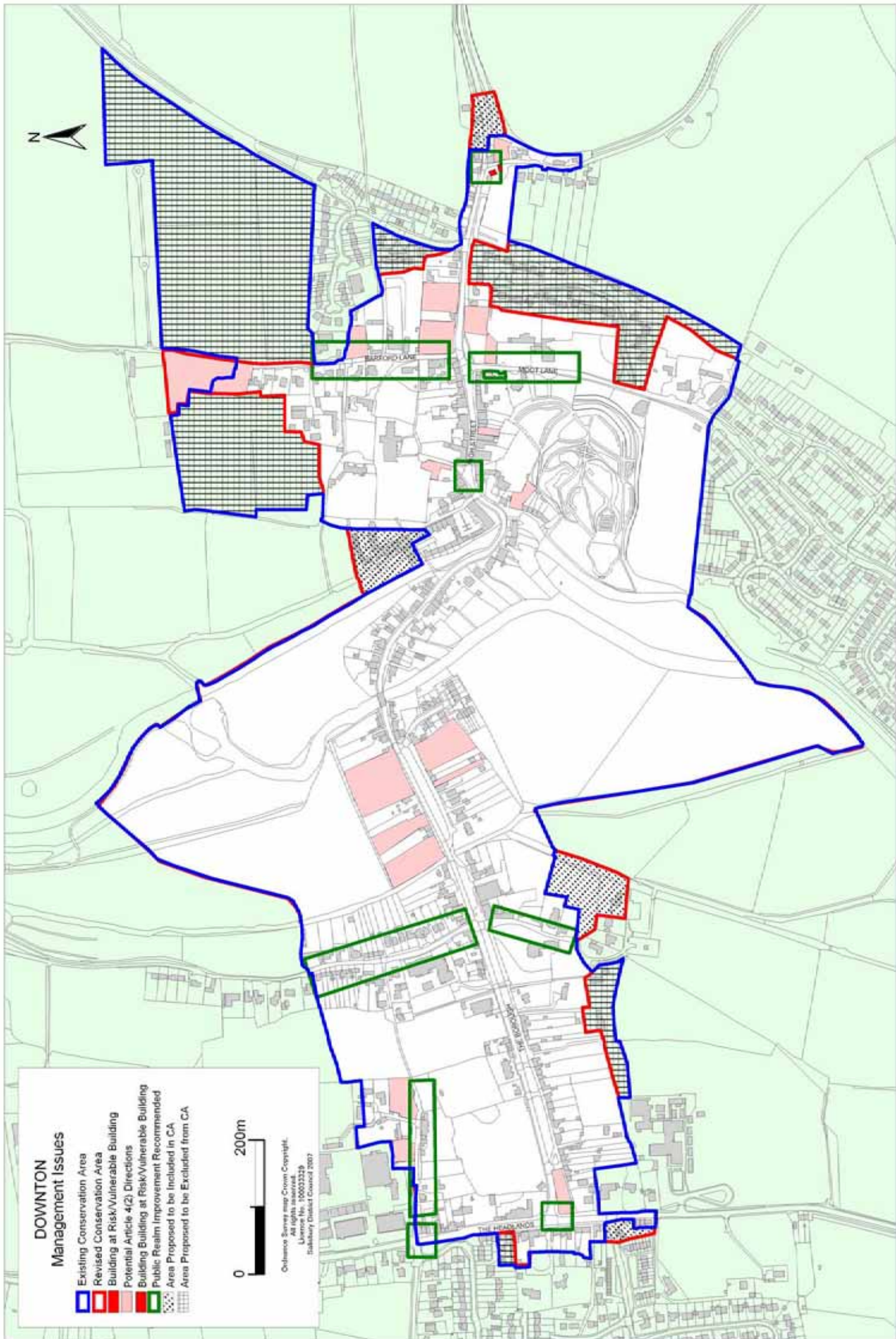


DOWNTON
Character Areas

-  Revised Conservation Area
-  Character Areas
-  The Headlands
-  Long and Gravel Close
-  The Borough
-  Water Meadows
-  Water Side
-  High St & Church Precinct
-  The Moot
-  Barford Lane
-  Lode Hill



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DOWNTON
Management Issues

- Existing Conservation Area
- Revised Conservation Area
- Building at Risk/Vulnerable Building
- Potential Article 4(2) Directions
- Building at Risk/Vulnerable Building
- Public Realm Improvement Recommended
- Area Proposed to be Included in CA
- Area Proposed to be Excluded from CA



