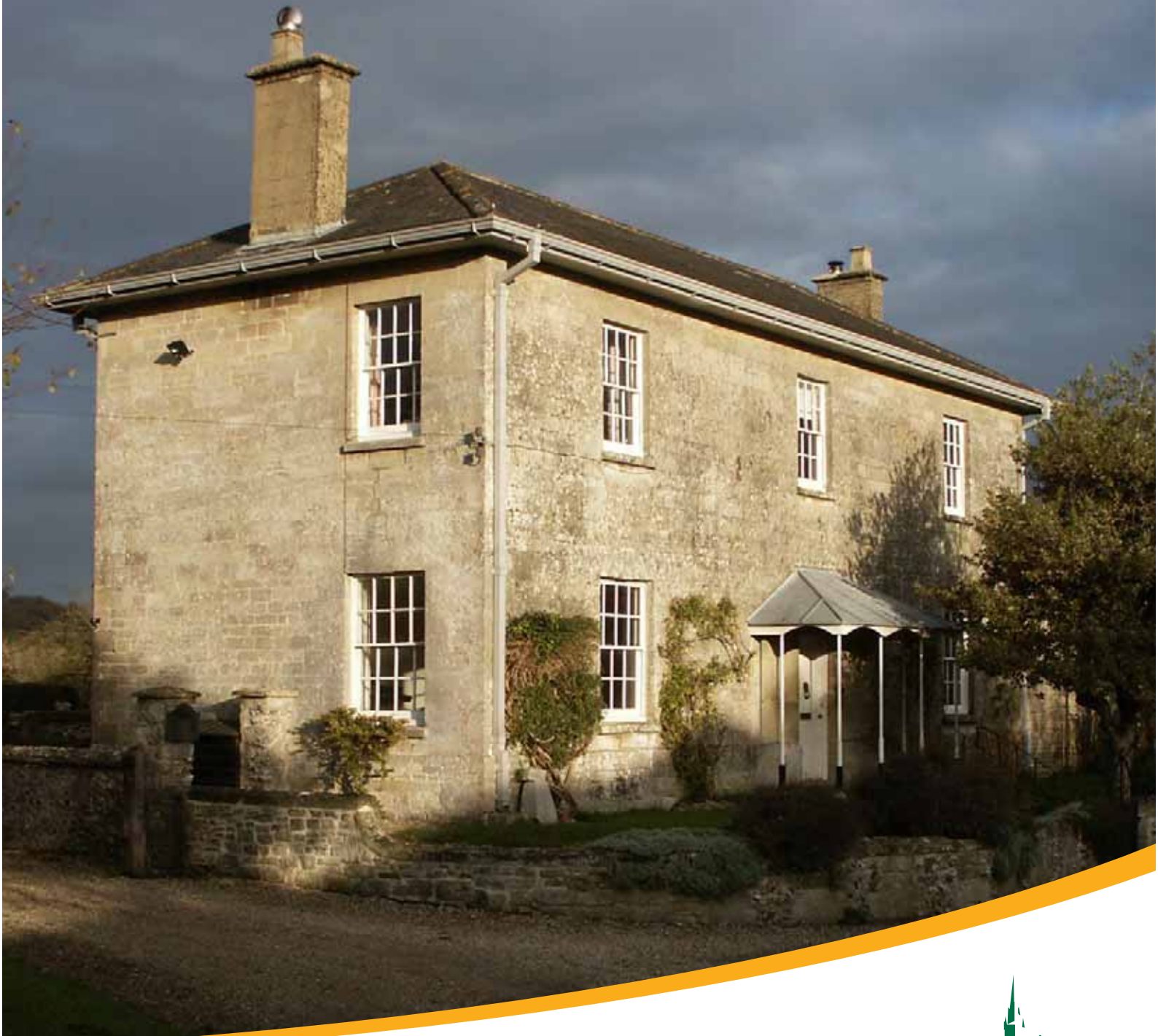


# Wyllye



## 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.

Wylde lies within the Cranborne Chase and West Wiltshire Downs AONB. An historic landscape characterisation was completed in August 2008. This highlights management issues beyond the immediate boundaries of the conservation area. Further information can be obtained at [www.cwwdaonb.org.uk](http://www.cwwdaonb.org.uk).

### **Purpose and scope of the document**

Conservation area appraisals and management plans and 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 which contribute to its character;
- Identify elements which detract from the character;
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

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

## Executive summary

Wylle Conservation Area was designated on 9 May 1975. The boundary of the conservation area as designated is shown in Appendix 1.

The key characteristics of the Wylle Conservation Area are:

- A medieval village plan still clearly readable today.
- A semi rural setting of chalk downs ridgeline and valley flood plain.
- A high level of important historic townscape comprising listed and unlisted buildings.
- A diversity within the settlement reflecting the differing historic evolution of different parts of the village.
- The common use of the local Chilmark stone, combined with other traditional materials such as chalk and flint, to produce regionally distinctive chequer work and banding.
- Magnificent specimens of tree types, predominantly the chalk soil native, the beech, which enclose, frame and form the backdrop of important views in the conservation area.
- A remarkably high level of historic joinery; windows and doors contributing to the character and quality of the traditional buildings throughout.
- An idyllic riverside setting marred slightly by the close proximity of the screened A303.
- A range of service uses contributing to the vitality of the village including a public house, Post Office, church and chapel, dedicated children’s play area and open space.

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

- Proposed minor amendments to the boundary of the conservation area.
- A number of listed and unlisted buildings of historic importance are at risk and immediate action to prevent further deterioration should be taken.
- Article 4(2) Directions should be applied to a relatively high number of unlisted buildings that are of considerable importance to the character of the conservation area.
- Simple enhancement projects dealing with surface treatments to improve particular traffic

dominated areas of the conservation area.

- Removal of unnecessary wirescape in key areas of the village.

## **Part 2: Appraisal**

### **Location and setting**

The village of Wylde lies on the south bank of the River Wylde, 15km west of Salisbury. The parish extends both south and north of the river, the area to the north being associated with the historic manor and hamlet of Deptford. Wylde's part of the parish, considerably wider than the Deptford portion, stretches from the river at around 70m OD southwards to the deeply rolling former chalk downland, reaching almost 200m OD on Wylde Down.

Wylde now lies close to the junction of two major roads, the A303 and the A36. Formerly, the London to Exeter road via Amesbury and Mere (now A303) passed through the village. Although the main east-west route between Wilton and Salisbury (to the east) and Bath and Warminster (to the west) ran on the north side of the river (and is now the A36), there was also an east-west route along the south side of the river, now forming Fore Street and Wilton Road.

### **Historical background and archaeology**

Archaeological evidence has been recovered from many sites within the parish showing that the landscape surrounding Wylde was occupied from the Mesolithic period. Mesolithic and Neolithic stone tools, Bronze Age barrows, the Iron Age camp at Bilbury Rings and prehistoric field systems show that there was considerable prehistoric activity in the area. Bilbury was also occupied during the Roman period and Roman coins have been found on several other sites including from the area of the village. Grim's Ditch, a boundary feature that marks the southern boundary of the parish, is thought to be a post-Roman feature.

The earliest reference to Wylde dates from 901 when King Edward granted land to Aethelwulf. By the time of the Domesday Survey the estate belonged to Wilton Abbey, which held it until the Dissolution in the mid-16th century. The estate was purchased by Sir William Herbert (later Earl of Pembroke) in 1547 and remained part of the Pembroke estate until the early 20th century. In 1377 there were 86 taxpayers suggesting a population of around 400, a figure close to the late 20th century population, although in the 19th century the population rose to over 500.

Parishes such as Wylde are usually interpreted as being of Saxon origin. Long, narrow land units provided each community along the valley with access to the different resources needed: water, meadow, arable on the lower slopes and grazing on the higher and more distant land. The greater width of the parish south of the river compared to the land unit associated with Deptford to the north is due to it formerly being divided into two roughly equal portions each with its own field system. The eastern part was mainly farmed in demesne (directly farmed by the Abbey from a manor farm located to the east of the church) with some small freehold and tenant holdings having farmsteads along Sheepwash Lane. The demesne farm was divided into eight small farms in 1626 with the new farmsteads built along Church Lane east of the church. These farmsteads had largely been demolished by 1794.

The western portion was principally farmed by the tenants of the manor whose farms stood along High Street. By the 18th century the two field systems became less distinct and the numbers of farmsteads in the village reduced as some tenants sub-let their land. Enclosure in the late 18th century swept away the old open fields and by 1805 there were only five farms remaining.



## Settlement plan

The earliest focus of settlement is likely to have been around the church which had the demesne farm to its east and High Street, where the farmsteads of the tenants of the west fields were concentrated, to the west. The principal route through the village, the London to Exeter road, ran along High Street, originally turning west at its junction with Fore Street/Teapot Street before the creation of Dyer Lane.

A particular feature of the plan is the grid formed by Church Street, Sheepwash Lane, Fore Street and the southern part of High Street. This grid of streets is of medieval origin. A cross apparently stood at the north end of Sheepwash Lane before 1219, and the road leading south towards Dinton, forming a continuation of Sheepwash Lane, was recorded in the 13th century. Documentary sources also indicate the presence of small tenant farms along Sheepwash Lane by the 14th century. It is thought that Fore Street probably began to be developed with farmsteads in the 17th century, representing a relatively late phase of development in the village. The origins of settlement along Church Street is uncertain. The demesne farm stood adjacent to the church on the north side of this street but whether the remainder of the area was undeveloped before the creation of eight new farmsteads that replaced the demesne farm is not known. The earliest map of the village (1794, Appendix 2, map1) shows a series of regular plots running from the street north to the river but apart from a block of buildings immediately east of the church, only one plot was occupied by a building at that date. The substantial ruins of this building still survive and earthworks in the surrounding fields indicate former settlement. The record of a cross at the junction of Church Street with Sheepwash Lane would indicate that this area was of greater importance than its present character suggests.

On the fringes of the village along Teapot Street and Wilton Road are narrow property plots aligned with the road that are characteristic of squatter development on roadside wasteland. Such development can date as early as the 16th century but is more typical of the 18th and early 19th centuries.

## Archaeological potential

Wylve has been the focus for settlement since Saxon times at least. The settlement has been subject to episodes of expansion and shrinkage, the latter resulting in the presence of earthworks along Church Street and on the north side of Wilton Road. Therefore, it is probable that evidence for the origins and development of the settlement will survive below ground except where modern development will have destroyed or compromised archaeological deposits. Areas of particular interest are along High Street where the farms of the tenants of the manor were located, probably from the Saxon period, and the undeveloped areas north of Church Street and east of Sheepwash Lane, where documentary sources indicate there were once farmsteads. Information about the development of the unusual grid plan of streets may be obtained from these latter areas.

Evidence for the later medieval and post-medieval periods will also be encountered within the standing buildings of the village, some of which are not listed despite clearly dating from the 17th or 18th centuries.

Although there has been relatively little archaeological work undertaken in the village, it is possible to identify an area of archaeological potential based on historic maps and surviving earthwork evidence. Any proposed developments within this area may be subject to archaeological recording conditions in accordance with PPG16.

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

## Key historic influences

- Saxon origins and a medieval street plan.
- Clearly defined historic roles for eastern and western parts of the settlement.
- A change in the emphasis and focus of the village from north of the junction of Church Street and Sheepwash Lane to the present High Street.
- Development of 'squatters' cottages on the wastes of the sides of the road forming a key part of the gateways to the town.
- The use of the river for power on a relatively grand scale.

## 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 help define what is distinctive about particular parts of the conservation area.

It should be noted that whilst eight sub areas have been identified, the transition between areas is also important and any intervention within the conservation area should consider the entire area designation as well as sub areas when addressing the character of the Wylde Conservation Area.

Each character area makes reference to the following bullet points:

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

## General overview

Wylde conservation area derives much of its character from its former role as an important crossing point of the river and part of the main route from London to Exeter.

