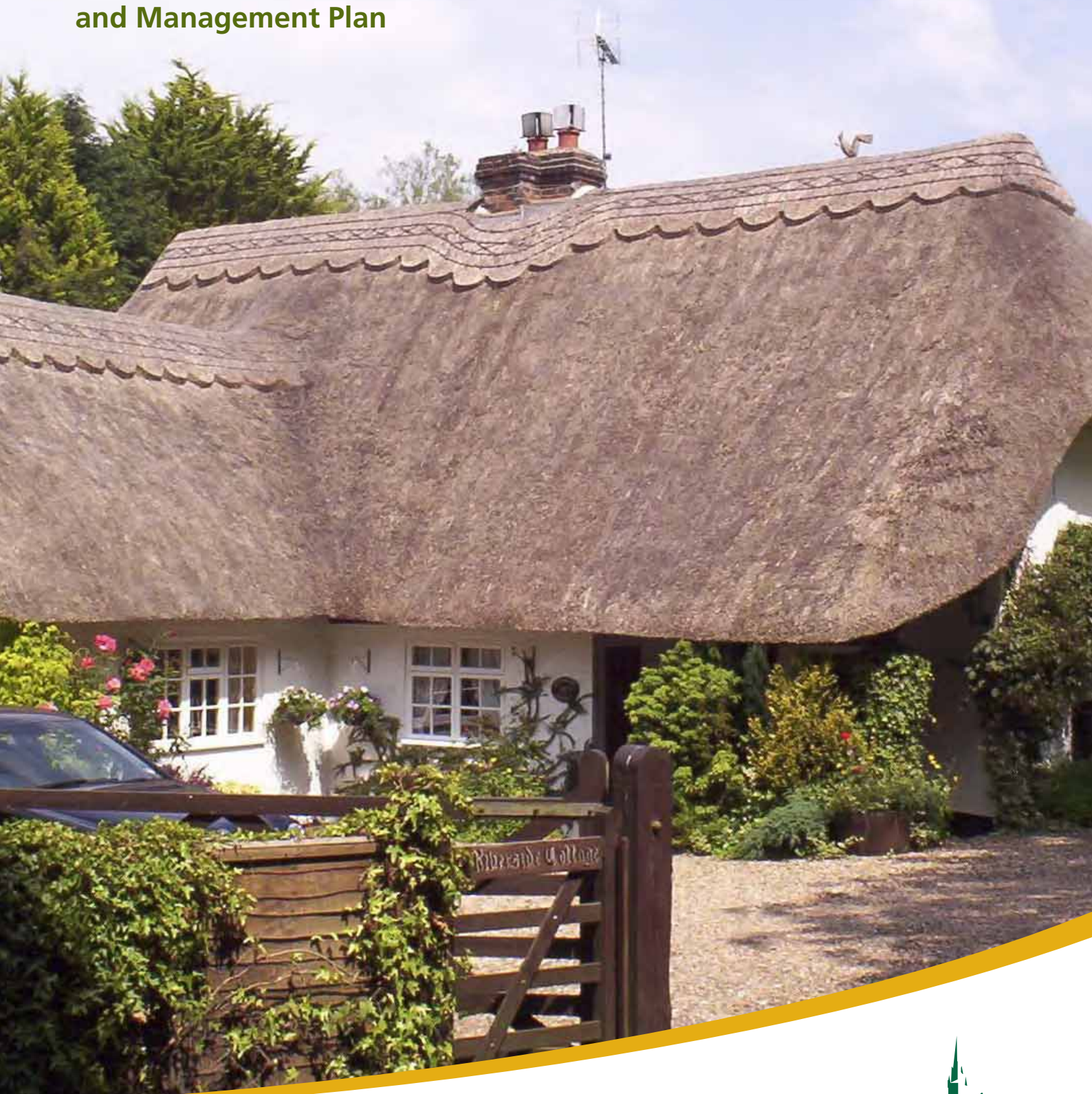


Durrington



**Conservation Area Appraisal
and Management Plan**



January 2009

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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.

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

Durrington Conservation Area was designated on 8th February 1989. The boundary of the conservation area as designated is shown in Appendix 1

The key characteristics of the Durrington Conservation Area are:

- The valuable survival of locally distinctive chalk cob walls.
- Local and extended views of the church tower from inside and beyond the conservation area boundary.
- Important mature trees having an architectural quality in terms of providing enclosure and framing and terminating key views.
- Some survival of the former agricultural character of the two manors – East End and West End (farmhouses, walls and outbuildings).
- A mix of polite and vernacular buildings of a high quality.
- A diversity of building line with some formal terraces (Avon Cottages and Cross Stones) and informal groups (cottages to College Road).
- An important relationship with the river which defines boundaries and reinforces the mature landscape setting.
- A important survival of thatched buildings.

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

- The boundary be revised as follows –
 - Removal of part of the water meadows.
 - Inclusion of historic buildings, which form an important ‘gateway’ to the eastern and southeastern sections of the conservation area.
- The issue of the vulnerability of many of the important survivals of chalk cob walls 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.
- Important development sites address the sensitivities of the conservation area and respond positively to the established character.

Part 2: Appraisal

Location and setting

The village of Durrington lies at the eastern end of a characteristic downland parish – a long, narrow, land unit that stretches from the banks of the River Avon across a gently rolling landscape to Salisbury Plain in the west. Close to the river the village lies on a gravel terrace at around 70m above Ordnance Datum, the land rising to the highest point of 134m above OD close to the centre of parish before gently undulating to around 100m above OD on Durrington Down. Most of the parish lies on Upper Chalk.

Characteristic of most of the chalk valley parishes of Wiltshire the village, located by the river, contained the farmsteads of the parish. However, in contrast to many such villages, Durrington does not lie along a road that follows the line of the valley but sits within a deep eastern meander of the river.

Historic development and archaeology

Salisbury Plain is world famous for its prehistoric archaeology. Stonehenge lies 3km south-west of the village in the neighbouring parish of Amesbury, the Cursus, a Neolithic monument almost 3km long, forms a section of the parish boundary to the south. Within the parish is Woodhenge, a Neolithic and Bronze Age monument formed by concentric rings of upright wooden posts. Adjacent to Woodhenge is Durrington Walls, a large henge also of Neolithic origin although excavation has shown that Mesolithic people had previously occupied the site and later a Romano-British settlement was located nearby.

The long, narrow, shape of the parish – a form taken by many parishes in chalk landscapes – is usually interpreted as being a Saxon creation. Such land units allowed each community an allocation of the available resources – river and meadow, arable on the valley slopes and grazing on the higher downland. The first mention of Durrington comes however, from the Domesday Book (AD 1086), but refers to only part of the land of the parish, as there were once two manors here – East End and West End. East End manor, the part referred to in the Domesday Book, is represented by the Bulford Road area. West End, the larger of the two manors is represented by the High Street area of the village. West End is not directly referred to in the Domesday Book but is thought to have formed part of the king's estate of Amesbury. From 1399 until the twentieth century the manor was owned by Winchester College – hence College Road. The college's ownership of the manor has resulted in the preservation of many records from which the history of some of the farms in the village can be traced.

In 1377 Durrington had 139 poll tax payers (suggesting a population of around 500) making it one of the most populous settlements in the hundred. By the mid- nineteenth century the population stood at 4770 but in the early twentieth century the population grew rapidly with the creation of military camps on the downs and the growth of the village to the south, reaching almost 7,000 people in 1991.

Settlement plan

From the Tithe map of 1839 (historic map 1) the two settlement foci of West End and East End can be identified. West End has a typical row form with a series of farmsteads ranged along High Street. Four of the farmsteads on the west side of High Street sit in plots of similar width with regular strips of land extending to the west as far as the road that passes the village, whilst one farm (the site of Durrington Manor) was set back from the street frontage. The rear boundary to the farmstead plots

on High Street is a continuous feature which also suggests regularity and planning, although it does not stay parallel to High Street, as it gradually gives increased depth to the northern plots. However, it is possible that these deeper northern plots are the result of encroachment onto a once wider triangular area at the north end of High Street and its junction with Hackthorne Road and Church Street. The Tithe Map shows the plot of the modern-day Colins Farm protruding to the east into the wider area at the junction. Taking the line of the road from the curve of Hackthorne Road as it approaches the junction would give a boundary much more closely parallel to the rear boundary line of the plots on the west side of the street. To the east side of High Street there was considerably less conformity in the layout and size of the plots.

