

Hindon

Conservation Area Appraisal
and Management Plan



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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.

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

Each appraisal and management plan aims to:

- identify those elements of the conservation area that contribute to its character;
- identify elements that detract from the character; and
- 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 it has not been possible to access for the survey, the appraisal is as comprehensive as it can be.

Executive summary

Hindon Conservation Area was designated on 18 March 1969. The boundary of the conservation area as designated is shown in Appendix 1.

The key characteristics of the Hindon Conservation Area are:

- The medieval street plan and survival of burgage plots.
- The relatively narrow date range of the buildings to the main street providing a stylistic consistency.
- The presence of alleyways and lanes running off the High Street forming very attractive elements of intimate townscape.
- The dominance of the church, offset from the street building line, with its striking stone spire forming a key landmark in the townscape.
- The use of the local Chilmark stone and hand made clay tile roofs.
- The attractive mix of stone and brick houses in the High Street.
- The sloping topography of the settlement providing wider views of the valley setting.
- The valuable survival of so many historic buildings which is reflected in the high proportion of listed buildings in the conservation area (over 80%), with almost all buildings making a positive contribution to the character and appearance of the conservation area as a whole.
- The prominence of roof slopes visible from extended views

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

- There are no listed or unlisted buildings at risk.
- There are a number of minor general ownership boundary changes but a significant proposal for addition, namely: the attractive group of cottages on The Dene (to the west of the High Street) which form an important gateway.
- There is a potential development site with the opportunity for significant enhancement at the former garage site on School Lane.
- Potential enhancement in terms of traffic management and public realm improvement could focus on the junction of High Street, B3089 and Angel Lane.

Part 2: Appraisal

Location and setting

Hindon lies approximately 27km west of Salisbury and 10km east of Mere, close to the head of a small valley, with a chalk-stream that flows eastwards to the River Nadder at Tisbury. From the village centre at around 125m OD (above datum) the land rises to chalk downs reaching around 185m OD to the north and west and to over 200m OD at Fonthill Abbey Wood to the south.

The village was formerly located at an important junction of routes but now has been largely bypassed by the A303 to the north and the A350 to the west.

Historic Development and Archaeology

While there is archaeological evidence for occupation from the prehistoric periods in the surrounding landscape, there is no evidence for settlement earlier than the medieval period in the immediate vicinity of Hindon.

Documentary sources indicate that Hindon was created as a new market town on what was almost certainly a green-field site within the manor of East Knoyle by Peter des Roches, Bishop of Winchester, in the early thirteenth century. The grant of a market charter in 1219 may represent the year of the town's foundation – that year the reeve of the estate accounted for a croft and land in the borough. The following year the accounts for the manor included a section headed Burgus Hinedon. Hindon was not the only place created at this time – the bishops of Winchester were, along with other magnates and the king, particularly active in creating new market towns on their estates in the south of England including Downton in Wiltshire and Newtown, Overton and New Alresford in Hampshire. These new settlements, where property plots were held for a cash rent rather than by labour service typical of a rural manor, and income was generated from market tolls, provided a more stable income compared to the fluctuating fortunes available from agriculture. Here, as at New Alresford and Newtown, the new settlement was created close to the edge of a parish (in this case East Knoyle) and was provided with a relatively small area of land, clearly demonstrating that this settlement was created with the intention of breaking away from the usual dependency on farming. Hindon was provided with a chapel which was dependent on the parish church at East Knoyle, only breaking away to become a parish in its own right in 1868.

The new town appears to have established itself quite quickly as by c.1250 there were around 150 houses in the town and its market thrived. By the seventeenth century it was acknowledged as one of the most important corn markets in Wiltshire. From the eighteenth century at least, the town was an important staging point, with fourteen inns and public houses in 1754 and it is said that this was possibly the most important aspect of the town's economy at this period. Unfortunately, a fire in 1754 destroyed a large proportion of the buildings of the town but it appears that Hindon recovered rapidly after the fire.

Although Hindon does not appear to have ever been granted a borough charter, from 1378 it was summoned to send representatives to parliament. In common with many other small towns it did not comply with these summons until 1448-9 from which time it was regularly summoned and returned two members of parliament until its disfranchisement as a "rotten borough" in 1832.

The disfranchisement of Hindon was possibly a contributory factor in the nineteenth century demise of the town but it is probable that the construction of the London to Exeter railway through Tisbury and south of the town, reducing road traffic, was the main reason its fortunes and population declined. This decline meant that the town hardly expanded beyond its medieval limits.

Settlement plan

The settlement plan of Hindon is relatively straightforward. It largely retains its original form with a characteristic wide market place along which are aligned the long, narrow, burgage plots with houses, shops and inns facing onto the market. The earliest detailed map of the town (historic map 1) shows that the pattern of burgage plots was strongest on the west side of the market with most plots extending to a straight common rear boundary along which was a back lane, still represented by a footpath. In contrast, on the east side of the street the rhythm of burgage plots is comparatively weak, particularly in those areas north and south of the chapel. To the south of the chapel there was a large farmstead and malthouse, now demolished and leaving a gap in the continuity of the street. To the north there was a block of properties with short plots which was almost mirrored on the west side of the street.

