

Dinton



Conservation Area Appraisal and Management Plan



February 2009



Contents

Page No.

Part 1: Introduction

Background to the appraisal	1
Planning policy context	1
Purpose and scope of the document	1
Executive summary	2

Part 2: Appraisal

Location and setting	3
Historic development and archaeology	3
Settlement plan	3
Archaeological potential	4
Key historic influences	4
Spatial analysis	5
Character areas:	5
Brief overview	5
1. St Mary's Church environs	6
2. Snow Hill	7
3. Hindon Road	7
4. Recreation ground	8
Architectural and historic qualities of buildings	9
Activity: prevailing and former uses	10
Contribution made by key unlisted buildings	11
Prevalent local and traditional materials	11
Local details	12
Contribution made by green spaces, trees, hedges and natural boundaries	13
Key views, vistas and panoramas	14
Degree of loss of architectural and/or historic elements	15
Negative elements	15
Conclusion	15

Part 3: Management plan

Vulnerable buildings and buildings at risk	16
Article 4(2) Directions	16
Boundary revisions	16
Proposals for enhancement	17
The need for development briefs	17
Policies/recommendations for new buildings	17
Traffic management/street improvements	19
Forecourt area to the Post Office	19
Wirescape	20
Bibliography and references	21
Glossary	22
Appendix 1 Schematic maps	
Appendix 2 Historical maps	
Appendix 3 Proposed Article 4 Directions	
Appendix 4 List of building of local importance	

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.

Dinton 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.ccwwdaonb.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.

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

Dinton Conservation Area was designated on 14th June 1989. The boundary of the conservation area as designated is shown in Appendix 1.

The key characteristics of the Dinton Conservation Area are:

- A number of good examples of the use of the local Chilmark stone and Purbeck Stone slate roofs.
- Good survival of stone farmhouses.
- High quality additions to the conservation area using local materials.
- The church, in its open setting with treed backdrop forming a focal point for the settlement.
- A loose, semi-rural and open pattern of development with varied building lines and set backs becoming more consistent towards the church and its setting.
- A backdrop of mature trees forming the edge of 'Dinton Park'.
- Glimpsed views between buildings out and up to the prominent tree-lined ridge (The Hanging) to the north.
- Open views to the woodland and treed valley slopes to the south.
- Evidence of the former importance of orchards in Dinton apparent in the survival of apple trees in many of the gardens, especially in the area around Little Clarendon.

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

- Removal of the parkland to Philipps House and removal of the late twentieth century development adjacent to Snowhill Cottage, Snow Hill.
- Inclusion of Kiln Mead (important 'gateway' building) and Wrights Manor (high quality development using local stone).
- A list of buildings of local importance which contribute to the character of the conservation area be considered for Article 4(2) directions.
- Guidance for new development is carefully considered in any future development in or adjacent to the conservation area boundaries covered by policy H16.
- Proposals for the improvement of the space in front of the Post Office on the junction of Hindon Road and Snow Hill are prepared for consultation.
- Need for traffic calming and improvement of the pedestrian experience at key junctions in the conservation area.

Part 2: Appraisal

Location and setting

Dinton lies approximately 13km west of Salisbury on slightly higher ground overlooking the valley of the River Nadder. The village is set 1km north of the river rather than, as is more typical in the valleys that dissect the Wiltshire chalk, alongside the stream. Instead, Dinton lies close to the spring line at the foot of the greensand escarpment that rises steeply to the north of the village alongside the historically more important east-west route (along Snow Hill and St Mary's Road) that makes its transition from the valley floor to the ridge top as it passes through Dinton. This road is joined by a route from the south that crosses the valley and which has cut a holloway into the side of the greensand ridge at Steep Hollow.

Historical Background and Archaeology

Dinton, together with its chapelry (or dependent settlement) at Teffont Magna to the west, was a manor belonging to Shaftesbury Abbey. Shaftesbury's acquisition of the manor is not recorded but a charter referring to Teffont dating from the eighth century suggests that Dinton may have formed part of the Abbey's estates at that date and remained as such until the Dissolution. The Domesday Book records a large estate of 20 hides but it is probable that Teffont formed an unnamed part of the entry. Manor Farm, located 1km east of the church is probably on or close to the site of the farm of the Abbey. In 1547 the estate was granted to Sir William Herbert, later Earl of Pembroke and continued to form part of the Pembroke estates until 1918.

The Domesday Book also recorded a smaller estate held by Gunfrid. It is thought that this holding corresponds to that which belonged to the Mauduit family in the twelfth and thirteenth centuries, the South family in the sixteenth century and the Wyndham family from the seventeenth century. This estate became known as the Dinton Park estate which was extended through purchase and exchange. The estate remained with the Wyndham family until 1916 when it was sold to Bertram Erasmus Philipps who gave the house and park to the National Trust in c.1940.

Settlement plan

Early maps such as the Tithe map of 1840 (historic map 2) show Dinton as a linear village strung out along the north and east side of a routeway formed by Hindon Road from its junction with Sandhills Road, Snow Hill and finally, curving northwards, St Mary's Road. The properties, which include a number of former farmsteads with surviving seventeenth century farmhouses, were either set in irregular plots that give no indication of planning or organisation in the layout of the settlement or were located within large closes. A few of the field boundaries depicted on the Tithe map dividing the land below the scarp north of the village suggest that this area had formerly been arable, laid out in strips. By the later nineteenth century this land was almost wholly occupied by orchards.

Snow Hill now appears as a minor back road with Hindon Road bypassing the historic core of the village. However, the Snow Hill route is possibly the earliest east-west route although by the early nineteenth century a turnpike road, running along the sandstone ridge to the north of the village and Snow Hill, provided a link between the valley and this higher route. This turnpike road was superseded by the present day main road, itself a turnpike, which followed the course of existing minor lanes.

The eastern limit of the settlement is formed by Sandhills Road where Manor Farm and East Farm stand, both of which are of at least medieval origin. Earthworks near Manor Farm indicate that this area of settlement was once larger. This part of Dinton is now detached from the main core of the village and because of its location and the predominance of more recent properties along the eastern

section of the main road now appears more like a separate hamlet. The result is that the conservation area covers only a part of the historic extent of the settlement.

At the western side of the village, and apparently located in a plot taken out of a small open triangular area, is the church. The northern part of this triangular area remains open as a small green. West of the church is the former rectory, Hyde's House, with the parkland of Philipps House to the west and south.

At the heart of the village is a large triangular area formed by Snow Hill to the north, St Mary's Road on the west and the main road. This area, with buildings at its western end and a recreation ground on its wider western part gives the impression of being a village green. However, this area was historically divided into a series of closes and was not a green. Wheatsheaf Cottage on the south side of Snow Hill dating from at least the seventeenth century and possibly with medieval origins, is the earliest building in this area. Elsewhere within this area properties shown on the Tithe map appear to be small roadside encroachments as do the few cottages on the west side of St Mary's Road facing the recreation ground.

To the west of the village is Dinton Park. The present extent of the park was probably a result of early nineteenth century landscaping when Philipps House, formerly Dinton House, was built on the site of an earlier house. A mid-eighteenth century map (historic map 1) showing a tree lined avenue leading from the village immediately south of the church to Philipps House indicates that a smaller park existed at that date. This map shows that the part of the park immediately north of Hindon Road was still laid out in small closes and that the small lake at the south-east corner of the park had not been created at that date. By the date of the Tithe map (1840) the park and lake were in existence.

Archaeological Potential (see map)

Dinton has been a focus for settlement since Saxon times at least. Finds of prehistoric artefacts dating from the Mesolithic period to the Iron Age, including Iron Age pottery near Philipps House and a probable Iron Age burial near Manor Farm, indicate that the general area of the village has long been occupied whilst to the west of Dinton Park is Wick Ball camp, an Iron Age hillfort.

Although there have been no archaeological excavations undertaken in the village itself, it is possible to define an area of archaeological potential based on the extent of the village in the mid-nineteenth century. Areas of archaeological interest beyond the boundary of the conservation area include the immediate setting to Philipps House where there is evidence of an earlier house, and in the area of Manor Farm which probably has its origins in the Saxon period as the manor farm of Shaftesbury Abbey and where earthworks suggest that there may once have been a larger settlement. 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 of the origins and development of the village and its occupants will be encountered that could further illuminate the known history of the settlement. Proposed developments within the Areas of Archaeological Potential 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

- An irregular row of farmsteads and houses ranged along Hindon Road/Snow Hill/St Mary's Road.
- The church was possibly built on a small green – a remnant of which survives to the north of the churchyard and forms an important space in the village.
- Dinton Park, largely disassociated from the village, developed around a medieval farmstead.

The present extent of the park represents its nineteenth century extent.

- The large triangular area at the heart of the village containing the recreation ground appears as a village green but is, in fact, a late feature, formerly being agricultural land.