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DOWNTOWN Townscape

- ▭ Revised Conservation Area
- ▭ Historic Buildings
- ▭ Listed Building
- ▭ Positive Contribution Building
- ▭ Important Boundary Walls
- ▭ Regulated Park or Garden
- Protected Trees (TPO)
- Other Important Trees
- ⊕ Landmark
- ↖ Open Vista
- ↘ Terminated View
- ↗ Incidental View
- ↔ Gateway
- ▬ Pitched Townscape
- ▬ Intrusive Element or Frontage
- ▲ Floor Landmark

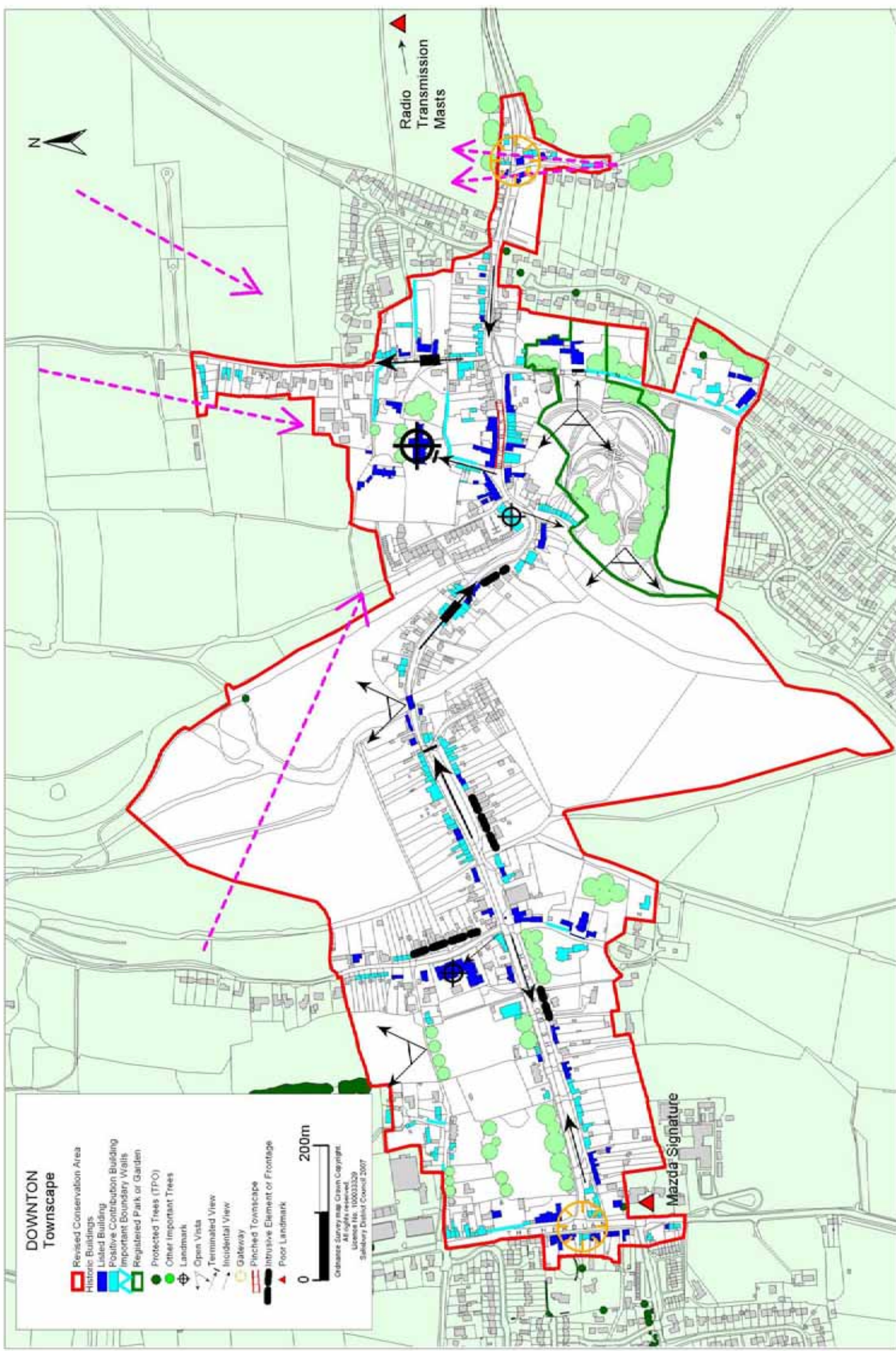
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Radio
Transmission
Masts