The East End part of the village has a more complex plan form with Bulford Road, the winding College Road and a path, Little Lane, linking the two creating a small irregular grid. Within the area bounded by these roads are small plots with cottages. Although initially there is the appearance of regularity, especially with the right-angled turn at the south of College Road and the adjacent parallel boundaries, examination of the area north of Little Lane shows a series of small irregular plots with cottages such as Bethany dating from the seventeenth century. It is also clear on the ground that the northern part of the area has been excavated to create an area level with Church Street, resulting in a scarp slope behind Camellia Cottage and Durrington House – as shown on the 1st Edition 25" Ordnance Survey map of 1880 (historic map 2). On the east side of Bulford Road one property dominates – East End Manor with its former farmyard to the south of the house. The Ham, a small lane leading to the east was mainly built up along its south side, although at least two of the cottages appear to be encroaching onto the road and the slightly projecting plots of the remainder may suggest that they too were the result of encroachment. Most of these houses have since been demolished.

Between these two main areas of settlement is Church Street. The church stands on a prominent site at the western end of this street near the junction with High Street. A church has stood here since the twelfth century – evidenced by surviving architecture in the church and documentary sources and it is clearly associated with the West End manor. However, the site appears somewhat peripheral to the main core of settlement along High Street and this may suggest that the church was a late arrival to a settlement that by the twelfth century may have largely developed to its nineteenth century form. Most of the land north of Church Street, lying close to the river, was undeveloped even into the late nineteenth century, although Avon Cottages (figure 1) may incorporate an open hall of possibly sixteenth century date, whilst the Old Rectory (figure 2), rebuilt c.1920 after a fire, was a seventeenth century former farmhouse that was used as the rectory from the nineteenth century. Of the three houses that stood on the south side of Church Street between the church and College Road, only the seventeenth century Church Cottage (figure 3) survives.

To the west of the Old Rectory, at the point Hackthorne Road approaches the junction with High Street, there were a few cottages leading down to the mill which was of medieval origin. The Tithe



Figure 1 Avon Cottages



Figure 2 Old Rectory



Figure 3 Church cottage

Map shows Hackthorne Cottage in a narrow roadside plot which is probably an in-take from 'waste' alongside the road.

The analysis of the plan of Durrington indicates that the village contains areas that historically had very different character. West End was the largest manor and contained the largest and greatest number of farms. The settlement associated with this manor consisted principally, even into the mid-nineteenth century, of large farmsteads and relatively few cottages within an apparently planned layout. Farmhouses lined the High Street with loose courtyard or L-plan farmsteads behind. In contrast East End was a settlement of cottages and small houses with only the manor farm comparable in size to those of West End. The property plots were irregular and the feeling of irregularity is enhanced by the twists and turns of College Road and Little Lane. On the fringes of these two principal areas cottages were built on roadside plots, sometimes encroaching onto the 'waste'.

Archaeological potential (Archaeological Potential Map)

Durrington has been a focus for settlement since Saxon times at least, and possibly from the late Iron Age/Romano-British period as evidenced by pottery and flint found near Durrington Manor. Although there has been limited archaeological fieldwork in the village, it is possible to define an area of archaeological potential based on the extent of the village in the mid-nineteenth century. 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 could be encountered which would further illuminate the known history of the settlement. As well as covering the core of the settlement, the Area of Archaeological Potential includes the site of the mill on the north side of Hackthorne Road and the rear plots of properties on the north side of Church Street as any small-scale industrial activities requiring water may have been located within this area.

There are no Scheduled Ancient Monuments in or adjacent to the conservation area.

Key historic influences

- Two distinct areas of settlement representing the medieval manors of East End and West End.
- West End was the larger of the two manors – large farmsteads lay in regular, planned plots along the west side of High Street. The church lies within the area of this manor.
- East End had a greater mixture of farmsteads, small houses and cottages. Narrow, twisting lanes and paths lend a different character to this part of the village.
- Many of the farmsteads have lost their working farm buildings.

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 of 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 Durrington Conservation Area.

Each character area makes reference to the following in bullet points

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

General overview

The conservation area defines an important survival of the historic village of Durrington. It defines the gently sloping land leading to the water meadows of the River Avon and centres on the flint and stone All Saints Church and the road junction and War Memorial adjacent to the church.

Of particular note throughout the conservation area is the quality and scale of the trees and green boundaries. They enclose narrow lanes and form the backdrop to and frame many of the historic buildings within the conservation area. Key views into the conservation area are also characterised by the presence of mature trees.

The agricultural origins of the village are evidenced by the survival of a number of farm houses, the predominant use of vernacular materials – flint, chalk, cob and thatch, and the presence of cob boundary walls throughout. The latter are particularly notable and prolific and form many of the boundaries to the highway and between building plots.

1. Village Core; Church Street

- Historic buildings seen within or forming the immediate setting of the church focussed around the junction of High Street, Church Street and Hackthorne Road.
- Buildings are 2 storey throughout, eyebrow dormers to the thatch cottages put the first floor within the roofspace.
- The listed and unlisted buildings centred on the War Memorial form an attractive and important group and focus within the conservation area.
- A diverse and interesting combination of brick, slate, rendered cob and flint and clay tile.
- Important views along Church Street are closed by Colins Farm (figure 4). Trees are architectural; they frame some views and terminate others. The church tower is set high off the road and is both glimpsed and in full view on travelling along the road.



*Figure 4
View looking west along Church Street towards Colins Farmhouse*

- Patched and repaired cob walls with their 'Bridgewater' interlocking tiles are seen in this sub area and form important parts of the local character of Durrington (figure 5)



Figure 5
Cob walls with 'Bridgewater' interlocking tiles

2. High Street; 'West End'

- Predominantly historic farmhouses of varying scale and quality line this gently sloping route to the village core.
- 2 storey throughout set on or just back from the road line. Mostly detached and set in their own small to medium plots.
- The Red House (figure 6) and attached office complex form a good group set around a grassed open courtyard.
- 29/31 High Street- good example of flint (knapped and dressed and carefully laid to courses) and stone dressings, particularly attractive when combined with the thatch (figure 7). Red brick, slate and tile is seen on the remaining historic buildings.
- The views into the conservation area are funnelled towards nos 29/31 by the heavily treed boundary to Pinckneys Farm House (figure 8). Local views are dominated by the natural boundaries giving a very rural feel to this part of the conservation area.



Figure 6 Red House



Figure 7 High Street



Figure 8
View looking north along High Street

3. Hackthorne Road

- Buildings having a strong relationship with the adjacent riverside setting (in the case of Durrington Manor – this has since been lost due to trees and mature hedges)
- 2 storey (except for Durrington Manor) and set informally to the road.
- Rendered cob and thatch and the red brick and slate of Durrington Manor. Of note are the survival of cast iron casements to nos.1 & 4 Cross Stones cottages (figure 9).
- Important framed view east towards Cross Stones cottages which in part frame the flint tower of the church (figure 10). View west is nicely terminated by Hackthorne Cottage placed in its rural setting.



Figure 9 1 & 4 Cross Stones



Figure 10

View looking east along Hackthorne Road towards church tower.

- Very deep distinct combed wheat reed eyebrow dormers to Hackthorne Cottage and survival of cast iron casement windows to cottages.

4. College Road

- A distinct group of modest cottages forming an interesting street pattern.
- 2 storey intimate scale and arranged informally (some set back and some hard onto pavement) along the lane providing pinch points and good streetscape.
- This sub area comprises an important cohesive group in its entirety with all buildings having a close relationship with each other (figure 11).
- Cob and painted rendered walls giving the impression of cob, tile and slate.
- Very short intimate views closed by development or mature landscaping.
- Some survival of original windows (timber casements) make a very positive contribution to the character of the individual cottages.



Figure 11 Important grouping - College Road

5. Bulford Road; 'East End'

- More formal 'entrance' to the conservation area, with a welcome mix of uses not seen anywhere else in the conservation area.
- 2 storey houses and cottages mostly addressing the street very positively, either front or gable on to the street.