Spatial Analysis

Character Areas

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

It should be noted that whilst four 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 Dinton Conservation Area.

Each character area makes reference to the following bullet points:

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

Brief Overview

Dinton has an irregular layout, interspersed with green spaces, loosely defining a variety of boundaries, including hedges and trees, and post-and-rail fences. However, the area's cohesiveness is down to two key factors; an almost consistent scale throughout the village and the use of the local Chilmark and Greensand stone for walls, boundary walls and stone slate roofs.

In addition, a number of houses have thatch roofs and these also make a very positive contribution towards the character of Dinton particularly when seen with the local stone.

The conservation area can be informally divided into four areas; the area facing the triangular island, the church of St Mary the Virgin and churchyard, Snow Hill, Hindon Road and the recreation ground. The main distinction between these areas is the way that the buildings are set within their plots. The buildings facing the church are consistently set into their plots and face the green. The houses to Snow Hill environs vary their orientation and are set back generating more diverse townscape.

The recreation ground is an important amenity space for the village and its openness contrasts with the enclosed surrounding townscape (created in part by hedges and tree lined residential boundaries). The fields to the north of Little Clarendon are bounded by a belt of ancient woodland known as 'The Hanging'.

Trees form an important backdrop to much of the built form. The large tree belt to the western boundary between village and country estate is particularly attractive and substantial. These tree

belts define the village edge and help establish the important overall character of Dinton as a rural village.

1. St Mary's Church Environs

- There is a distinct relationship between the green and the churchyard and the way in which in this character area buildings are open to these spaces. All buildings within the character area face onto the churchyard and green and can be clearly seen from these spaces.
- There is a consistent low scale throughout this character area which contributes to the sense of openness. Boundary treatments are low and/or permeable (railings). There are no hedges, however, there is important street continuity (particularly of building line) despite poor individual design of twentieth century houses.
- All the buildings enclosing the green and churchyard make a cohesive group because of their shared building line, however, not all buildings within the group make a positive contribution. The twentieth century houses would be considered as making a neutral contribution to the character of this part of the conservation area.
- Of the traditional buildings, the materials are more diverse than the consistency generally seen in the conservation area as a whole namely Chilmark stone in coursed rubble for walls and brown clay tiles and thatch for roofs. Notably there are a few examples of nineteenth century buildings with low natural slate roofs (figure 1) as well as modern houses (figure 2).



Figure 1



Figure 2

Wrights Manor

There are glimpsed views to the north between buildings up to the tree ridgeline and open to the south across the recreation ground (figure 3). There are also attractive local views of the church in its churchyard setting (figure 4).



Figure 3

Recreation Ground



Figure 4

St Mary's Church

- The use of the local stone is very apparent in this character area, particularly when seen in the magnificent St Mary's church with its contrasting red clay tile roof.

2. Snow Hill

- Snow Hill is a narrow country lane. Its enclosure is a key part of the character of this part of the conservation area and this is achieved by a combination of boundary treatments – hedges and trees and buildings abutting the lane (figure 5).
- Buildings are consistently of a modest 'cottage' two storey height (figure 6). There is an inconsistent and irregular building line; some buildings set hard against the road and some set back parallel or at angles. Boundary treatments are often high hedging or other treatments – such as stone slabs laid upright.
- The majority of buildings within the Snow Hill character area make a positive contribution towards the character and appearance of the conservation area. They help define the lane and give a sense of the rural nature of the settlement.
- Views are closed to the north and limited to important glimpses of the church but not open to the countryside. As the lane turns to the north a very attractive emerging view (framed by buildings) of St Mary's church evolves (figure 7).
- Continuity is often maintained by the boundary treatments rather than a consistent building line. These built-up boundaries make an important contribution to the character and appearance of the conservation area (figure 8).
- The scale varies between single and two storey buildings with some use of the second floor with dormers. This is the exception rather than the rule.



Figure 5
Snow Hill



Figure 6
Wheatsheaf Cottage

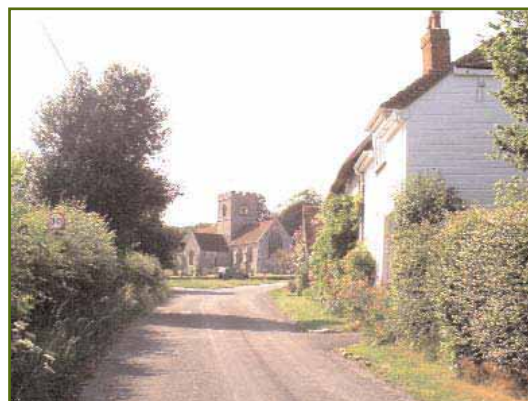


Figure 7

3. Hindon Road

- The Hindon Road section of the conservation area provides the slightly pinched townscape which forms a 'gateway' to the conservation area. Its distinct area character is derived from the scale, quality and status of buildings particularly to the north of the road.
- Houses are two to two-and-a-half storey and vary between being set hard against the roadside – such

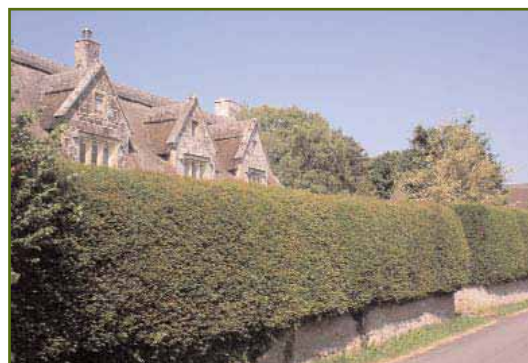


Figure 8
Jesses

as the post office or set back such as Little Clarendon (figure 15). This adds to the informality of the character area.

- There is an informal character to the buildings which enclose what is now the car park to the post office. Despite this informality these houses form a group around this junction and space. Little Clarendon and its outbuildings and the roadside chapel form a significant group of some considerable importance and special interest (Little Clarendon is Grade II* listed).
- The stonework to a number of buildings (particularly to the north of the road) is of a superior quality with squared rubble stone walls and stone slates (probably Purbeck stone derivatives). Otherwise there is a mix of clay tiles and in the case of the post office; unusual decorative Victorian interlocking clay tiles which give a striking appearance to the roof (figure 9).
- Views along Hindon road are funnelled by the built form to a degree, and longer views focus on the tall offset chimneys of Little Clarendon - a striking local landmark.



Figure 9

4. Recreation Ground

- The recreation ground is a highly valued open space for the village and lies to the south of the series of open spaces leading south from the churchyard of St Mary's.
- The scale of built form enclosing this space is a very modest cottage scale. The buildings do not dominate the open space in any way.
- There are two key groups of buildings to the edge of the recreation ground. These comprise; historic cottages to the west of St Mary's Road (set just off the road in small front gardens, see figure 10) and the local authority rural housing set further back from the road and staggered back towards the grandly-scaled tree-lined backdrop. The latter have suffered from unfortunate alterations to windows and doors but their form, scale, massing and composition make a positive contribution to the setting of the conservation area and in



Figure 10

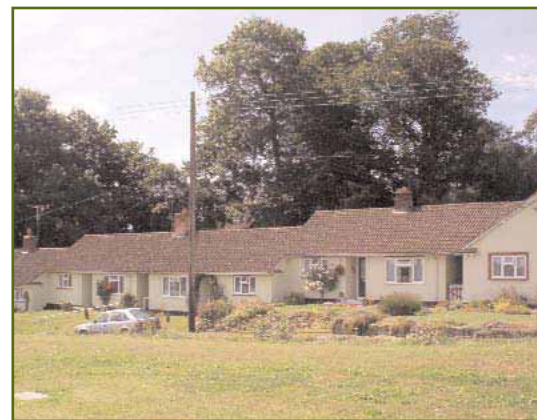


Figure 11
St Mary's Close

particular they comfortably enclose the recreation space (figure 11).

- Materials are varied in this character area. Clematis Cottage has stone and brick with a slate



Figure 12
Outbuilding, Clematis Cottage



Figure 13
Parkside Cottage

roof and outshut of vertical timber boarding and pantiles (figure 12), whilst Parkside Cottage is Chilmark stone rubble and thatch (figure 13). This is also then juxtaposed by the varied colours of render and tile roof to the terraces of St Mary's Close.

- Looking to the south and east from the recreation ground, views have a more spacious and open quality and take in the panorama of the valley which runs back up to a mostly tree-lined ridge with densely-wooded slopes below, opening out onto lower green slopes. The roofscape of the school is also very distinctive in these views (figure 14).
- The distinctive use of vertical boarding to clad outbuildings is a notable local feature and adds to the diverse mix of materials used in this part of the conservation area.



Figure 14
View across recreation ground towards school

Architectural and historic qualities of buildings

The predominant traditional building form in Dinton is derived from a simple vernacular plan often only one room deep. Buildings that address the street do so with a wide frontage, however, some form good punctuations in the townscape by being set gable on to the road, like Wyndham Cottage (figure 20), or with cross wings as at Wheatsheaf Cottage (figure 6) and Little Clarendon (figure 15).