The river is bridged beside the large brick mill, which dominates the northern end of the village and closes this important vista along the High Street. The High Street is a comfortably enclosed space with a number of very attractive houses and a public house lining the street. The consistent use of Chilmark stone along the High Street and throughout the village is a defining part of its special character.

Historic buildings are generally set on to the street providing very dynamic and tight townscape throughout the conservation area. Views are closed by buildings and/or trees. The characteristic beech trees to the south of the mill make a particularly important statement in townscape terms and close the view looking north along the High Street.



The survival of early farmhouses, cottages and outbuildings including small barns and granaries is notable particularly along Fore Street where the layout of buildings is more informal and semi rural. Generally, the conservation area has a high number of buildings reflecting characteristics of a strong local vernacular – steep roofs, stone, flint, cob and chalk block walls and thatch.

There are good developing views and glimpses of the church throughout the conservation area and in distant views. These views form an important part of the character and scale of the village.

The sound and visual presence of the A303 has a significant impact on some parts of the conservation area, particularly the northern boundary, which abuts this major traffic route.

## Character areas:

### 1. Wylze House

- A high quality group of farm buildings and an early nineteenth century farm house with riverside setting and mature tree backdrop.
- Buildings are one and two storey with low outbuildings allowing glimpses to the house beyond.
- A significant grouping of outbuildings including stables, dovecote, granary and associated structures servicing the farmyard and closed by the farmhouse to the north (figure 1).
- Banded flint and Chilmark limestone ashlar and natural Welsh slate to the roof of the house, rubble stone brick with flint panels and infill, some chalk block sections and brick dressings with natural Welsh slate, corrugated iron to the outbuildings. Clay pantiles to wall capping.
- Glimpses of the house through and in combination with the farm group are very attractive in addition to longer views taking in their tranquil river setting (figure 2). This is offset by the close proximity of the A303, which truncates the immediate setting of the farm to the north and dominates views in this direction.



Figure 1 Wylze House and outbuildings



Figure 2 Wylze House setting

- Use of the local stone and chalk block is distinctive as is the use of clay pantiles for the boundary wall capping.

### 2. High Street

- A linear north-south nucleus of the village centred on the widening section of street around the public house, church and post office. A diversity of uses not seen in any other character areas. A high degree of cohesiveness, closed at both ends with historic built form and trees.

- Scale varies between 2 and 2½ storey (utilizing attic space). Building lines are consistent in groups but vary overall. Some are set directly onto roadside and others are set back behind consistent boundary treatments – mature hedge and traditional railings (figure 3).
- The High Street forms a convincing and cohesive group in its own right. However, this could be further divided into the significant groups of:
  - (a) church, public house and post office (combined with a widening of the road outside the church), and
  - (b) the cohesive mill group defining the northern end of the High Street (and including the prominent bay to Perrior House).
- Main walls to buildings in the High Street comprise predominantly very attractive combinations of rubble stone and dressed Chilmark limestone with some chalk blocks. The exceptions are the mill and the Post Office, which are red brick, and Ethel Place with distinctive buff brick and knapped flint banding, but with limestone ashlar bays (figure 4). Roofs are predominantly clay tiles with some later interlocking tiles. Boundaries are a combination of cob walls and low cast iron railings on low plinths, some brick and some stone.
- Views north and south along the High Street are closed by the mill and massive beech trees (in the foreground) to the north and the Post Office and 'Wylands' to the south. All local views are dominated by historic buildings in local materials. Glimpsed views of the church tower on approach and travelling through the High Street character area are particularly attractive and generate a strong sense of place and arrival.
- Cast iron railings form an important local feature in the High Street. Also the predominant use of local Chilmark stone and chalk block add a high degree of local distinctiveness to this conservation area.



Figure 3 High St looking north



Figure 4 Ethel Place



Figure 5 Wylde Place boundary

### 3. Wylde Place

- The former Rectory, now a private house, set in its own heavily treed grounds with associated thatched lodge and outbuildings.
- The house is set some distance from the road and is only ever glimpsed. However, its boundary and outbuildings form important elements in the streetscene (figure 5).



Figure 6 Lodge at Wylle Place



Figure 7 Towns End

- The 'entrance' to the grounds and corner of Dyer Lane and High Street is defined by the distinctive square plan thatched lodge house and the well treed boundary and rubble stone wall (to the north side of Dyer Lane). The house, entrance lodge, outbuildings and boundary wall form an important and cohesive historic group.
- The former Rectory is stuccoed flint and limestone with a Welsh slate roof. The lodge is cob on rubble stone footings with a hipped thatch (netted combed wheat reed) roof and a small brick chimney (figure 6). The boundary wall is random coursed limestone rubble.
- The retaining wall and heavily treed boundaries to the south and north enclose and funnel views toward the Post Office shopfront and red brick flank elevation. There are glimpsed views of the former Rectory through the trees. The lodge forms a distinctive but very localised punctuation in the street scene.
- The use of cob and thatch is reflective of the local vernacular in relation to the more humble buildings of the chalk valleys.

#### 4. Towns End

- A distinctive part of the village forming a very strong 'gateway' into the historic settlement.
- Consistent two storey buildings but with a varying eaves line such as the distinctive broken eaves of the former Swan public house and the low eaves of the thatched cottage, The Potteries. The building line is consistent to back of non-existent pavement and subsequently forms a strongly defined built form and positive sense of enclosure (figure 7).
- The entire group of houses, given their consistent building line and scale, form a very cohesive group of historic buildings helping define the 'entrance' to the settlement.
- Materials are distinct to this character area and comprise predominantly painted render and rendered cob, consistently painted white, but with variations in roofing materials ranging from natural Welsh slate to clay interlocking tiles and thatch (netted combed wheat reed with block cut plain ridge and cross spar pattern). There are exceptions, but these do not impact on the overriding sense of a distinct change from the core of the village.
- Views are funnelled along the road and focussed to the east on the large Larch trees in the gardens of the house adjacent to Toll Cottage (see also figure 7).
- The use of cob and thatch is representative of the more humble local vernacular and suggests a more functional agricultural character to this part of the historic settlement and the conservation area.



## 5. Teapot Street environs

- This sub area comprises the tightest, most built-up townscape of the conservation area, stretching east and west from the junction of Teapot Street, High Street and Fore Street.
- Combination of one, one and a half (thatch - attic storeys with eyebrow dormers) and two storey buildings, which front directly onto the roads. The Nonconformist Chapel breaks this scale and appears larger than the surrounding townscape, although its ridgeline is only slightly higher than its neighbours (figure 8).



Figure 8 Nonconformist Chapel

- Buildings in this character area form a significant cohesive group of historic buildings. They are clustered around the junction of Teapot Street and Fore Street and the enclosure formed by this grouping is an attractive and very positive part of the character of this part of the conservation area.

- The distinctive chequer work of the Nonconformist Chapel with ashlar stone dressings combined with knapped flints, with the addition of a patent system of decorative interlocking tiles, makes for a high quality material finish. This is offset by the use of red brick adjacent and a combination of rubble stone, render and clay tiles providing a real diversity of traditional materials in close proximity. In addition, the banding of stone and chalk of Wisteria Cottage adds to the richness of materials used in this character area. To the east, the use of thatch is prevalent as well as a concentration of the use of stone, particularly in large blocks. Stone mullions (figure 9) are particularly evident in this character area.



Figure 9 Stone Mullions

- The Nonconformist Chapel closes the funnelled view west along Fore Street through the character area, to produce a very high quality townscape. Views are otherwise closed by the kink in Teapot Street (looking east along the street). The variation in heights, materials (the banding of Wisteria Cottage gable for example) and forms, and the way these meet the street, animate this narrow lane and provide much interest.



Figure 10 Outbuilding at Walnut Cottage

- A wide range of local materials are used in different combinations in this part of the conservation area. The chequered flint and local Chilmark limestone of the Nonconformist Chapel and banding of chalk and limestone are local features, characteristic of the Wylle Valley.

## 6. Fore Street

- This area is less coherent than others and has a more semi-rural character with more space between and in front of buildings.
- Buildings are consistently two storey, with differing roof pitches varying the heights of buildings. The building line varies but is most commonly buildings set back (in some cases well back) off the road, with gardens and parking in front. This is less evident travelling east where the combination of outbuildings, boundary walls and mature planting provides a much harder edge to the road frontage.
- East Farm, its outbuildings and boundary wall together with those of Vine Cottage, form a key group in the street scene and help define enclosure of the road. Walnut Cottage and its very attractive collection of outbuildings (stables, granary and single storey range) form an important group of agricultural buildings in this semi urban road (figure 10). The stone thatched stable to the roadside is a particularly important building in the street scene.
- There is a diverse use of materials in this part of the conservation area. In traditional buildings, particularly seen in boundary treatments and outbuildings, brick and stone is combined with flint in banding. These materials are also seen separately. A courser rubble stone is used in the stable to Walnut Cottage, and the separately listed small granary has distinctive horizontal timber boarding. More recent houses in the street are painted brick or render with some tile and slate but also modern concrete interlocking tiles. Thatch, where present, is combed wheat reed.
- Views east along the street are characterised by softened boundaries comprising mature hedges and trees, occasionally punctuated by a low wall, chimney or eaves line. This gives a semi-rural feel to this part of the conservation area. The Nonconformist Chapel gable closes the view west (figure 11).
- Surviving cob walls and locally distinctive agricultural building types (Walnut Cottage) form part of the local vernacular.



Figure 11 Fore Street

## 7. Eastern edge

- The built form within this character area is subservient to the open landscape of the edge of the settlement. This eastern edge has a distinctive character which is derived from its relationship with the open countryside and the river terrace to the east and north respectively.
- Two storey development lining or abutting the highway and defining this route.
- Court Farm House (see front cover), its outbuildings, boundary walls and railings



Figure 12 Wheel House

form a distinct high quality early nineteenth century group, but differ in scale and status to Wylle House to the northern edge of the conservation area.

- Court Farm House has Chilmark ashlar stone with small chalk blocks and brick dressings to the rear. To the east of Court Farm House, chalk blocks laid in courses of varying widths are used to great effect on the Wheel House (figure 12). Further along the road, banded flint and brick has been painted white. Roofs are all low-pitched natural Welsh slate. Cob may have been replaced with more modern materials dressed to appear as cob.



Figure 13

- The character of this part of the conservation area is defined by its open rural edge. There are excellent views looking south out to the ridgeline, through and over boundary hedges, and to the north looking across the river terrace and beyond to the enclosing ridge of the Wylle Valley. These views are characterised by open fields, small groups of trees and distant views back towards the settlements of Wylle and adjacent settlements of Hanging Langford and Ballington. Views west along the lane are funnelled by soft hedge boundaries and trees (figure 13).

- The use of chalk block in both Court Farm House and the Wheel House provides a real sense of the local vernacular. Wheel House is a unique and unusual property of significant charm, much of which is derived from the quirky use of local materials.