Figure 12 Projecting Shopfront



Figure 13
View looking north along Bulford Road
into present conservation area



Figure 14
Office by arch Robert Townsend

- Grouping of buildings is not immediately apparent, however the projection of the shopfront (presently outside the boundary) (figure 12) and the gable on to the roadside of the Plough Inn make for an important tightening of townscape which then focuses on the mature Chestnut tree to the garden of No. 191 (figure 13). Of note are the house and office (193 and 202 respectively) by Robert Townsend (with Wright and Aalto influences). (figure 14)
- Red brick and tile is dominant in this sub area, however the flint walls with stone dressings of No.212 (East End Manor) are particularly attractive and contrast with the brick.
- Views into the conservation area are closed by trees and mature planting. The roof of No.212 (East End Manor) is particularly prominent. The thatched cottage Camellia forms a focal point for the lower part of the sub area but is a heavily restored example of the type with distinct choice of paint finish.
- A good variety of local materials provides interest and vibrancy to this part of the conservation area.

6. River and Water meadows

- Durrington Conservation Area has an important relationship with the river water meadows and the open countryside beyond (protected by Local Plan policy).
- This area has, in part, important survivals of former systems of drainage to aid the process of water management across the water meadows. These features, largely earthworks but with the potential survival of stone sluices, channels and weirs could date from as early as the seventeenth century and are an important part of the historic character of the conservation area.
- Of particular significance within this rural fringe is the general view looking towards the church tower from the north (figure 15) which is framed by mature trees.



Figure 15
View from the south, northwards towards the church tower



Figure 16
West End Manor



Figure 17
East End Manor



Figure 18
Bulford Road

Architectural and historic qualities of buildings

Durrington has a broad range of buildings of quality which span a significant time frame. The survival of the farmhouses which made up the essence of historic Durrington are important elements of the conservation area and display good use of materials and finishes.

These former farmhouses can be easily divided into the formal, polite houses of the eighteenth and nineteenth centuries – Colins Farmhouse, West End Manor (figure 16) and Durrington Manor and the more vernacular but high quality of no.212 (East End Manor) (figure 17) a fine house dating from the C15th with significant phases of development and remodelling. In addition to this, The Old Rectory is a confidently executed example of the Arts and Crafts movement.

Unfortunately some of the true vernacular cottages have suffered from over restoration and/or unsympathetic replacements (windows, doors and roofs). This has in places significantly diminished their historic value.

Almost no agricultural buildings of any significant date survive, however the cob boundary walls which played such an important part in the agricultural character of early Durrington are still present in parts and small pieces (see figure 5). These are important historic records.

Durrington has also seen some unsympathetic new houses built within the conservation area although two contemporary buildings of note, by Robert Townsend, display a confident use of modern materials in innovative and interesting ways – nos. 193 (figure 18) and 202 Bulford Road (see figure 14) (despite the latter being rather unsympathetically placed within a former farmyard and compromising the setting of the converted barn to the rear).

Activity: prevailing and former uses

The settlement was formerly given over to a number of small farms, primarily located in the West End. The East End has survivals of the modest cottages that would have housed the farm workers and trades which would have serviced the farmsteads and the associated manors.

Presently, the conservation area is almost entirely residential. The exceptions being the offices located in the Red House complex, the Plough Inn, and the church. Additional pressure for residential accommodation in the conservation area (which is on the fringe of some large suburban developments) is great and there is the potential for significant change through realising the full potential of sites.



Figure 19 1 & 4 Cross Stones



Figure 20
Groups of Cottages to College Road

Contribution made by key unlisted buildings

Appendix 1, Schematic Map 2 identifies the buildings which make a positive contribution to the character and appearance of the conservation area. A list can be found in Appendix 4.

There are two significant groups; Cottage Nos.1-4 Cross Stones (figure 19) and 'The Old Rectory' (see figure 2) form an important part of the setting of the church and maintain enclosure to the street frontage. The Old Rectory in particular is a fine, well detailed Arts and Crafts house and is possibly of sufficient quality to be added to the list of Buildings of Special Architectural and Historic Interest.

The group of cottages to the College Road area are also of significance (figure 20), given their informal grouping, modest scale and character and vernacular materials and detailing. They are however compromised by the unfortunate use of modern materials, particularly uPVC windows.

Prevalent local and traditional materials

The predominantly chalk geology of the area has had a significant impact on the materials used in the conservation area. In the absence of a good quality building stone, the traditional building materials were chalk cob and flint which was often combined with brick. The arable farming of the area produced straw for thatch.

Cob plays an important role in the character of the conservation area. There are a number of survivals of cob cottages and boundary walls. Most of the walls have lost their traditional thatch capping which has been replaced by clay 'Bridgewater' tiles. Salisbury District Council has produced a separate leaflet on traditional materials¹ used in the District. Reference should be made to this document when considering the repair and maintenance of cob structures.

There are some good examples of the use flint, notably St Mary's Church, No.212 Bulford Road (East End Manor) (figure 17) and Nos. .29 & 31 High Street (see figure 7), The flint is usually combined with brick used for quoins, window surrounds and banding although a few buildings including the church and No.212 (East End Manor) also incorporate various types of stone (Chilmark and Greensand) reflecting the higher status of these buildings.

¹ Traditional Building Materials in Salisbury District, Salisbury District Council (2001)



Figure 21 Church Cottage



Figure 22
Cedar tree at Churchyards entrance



Figure 23
View closed by tree adjacent 'The Old Rectory'

Brickwork, typically laid in Flemish bond, displays strong colours and usually includes burnt and vitrified headers. The use of brick and Welsh slate tends to denote a more polite, formal built form (see figure 6) which contrasts nicely with the use of cob, thatch and flint vernacular. This sets up a form of hierarchy and status within the conservation area.

Thatch is notable in some defining views for example along Church Street. Where found it is combed wheat reed with a mix of raised plain and patterned block cut ridges (Avon Cottages and Camellia respectively) and flush wrapover finishes (Nos. 29 & 31 High Street and Church Cottage) (see figure 7 and figure 20 respectively).

Clay tiles are seen on the roof of the church (appears to have been recently reroofed) and are particularly pleasing on East End Manor (although in part at least these probably replaced thatch.)

Local details

Cob buildings and boundary walls are a particularly important part of the character of the village as well as the wider Wiltshire vernacular.

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

Much of the primary routes through the conservation area are defined and enclosed by mature trees and historic hedgerows. A number of very substantial trees form significant landmarks in their own right, for example the cedar tree to the churchyard entrance (see figure 21). Many of the larger houses, sitting in their generous plots are framed by mature trees. Hedges perform important enclosure roles throughout the conservation area, particularly to College Road where the softening of the townscape with trees and hedges is part of its intrinsic character.

From the footpath to the north of the river, the church and other buildings are seen within the wider setting of the river and its floodplain. A number of good quality substantial trees within the curtilage of these buildings form an integral part of the quality of these views (figure 27).

The larger trees are often 'architectural' in their important role of framing and closing views within

the conservation area. Good examples of this are the trees adjacent to The Old Rectory (figure 23), the horse chestnut (figure 28) and others to the grounds of Pinckneys Farm house and the horse chestnut tree on the back of pavement to no.191 Bulford Road.

Key views, vistas and panoramas (see Townscape Map)

The church tower forms a focal point for local and extended views from the landscape setting and within the conservation area. Views are often closed by historic buildings, for example the view towards Hackthorne Cottage (figure 25) and funnelled by mature hedgerows and boundary treatments (view looking west along Church Street towards Colins Farmhouse (figure 4). Views out to the wider open countryside are also important and help provide a context and scale to the historic settlement on the edge of a much larger and later settlement.



Figure 25
Local view of Hackthorne Cottage

Degree of loss of architectural and/or historic elements

The loss of original details and materials to unlisted buildings is particularly noticeable with windows and roofs being much altered throughout.

Negative elements

- New development to the setting of Pinckneys Farm House;
- Wirescape is particularly prominent;
- The highways setting to the War Memorial (figure 26);
- Tamarisk and Stonegrove, Church Street (including prominent solar panels to roofs);
- Lybus House, Dhala and Avon View, Church Street;
- Poor road surfacing and treatment of kerbs, detailing (figure 29)



Figure 26
Highways setting to the war memorial



Figure 27
Views from footpath north of river to Church Street



Figure 28
Horse Chestnut, Pinckneys Farmhouse



Figure 29
Present surface treatments to bus stop, Church Street

Conclusion

Historic Durrington village has experienced significant pressure for change over recent years. Conservation area status is still valid, however the historic core has seen the loss of important elements of the agricultural character of the early settlement.