Roofs are particularly notable often steeply pitched with prominent strongly accentuated gable ends complemented by chimneys (in stone and red brick) (figures 16-18). Extensions and outbuildings are subservient and generally well detailed, often with a variation in roof materials providing a pleasing contrast (figures 19-21).

The consistent use of the good quality local stone (Chilmark and Greensand) in old and new buildings results in a high degree of cohesion across the village. This gives a very



Figure 15
Little Clarendon



Figure 16



Figure 17



Figure 18
Lawes Cottage

village. This gives a very pleasing character, especially when combined with thatch and the relatively rare survival of stone slates to a small number of houses. The presence of stone mullion windows, coped verges, stone chimneys and stone slate roofs, makes for a very high quality historic built form.

Lawes Cottage (figure 18), Little Clarendon (figure 15) and Jesses (figure 8), and the more recent and architecturally eclectic Dinton Lodge (cover) are all notable for their use of local stone in both rubble and ashlar form. The quality of this local material has also been successfully reflected in the recently constructed Wrights Manor (c.2002) (figure 2).



Figure 19



Figure 20
Wyndham Cottage



Figure 21
Speargate

In addition to the grander farmhouses, the conservation area comprises a number of more humble houses and cottages, for example Mitre Cottage, Cotterells and Clematis Cottage (figure 22) also in stone, but sometimes with local red/orange brick dressings for window and chimneys which together with their outbuildings (figure 23), often of equal interest, make valuable contributions to the street scene and local views.

The Anglican Parish Church of St Mary the Virgin (Grade I) heavily 'restored' by William Butterfield (c1873-75) (figure 4) makes a valuable contribution to the village core and is seen in local and extended views throughout the conservation area. It also uses local materials to great effect, the stone contrasting with the deep orange of the sweeping handmade clay tile roofs which form such a prominent part of this building's character.

Activity: prevailing and former uses

Former use strongly relates to the agricultural setting of the village. Farmhouses and associated outbuildings are set off the road and often form small attractive groups. The survival of this pattern of development is important with a number of outbuildings being of special interest in their own right (some are statutorily listed).

The present settlement comprises mainly private residential houses, the exceptions in the conservation area being the post office, church and a barn converted to office accommodation (north east of Jesses).

The recreation ground and sports pavilion have become a focal point for the community. The recreation ground provides an important open space. To the south of the recreation ground and just



Figure 22 Clematis Cottage



Figure 23 Outbuilding on Snow Hill

outside the conservation area (south of Hindon Road) is the primary school. This is also an important local facility and is a prominent local landmark seen clearly in open views from the recreation ground.

Contribution made by key unlisted buildings

Map 2 and Appendix A identifies buildings of local importance, which make an important contribution to the character and appearance of the conservation area. They are distributed evenly throughout the conservation area and often form important groups with the listed buildings. This is particularly the case in relation to the groups defining the northern part of the churchyard and the road junction of Hindon Road and Snow Hill.

Prevalent local and traditional materials

The local Chilmark stone and Greensand are seen in rubble stone and ashlar form in many of the houses of the village. Chilmark, often in ashlar form, was used on the grander houses of the village with rubble stone reserved for the more humble cottages. The latter was often complemented by the use of local bricks, red/orange in colour and utilised for chimneys, and dressings to windows, doors and quoins.

Chilmark Stone is still available. Its subtle variation in colour and texture is particularly pleasing and is complemented by stone slates and thatch. Stone coped verges (Lawes Cottage, figure 18) and dormers (Jesses, figure 8) also contribute to the high quality finish found in the earlier houses. The quality of the stone finish can provide an indication of the status of the house. The grander houses reveal carefully dressed and coursed stonework (figure 21). The smaller cottages generally comprise more random rubble stone with much larger components (figure 13). There are variations to this with some outbuildings being constructed of very good quality stone, possibly reused (figure 17). All these elements strongly contribute to the individual and collective character of these houses. Quoins in most cases are finished in ashlar work (figure 20).

A local brick has been used to varying degrees from simple dressings to windows, doors and quoins (figure 1), to the partial rebuilding of upper storeys (figure 24). It has also been used to great effect on the prominent gable end chimneys in the village.



Figure 24



Figure 25

A number of houses in the village are thatched. The thatch is predominantly combed wheat reed. The use of thatch is particularly attractive when combined with the local stones. It is not necessarily restricted to the lower status buildings and is seen to great effect on Jesses (figure 8). It is also seen on a number of outbuildings, small barns (figure 25) and stables (figure 26). These survivals make a very positive contribution to the character of the conservation area and the special interest of their grouping and relationship with the principal house.

Traditional red handmade clay tile roofs are found in numbers. Their quality, colour and finish are far superior to the poor modern imitations which are also seen in the conservation area. The variation in colour and the texture of these roofs is particularly pleasing when contrasted with the colour of the local stone. This is seen to great effect on Little Clarendon (figure 15), Speargate (figure 21) and the outbuilding to Cottrells (figure 27).

In addition, Welsh slate has been used as a main roofing material (figure 22) but is not prevalent. Bridgewater clay tiles, Roman tiles and pantiles have been used for outbuildings and additions/extensions.

The use of vertical oak boarding to the outbuilding at Clematis Cottage and the new "barns" at Wrights Manor (figures 12 and 28 respectively) is unusual and apparently down to the work of a local craftsman who specialised in this particular finish. Its survival is limited to Dinton and other immediate villages. It is nonetheless an interesting and notable variation on the traditional palette of materials and finishes generally seen in the conservation area.

Most traditional buildings combine the local stone with a combination of the above materials. This has produced a very attractive and authentic historic character to the settlement. Of particular note is the use of high quality materials for the outbuildings as well as the principal houses. The outbuildings are often distinguished from the houses by the use of a different roof covering: often clay tiles in various traditional forms (see above).

Local details

The sustainable use of the local Chilmark and Greensand stones creates visual consistency and cohesion. The recent use of Chilmark stone at Wrights Manor has contributed to and enhanced the local distinctiveness. This is also demonstrated by the high quality finish of the bus shelter on Hindon Road.

The local thatch tradition appears to be predominantly sparred coats of combed wheat reed. Ridges in the village are block cut and plain. The exception to this is Wyndham Cottage which is particularly prominent in views into the conservation area from the north and has a patterned block cut ridge



Figure 26
Outbuilding to Little Clarendon



Figure 27
Outbuilding to Cottrells



Figure 28
New barns at Wrights Manor

(figure 20). Neither of these are traditional ridge finishes as these would have been simple flush wrapover ridge. A particular characteristic of the village is the thatch being contained within a stone coped verge.

The use of vertical timber boarding is locally distinctive and produces a simple agricultural character.

Mitre Cottage uses large paving slabs of stone to demark the boundary to the property. This is not seen elsewhere in the conservation area. In this respect, it is not clear whether this is a local detail, lost elsewhere or a one off use of stone slabs as a boundary treatment. It forms an interesting and attractive boundary and makes a positive contribution to the character of this part of the conservation area.

In addition, the boundary treatment to Dinton Lodge (cover) is also of local interest. The cast iron railings were produced by a local firm and are an attractive and effective means of enclosure which does not impact on the open character of the boundaries in that particular part of the conservation area (see character areas 1. The green and churchyard)

Contribution made by green spaces, trees, hedges, natural boundaries (refer to Townscape Map)

One of the most important characteristics of Dinton is the amount of open green space, which includes the churchyard and the green to the north, the recreation ground (figure 3) and the small area at the junction of Hindon Road and Snow Hill. These spaces and their relationship to the built form give Dinton a particular sense of place.

Mature hedges and boundaries make an important contribution to the character of the houses in Hindon Road and Snow Hill, on the approach to the churchyard (figure 7). This is in contrast to the group facing the churchyard which is much more open to the road or set immediately on to the road. The boundary to the recreation ground is lined with mature trees for most of its length and gives the impression of a mature hedge boundary, particularly to Snow Hill. The rural character of Snow Hill is largely created by the mature hedgerows that line this road and define and channel views.

The recreation ground is an important amenity space for the village and allows open views (figure 29) out to the heavily wooded valley sides of the River Nadder, emphasising the elevated position of the village on the valley side, rather than the more typical valley bottom location.

The designed parkland forming the setting of Philipps House is also a valuable amenity but is heavily screened from the village by a mature tree belt, meaning that there is no immediate visual link between Philipps House and the village.

There are both individual trees and tree groups which play an important role in framing and forming the backdrop to buildings, particularly the church. Of particular note is the mature copper beech in the garden of Dinton Lodge. The scale of this tree is striking and it forms a very positive role in the setting of a number of important historic buildings.