## 8. Church Street

- A very early part of the historic settlement, the street retains only a limited number of historic buildings. Nevertheless it forms an important edge of the conservation area although it is largely defined by relatively modern development.
- The built form is consistently two storey with varying roof forms and pitches.
- St Mary's Cottage, No.1 Church Street and St Mary's Church form a group of some distinction and are largely separate from the remaining part of Church Street. These three buildings form a loosely defined setting for the churchyard, which has some particularly fine stone chest tombs and monuments. Buildings are predominantly set informally in their own small to medium sized plots and detached. The exception is nos. 15-18

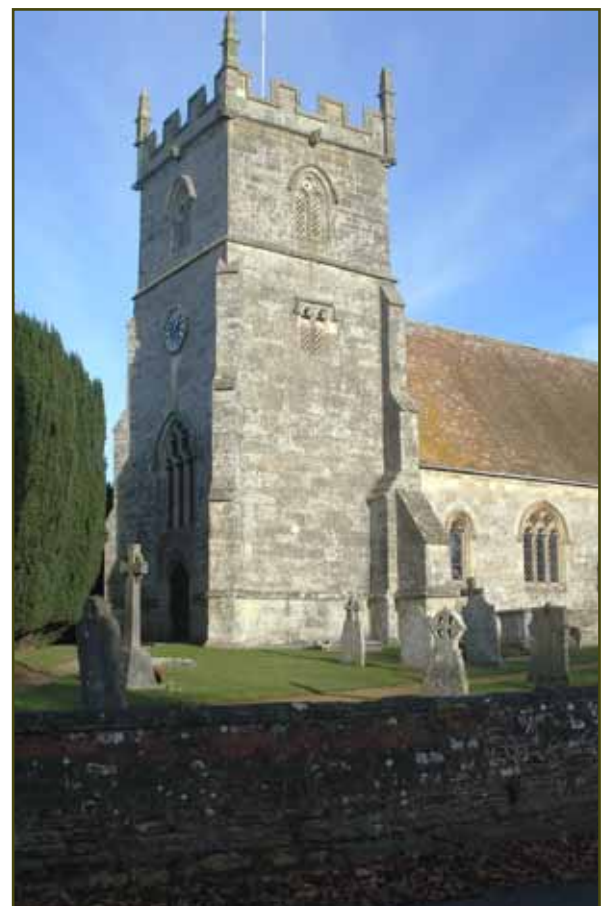


Figure 14



consecutively, a small terrace on the south side of Church Street.

- Traditional buildings are chequered flint with chalk, seen with thatch (combed wheat reed) and modern concrete interlocking tiles which probably replaced thatch (St Mary's Cottage). The impressive church and tower are Chilmark stone (figure 14) with a clay tile roof. Modern houses are constructed of brick, with some timber cladding and some painted. Various modern materials or reconstituted materials have been used for roofs. The modern developments to this character area have little to do with the character of the conservation area.
- There are developing views of the church tower over roofs travelling west along Church Street. The important river setting can be appreciated in the open views across the flood plains (to the north) at the eastern end of the street. There is a real sense of the rural character of the valley at this point, and the setting of the settlement within the valley.
- The distinctive use of bottles in a diamond pattern to St Mary's Cottage (figure 15) and the use of chalk stone blocks can be considered locally distinctive. The latter is a key part of the character of the Wylve Valley.
- A ruined building on the north side of Church Street is a remnant of one of the eight farms created in the seventeenth century.



Figure 15 St Mary's Cottage



Figure 16 Wylve House



Figure 17 Court Farm House

## Architectural and historic qualities of buildings

The nineteenth century farmhouses (Wylve House – figure 16, East Farm and Court Farm House (figure 17) – all listed Grade II) and the former Rectory fall on the outskirts of the village core and are a distinct building type with polite characteristics and restrained early-mid Victorian detailing. They are invariably found with groups of out buildings within their curtilage, and are of special interest and make a significant contribution to the character and appearance of the conservation area both individually and in groups. This is particularly the case with Wylve House, which has an excellent group of outbuildings including stables (with dovecote above) small barns and granary. By contrast, the remaining bulk of the village historic building stock comprises small farmhouses and cottages. They are distinctly vernacular in character with steeply pitched handmade clay tile roofs or thatched, the use of the local stone, in coursed rubble stone of varying component size and flint



Figure 18 Mill



Figure 19 Old School

and chalk banding and panels. In addition, window openings are often stone mullioned and contain mostly timber-framed casements. The exceptions to this are the early nineteenth century houses, which have vertical single glazed timber sliding sashes. This generally makes for very high quality historic built form and hierarchy, which should be very carefully considered in any future development or alteration.

In addition, the later brick additions to the village are Victorian, specifically: The Old School Cottage, The Old School and the Mill (figure 18). The soft red and orange of the brick contrasts nicely with the creamy grey of the stonework. The Mill and surviving outbuildings also form a part of the regional vernacular. Its scale is masked by the presence of four massive beech trees at the entrance obscuring the bulk of this building.

A special mention should be given to a very distinct group of high quality churchyard monuments, many of which are eighteenth century and all form a very attractive group that defines the character of the churchyard and its relationship with High Street and Church Street.

Almost all listed buildings fall into two periods of significance in the village: the seventeenth century, where large land holdings were subdivided into much smaller units; and the early nineteenth century, which sees the rebuilding of farmhouses in the substantial land holdings to the edges of the village. The relative wealth of the church in this period is also reflected in the building of the Rectory, Wylde Place, in an open setting with a lodge and outbuildings on the edge of the village.

The survival of outbuildings retaining their former farmstead character and detailing is a particular characteristic of the village, for example the granary (separately Grade II listed), range of outbuildings and a stone and thatch stable to Walnut Cottage, Fore Street.

### **Activity: prevailing and former uses**

The agricultural origin of many of the houses in the village is still evident in the humble, modest scale of many of the cottages and the farm outbuildings, which survive in numbers but only on a relatively small scale. (There are no surviving large barns for example – as seen on the older maps (Historic Maps 1-4)). Most buildings are residential. The vitality of the village survives with a public house, church, Nonconformist chapel, post office and shop. With the exception of the Nonconformist chapel, these could be said to form the core of the village, with this concentration of uses forming a key part of the character of the High Street part of the conservation area.

Both mills in the village are now converted to residential use but still retain their character. The

former public house, The Swan, is now in residential use. Similarly, former school buildings are also residential but have still retained their character (figure 19). Many of the former agricultural buildings in the larger farm complexes do not appear to be in use and as a consequence are in a poor condition (see Part 3: Buildings at Risk).

### Contribution made by key unlisted buildings

There are a large number of unlisted buildings, which make an important positive contribution to the character of the conservation area, both individually and in groups. Key groups with a particular concentration of unlisted buildings of merit would include the following:

- High Street,
- Town’s End,
- The junction of Teapot Street and Fore Street (including K6 telephone kiosk), and
- East Farm.

These are identified on the townscape map in appendix 1 and are listed in Appendix 3.

### Prevalent local and traditional materials

While there is variation between particular character areas, the overall sense of Wylde as an historic settlement is firmly based on the frequent occurrence of Chilmark stone, used in various forms - from ashlar blocks of considerable size (for example Hallam Cottage – figure 20) to more frequently used coursed rubble stone, and combined with chalk block and knapped flints in both distinctive chequer work (Hazels, High Street, the Nonconformist chapel – see figure 8) and, more commonly, banding (boundary wall of East Farm and The White Cottage, Fore Street).

Chalk block is seen to great effect on the Wheel House, Wilton Road and also in the side and rear walls of houses and boundary walls (figure 21).

As one would expect in a chalk valley, the vernacular agricultural buildings of the village also incorporate the use of cob and flint, in both undressed and knapped finishes. There is a significant survival of cob boundary walls, often hidden between and to the rear of private gardens as well as small out-houses of interest.

The dominance of local materials in the village means that the few brick buildings become much more evident. Brick is a particular characteristic of the Victorian buildings, which includes the post



Figure 20 Hallam Cottage



Figure 21 Large chalk blocks





Figure 22 Elmbury Cottage



Figure 23 Post Office

office, former school and old school house. The brick varies from a warm deep orange to darkened headers interspersed. This is often contrasted with stone quoins, bays, window surrounds and copings (see Post Office in figure 23).

There is a good grouping of thatched houses to the junction of Teapot Street and Fore Street, though there are also good examples elsewhere, particularly Elmbury Cottage seen in its very attractive semi-rural setting (figure 22). The material is combed wheat reed with relatively plain (but not traditional) block cut ridges and simple cross spar patterning. As with other regional examples there is no patterning or detailing to the eaves. The material displays the distinctive characteristics of combed wheat reed: a rounded softened finish comprising a number of layers of material, often built up over a considerable number of years.

Red handmade clay tiles are also seen on a number of traditional buildings, perhaps the best and most prominent use being on St Mary's Church. The long deep slopes of the nave and chancel of the church are particularly pleasing in the street scene and in terms of the sense of place, give this particular material a real presence. A number of other key buildings, such as the Grade II listed Wylands at the southern end of the High Street, also display very attractive prominent sweeping roofs finished in handmade clay tiles (figure 24).



Figure 24 Wylands

Natural Welsh slate occurs on many of the nineteenth century buildings distinguishing them particularly when combined with red brick. The generally lower pitch of the slate roof also defines these buildings and they stand out against the generally much steeper pitch of the clay tile and thatched roofs of the usually older properties.



Figure 25 Tile capped walls

To a limited extent, examples of pantiles/single and double Roman tiles (Bridgewater) can be found

throughout the conservation area. They are a particular feature on the surviving cob walls (Down House) and flint and brick walls (Wylle House boundary walls – kitchen garden) (figure 25).

There is a small amount of exposed timber framing to Wylands but there may be more hidden behind stone facades or in unseen rear elevations.

**Local details**

The survival of cob boundary walls with regional pantiles or single Roman tile cappings are distinctive features of note.

The thatch tradition has been eroded by the use of block cut ridges albeit relatively plain ridges. However, the very attractive finish to these cottages is particularly distinctive especially the softened line of the eyebrow dormers, which have very little or no projection and are soft flowing inserts on the eaves line (figure 27). This detail is a reflection of the materials used and the methods of application, which are an important part of the character of thatched houses in Wylle.

There is a particularly fine group of chest tombs and body tombs of the late seventeenth to late eighteenth century commemorating the local families of Locke, Patient, Fricker and Perrior, these monuments of local stone, with elaborate and high quality detailing and finishes (including fielded panels and fluted and fielded pilasters and fine cast and wrought iron railings figure 26), form an important local group and part of the character of the setting of the church and Church Street. Their importance is reflected in their individual Grade II listings.



Figure 26 Fine railings



Figure 27 Soft flowing thatch

‘The Wylle Hornblower’ is an eighteenth century lead statue of a semi nude young male blowing a horn, located on a rock to the north of the mill. It is reputed to have been installed in the late eighteenth century by the Earl of Pembroke to commemorate the post horn man, drowned saving one of the Earl’s relatives from a River Wylle in flood. There are tantalizing glimpses of the figure from the riverbank adjacent to the modern play area. This adds to the quasi mythical nature and local notoriety of the figure, which cannot be easily seen from a public viewpoint.

A finely detailed wrought iron projecting inn sign on the Bell Inn is an attractive and distinctive local feature in the street scene (glimpsed in figure 3).

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

There are two public spaces (see schematic townscape map in appendix 1) which contribute to the character of the conservation area. Firstly, land adjacent to the railway provides a green corridor and links Glebe Bungalows with the footpath over the railway and up onto the downs. Secondly, at the north end of the village, the small play area adjacent to the Mill Stream provides important amenity space for the village and contributes to the settlement’s vitality. It also provides the only potentially accessible water frontage of the village and glimpses to the fabled (Grade II listed) statue: ‘The Wylle



Hornblower’.

Trees form part of the defining character of much of the conservation area, either as backdrops, for example the trees to the gardens of Wylde House and to the garden of Toll Cottage (which can be seen both east and west in extended views into the village envelope), or as key boundary features, along Sheepwash Lane, to the southern road boundary of Wylde Place, the north and east boundaries of East Farm and, most prominently, providing the foreground to the converted Mill.



Figure 28 View towards the Mill

The latter comprises four magnificent beech trees, which enclose the view to the north along the High Street and form a very attractive setting for the not insubstantial scale of the former mill building (figure 28). There are surprisingly few individual tree preservation orders; these are the Larches to the rear of Pinelands cottage, a tree in the grounds of no. 35 Townsend and a Walnut to the rear of No. 6 Church Street.

Significant boundaries within the conservation area, those which form important parts of the street frontage or define public/private space, are softened by the presence of mainly beech hedges. They provide good enclosure and a continuation of building lines, which makes for a very intimate, high quality, locally distinctive (the association of beech trees and hedges with the chalk soils) village character. In addition, built-up historic hedgerows with trees interspersed form an important part of



Figure 29 Open countryside seen from the village

the character of the approach from the east, contributing to the rural feel and setting of the village.