Archaeological potential

There has been little archaeological work undertaken in the town so there is limited information regarding the likely survival of archaeological deposits. The planned character of the town means that it is possible to identify an area of archaeological potential that generally covers the extent of the medieval town. Any proposed developments within this area may be subject to archaeological recording conditions in accordance with PPG16.

Although the origins of Hindon are relatively well understood, there are aspects of the economy of the town that are not clear. For example, little is known about the trades and industries that were carried out in the medieval town. Evidence for the occupations of the townspeople, plus information about their lifestyles, may be recovered from the back-lands of the burgage plots. Any development on the street frontages may encounter evidence for the earliest and subsequent phases of development in the town.

Key historic influences

- A medieval planned market town with characteristic long, narrow burgage plots aligned along a main street and back lanes originally giving access to the back-lands of the burgages.
- Success as an important market town, historically known particularly for the sale of corn.
- A key staging post with a comparatively large number of inns servicing the needs of travellers.
- The fire of 1754 which destroyed a large number of the town's buildings.
- Its demise in the nineteenth century due in part to the railway passing south of the settlement through Tisbury.

Spatial analysis

Character areas

Conservation areas are designated for their special character, but within the area there are zones which are varied but contribute to the whole. It is important to define these 'sub areas' and provide a clear understanding of the defining elements, that make up the character of a particular part of the conservation area. This can lead to a much more useful and comprehensive document in development

control terms and provide a clear idea of the make up of distinctive areas that have some cohesion.

It should be noted that while five 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 Hindon Conservation Area.

Each character area makes reference to the following factors in a series of bullet pointed paragraphs:

- form (cohesiveness – why it is a character area),
- scale and building line,
- significant groups,
- materials,
- views, and
- local features.

General overview

The overall character of Hindon is derived from its distinct wide regular linear form, punctuated by the church, an important building in the townscape. The sloping topography gives views down the long High Street which are framed by the heavily wooded ridgeline beyond. The High Street is almost entirely comprised of listed buildings dating mostly from the eighteenth century, but also earlier and later houses. A number of these are converted coaching inns and still have surviving elements of this former use. The High Street fronts a complex sequence of spaces, formerly burgrave plots, particularly to the west, which contain separate houses, outbuildings, trees and spaces that individually and collectively significantly contribute to the character and appearance of the Hindon Conservation Area.

1. High Street and St John The Baptist's Church

- This character area is physically defined by the enlarged principal junction of the settlement which, visually, is enclosed by the strong presence of the church to the north (figure 1). It is also the commercial core of the village with shops, public houses and the post office providing an active centre
- The scale and building line in groups is consistent; two storey with steeply pitched tiled roofs adjacent to the road. This scale is juxtaposed with the tall south tower (incorporating the porch) of the church with stone spire and angle buttresses providing a very solid and dominant form in the street scene. This is accentuated by the church being deliberately offset from the consistent building line of the village.



Figure 1.

The church projecting forward of the building line closes the space to the north

- The church to the north encloses and defines the group that characterises the junction. The houses with shopfronts and the Lamb Inn form a significant group defined by active frontages and commercial uses. The presence of the K6 red telephone kiosk adds to the 'village' centre character of this group and the character area as a whole.
- A combination of stone, brick and render provides perhaps the most diverse mix of materials in the conservation area. However, houses and church alike are consistent in the use of reddy/ brown handmade clay tile roofs.
- The church dominates and encloses local views to the north. The consistent building line funnels views to the south, which terminate in built form with the strong gable end of the village hall but are also characterised by the opposing developed slopes of the valley interspersed with trees and the strong ridgeline of mature trees.
- There is a good survival of wrought iron hanging signs possibly made by the clockmaker Kingston Avery (1703-63), who was responsible for the elaborate sign to the front of the Ship Inn, Mere, which has some stylistic similarities. There is a good survival of traditional surface treatments outside the Lamb Inn and the Angel Inn (figure 2).



Figure 2.
Valuable survival of traditional paving surfaces and treatments (this example is outside The Lamb Inn)

2. High Street – north end

- A distinct group to the north of the church set apart from the High Street by the gap between Inverie and Willow Cottages and the projection of the church into the street and by the marked change in scale to the west side of the street.
- The building line is consistent in the character area to either side of the road and corresponds with that of the main village. Scale is distinctly different particularly to the west side of the street with small cottages of 1½ storey with relatively large hipped dormers lighting the first floors (figure 3). The east side is also modest in its grouping of small terraced thatched and tiled cottages with small casement windows tucked up into the eaves. The level change at this point is handled subtly and sensitively in the groups.
- The brick 1½ storey cottages lining the west side up to and including Grant Cottage, the 2 storey stone cottages lining the east side and the small group of slightly older stone houses including the much rebuilt Top House which partially 'closes' the vista, form three distinct and very attractive groups.