The trees to the northwest corner of the recreation ground form a good group and provide framed views out to the valley to the south and to the church tower looking north. Of key significance is the dense tree belt, which visually separates the village core from Philipps House and forms the westerly backdrop to the village, particularly in views to the church.



*Figure 29
Recreation Ground*

Views to the west from the recreation ground are enclosed and defined by the group of houses that makes up St Mary's Close which, although just outside the conservation area, plays an important role enclosing the recreation ground, providing a robust and defined edge to this open space. The form and scale of the houses contributes to the established character of built form in the conservation area. The use of uPVC for windows and doors on these houses diminishes the overall appearance. As a group, however, they are well considered and carefully placed in the streetscene.

The tree line on the ridge to the north forms an almost continuous green backdrop to houses in the conservation area.

Of note is the line of poplar trees beyond the southern boundary of the conservation area forming important views towards the wider landscape setting to the south.

The green backdrop and wider wooded context of the valley form a significant part of the character of Dinton and contribute to its tranquil rural setting.

Key views, vistas and panoramas (see Townscape Map)

Views in the conservation area can be divided into those funnelled by a combination of mature hedges, trees or buildings, often towards the church, those looking out across the open valley to the south, and glimpses between houses to the dense tree belt known as 'The Hanging'.

Of particular note, and of strategic importance to the character, is the view looking south along St Mary's Road into the conservation area towards the church tower. Wyndham Cottage plays an important role in framing this view and tightening the townscape so as to focus the view to the church tower.

There is a good view of the church tower across the rooftops of Snow Hill looking west. The gentle curve in this road means that the tower is seen in the context of the roofscape of Snow Hill. This is emphasised by the varying use of traditional roof materials: the tile and thatch of the older houses as they line the lane up to the church. This view provides a clear sense of the scale of the settlement.

As the land falls to the south over the open recreation ground, views over the valley are open, dominated by trees and groups of trees (both formal and informal). The roof of the Victorian school also forms an important part of this vista.

Degree of loss of architectural and/or historic elements

There has been a degree of erosion of quality within the conservation area with indifferent infill plots of individual and small groups of houses.

Negative elements

- Wirescape – the presence of overhead wires is very evident in certain parts of the conservation area (particularly Snow Hill) often accentuated by the intimate scale of the lanes.
- The forecourt to the post office is a poor piece of townscape impacting upon the wider setting of listed buildings and unlisted buildings that in themselves form part of the positive character of the conservation area.
- The speed, volume and type of traffic using the B3089 (Hindon Road) has a detrimental effect on the character and appearance of this part of the conservation area.

Conclusion

The conservation area has suffered from a number of relatively recent (within last 20 years) infill developments. Some of these developments do not relate well to the established grain of the conservation area and it is proposed that one small section be removed from the conservation area. These have diminished what is otherwise an area of very high historic value and quality. The remaining conservation area retains significant character and reflects its conservation area status.

There is a relatively high proportion of listed buildings in the village, a good number of which are at the higher grades of I and II*. These are generally in very good repair and have much surviving original fabric. In addition, there are a number of very good quality outbuildings (some of which have been converted to other uses such as offices) that still provide a strong agricultural character to the settlement and demonstrate agrarian origins. These often form good groups with the principal building and very much complement their special character .

There are no Scheduled Monuments or other archaeological sites of national importance. An area of archaeological potential covers the property plots on the north side of Hindon Road/Snow Hill and along the eastern side of St Mary's Road, extending across the road to include the church and the former rectory. Evidence of the origins and development of the settlement may be discovered within this area.

The following should be considered in future development:

- The use of the local Chilmark stone
- The established grain of the area, with particular reference to the degree and method of enclosure
- Careful consideration of boundary treatments - and building line (See character areas).
- Careful design of outbuildings to complement the main building – use of materials, detailed design and scale.
- The openness of the significant spaces in the conservation area and the views to and from these.

Part 3: Management Plan

Vulnerable buildings and Buildings at Risk

No buildings were identified as being at risk within the conservation area.

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 Dinton Conservation Area there are a number of important individual houses which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest.

Appendix B contains a list of buildings of local importance, which make a positive contribution to the character and appearance of the Dinton 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 existing boundary remains valid subject to the following suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.

It is suggested that the following areas should be removed from the conservation area:

Philipps House and Dinton Park

The principal house, Philipps House, looks southwards down the vista towards the valley and the manmade lake to the north of the road. The grounds were laid out when the present house was built and form a very important and integral element to the understanding and appreciation of this fine early nineteenth century house. Presently the conservation area does not include the entire extent of the grounds of Dinton Park.

Dinton does not have the character of an estate village (the village pre-dates Philipps House) and the park developed on the periphery of the historic settlement. There is little to link these two elements other than their proximity and shared borders (a heavily wooded tree belt) which in terms of the concept of the nineteenth century parkland was incidental (apart from possible glimpses of the church tower).

Longridge, Brookside and two houses to north, Snow Hill

This small development does not make a positive contribution to the character and appearance of the conservation area and has no positive relationship with the historic built form, which characterises Snow Hill. Its retention would diminish the overall quality of what is a relatively intact conservation area.

It is suggested that the following areas should be included within the conservation area:

New house in former site of Wrights Farm

Wrights Manor (2002) is a high quality addition to the edge of the conservation area which from map evidence appears to replace a disparate collection of modern farm buildings known as Wrights Farm. These were originally excluded from the boundary. The use of local materials for this building is particularly successful in terms of the detailed design. This building is considered to enhance the character and appearance of this part of the conservation area and would make a positive statement about the use of local materials. It would also give some degree of control over potentially damaging changes.

South side of Hindon Road, including Kiln Mead

This is the 'entrance' to the conservation area from the east and Kiln Mead helps frame and funnel views into the conservation area and is seen very much in the context of the larger farmhouses to the north of the road. This buffer would provide and protect the setting of these important buildings. Kiln Mead (figure 30), although much altered, is an historic building of local interest and forms a group with its listed counterparts to the north side of the road. The chimneys, in particular, strongly define the gable end on approaching from the east. The road is subsequently 'pinched' at this point providing the feeling of entering a more developed and historic section of Hindon Road.



*Figure 30
Kiln Mead*

School building fronting Hindon Road (front building only)

The Dinton Church of England School, built in brick, was constructed in c1872-5 and it replaces an earlier stone building which still stands in the village near to St. Mary's Church. The brick building was built with financial aid from the State, the National Society, and Magdalen College, Oxford, on the south side of the main Salisbury-Hindon road.

This simple brick building still survives, but with a much larger modern extension to the rear. Some local historians have referred to the school as the work of William Butterfield the famous Victorian church restorer, but this is not substantiated in historic documentation.

Proposals for enhancement

The need for development briefs

- The housing policy boundary borders the conservation area almost the entire length of Hindon Road. Any proposed development would need to address this relationship, particularly the views south from Snow Hill over the recreation ground (see also Policies/recommendations for new buildings).
- The property known as Milestones is within the housing policy boundary defined under Policy H16. This house is in a very sensitive position at the entrance to the conservation area from the south. Any proposals for redevelopment would need to be very carefully considered in the light of views into and out of the conservation area.
Any redevelopment of this site would benefit from a development brief.

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

This guidance provides generic advice for smaller developments up to approximately five to eight

housing units. Salisbury District 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. The conservation area appraisal should be consulted by the applicant's agent, the developer and the planning officer, as it will assist in setting the context of the development.

It is strongly advised that all parties visit the site and its setting. The setting will vary in virtually every case, but as a guide it should be taken as the area from which the site can be seen and from which the surroundings can be 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.
- How and where do buildings sit in their plots?
- 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

Traffic using the B3089

This road has evolved from a lane in late nineteenth century to the busy important route today which carries substantial volumes of traffic.

This has necessitated the use of barriers to the front of the Post Office and a general feeling of the road taking precedent over the pedestrian at the junctions of Snow Hill and St Mary's Road.

The possibility of narrowing the highway could be considered. This would mean that:

- Traffic would have to slow down
- The pedestrian would not feel so threatened
- Historic buildings are given a better setting
- Barriers/railings might no longer be needed.

This could significantly improve the character and setting of a number of important buildings in the conservation area and result in a safer environment for pedestrians.

The narrowing of the carriageway could be done by building out the pavements but also by providing a change in materials at the edge of the carriageway in places, say in the immediate vicinity of the two principle junctions with Snow Hill and St Mary's Road. This could be finished with granite setts, or similar.

Forecourt area to the Post Office

This area could become an attractive open space, where car parking become incidental to an area to sit in and enjoy the quality of the buildings which enclose the space.

The area of car parking could be reconfigured with bays provided on the road. The surface treatment of the road could be changed at this point to a resin bonded gravel to blur the edges of the formal

and informal spaces.

This would free up space to provide a more pleasant forecourt area to the Post Office and increase the coverage of grass and trees. Selective tree planting would help to further define the space and create a softer edge to what is at present a fairly harsh and uncompromising space.