## Key views, vistas and panoramas

(see Appendix 1, Townscape map)

Key views into, within, through and out of the conservation area can be characterised in one of three





Figure 30 Fore Street

ways: open, closed and glimpsed. Open views out to the countryside and rolling downs, culminating in strong ridgelines, and along the riverbed to neighbouring historic settlements, are part of the essence of the character of Wylde valley and its rural context. A key characteristic of these views is an awareness of open countryside beyond the village and a clearly defined edge between village and countryside (figure 29).

Closed views in the conservation area are contained by both the built form (for example the well articulated gable of the Nonconformist chapel closing the view west along Fore Street) to the deflected but nonetheless closed view east along Fore Street of the tree is the gardens of East Farm on the junction of Fore Street and Dinton Road (figure 30). Glimpsed views are characterised by the ever-present church tower of St Mary's forming a very attractive backdrop over roofs, particularly on entry to the village from the north (figure 31). The tower is a local landmark of some importance and can be seen incidentally in short and extended views throughout the conservation area, and is a local landmark in extended views from the surrounding ridges.



Figure 31 Ever-present church tower

### Degree of loss of architectural and/or historic elements

The relatively recent development of houses in former open field plots between the scattered farmsteads along Fore Street, have left voids in the streetscene where houses are set well back and gardens have been turned over to parking with the requisite loss of hedge boundaries. This has had a significant effect on the character of this street with a real sense of the loss of cohesion in these particular areas. This is also the case on the southern side of Church Street where little consideration has been given to the character of the conservation area and the importance of boundaries or buildings hard up against the edge of the lane or street.

There has been only a limited loss of original/traditional windows. However, where these have occurred they are in significant and prominent locations; namely prominent buildings along the High Street. Other than this, there is a good survival of historic joinery, windows and doors.

The use of block cut ridges on thatch cottages in the village has compromised the humble and

modest agricultural character of these buildings. This is particularly the case on outbuildings where their form can appear top heavy and over-fussy.

The painting of flint and stonework is extremely regrettable and has compromised the vernacular character of some of the houses in the village. However, this is a relatively rare occurrence and most stone and flint finishes survive and make a very significant positive contribution towards the character and local distinctiveness of the village.

## Negative elements

- The A303 and A36 junction dominate the setting of the settlement to the north-west and north respectively. The A303 truncates part of the grounds of Wylde House and compromises an otherwise idyllic riverside setting to the conservation area. Noise from the road is also a significant factor and is present throughout the northern and western parts of Wylde. Views out of the village in these directions are significantly affected by the road although some attempt at screening has been partially successful to the north.



Figure 32 Intrusive wirescape

- As with many of the surrounding villages and settlements, wirescape is particularly apparent in some parts of the conservation area, although by comparison, it is not as significant a problem as in other neighbouring settlements (figure 32).
- The quality, detailed design and location within their plots of some of the late twentieth century development within the conservation area has severely compromised the quality of parts of the conservation area. Houses have no positive relationship with the street or the local vernacular of the village. This is particularly true of St Mary's Close.
- The northern approach has been somewhat compromised by the poor selection of bricks for the upper section of the important defining boundary wall to the garden of the Grade II listed Perrior House, on the northern approach. One suspects these bricks replaced a cob wall and these are in some way intended to imitate that local vernacular.
- There are some particularly prominent instances of very poor repointing of stone and flint work resulting in cement based raised ribbon pointing which is not a characteristic of the area and will ultimately damage the stone work.
- The former telephone exchange building north of the junction of Fore Street and Teapot Street is a utilitarian building typical of its type. This building is detrimental to the character and quality of surrounding buildings.
- Road surfaces are poor in places, particularly to Teapot Street. The narrow character of this lane emphasises the poor condition of the present road surface (see Traffic management/street improvements section).

## Conclusion

The plan of the village could, in parts, be as early as its Saxon origins. Certainly the grid-like nature of Church Street, Sheepwash Lane, and the location and orientation of the church would denote a medieval plan. Surprisingly few of the historic buildings surviving in the village are listed, despite dating to at least the seventeenth or eighteenth century.

For a small settlement, the eight character areas identified demonstrate the diversity within the Wylve conservation area. Many of the surviving houses relate strongly to the agricultural character and origins of the settlement. The significant use of the local Chilmark stone combined with thatch and handmade clay tiles has produced some very memorable high quality historic townscape which is generally in very good condition.

The relatively modern constraints of rail and road, and the natural boundary of the river flood plain, have contained this settlement and despite the presence of a station on a main line, Wylve has not experienced significant expansion in the nineteenth century and as a result has retained its semi-rural scale and character.

Infills of twentieth century development to the south west (Glebe Bungalows) and to the centre (south of Church Street) have not made a positive contribution to the character and appearance of the conservation area. It is considered that the former, Glebe Bungalows, does not contribute anything positive to the character and is of insufficient quality to form its own character area. It is proposed to be removed from the conservation area. Dinton Road has examples of very recent development, some of which has made some attempt to relate positively to the local distinctiveness of the village and the character of the historic built form.

The Wylve conservation area has some exceptionally high quality townscape comprising listed and unlisted buildings and important trees. Combined with its valley setting, and views to the countryside beyond, the conservation area remains an area of very special historic character and, subject to relatively minor amendments (and despite its close proximity to major road networks) still warrants conservation area status.

## Part 3: Management plan

### Vulnerable buildings and Buildings at Risk

#### Listed buildings (or curtilage listed structures)

#### Listed buildings

- **Lodge to entrance of Wylve Place;**

Listed as Cottage to east of and in grounds of Wylve Place (figure 33).

Cob and thatch lodge building to the entrance of Wylve Place and particularly prominent in the streetscene. The thatch is in a poor condition and the building should



Figure 33



be inspected for signs of water penetration.

**Action:** The existing thatch, particularly towards the apex of this pyramidal roof, should be patched or the thatch temporarily sheeted to prevent any water ingress into the structure. The main structure is particularly vulnerable, as it comprises very chalky cob with a smooth render, still surviving in places.

### **Curtilage listed buildings:**

- **Complex of outbuildings to the Grade II listed Wylle House**

Forming an integral part of the former farm complex (figure 34), in particular, the small weatherboarded granary on staddlestones with natural slate roof, the range of stables running northeast - southwest.

A number of these buildings are close to collapse and urgent action is needed to prevent collapse. Roofs are failing and covering materials have slipped or are missing.



Figure 34



Figure 35

**Action:** Contact owner as a matter of urgency. Proceed to the serving of emergency works notices to support the roof structures and further prevent the ingress of water.

- **Outbuilding to the rear of the Grade II listed Bell Inn Public House** (Figure 35), and clearly seen from High Street. Part of a former complex of buildings to the rear of this coaching inn (see Appendix 2, OS map extract 1887). The roof is in a poor condition and has utilised the method of slate covering known as 'agricultural slates' whereby there is no double overlap. This leaves the building vulnerable to water ingress particularly from driving rain and wind. There are some slates missing and a hole in the roof at eaves level.

**Action:** Contact owner and agree minor repairs and reinstatement of slates as soon as possible.

### **Unlisted buildings**

- **Former house/stable structure to the north of Appledoorn on the opposite side of**

### Church Street.

This building (figure 36) appears to be in limited use as a store for hay. A house is recorded on this site from the 1726 map (Historic map 1). This structure is of coursed limestone in alternating wide and narrow bands and large ashlar quoins. Of particular historic interest is the stone mullion window with diamond section glazing bars. The remaining visible walls

comprise chalk blocks and timber cladding. The roof is corrugated iron.



This structure is in a very poor state of repair. It appears to be of some significance and is well made.

#### Action:

Emergency works are required to provide a wind and weather tight roof. The ivy should be treated and carefully cut back when dead. Further investigation is required to establish

Figure 36

the relative importance

and special interest of the structure. Owner should be contacted immediately to discuss future plans for the long term use of this building.

## Article 4 (2) directions

Within the Wylve Conservation Area there are a large number of important groups of unlisted buildings (see section Contribution made by unlisted buildings) 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 Wylve Conservation Area. Appendix 3 identifies which types of alteration should be controlled through Article 4(2) Directions for each building that makes a positive contribution towards the character and appearance of the conservation area.

## Proposed revisions to the conservation area boundary

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 or other reasons specified.

### Remove:

#### North-west section of the grounds of Wylve House

A small section to the north-west of the main house has been subsumed by the A303. There

does not appear to be any apparent reason for retaining this section, which although partially accessible via a footpath to the side of the river under the A303 does not make any positive contribution to the character and appearance of the conservation area. It is proposed to take the boundary of the conservation area along the line of the base of the raised earthworks for the road.

### **Nos. 1-8 Glebe Bungalows and Nos. 1-35 (odd) Towns End (south side)**

These two groups of post-war bungalows are highly unlikely to be redeveloped in the near future and their character and appearance does not relate to the settlement of Wylle. Their groupings and setting within their plot do not contribute to a sense of enclosure, and large over-engineered junctions also add to their inappropriate form in the conservation area. While the railway line is an obvious boundary, it is difficult to review this conservation area and not highlight this section for removal.

## **Proposals for enhancement**

### **Potential redevelopment / development of sites**

There is limited scope for significant development within the settlement envelope. Any future development, particularly relating to backland development, should have regard to the policies of the local plan and the design advice contained in the section.

### **The need for development briefs**

There are no site allocations within the conservation area.

### **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

(see Management Issues Map in Appendix1)

### General

#### Wirescape

Removal of wirescape. The presence of overhead wires is particularly evident in Fore Street and the northern part of High Street which contains a number of historic buildings.

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.

#### Resurfacing of Teapot Street (figure 37)

The intimate 'lane' character of this part of the conservation area is very poor in terms of its road surface. The scale of the lane, and the potential need to slow traffic to provide a shared car/pedestrian area, would benefit from the use of materials other than tarmac. The use of resin bonded gravel, graded out to the building lines, and some very basic demarcation of road junctions in another material such as granite setts, would enhance the character of this lane and create a sense of uncertainty in the driver thereby reducing speeds.



Figure 37

#### Section of carriageway immediately south of Mill House (figure 38)

This area of the carriageway has become largely redundant. A simple application of materials to both redefine the carriageway (making the bend feel 'tighter' thereby reducing traffic speed in and out of the High Street) and providing some amenity and breathing space (which could utilise for example a parish or village notice board or historic information board relating to the history of the village and its AONB landscape setting within the Wylve Valley) could greatly enhance this important entrance from the north and setting for important historic buildings in the village.



Figure 38

## **Bibliography and References**

Crowley, D.A. (1995) Victoria History of the County of Wiltshire 15, Amesbury Hundred and Branch and Dole Hundred Institute of Historical Research/OUP

Sawyer, P. (1968) Anglo Saxon Charters Royal Historical Society, London

### **Maps**

A Plan of the Manor of Wylve in the County of Wiltshire property of George, Earl of Pembroke and Montgomery 1794 (WRSO 2057/P1/8)

A Plan of the Manor of Wylve in the County of Wiltshire property of George, Earl of Pembroke and Montgomery 1796 (WRSO 21553/125)

Wylve Tithe Map 1841

Ordnance Survey  
1st Edition 1887  
2nd Edition 1901  
1924  
1939

### **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

Salisbury District Design Guide (adopted March 2006)

The Cranborne Chase and West Wiltshire Downs AONB Historic Landscape Characterisation, AONB Office 2008.