There are no Scheduled Ancient Monuments in or adjacent to the conservation area, however Durrington has been a focus for settlement since Saxon times. There is the possibility that evidence for the origins and development of the village and its occupants could be encountered, which would further illuminate the known history of the settlement. In addition to the core of the settlement, the Area of Archaeological Potential includes potential sites of small-scale industrial activities requiring water, in particular the site of the mill, north side of Hackthorne Road.

Recent development within the last 15-30 years has seriously impacted on the quality of the historic core of the village. A relatively small percentage of the total number of buildings in the conservation area are statutorily listed. However, a significant proportion of the remaining buildings, mainly in domestic use, make a positive contribution to the conservation area and are of local importance. (See appendix A/ map 2)

The relative lack of control over changes to particularly windows, doors and roofs in unlisted buildings has meant significant erosion of the character of these buildings through unsympathetic modern replacement. Article 4(2) Directions could protect surviving features and raise the quality by replacing those features; plastic windows, doors, artificial roof slates and concrete tiles considered to detract from the character and appearance at present.

Generally, the agricultural origins of the settlement have been eroded to a significant degree through the loss of historic farm buildings and yards. Although most farmhouses survive, they have lost their original setting and it is now difficult to read the settlement as a series of historic farmsteads. Part of the early morphology of the settlement is the valuable survival of a series of cob walls which denote historic boundaries and provide a strong historic link to the settlement's former agricultural character.

The cob walls are generally in a poor state of repair and need to be recognised as important and addressed in future planning proposals by way of possible planning obligations.

Twentieth century infill development is of indifferent to poor quality with some additions having no relationship to the form, grain, spatial qualities, building line or materials of the traditional development in the village and as such they significantly detract from the overall quality of the whole.

With significant sites for development/ redevelopment adjacent to the conservation area and continued pressure to infill within and adjacent to the boundary and often in the setting of listed buildings, the overall quality and character could be enhanced or seriously eroded by planned future development.

Careful analysis of the context of these sites should be undertaken in order to fully understand the sensitivities of the conservation area and the fragility of the survival of historic character at present. Poorly executed future proposals could render this area so eroded that the local authority would need to consider de-designation.

Part 3: Management plan

Vulnerable buildings and buildings at risk

Listed Buildings (or curtilage)

- Church Farm (Grade II). -. Roof in need of repair.

Action: Contact owner and agree a schedule of works.

- Cob wall to north of Church Farm (curtilage Grade II)-. heavily overgrown with vegetation, capping could be compromised. (figure 30)

Action: contact owner to discuss. Use of urgent works notice if necessary.

- Cob boundary wall to south of Church (Grade II)- some repairs required to cob; limewash, capping and removal of ivy. (figure 31)

Action: Contact Parochial Church Council and agree remedial works.

- Cob wall to south of No.12 East End Manor (curtilage Grade II) - removal of vegetation.

Action: contact owner to advise of potential for failure. Monitor.

- Durrington House (Grade II) - Early signs of neglect, some failing render over what appears to be cob rather than the brick suggested in the list description.

Action: Contact owner and discuss. Further research needed into materials. If cob, swift action is required to prevent further potential rapid deterioration. Agree Schedule of repairs.



Figure 30
Cob wall to north of Church Farm



Figure 31
Cob wall to south of church

Article 4(2) Directions

‘The character of areas of high environmental quality can be eroded by unsympathetic alterations to individual properties’ (para 6.17 Salisbury District Local Plan, adopted June 2003)

Within the Durrington 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 4 contains a list of buildings of local importance, which make a positive contribution to the character and appearance of the Durrington Conservation Area. The list identifies which types of alteration should be controlled through Article 4(2) Directions for each building.

Boundary revisions

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.

Remove:

There are no areas identified for removal from the conservation area.

Include:

Bulford Road 'Gateway':

The building to the junction of Bulford Road and School Road; Durrington Free Church (figure 32) is an important and attractive, largely unaltered late nineteenth/early twentieth century historic church located on the corner of the road and providing a good setting and gateway to 'old' Durrington. No. 194 and the late nineteenth century shopfront and house (No.198 and 200) form robust traditional townscape with the shopfront providing a pleasant punctuation to the roadside. The loss of the thatch roof to No.194 is regrettable however the building nonetheless makes a positive contribution to the streetscene and forms a group with the shop and house to the north. On the opposite side of the road, the car park to The Plough forms an important part of the setting to this buildings and the open space to the south forms part of the gateway to the conservation area. Potential development on either of these sites would need to very carefully considered in light of their importance in the streetscene. For this reason it is proposed to include these areas within the conservation area.

The garden to No.192 has some attractive trees which form a green backdrop to the church and houses fronting Bulford Road. These gardens and the houses set back from the road are an important part of the setting of Bulford Road and so inclusion of these houses and their generous gardens is suggested. Individually some of these buildings proposed for inclusion are deemed to make a positive contribution towards the character and appearance of the Durrington Conservation Area as proposed (see Townscape Map) and cumulatively and in terms of their contribution to setting all buildings and their plots within the proposed extension are considered to be of sufficient importance to warrant inclusion in the conservation area.



Figure 32
Durrington Free Church and suggested
entrance to conservation area (Bulford
Road)



Figure 33
Nos. 9 & 10 The Ham

Nos. 9 and 10 The Ham (figure 33)

Cottages in this location appear on the 1839 Tithe map (Historic Map 1) and contribute to the minor 'gateway' to the conservation area at this point [40]. Despite undergoing alterations, their cob construction and simple form are characteristic survivals of the modest dwelling houses of the farm labourers who occupied this part of the village. Their inclusion with Article 4(2) Directions would contribute to the character and appearance of this part of the conservation area. There are no further historic buildings in this road. This would be a logical and defensible boundary.



Figure 34
Cherry Tree Cottage

High Street setting and 'Gateway'

The approach to the core of the village along High Street is a series of developing framed views that are semi rural in character. Whilst the houses lining the southern end of High Street are not of sufficient quality to warrant inclusion, the road itself and the boundary walls and hedges should be considered for inclusion. Any trees of merit should be considered for tree preservation orders but are unlikely to fall within the boundary proposed. Cherry Tree Cottage [59] is of local interest and makes a positive contribution to the character of this area and with its boundary wall forms a group with The Croft adjacent. For this reason, Cherry Tree Cottage is recommended for inclusion.

Proposals for enhancement

Cob walls

Particular attention should be paid to the care and repair of boundary walls-mostly cob with some brick and flint and in varying degrees of repair from fair to poor (see Vulnerable Buildings and Buildings at Risk section). Cob walls are a characteristic building type of the chalkland countryside and could be considered to be of national importance. Cob boundary walls make a very important contribution to the character and appearance of the Durrington conservation area and are valuable survivals of former historic boundaries to farmsteads.

With regard to the repair and maintenance of cob structures, reference should be made to Salisbury District Council's publication; Traditional Building Materials in Salisbury District (2005)

Action: SDC may wish to consider the use of commuted sums from development to secure a historic buildings grant budget specifically for the repair of cob walls in the district with particular emphasis on conservation areas in the chalk areas of the district.

Potential redevelopment/ development of sites

Land is allocated for housing on the 'depot' site adjacent to the conservation area boundary (policy H12)- A development brief has been prepared for this site and an application is imminent (Aug. 2005).

The need for development briefs

There are no site allocations within the conservation area at present.

Land east of Netheravon

Policy H12 of the Salisbury District Local Plan identifies Land east of Netheravon Road, Durrington for potential residential development (including 25% affordable provision). This site is adjacent to the western boundary of the conservation area and very careful consideration (in accordance with Policy CN11 of the SDC Local Plan) of views into and out of the conservation area need to be considered when writing the brief for this site. In addition an important consideration should be the integration of this site with the established village. They should be carefully linked to allow permeability across the site into and out of the village and the conservation area.