Mazda Signature



Appendix 2

Historic Maps



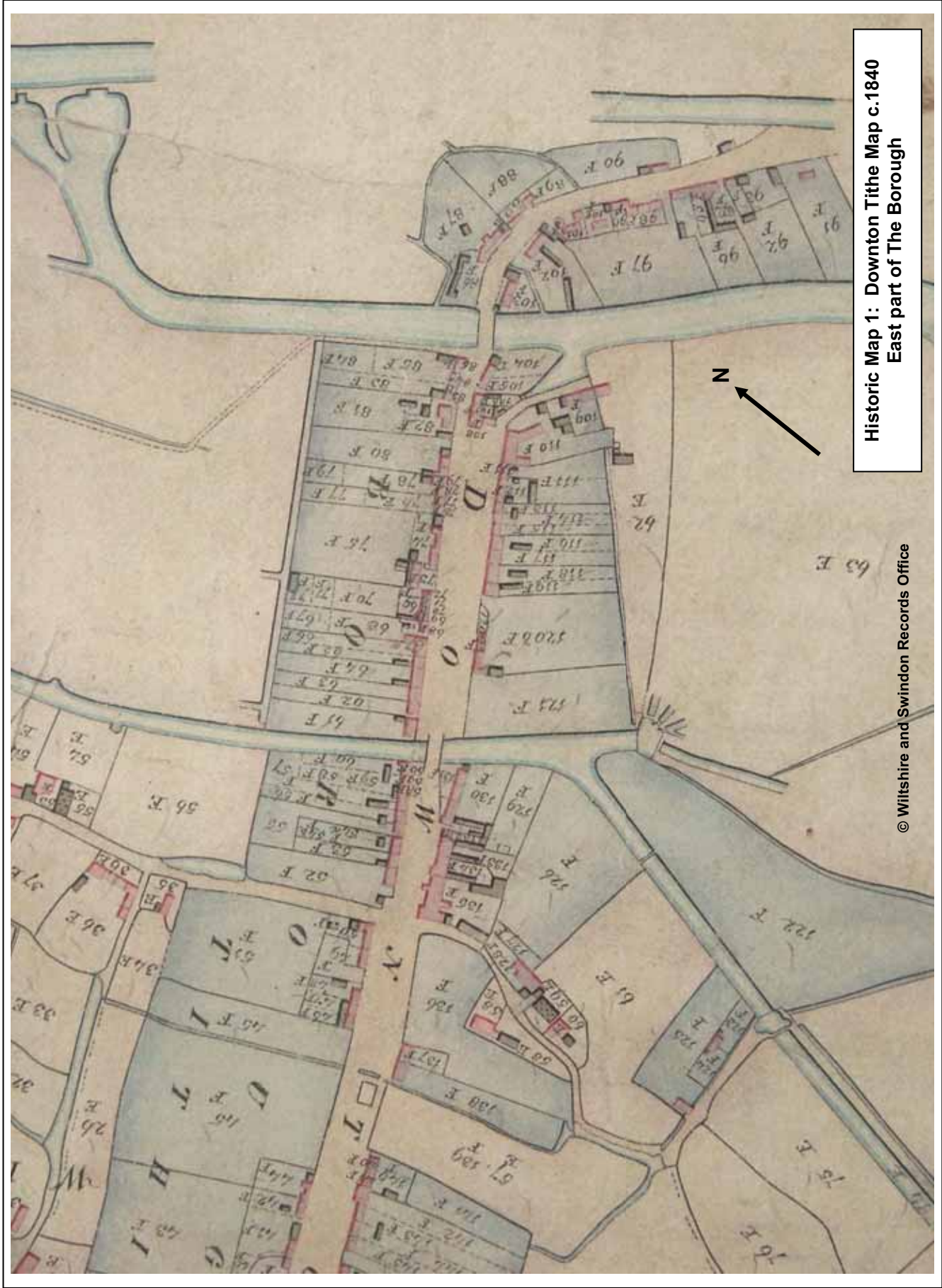
Map 1 Downton Tithe Map c.1840
East part of The Borough