# Appendix 1

## Schematic Maps



Archaeological Potential



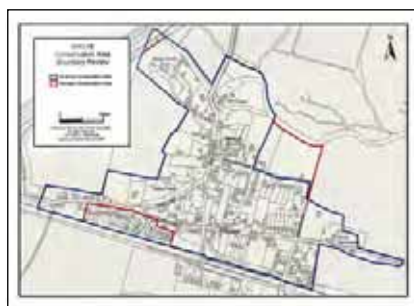
Character Areas



Townscape

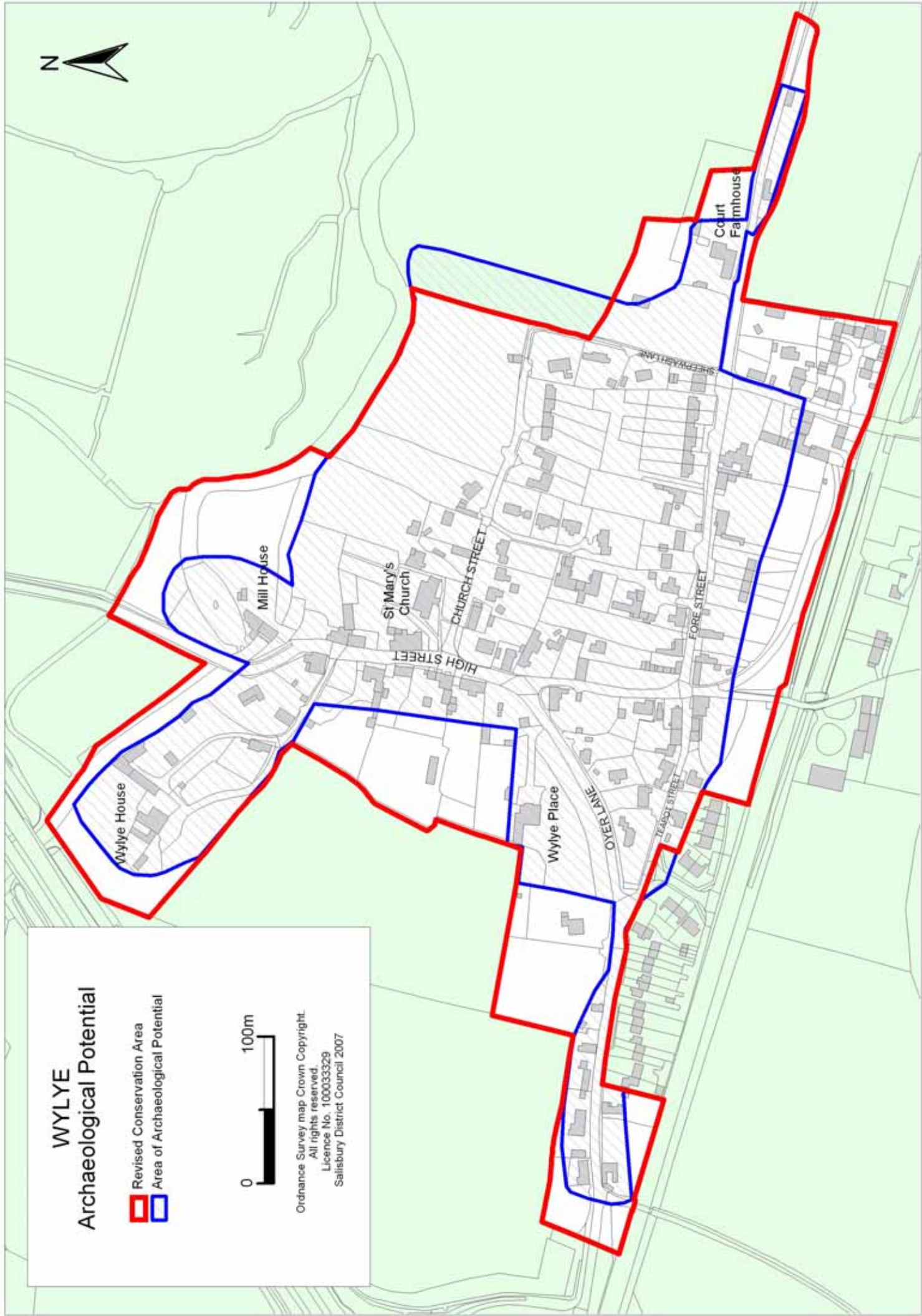


Management Issues



Conservation Area Boundary review





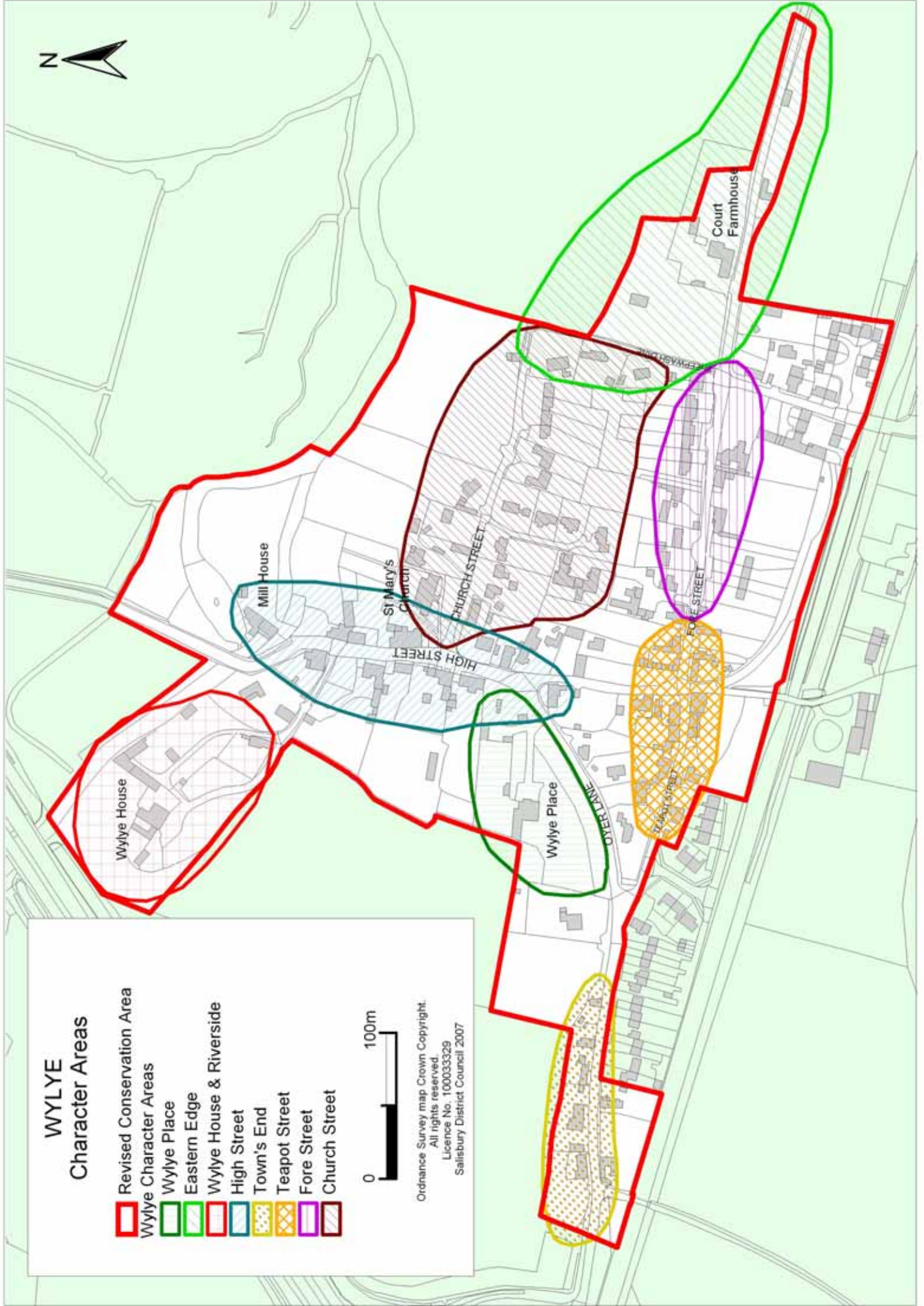
# WYLYE Archaeological Potential

-  Revised Conservation Area
-  Area of Archaeological Potential



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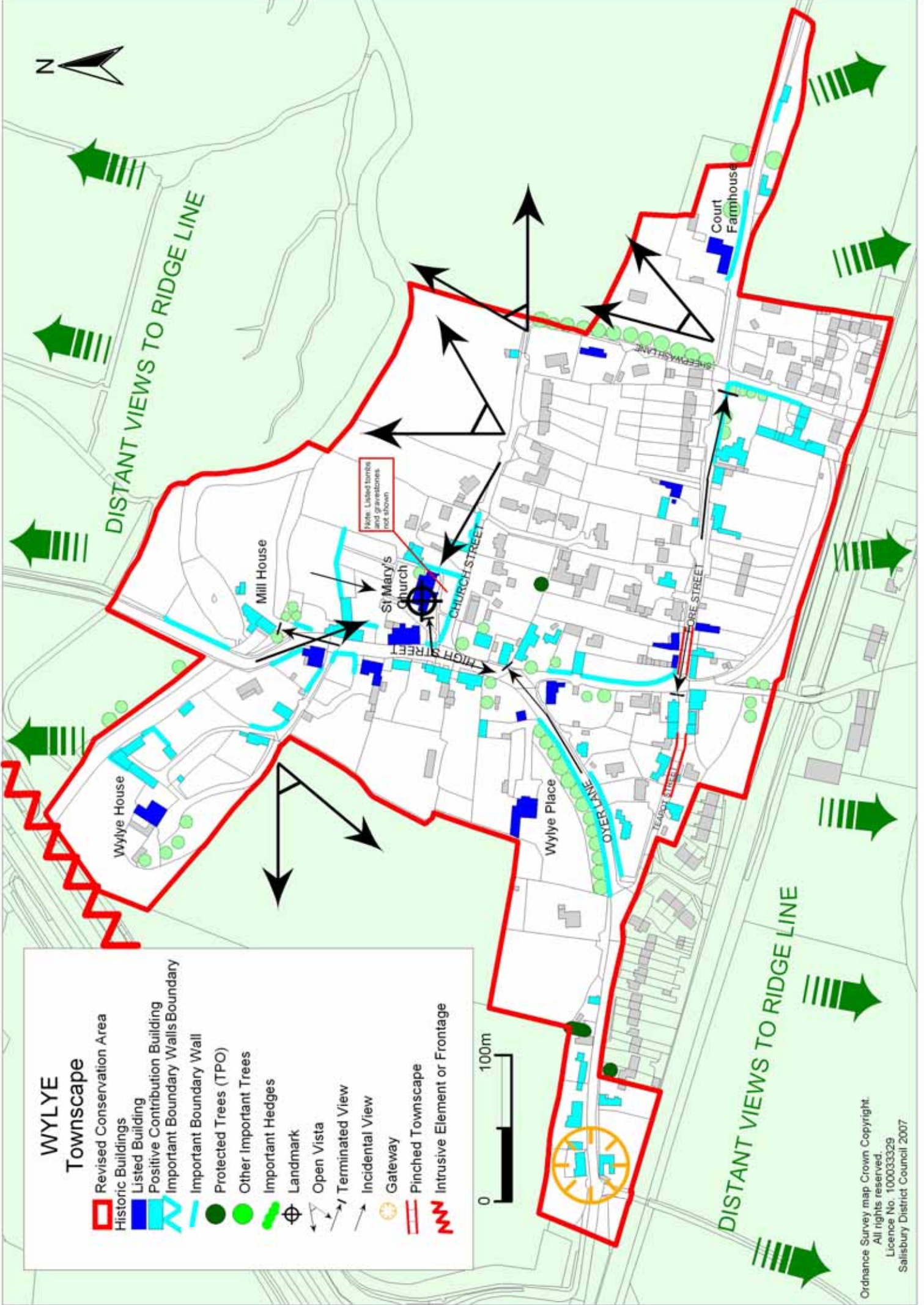
# WYLDE Character Areas

-  Revised Conservation Area
-  Wylde Character Areas
-  Wylde Place
-  Eastern Edge
-  Wylde House & Riverside
-  High Street
-  Town's End
-  Teapot Street
-  Fore Street
-  Church Street