Proposals should have regard to the safety of road users and pedestrians and provide good access for all.

Wirescape

The presence of overhead wires is particularly evident in the intimate lanes of the conservation area. It particularly detracts from views to the church tower.

It is recommended that 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.

Bibliography and References

Crittall, E. [Ed] 1965 The Victoria History of the County of Wiltshire 8 Institute of Historical Research, University of London

Pevsner N. 1975 2nd ed. The Buildings of England: Wiltshire (revised by Bridget Cherry), Yale University Press, London

Maps

WSRO X6/33 Dinton Village and Park 1746

WSRO T/A Dinton and Teffont Marsh 1840

OS 2nd Edition 25" map Sheets 65.6 and 65.10 1901

OS 25" map 1939 Edition Sheets 65.6 and 65.10 1939

Other references:

Conservation Areas: Guidance Notes, Salisbury District Council

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.

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

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.

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.

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.

Appendix 1

Schematic Maps



Archaeological Potential



Character Areas



Townscape



Management Issues



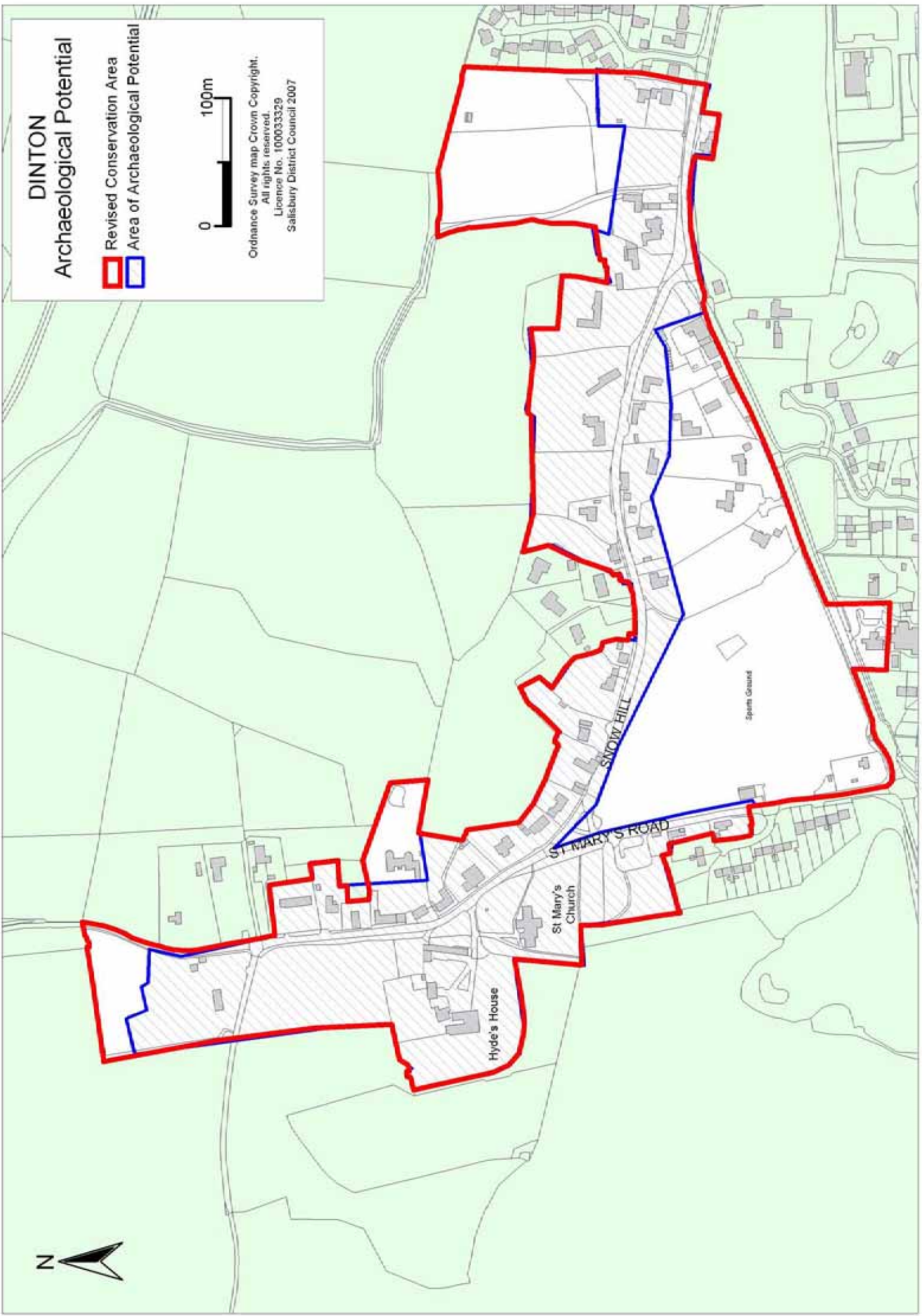
Conservation Area Boundary review

DINTON Archaeological Potential

- Revised Conservation Area
- Area of Archaeological Potential



Ordnance Survey map Crown Copyright.
All rights reserved.
Licence No. 100033329
Salisbury District Council 2007

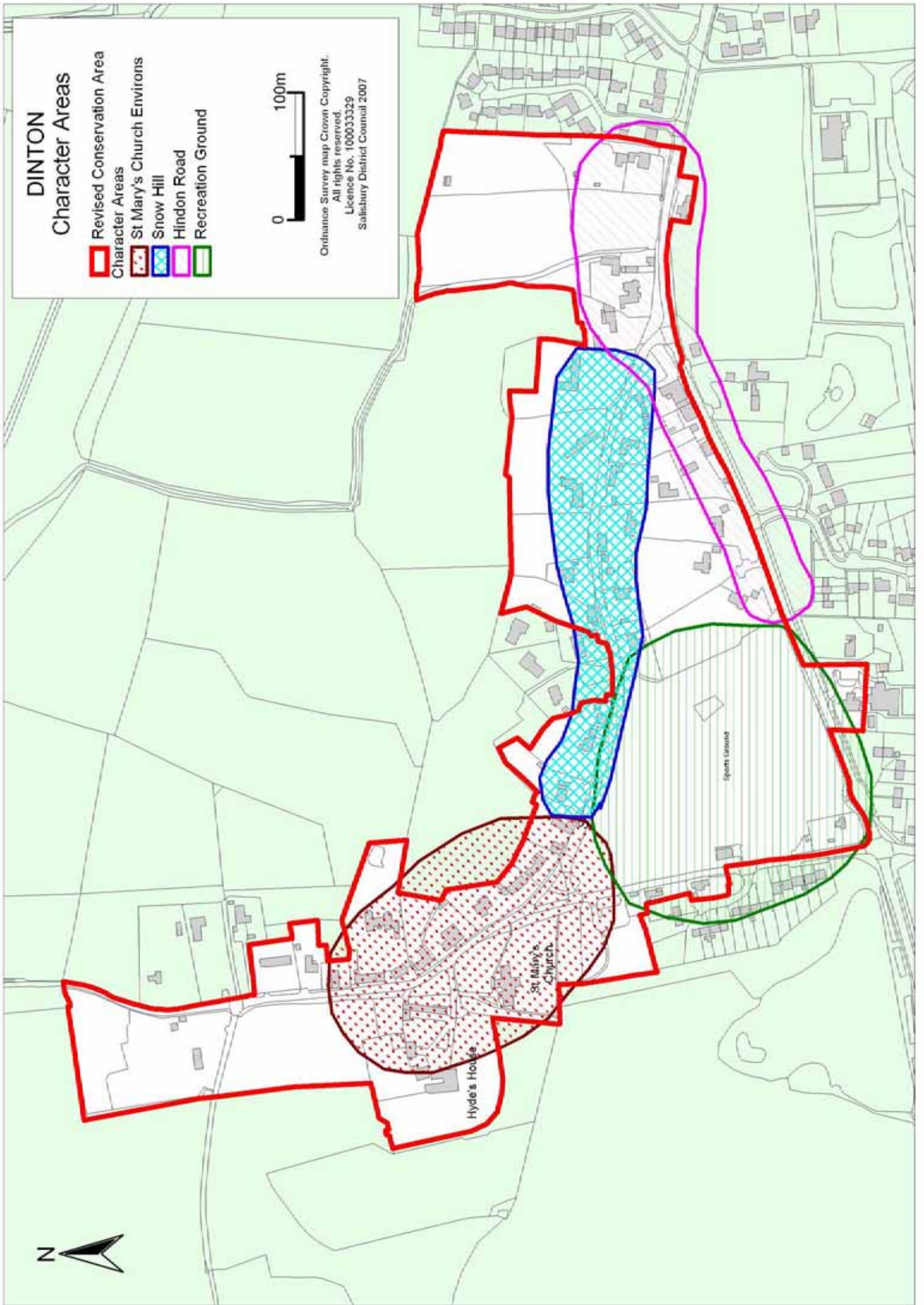


DINTON Character Areas








- Revised Conservation Area
- Character Areas
- St Mary's Church Environs
- Snow Hill
- Hindon Road
- Recreation Ground