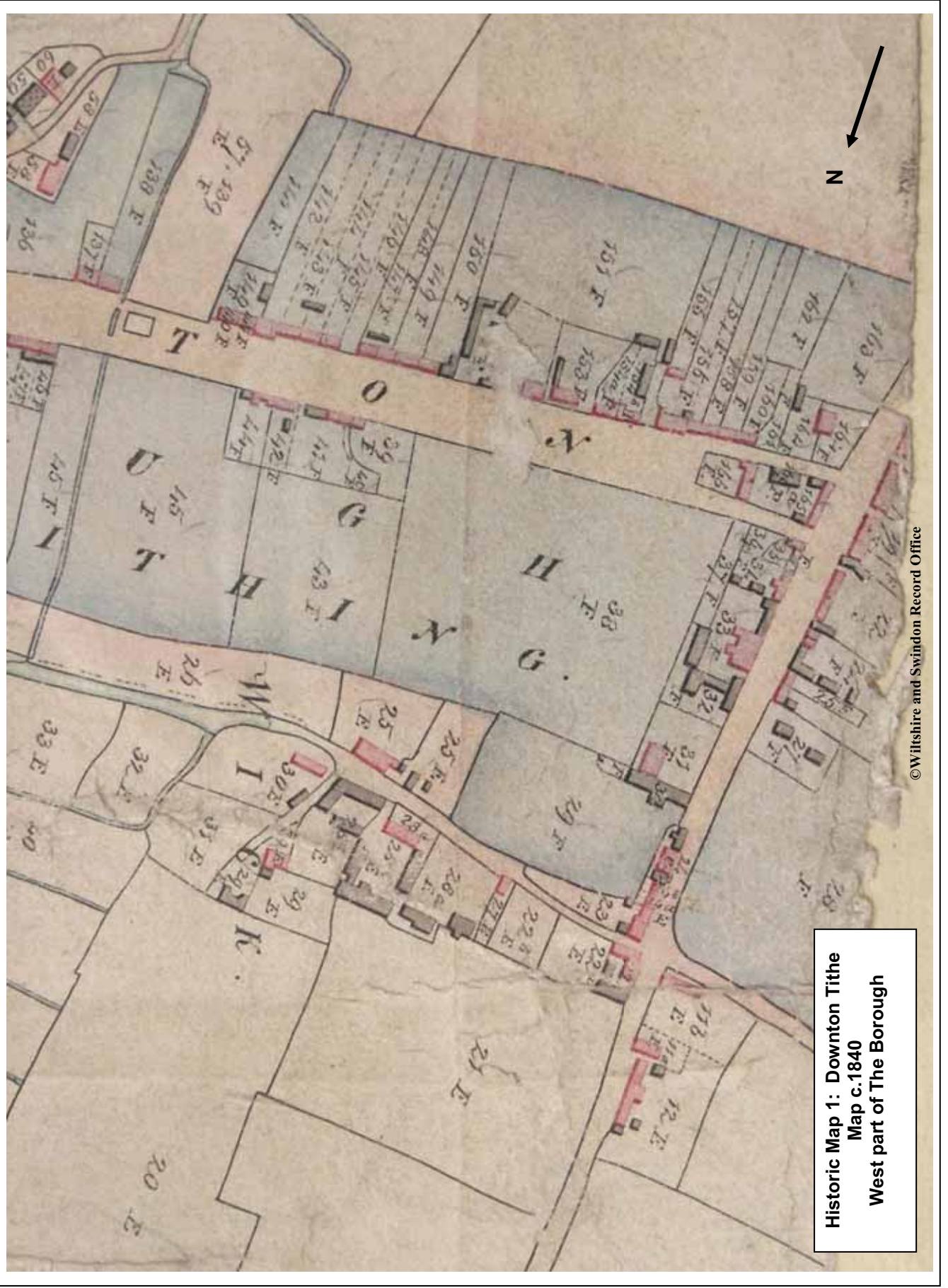
Map 2 Downton Tithe Map c.1840
West part of The Borough