Indicative design criteria:

- The proposed layout should be considered as an organic extension of the village rather than an inward-looking housing estate dominated by its estate road.
- Due to the rural and semi rural fringes on the west and north of the site, the low density housing on the southern boundary and the loose grain of the development on the village side of the site to the east, the proposed development should have a hierarchy of spaces and density ranging from a higher density core to a lower density periphery.
- Development on the eastern, northern and western edges of the site should be outward looking, with loose groups of wide fronted houses interspersed with planting of native species and linked by low structures such as garages and walls. The eastern frontage however should be the more compact of the three. The southern boundary should consist of the private or rear facing elevations and back gardens, to complement existing development on this boundary.
- The site shall be accessed from the western frontage on Netheravon Road and from the existing roadway to the north of the residential property "Scotia". The alignment and character of the resulting spine road should be that of a village street, ie with frequent sharp changes of direction, where buildings deflect and terminate views. The aim should be to ensure a speed limit of 20 mph is achieved by design and layout, not by the imposition of speed ramps and cushions or by surface painted signage. The profile of the street should be irregular ie determined by built form. However, tracking diagrams should demonstrate that vehicles, including refuse vehicles and removal vans can make the necessary turns. The designer should consult "Places Streets and Movement" DETR 1998.
- Built form should be designed to achieve a satisfactory roofline, especially when viewed from the west and north. Advantage should be taken of contours and the effects of achieving variety by lowering eaves to first floor cill height or to approx 1.7 metres above first floor level as well as the conventional height of 2.3 metres above first floor level. Furthermore, chimneys or similar vertical features for vents should complement the roofline.
- The majority of buildings should have a marked relatively narrow rectangular (rather than square) footprint. They should have short front gardens (max 2-3 metres) if frontages face south or west and a front margin of max 1 metre if facing north or east. Some garages can be set back up to 3 metres from the building line. Some rear access garage courts could be used, but they should not dominate the layout as this can lead to underused front doors.
- Streets should be designed to accommodate 'overspill' parking in small groups of bays.
- Any Locally Equipped Area of Play should be integrated into the scheme with buildings

overlooking the space. The LEAP could be integrated into a “village green” focal space.

- Buildings should have pitched roofs preferably at the range of pitch of the local vernacular (between 35-50°). Eaves should be shallow and windows of vertical proportion, set back from the front façade. Roofs should have gable ends. Whilst the buildings should complement the positive aspects of the local building traditions, designers can consider contemporary designs if the aims of this guidance are reflected in the design.
- The north eastern corner of the site is perhaps the most challenging, regarding the relationships of any proposals to the land usages of the Defence Estates property. Whilst some tree screening may be desirable, this should not be out of character with the remainder of the site.
- Prospective Applicants shall be required to produce a Design Statement with their application. This must include an appraisal of
 - (a) the context of the site; its adjacency to the Conservation Area and a study of the positive aspects of the local townscape and building traditions.
 - (b) The site; its boundaries, levels, vegetation and man-made features, orientation and exposure etc.
 - (c) Also a Design Concept, outlining the intentions and philosophies behind the design. The concept should include a note on the rationale for the choice of materials for boundaries and buildings.

Church Park Caravan Park

Given the potentially transient nature of the use and the importance of this site to the character of the conservation area, particularly the setting of the Grade II* listed church, the local authority may wish to consider the potential for a development brief for this site which could enhance and reinforce the character of this part of the conservation area.

Indicative design criteria

- This compact site stands slightly above the level of the High Street and is at the crest of the land rising from the north. Thus it has a potential skyline impact when viewed from points north of the village. Within this context, the possible relationship of the proposed development and the Church tower should be investigated to eliminate intrusive views.
- The frontage to the High Street is crucial, as the western boundary is also the boundary of the Conservation Area. The existing mature trees on this boundary have a key impact on the character of the Conservation Area at this point, creating a funnelling of views from the south and an arched entrance to the core of the village.
- The existing entry point to the site should be utilised and buildings on this western boundary should have frontages facing the High Street. Views into the site should be terminated by a building or buildings facing west.
- All other boundaries are sensitive, in that they face the rear gardens of adjacent development. In these cases it is likely that rear elevations should face these boundaries. The only potential exception to this is the south eastern corner of the site, where an outward looking building might effectively terminate the long view from Glebe Road.
- Whilst it may not be desirable to create a footpath link to Glebe Road for community safety reasons, this may be outweighed by considerations of creating a permeable layout for ease of foot access to the amenities of Durrington.
- Vehicular access should change in nature from an entry street to shared surface private

drives and courts enclosed by buildings. It is this character, rather than a standard radius hammerhead cul-de-sac with 1.8 metre pavements fringing the roadway, which should predominate.

- Built form should echo traditional village type buildings rather than suburban forms. Thus rectangular floor plates with limited projections should be the main form.
- A small green could be used as a focus for the development, possibly associated with the entrance to the site. This could echo the relatively spacious settings of some of the larger houses in the village.
- Materials could echo the appropriate colours of brickwork in the Conservation Area, with render used on link walls and outbuildings. A key building, or group, could employ a sparing use of stone or flintwork, if this is reflected in appropriate detailing and choice of stone in particular.

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

This guidance provides generic advice for smaller developments up to approximately 5 - 8 housing units. Salisbury Local Plan (adopted June 2003) contains in Policy H16 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). Sites of a larger number 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 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 it's 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. church towers etc), or if the development will have an impact on cherished views of the landscape or "signature" skylines.

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?
 - 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

General

Attention should be paid to the surface treatment of the road (particularly Church Street) which is generally in a very poor condition (figure 35). The opportunity to resurface the road should consider the use of a more sympathetic material and finishing which would demarcate the conservation area and create a less urban feel to this semi rural part of the settlement. Particular regard



Figure 35 Church Street

should be had to:

- The use of a resin bonded gravel rather than tarmac
- The use of granite setts rather than kerbs to denote footways
- The removal of superfluous signage, particularly road markings – where they can be replaced with other travel calming/controlling devices; for example a change in materials
- Softening of the materials used around the bus stop to Church Street – timber bollard to replace standard Highways example, kerbs replaced in a natural stone.

War Memorial

Careful consideration of materials and removal of signage could greatly improve the setting of the Village Cross.

The War Memorial could benefit from being less 'segregated' from the settlement (post and chain fence around the base). A change of materials to the immediate setting of the cross to include the demarking of the junction combined with the removal of signage would provide a greater sense of integration of the cross with the rest of the village. Materials could demark a wider setting of the church grounds and connect to the cross. This could provide a pedestrian friendly central element to the village as well as a pick up and drop off point for church functions.

The Plough Inn car park

There is an opportunity for enhancement of the proposed revised entrance to the conservation area which at present is a large car park and grassed area. Some structural planting and semi mature trees could help define this space and possibly provide an additional amenity area and break out for the public house.

Historically, a building demarked the south east corner of the car park area (see Historic Maps 1 & 2) to the Plough Inn and was hard on to the road. This form of development, subject to the scale, form, materials and detailed design could be considered appropriate as it would tighten the townscape at an important visual gateway and help define the historic core of Durrington as well as funnel views into the conservation area.

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Maps

WSRO T/A Durrington 1839

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Other references:

Conservation Areas: Guidance Notes, Salisbury District Council

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

Salisbury District Local Plan Adopted June 2003, Salisbury District Council.