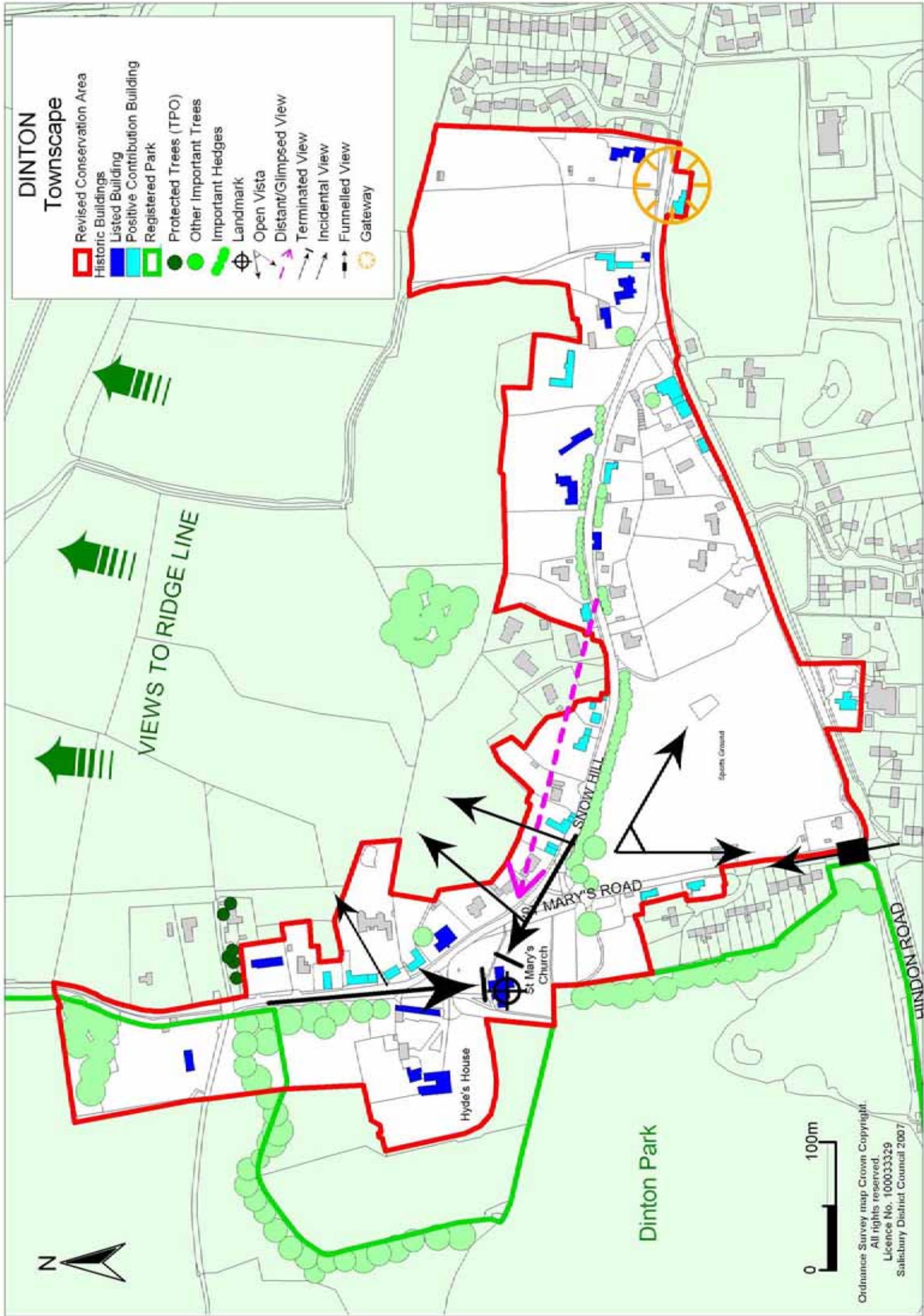
0 100m

Ordnance Survey map Crown Copyright.
All rights reserved.
Licence No. 100033329
Salisbury District Council 2007



DINTON Townscape

- ▭ Revised Conservation Area
- ▭ Historic Buildings
- ▭ Listed Building
- ▭ Positive Contribution Building
- ▭ Registered Park
- Protected Trees (TPO)
- Other Important Trees
- Important Hedges
-  Landmark
-  Open Vista
-  Distant/Glimpsed View
-  Terminated View
-  Incidental View
-  Funnelled View
-  Gateway



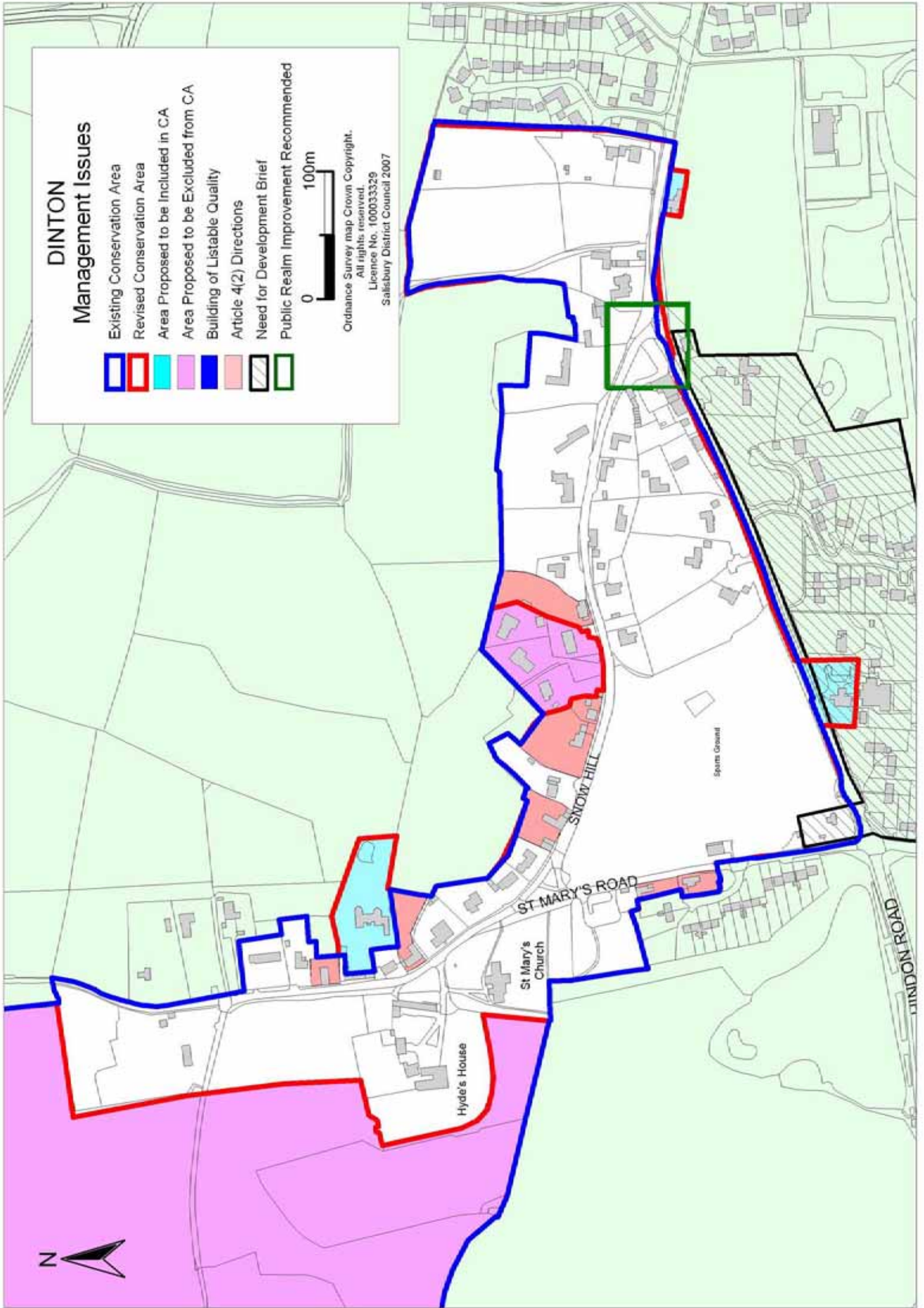
DINTON

Management Issues

- Existing Conservation Area
- Revised Conservation Area
- Area Proposed to be Included in CA
- Area Proposed to be Excluded from CA
- Building of Listable Quality
- Article 4(2) Directions
- Need for Development Brief
- Public Realm Improvement Recommended