Map 3 Downton Tithe Map c.1840
Downton Village

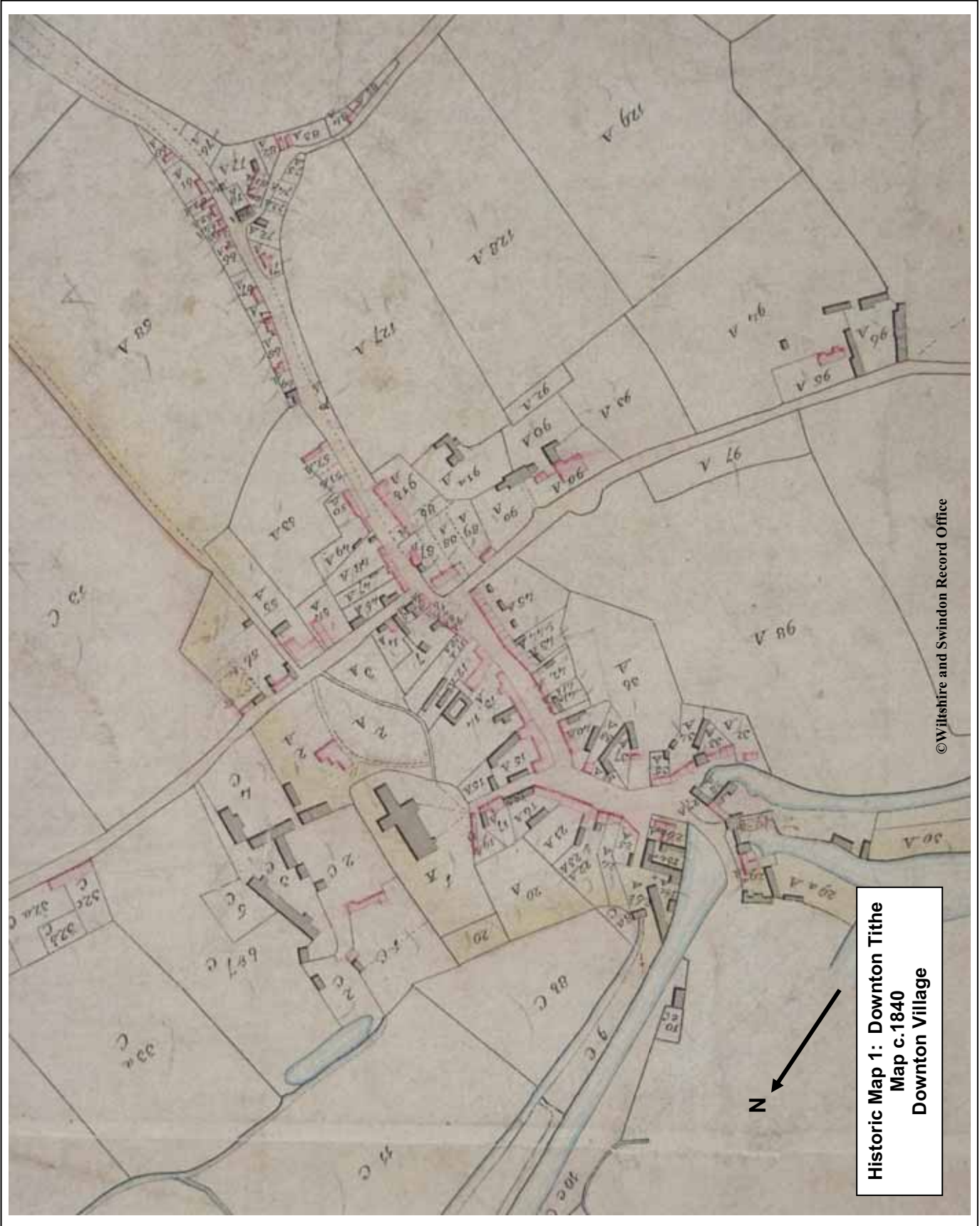


Historic Map 1: Downton Tithe Map c.1840
East part of The Borough



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**Historic Map 1: Downton Tithe
Map c.1840
West part of The Borough**



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Historic Map 1: Downton Tithe
Map c.1840
Downton Village

Appendix 3

Proposed Article 4 Directions

Suggested Article 4 Directions (see Management Issues Map)