Appendix 1

Schematic Maps



Archaeological potential



Boundary changes map



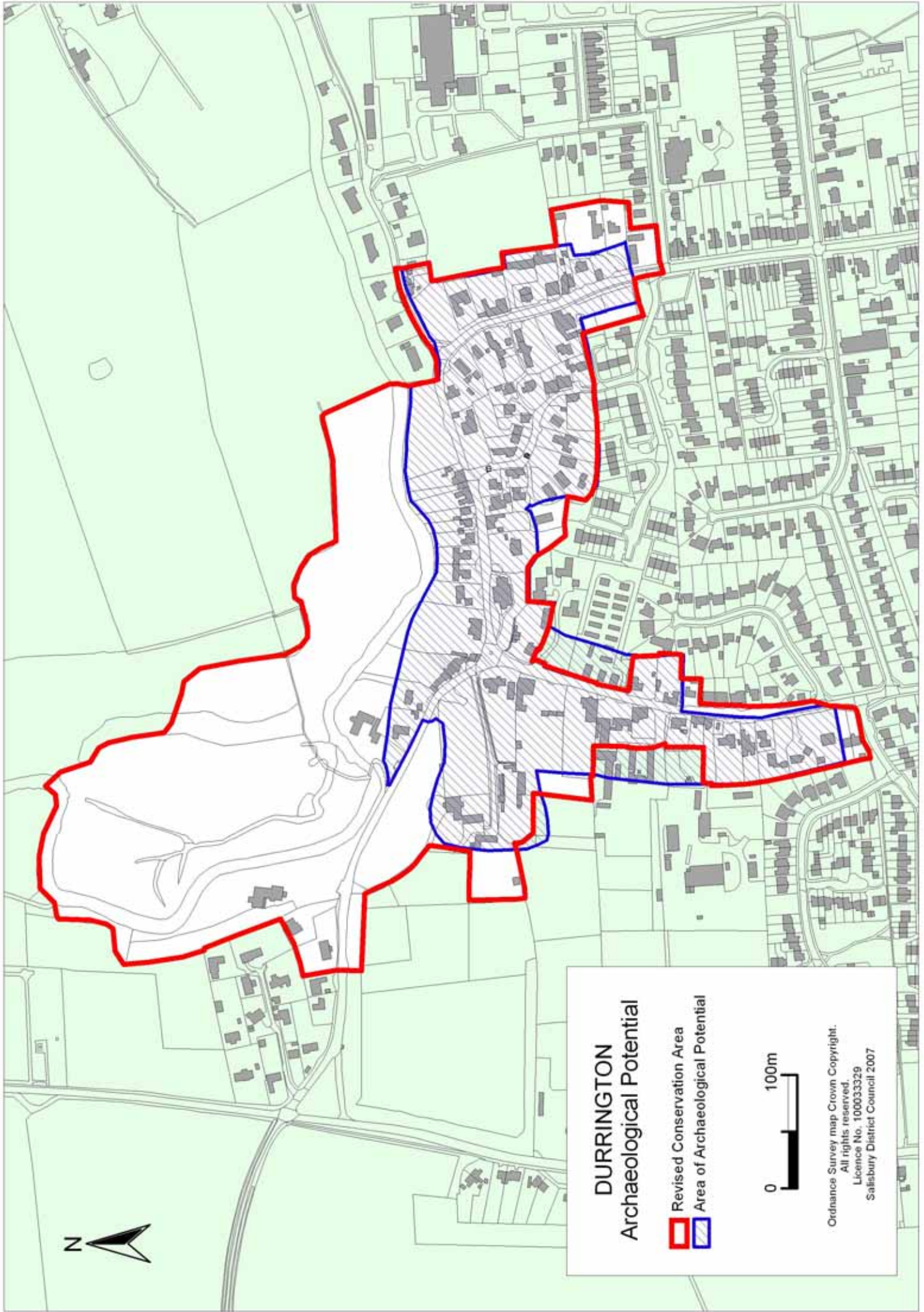
Character areas



Management Issues



Townscape

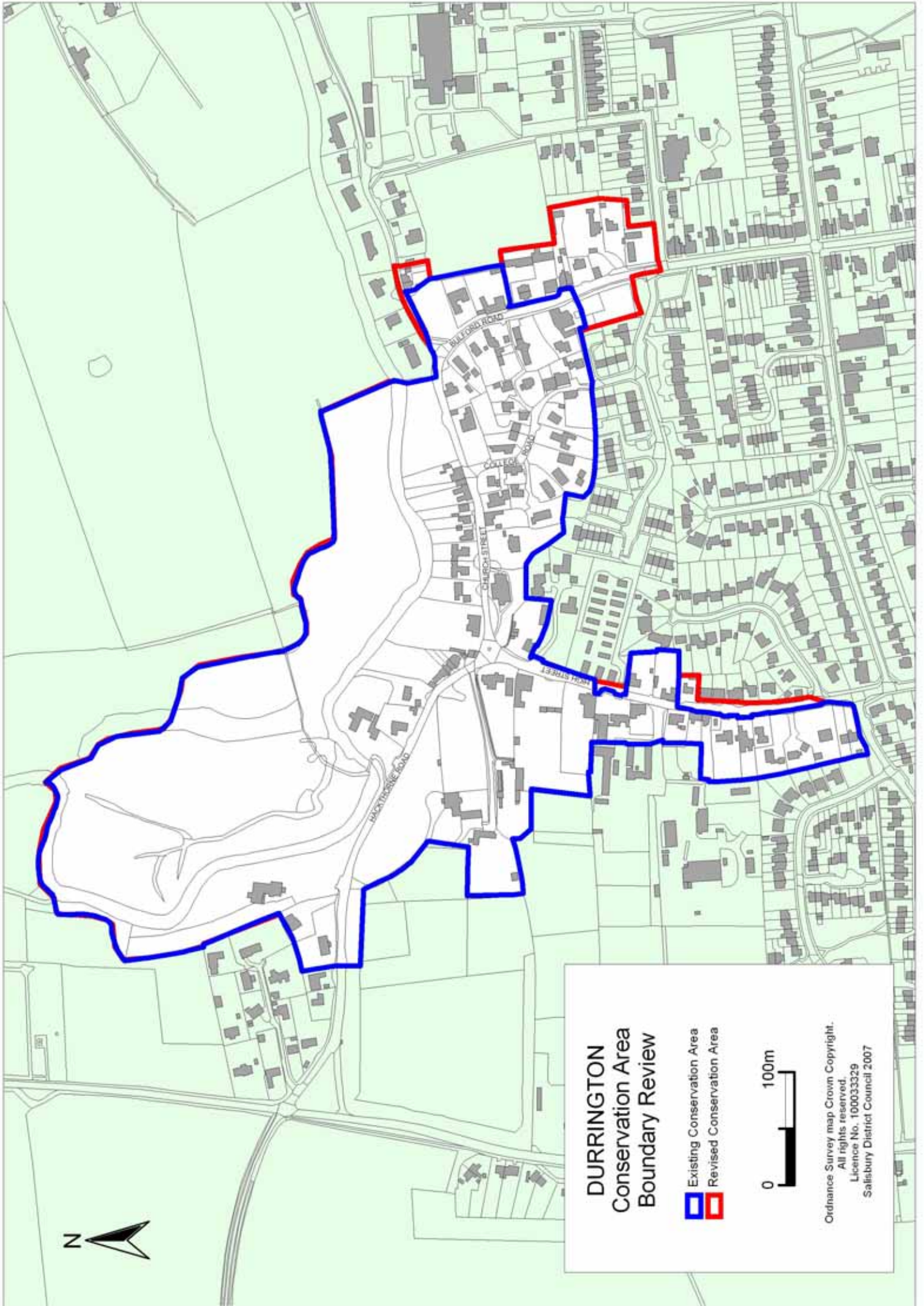


DURRINGTON
Archaeological Potential



-  Revised Conservation Area
-  Area of Archaeological Potential



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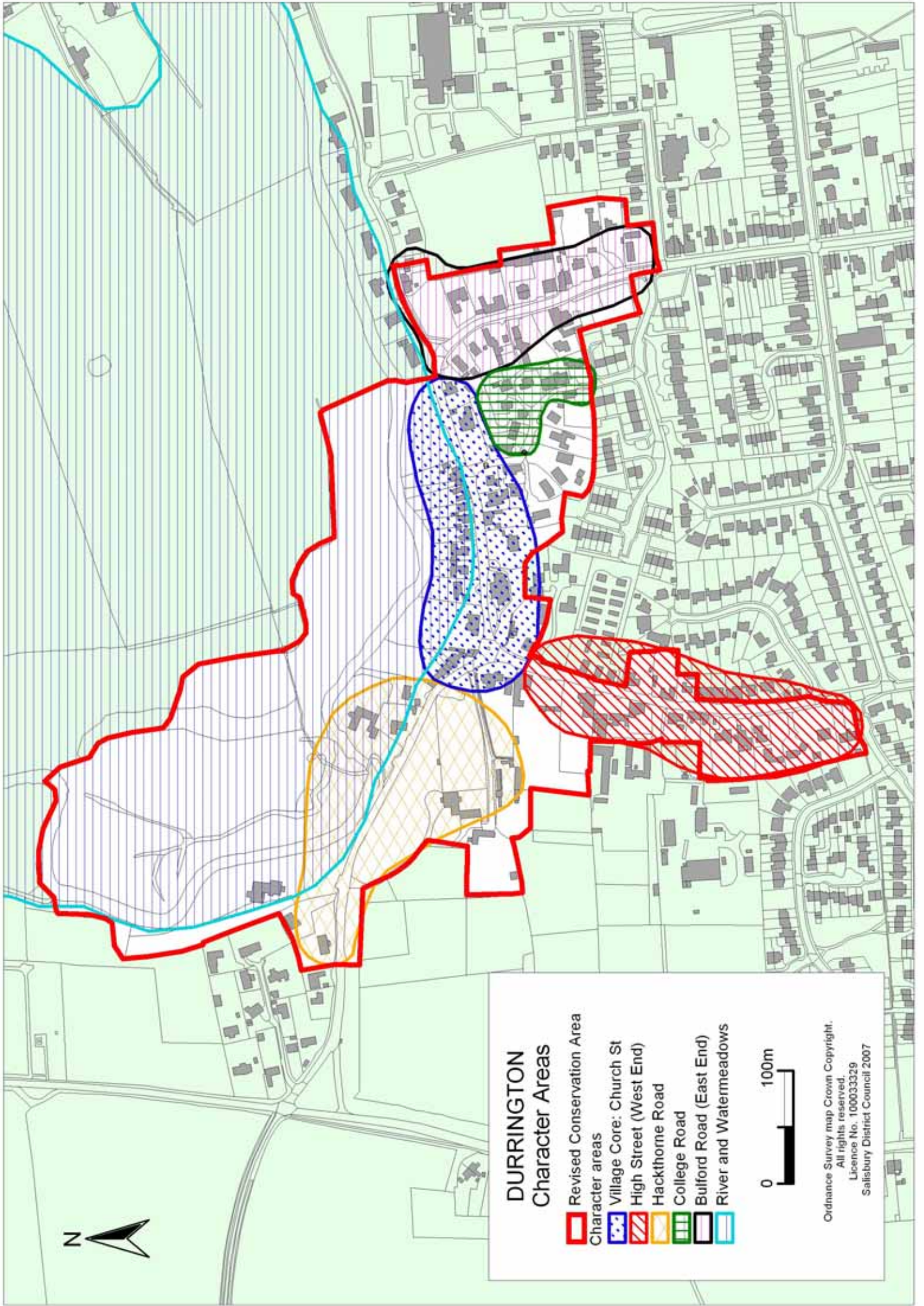


DURRINGTON Conservation Area Boundary Review

-  Existing Conservation Area
-  Revised Conservation Area



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







DURRINGTON Character Areas

-  Revised Conservation Area