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# WYLYE Townscape








- Revised Conservation Area
- Historic Buildings
- Listed Building
- Positive Contribution Building
- Important Boundary Walls Boundary
- Important Boundary Wall
- Protected Trees (TPO)
- Other Important Trees
- Important Hedges
- Landmark
- Open Vista
- Terminated View
- Incidental View
- Gateway
- Pinched Townscape
- Intrusive Element or Frontage

0 100m



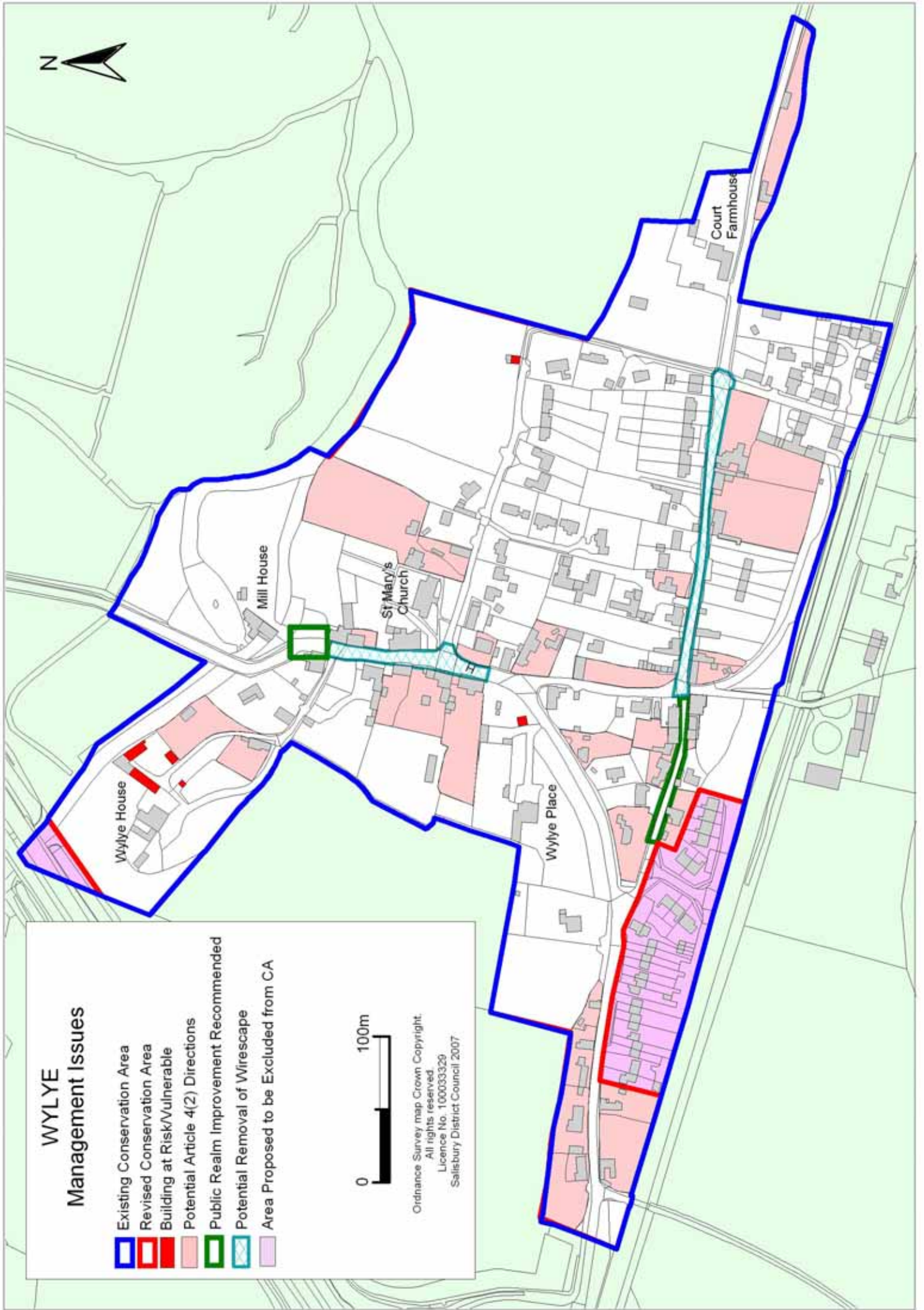
# WYLYE

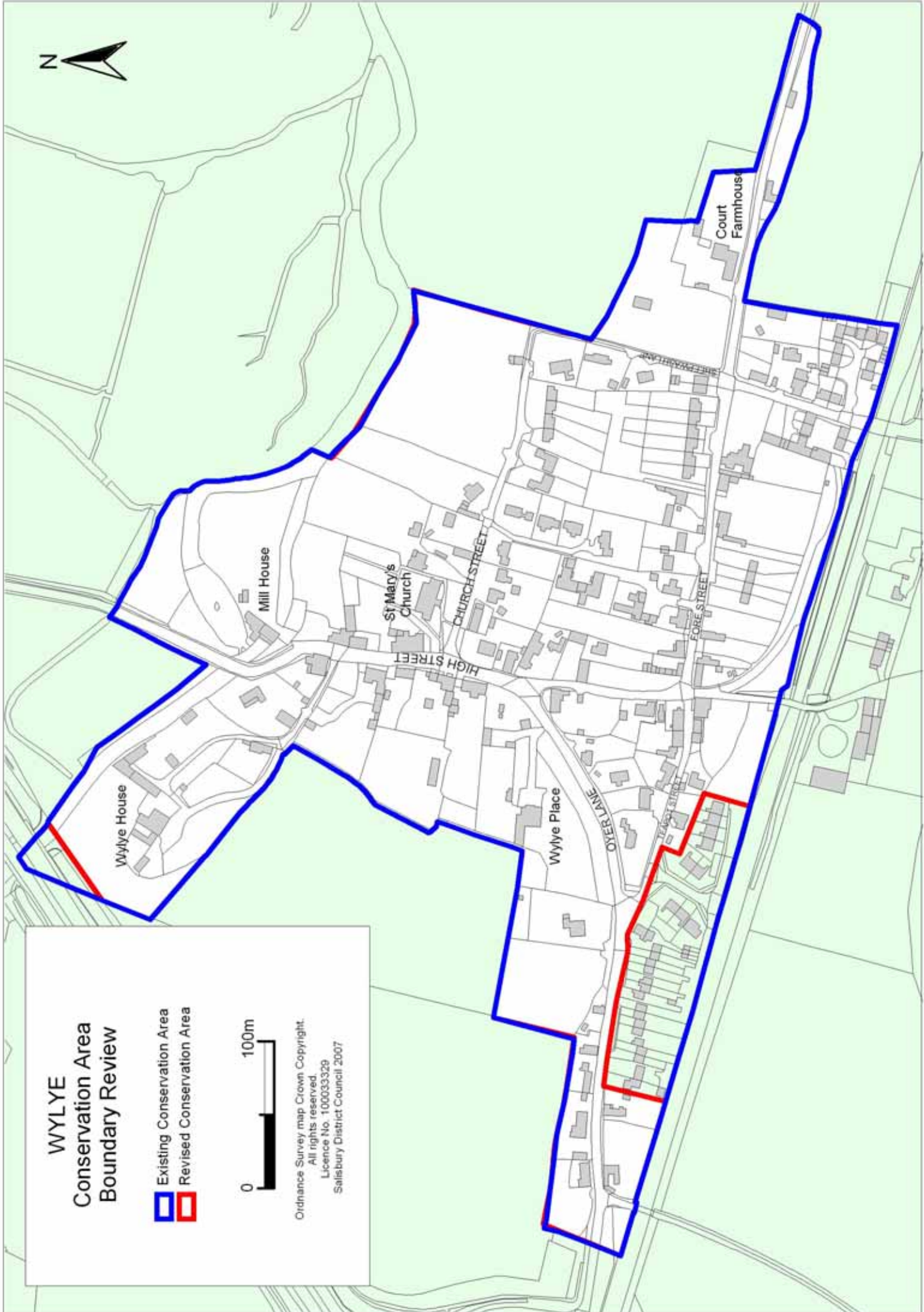
## Management Issues

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



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# WYLYE Conservation Area Boundary Review

-  Existing Conservation Area
-  Revised Conservation Area



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## Appendix 2

# Historic Maps



Map 1 A plan of the Manor of Wylve in the county of wiltshire property of George, Earl of Pembroke and Montgomery 1794 (WRSO 2057/P1/8) (part)



Map 2 A plan of the Manor of Wylve in the county of wiltshire property of George, Earl of Pembroke and Montgomery 1796 (WRSO 21553/125) (part)