Ordnance Survey map Crown Copyright.
All rights reserved.
Licence No. 100033329
Salisbury District Council 2007

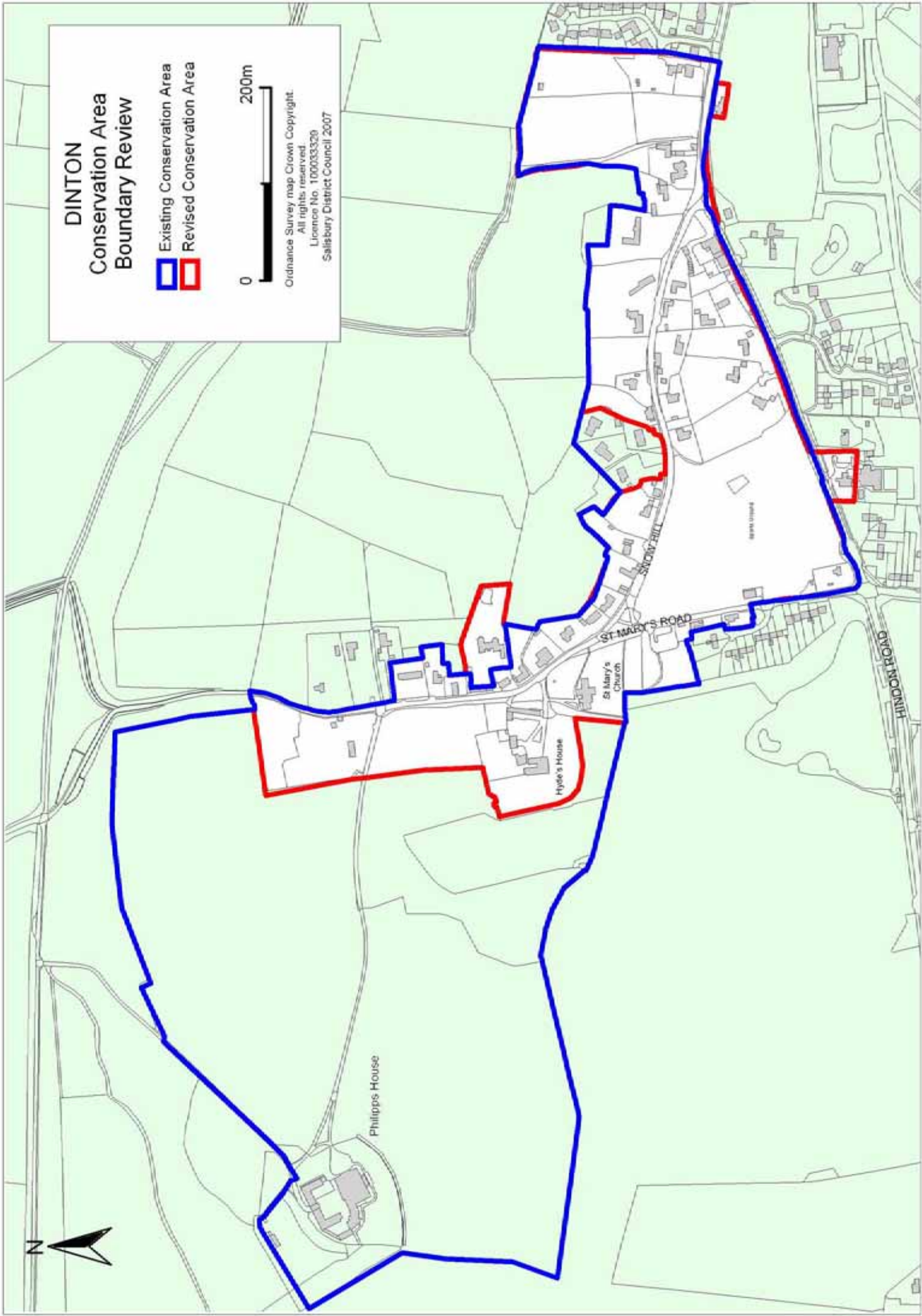


DINTON Conservation Area Boundary Review

- Existing Conservation Area
- Revised Conservation Area



Ordnance Survey map Crown Copyright.
All rights reserved.
Licence No. 100033320
Salisbury District Council 2007