-  Character areas
-  Village Core: Church St
-  High Street (West End)
-  Hackthorne Road
-  College Road
-  Bulford Road (East End)
-  River and Watermeadows



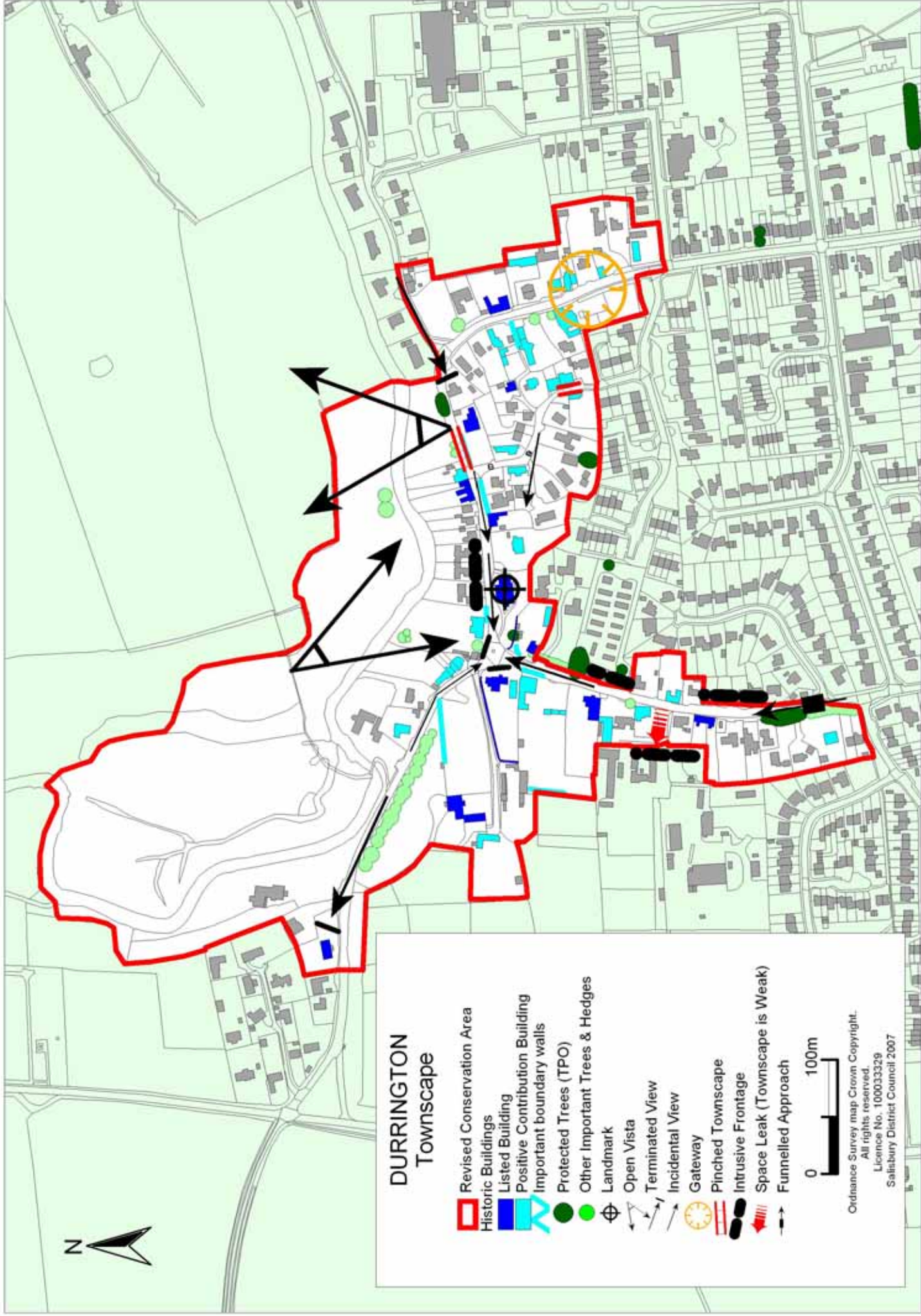
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DURRINGTON Townscape

-  Revised Conservation Area
-  Historic Buildings
-  Listed Building
-  Positive Contribution Building
-  Important boundary walls
-  Protected Trees (TPO)
-  Other Important Trees & Hedges
-  Landmark
-  Open Vista
-  Terminated View
-  Incidental View
-  Gateway
-  Pinched Townscape
-  Intrusive Frontage
-  Space Leak (Townscape is Weak)
-  Funnelled Approach