Map 3 Wylve Tithe Map 1841



Map 4 Ordnance Survey 1st Edition 1887



Map 5 Ordnance Survey 2nd Edition 1901



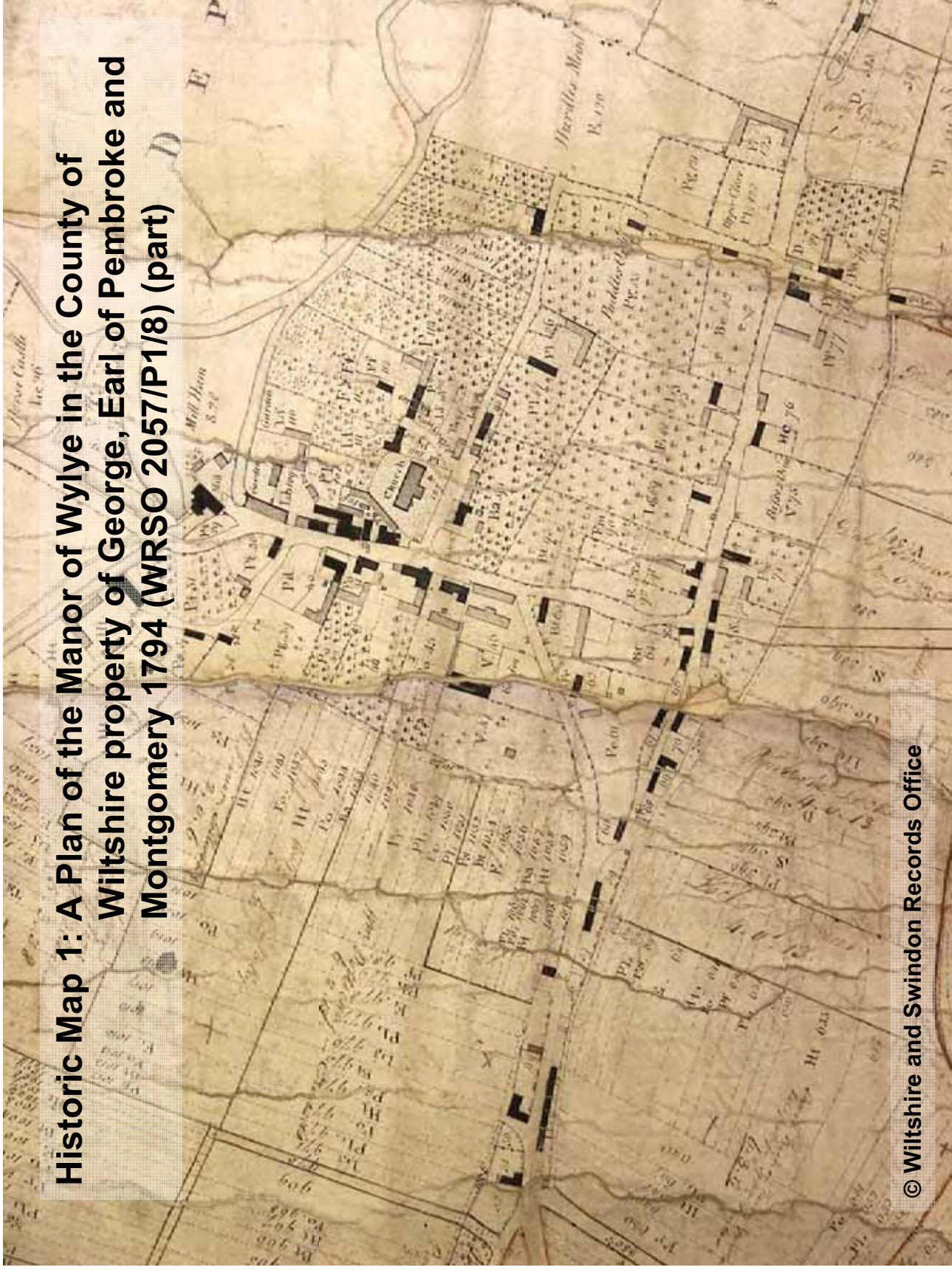
Map 6 Ordnance Survey 1924



Map 7 Ordnance Survey 1939

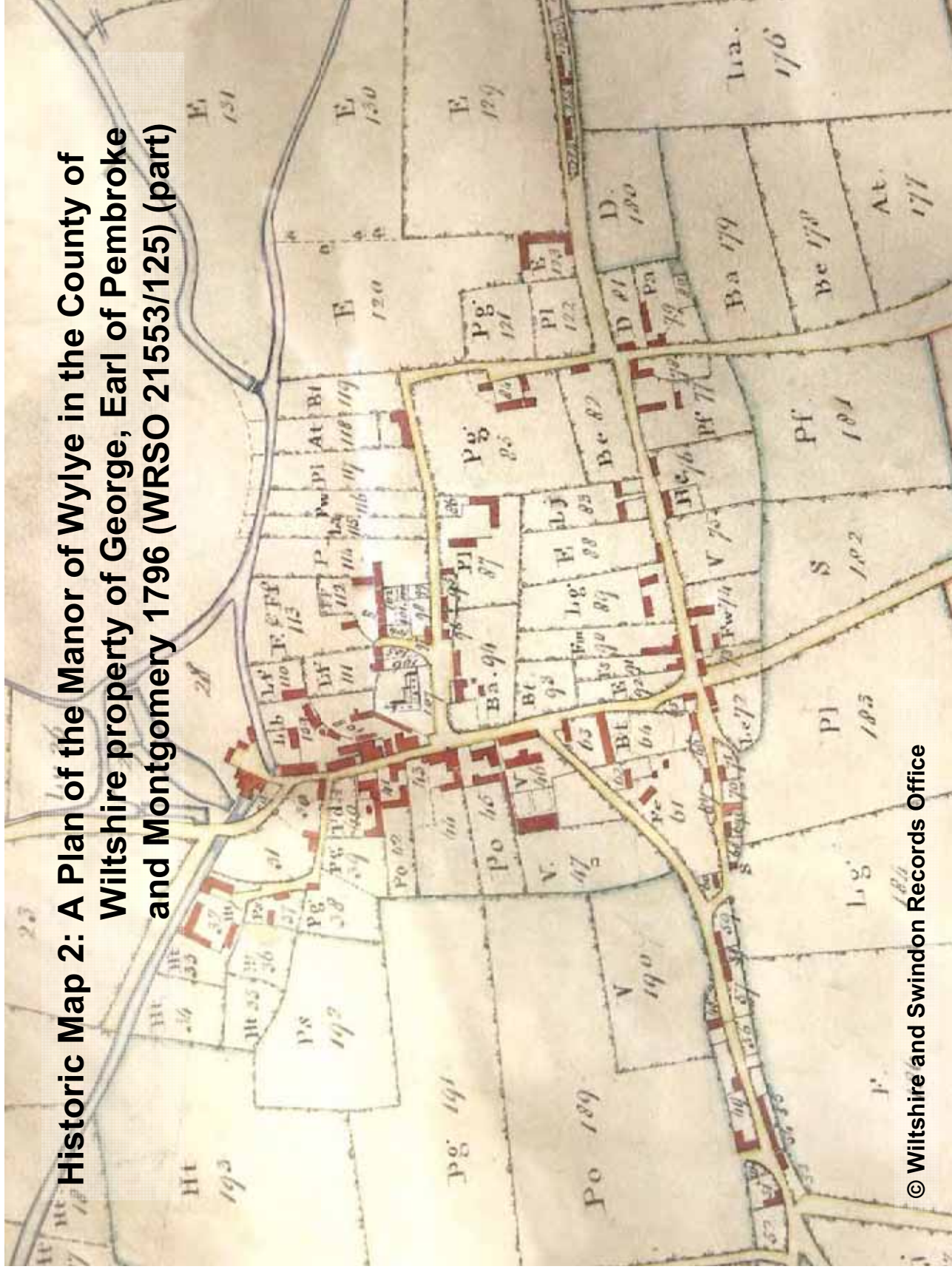


**Historic Map 1: A Plan of the Manor of Wylve in the County of Wiltshire property of George, Earl of Pembroke and Montgomery 1794 (WRSO 2057/P1/8) (part)**

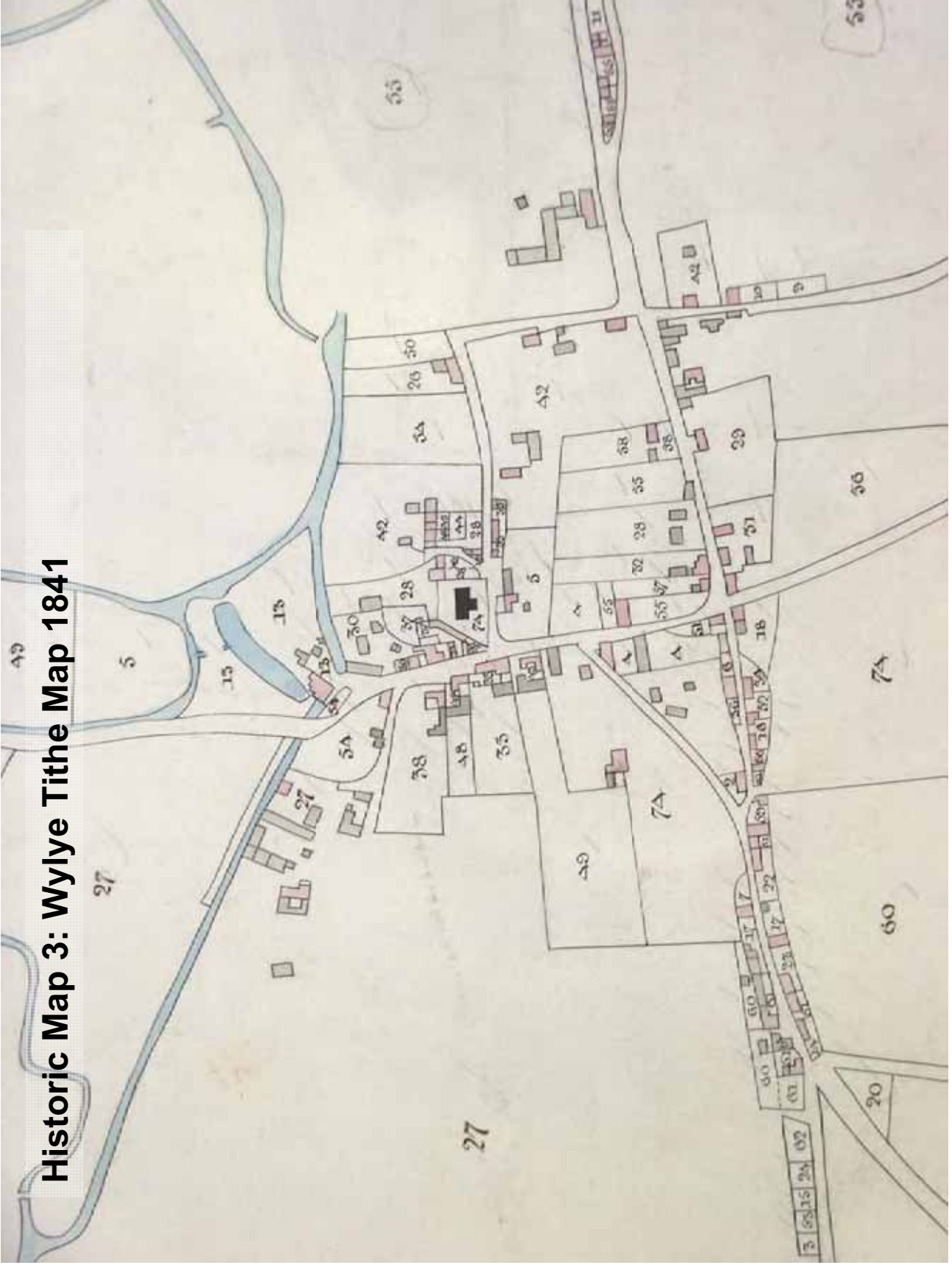




**Historic Map 2: A Plan of the Manor of Wylve in the County of Wiltshire property of George, Earl of Pembroke and Montgomery 1796 (WRSO 21553/125) (part)**