Appendix 2

Historic maps



Dinton Park and Village 1746



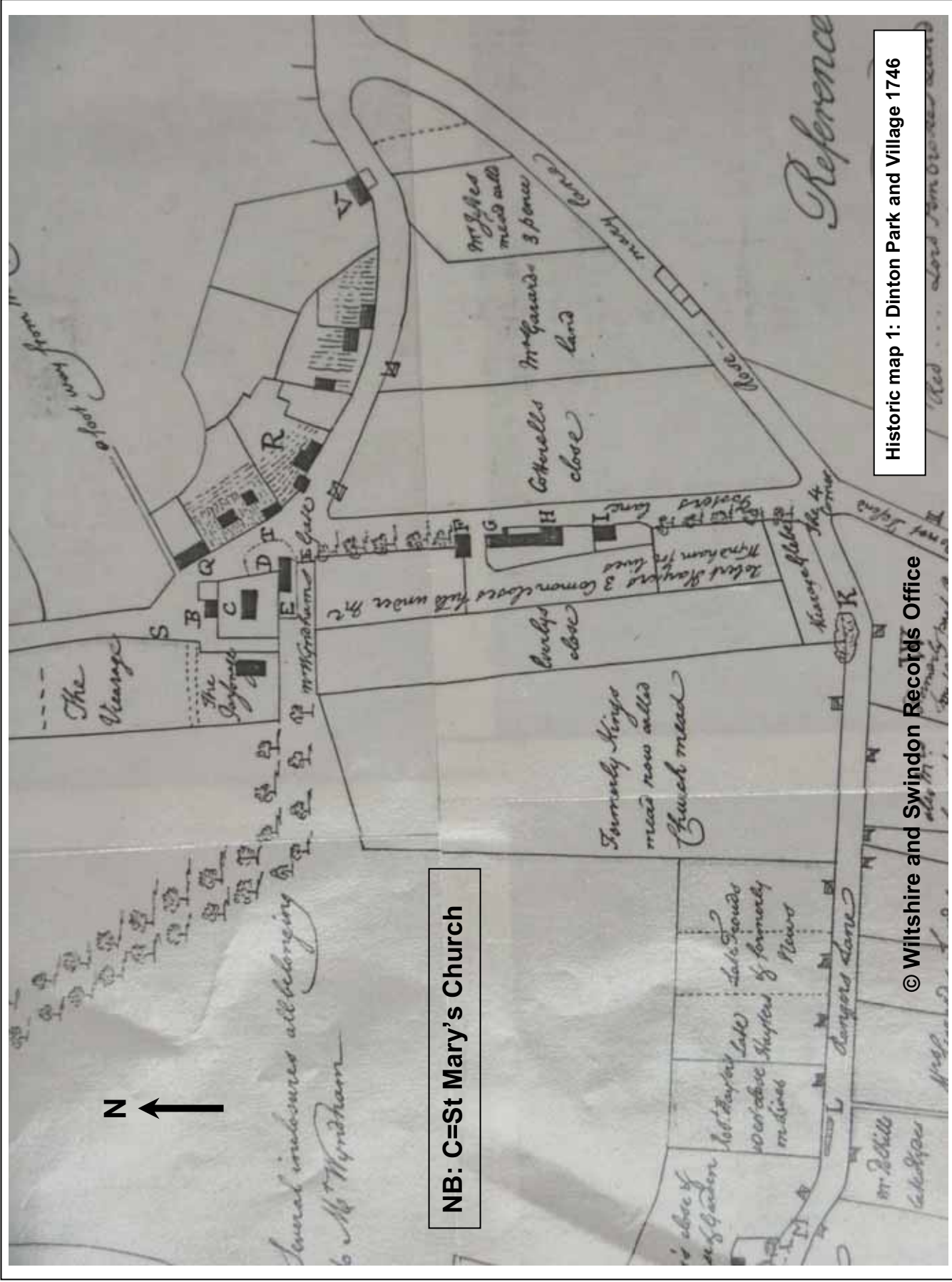
Dinton Tithe map of 1840



Ordnance Survey 25" 2nd Edition 1901 part 1



Ordnance Survey 25" 2nd Edition 1901 part 2



N ↑

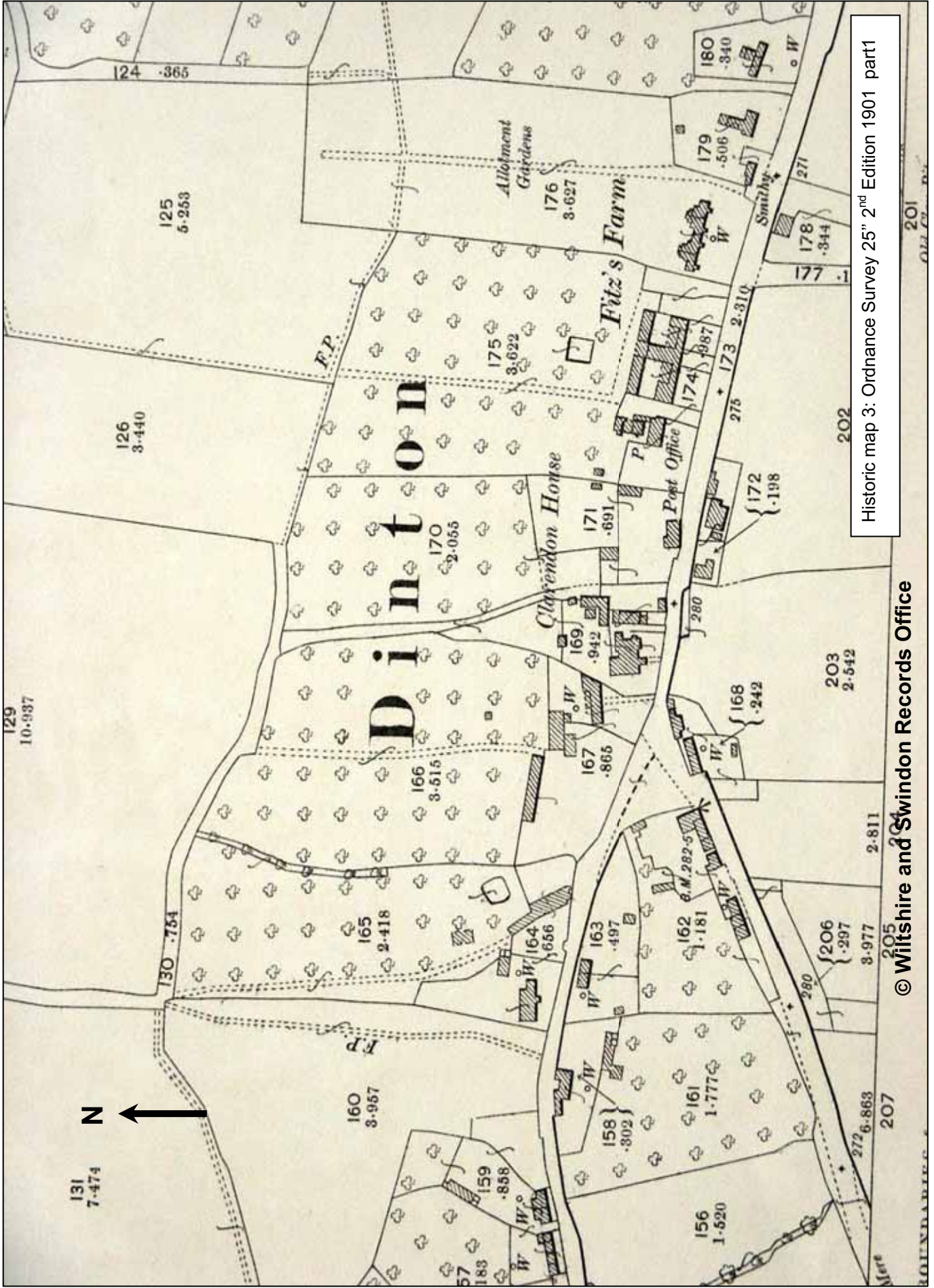
NB: C=St Mary's Church

Historic map 1: Dinton Park and Village 1746

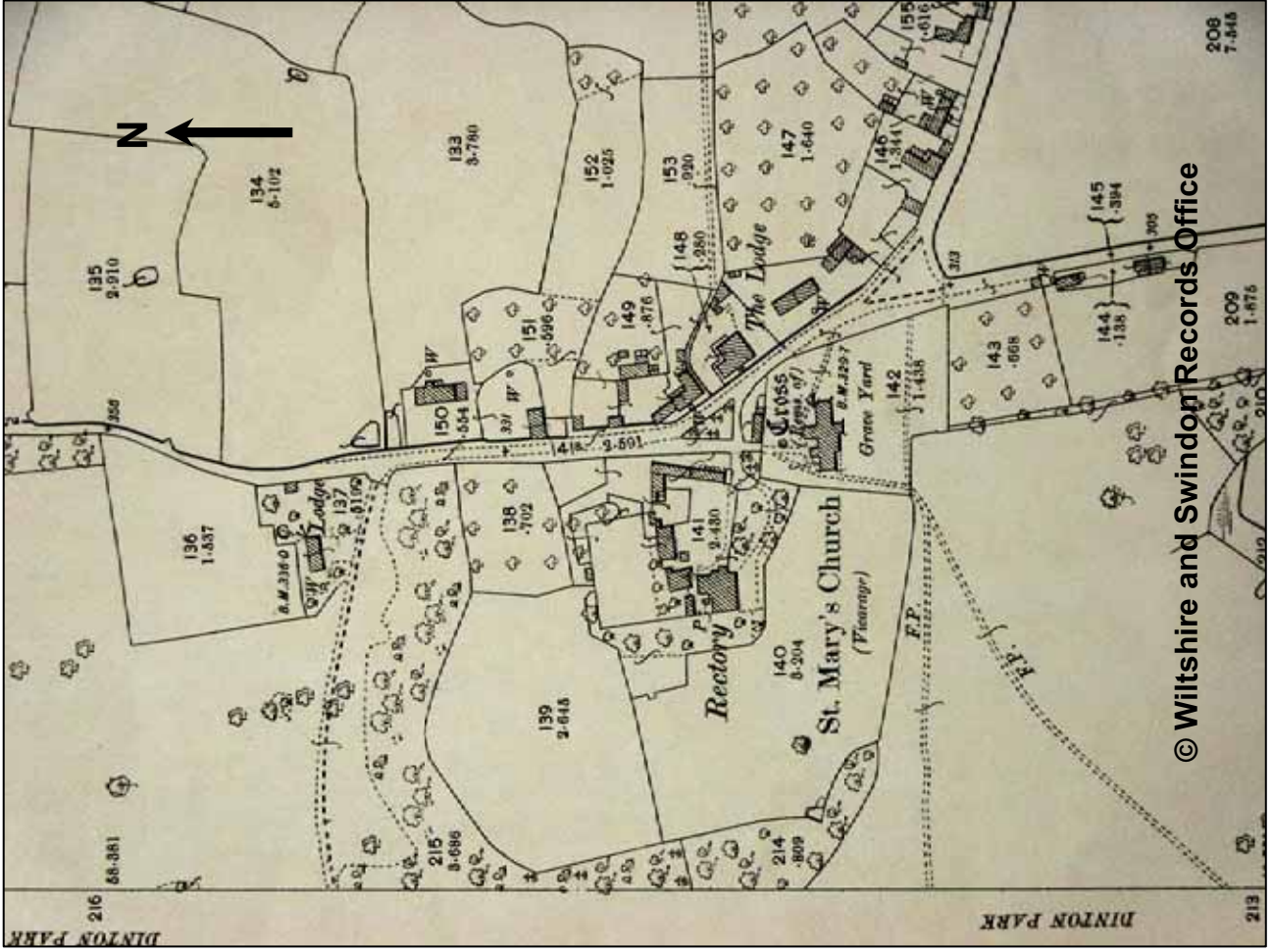
© Wiltshire and Swindon Records Office



Historic map 2: Dinton Tithe Map 1840



Historic map 3. Ordnance Survey 25" 2nd Edition 1901 part1



Historic map 3: Ordnance Survey 25" 2nd Edition 1901 part 2

Appendix 3

Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
St Mary's Road							
Wyndham Cottage	■	■	■	■	■		■
The Small House	■	■	■	■	■		■
Parkside Cottage	■		■		■		■
Clematis Cottage	■	■	■		■		■
Snow Hill							
Hill View	■	■	■		■		■
Snowhill Cottage	■	■	■		■		■
Cottrells (including outbuilding)	■	■	■	■	■		■

Appendix 4

List of unlisted buildings of local importance

St Mary's Road:	Wyndham Cottage, The Small House, Parkside Cottage and Clematis Cottage
Snow Hill:	Hill View, Snowhill Cottage, Mitre Cottage, Cottrells (including outbuilding)
Hindon Road	Dinton Cottage, Post Office & adjacent building, Kiln Mead, School.



Salisbury District Council
Planning Office, 61 Wyndham Road,
Salisbury, Wiltshire SP1 3AH.

tel: 01722 434362

fax: 01722 434247

email: forwardplanning@salisbury.gov.uk

web: www.salisbury.gov.uk

This appraisal and management plan was compiled by
Forum Heritage Services and Context 4D
during 2006/7 on behalf of
Salisbury District Council.



Printed on paper containing 80% post consumer waste.

This document can be made available in formats on request to meet the needs of those
with visual impairments and those who use another language.

PURN: 0722/01