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
BARFORD LANE							
1 Parsonage Farm Cottages	■	■	■		■		■
2 Parsonage Farm Cottages	■	■	■		■		■
1 Sims Cottages	■	■	■		■		■
2 Sims Cottages	■	■	■		■		■
Meadowcroft	■	■	■		■		■
Pops Cottage	■	■	■		■		■
Anchor Cottage	■	■	■		■		■
Yarnbrook	■		■		■	■	■
Yew Tree Cottage	■		■		■	■	■
1 Carver Cottages	■		■		■	■	■
2 Carver Cottages	■		■		■	■	■
CHURCH HATCH							
The Old Malthouse	■	■	■		■		■
1	■	■	■		■		■
2	■	■	■		■		■
3	■	■	■		■		■
HIGH STREET							
22	■	■	■				■
24	■	■	■				■
LODE HILL							
1	■	■	■		■		■
3	■	■	■				■
5	■	■	■		■		■
7	■	■	■				■
13	■	■	■				■
17	■	■	■				■
21	■	■	■				■
2	■	■	■				■
4	■	■	■		■		■
6	■	■	■		■		■
8	■	■	■				■
WATERSIDE							
1	■	■	■	■	■		■
2	■	■	■	■	■		■
3	■	■	■	■	■		■
4	■	■	■	■	■		■
1 Natanbury,	■	■	■	■	■		■
2 Natanbury	■	■	■	■	■		■
3 Natanbury	■	■	■	■	■		■
4 Natanbury	■	■	■	■	■		■
Moot Cottage	■	■	■	■	■		■
THE BOROUGH (in groups)							
1	■	■	■	■	■		■
2	■	■	■	■	■		■
3	■	■	■	■	■		■
4	■	■	■	■	■		■
5	■	■	■		■		■
45	■	■	■	■	■		■
47	■	■	■	■	■		■
88	■	■	■	■			■
94	■	■	■	■	■		■
96	■	■	■	■	■		■
98	■	■	■	■	■		■
100	■	■	■	■			■
102	■	■	■	■			■
87	■	■	■	■			■
89	■	■	■	■			■
91	■	■	■	■			■
93	■	■	■	■	■		■
95	■	■	■	■	■		■
97	■	■	■	■			■

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
63	■	■	■	■			■
65	■	■	■	■			■
67	■	■	■	■			■
69	■	■	■	■			■
71	■	■	■	■			■
77	■	■	■	■			■
79	■	■	■	■			■
81	■	■	■	■			■
THE HEADLANDS							
Lilac Cottage	■	■	■				■
Downsview	■	■	■				■
The Cottage	■	■	■		■		■
Westview	■	■	■		■		■

Appendix 4

List of unlisted buildings of local importance

Barford Lane:	Nos. 1-2 Parsonage Farm Cottages, Nos. 1-2 Sims Cottages, Meadowcroft, Pops Cottage and Anchor Cottage, Yarnbrook, Yew Tree Cottage, Nos. 1-2 Carver Cottages.
Church Hatch:	The Old Malthouse and Nos. 1-3 (consec.)
High Street:	Nos. 22-24 (even)
Lode Hill:	Nos. 1-7 (odd), 13-21(odd), 2-8(even)
Long Close:	Gardeners Cottage, Rose Cottage, Lilacs, Wheelers Cottage, Reynards Lodge
Marie Avenue:	Wick Lodge (suggested for inclusion in the conservation area)
Moot Lane:	Nos. 1 and 2
Slab Lane:	Nos. 1-3 (consec.)
Waterside:	Nos. 1-4 (consec.), 1-4 (consec.) Natanbury, Moot Cottage
The Borough:	Nos.1-5 (consec.), 45, 47, 88, 94-102 (even), 87-97 (odd), 63-71(odd), 77-81(odd)
The Headlands:	Lilac Cottage, Boundary Wall to Springfield, Downsview, The Cottage , Westview, Post Office

GLOSSARY

Article 4 Direction:

An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors or the roof and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.

Building line:

The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront. The building line might also refer to a common alignment of the backs of buildings.

Building at risk:

A phrase used to describe a building which is in poor repair (for example leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action.

Buildings of local importance:

A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.

Burgage plot:

A long narrow plot of land running at right angles from the street frontage, originally held in a borough under a medieval form of tenure.

Chapelry:

Part of a large parish, usually with a separate settlement distinct from the main parochial centre, that was provided with a chapel sub-ordinate to the parish church.

Demesne:

Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.

Enclosure:

The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.

Public realm:

The spaces between buildings accessible to the public, including the highway, green areas, squares etc.

Scale:

This can have two meanings: it can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.

Setting / context:

The physical (built and landscape), community and economic setting in which the development takes place.

Streetscape:

The character of the street environment, existing or proposed.

Townscape:

The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

Vernacular/ polite:

Vernacular

Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials.

Polite

Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.



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