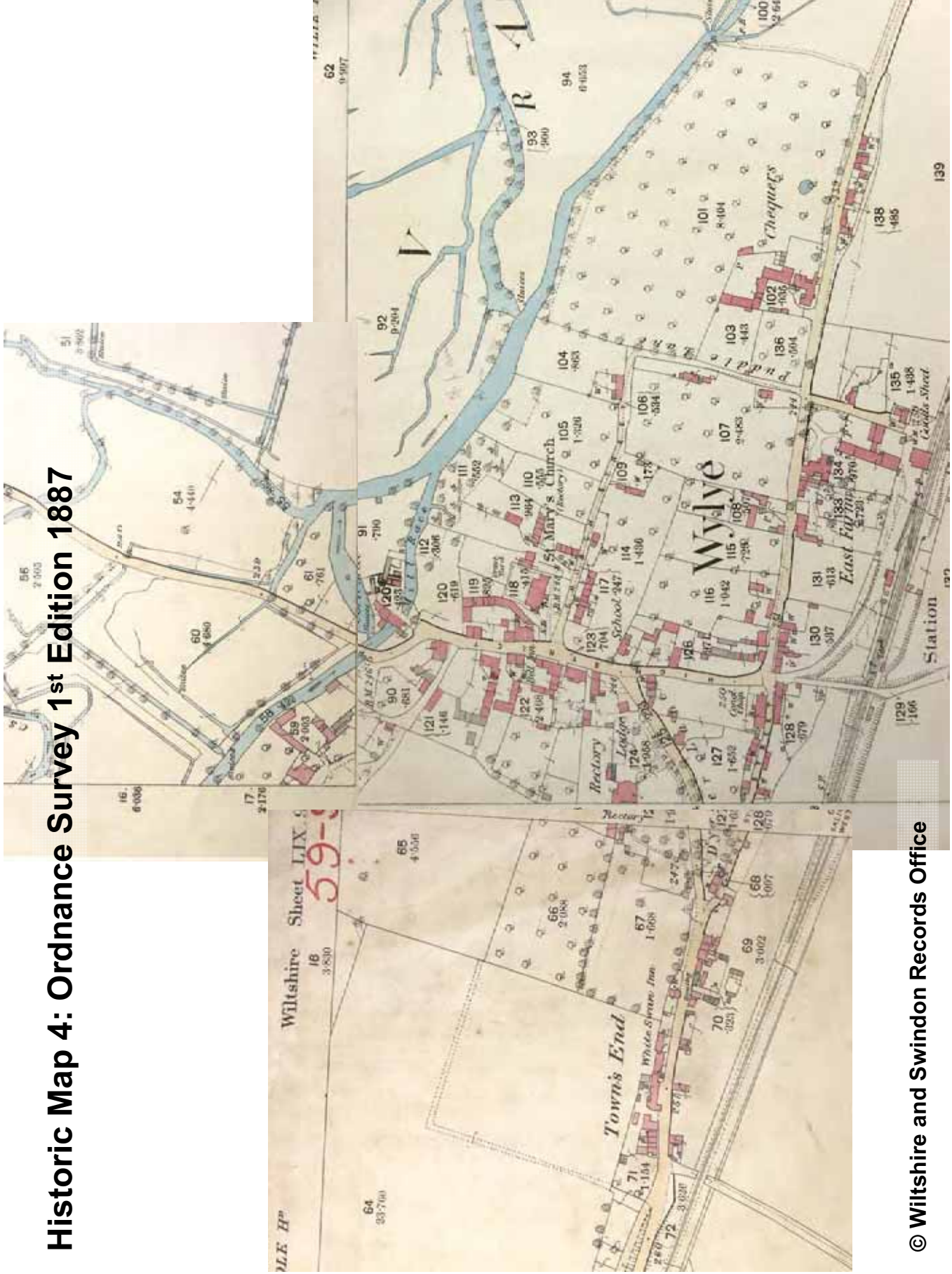


Historic Map 3: Wyllye Tithe Map 1841



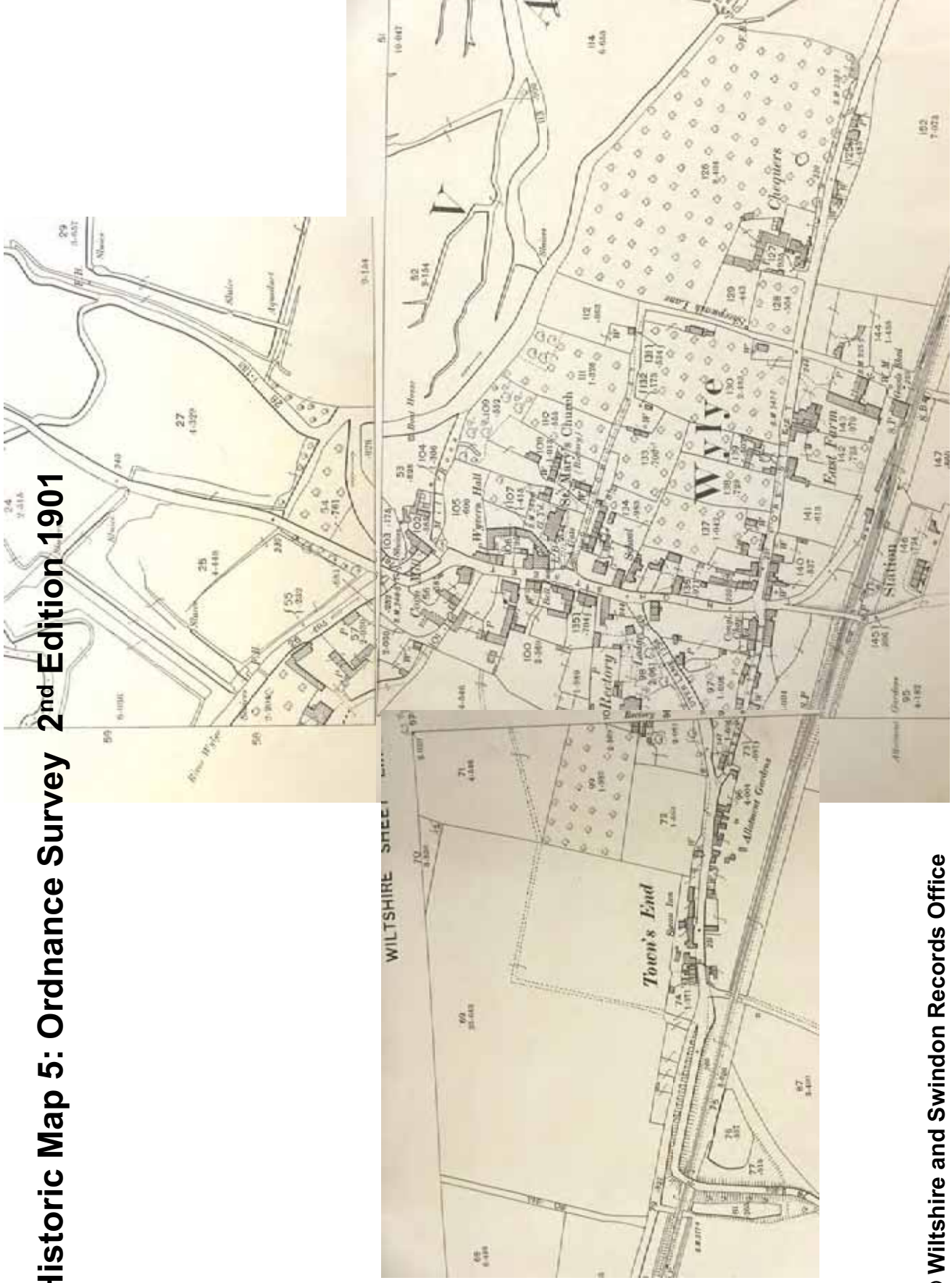


# Historic Map 4: Ordnance Survey 1st Edition 1887





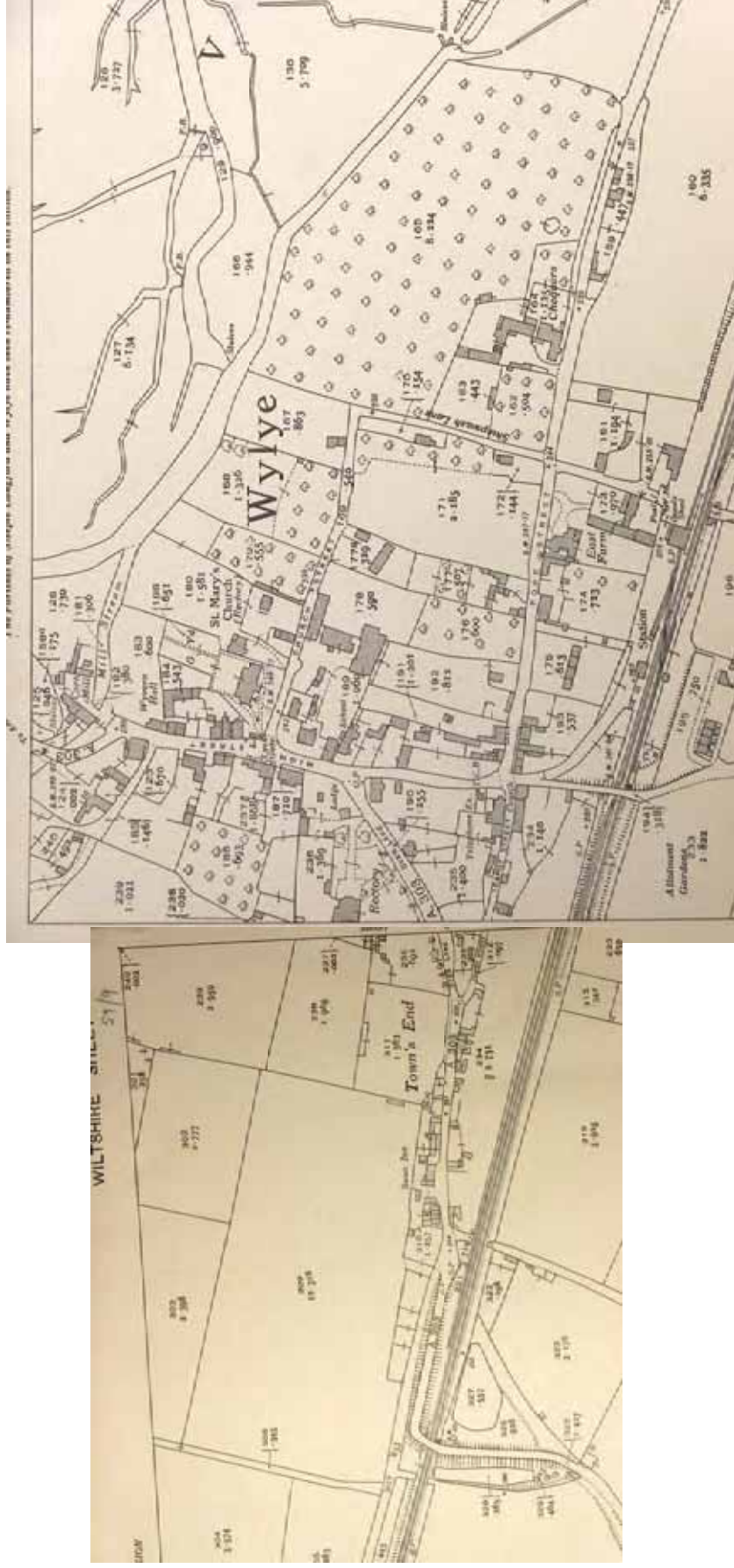
# Historic Map 5: Ordnance Survey 2nd Edition 1901



# Historic Map 6: Ordnance Survey 1924



# Historic Map 7: Ordnance Survey 1939





# Appendix 3

## List of buildings of local importance

(See Map 2)

Church Street:	St Mary's Cottage, outbuilding opposite Appledoorn
Dinton Road:	Former Corn Mill (now converted), range of East Farm outbuildings (partially converted)
Dyer Lane:	Mistletoe Cottage
Fore Street:	The Cabin, Hallam Cottage, cottage to east of Hallam Cottage, Thatch Stable to Walnut Cottage, range of outbuildings to Walnut Cottage, Vine Cottage, Outbuilding to Vine Cottage, East Farm House,
High Street:	Bell Cottage, Ethel Place, Hazels, K6 Red Telephone Kiosk to front of Telephone Exchange, Mill House and attached buildings, Montague House, Newton, The Malt House, The Old School, The Old School Cottage, Wyvern Hall, Outbuildings to Wylve House to include; stables, dovecote, boundary walls, granary, Riverside cottage, Penny Cottage, Cottage to east of Penny Cottage.
Teapot Street:	Belmar, Hartswood Cottage, outbuilding to The Knap (roadside), Nutmeg Cottage, Non-Conformist Church, Ryder Cottage, Wisteria Cottage,
Towns End:	Hope Cottage, The Finnows, The Potteries, The Old Swan, Toll Cottage, Victoria Cottage.
Wilton Road:	Chequers, Wheel House,

## Appendix 4

# Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
<b>CHURCH STREET</b>							
St Mary's Cottage	■	■	■		■		■
<b>DINTON ROAD</b>							
Former Corn Mill (now converted)	■	■	■		■	■	■
<b>DYER LANE</b>							
Mistletoe Cottage	■	■	■		■	■	■
<b>FORE STREET</b>							
The Cabin	■	■	■		■		■
Hallam Cottage	■	■	■		■		■
cottage to east of Hallam Cottage	■	■	■		■		■
Vine Cottage	■	■	■		■		■
East Farm House	■	■	■		■	■	■
<b>HIGH STREET</b>							
Bell Cottage	■	■	■	■	■	■	■
Ethel Place	■	■	■	■	■	■	■
Hazels	■	■	■	■	■	■	■
Mill House	■	■	■	■	■	■	■
Montague House	■	■	■	■	■	■	■
Newton	■	■	■		■	■	■
The Malt House	■	■	■		■	■	■
The Old School	■	■	■		■	■	■
The Old School Cottage	■	■	■	■	■		■
Wyvern Hall							
Riverside cottage	■	■	■	■	■		■
Penny Cottage	■	■	■		■		■
Cottage to east of Penny Cottage	■	■	■		■		■
<b>TEAPOT STREET</b>							
Belmar	■	■	■	■	■		■
Hartwood Cottage	■	■	■	■	■		■
Nutmeg Cottage	■	■	■		■		■
Ryder Cottage	■	■	■		■		■
Wisteria Cottage	■	■	■		■		■
<b>TOWNS END</b>							
Hope Cottage	■	■	■		■		■
The Finnows	■	■	■	■			■
The Potteries	■	■	■	■			
The Old Swan	■	■	■	■			
Toll Cottage	■	■	■				
Victoria Cottage	■	■	■				
<b>WILTON ROAD</b>							
Chequers	■	■	■				■
Wheel House	■	■	■	■	■		■

## 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, 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 (eg, 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.

### **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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