0 100m

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Appendix 2

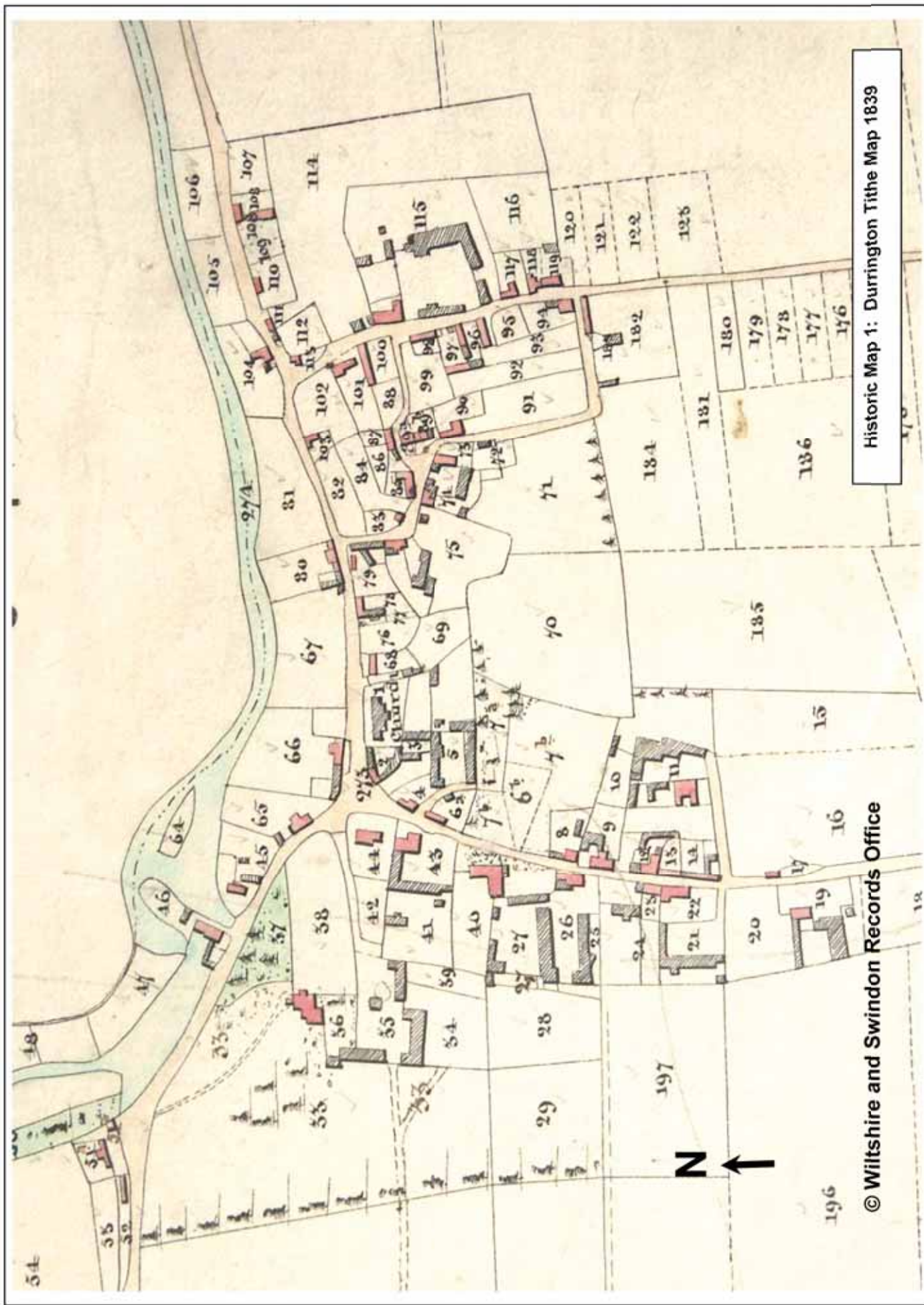
Historic Maps



Durrington Tithe Map 1839

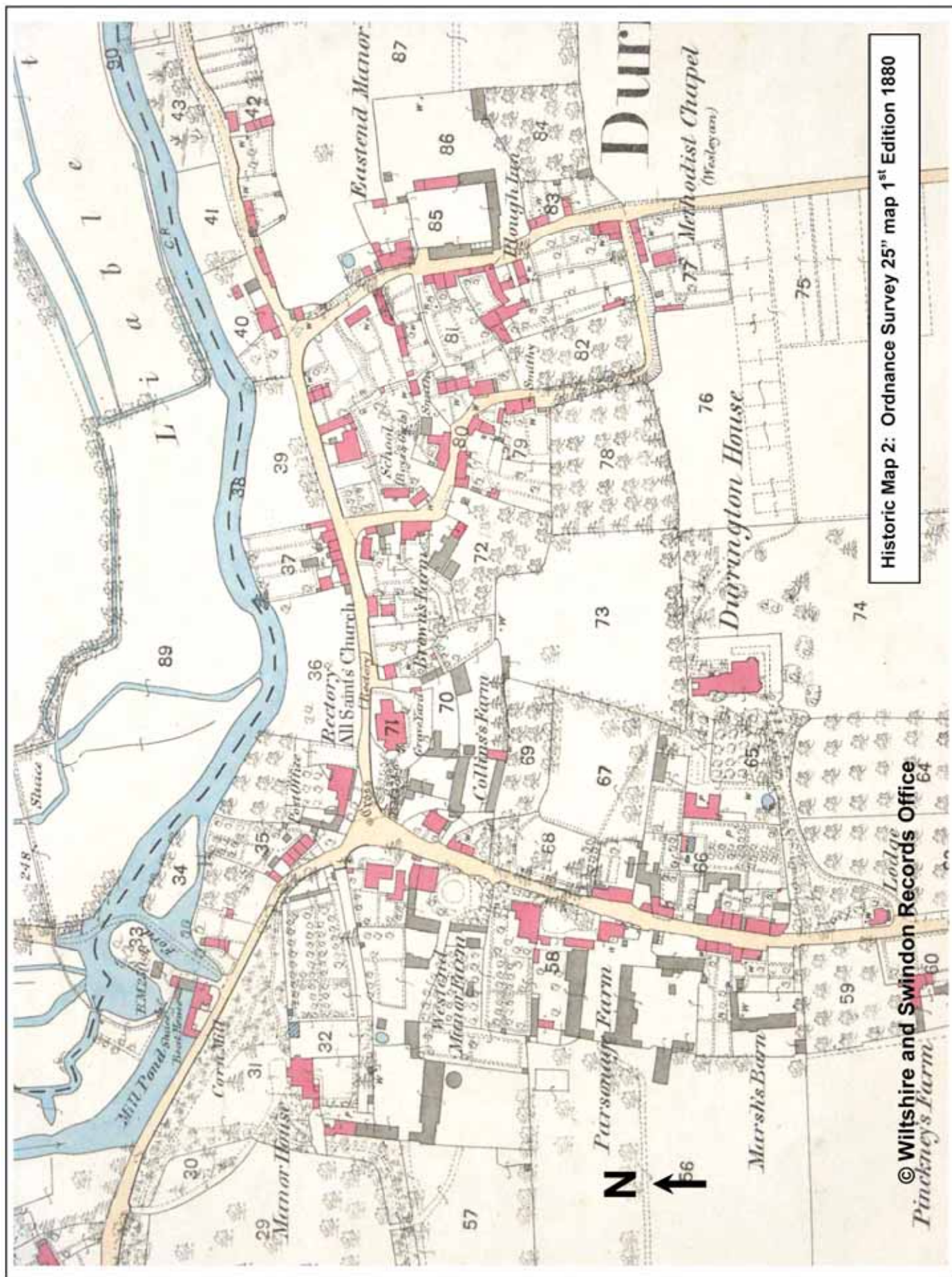


Ordnance Survey 25th Map 1st edition 1880



Historic Map 1: Durrington Tithe Map 1839

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Historic Map 2: Ordnance Survey 25" map 1st Edition 1880

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Appendix 3

Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
Bulford Road							
195	■	■	■	■			■
197	■	■	■	■		■	■
199	■	■	■	■		■	■
Church Street							
The Old Rectory	■	■	■		■	■	■
College Road							
Brown's Farmhouse	■	■	■	■	■		■
Horsall Cottage	■	■	■				■
Rose Cottage	■	■	■				■
Jasmine Cottage	■	■	■	■			■
Red Cottage	■	■	■	■			■
Tryst	■	■	■	■			■
Hackthorne Road;							
1 'Cross Stones',	■	■	■				■
2 'Cross Stones',	■	■	■				■
3 'Cross Stones'	■	■	■				■
4 'Cross Stones',	■	■	■				■
Riverside Cottage	■	■	■				■
High Street;							
West End Manor	■	■	■			■	■
The Ham							
9	■	■	■				■
10	■	■	■				■

Appendix 4

List of buildings of local importance

Bulford Road;	Nos. 195, 197 and 199
Church Street;	The Old Rectory
College Road;	Brown's Farmhouse, Horsall Cottage, Rose Cottage, Jasmine Cottage, Red Cottage, Tryst
Hackthorne Road;	Nos. 1-4 (consec.) 'Cross Stones', Riverside Cottage - Nos. 1 and 4
High Street;	West End Manor
The Ham	Nos. 9-10

GLOSSARY

Article 4(2) 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.

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.

Demense:

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. [Durrington](#)

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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