Figure 3.
Group of estate type cottages with distinctive large dormers to first floor

- Stone, brick and attractive and historically valuable combinations of the two materials form the principal walling elements to the three groups. Unfortunately render (not traditional) has impacted on the character of individual houses and the groups as a whole. Roofs are an attractive combination of handmade clay tiles and thatch (figure 4).
- Good views of the entire length of the village High Street can be had looking south from the top of the character area. They are punctuated and framed by the strong presence of the church of St John the Baptist. Its pronounced angle presented to the street scene is dynamic and surprising and emphasises the solidity of the stone spire. There is a characteristic local view from the street out along a straight lane/track between Grant Cottage and Barn Cottage forming the part of the network of paths linking the deep burgage plots to the village.
- There are simple and consistent porch designs comprising shallow projecting bracketed hood. Doors are predominantly plain vertical timber boarded and painted white. Exceptions to this are the enclosed storm porches and pitched roof to the group at the top of the High Street.



Figure 4.
Roofs are an attractive combination of clay tiles and thatch

3. High Street – south of The Lamb Inn

- The area comprises the main part of the village and has a sense of place derived from its wide tree-lined street section, consistent building line and perception of sitting below and leading up to the church in the form of a processional route (figure 5).
- The scale of building varies in this character area, ranging from 1½ to 3 storeys with the frequent use of dormers to light roof spaces, and the full three storeys of Bank House (this is very much the exception). The building line is the important character defining element to Hindon and is, with minor variations, consistent the entire length of this part of the conservation area. Subtle steps forwards/backwards and gaps in the frontage help emphasise gables (usually with chimneys to the apex) which also form part of the strong character of the built form. In addition the sensitive handling of the topography with steps punctuated by chimneys at the gable end makes for a memorable townscape.



Figure 5.
The view up to the church; note the chimneys on gable ends – defining the skyline and creating a pleasing rhythm

- The grouping of buildings along the High Street is subtle but defined to an extent by the use of materials and scale. The group which includes Bank House is of note for its distinct change in scale at this part of the High Street and is informally 'closed' either end with the use of stone quoins (figure 6).

- Stone, both ashlar work and rubble stone, characterises some groups of houses, and red brick, with flared headers in English Bond, is seen to consistently tie other groups of houses together. Hand made clay tiles are seen to dominate the roofs of this character area. The exception to this is the natural Welsh slate to Bank House which stands out for its change in roof pitch as much as for its departure from the ubiquitous use of tile. Painted render is also seen, with Bank House probably the only building representing an historic use of these materials.



Figure 6.

Bank House and associated group, note the large carriageway arch and the quoins defining the group rather than individual buildings.

- Views up and down this character area are enclosed and stopped either way by key buildings in the townscape; to the north, the church, and to the south the Village Hall. In addition, glimpses can be had into the courtyards and lanes which run off the west side of the street and are on occasions lined with buildings of interest. To the east, the backdrop to houses is characterised by mature beech trees.
- There is a consistent use of the shallow projecting porch comprising a bracketed flat hood (seen also in character area 2). Subtle variations in detailing add to the local interest in the use of this architectural feature. As a result, the porches seen on some of the buildings to the High Street appear heavy and clumsy on these simple facades.

4. Gardens to the rear of west side of High Street

- This area forms a very important part of the character of Hindon. It comprises the very long deep plots of the houses to the High Street which are survivals of the medieval pattern of town development originally laid out as burgage plots. The present character comprises open spaces, outbuildings, mature trees and grassed paths. The presence of a 'back lane' providing views into this area is an important part of the historical layout and provides key views into these spaces and of the town.
- Buildings in this character area are not dominant features. Where found they comprise modest two storey rows of cottages lining the side lanes and very small outbuildings – stables, stores and outside lavatories. Built form generally follows the important linear grain of the plots.
- A number of the side lanes are defined by built form hard to the lane and modest in scale, and stepping down in scale along the plot from the principal building. These developed lanes each have a very distinct character and form valuable groups of historic buildings (figure 7).
- Brick and stone (mostly rubble stone) are seen on most of the residential buildings, with the exception of one with horizontal timber cladding, and the consistent use of hand made clay tiles for the roofs. The outbuildings are invariably brick and tile. Where stone outbuildings survive they are of particular interest.



Figure 7.
Cottages fronting one of the tracks running through the gardens to the west side of the High Street



Figure 8.
General view across gardens towards spire. Note the spatial quality, openness, tree cover and informal character

- Views from the 'back lane' looking west out of the conservation area are far-reaching and rural in character. Views looking east from the 'back lane' and from within the developed lanes are important in that they are closed by the rear of the High Street. Long sloping tile roofs and extensions of varying quality and size characterise these important views, of what would normally be unseen townscape. The spatial qualities of parts of this character area can be appreciated in local views across the space, predominantly from the 'back lane' (historically known as Back Way) (figure 8).
- The grassed paths which link the 'back lane' with the High Street are important parts of the character of the conservation area. The survival of high numbers of functional outbuildings - outside toilets, wood stores, coal stores, garden stores, apple stores, stables and small barns - could be considered important from a local context. All examples that survive in their original or near to original state make a positive contribution to the character of the conservation area.

5. The Dene and Stops Hill

- This part of the conservation area is very different in character to the preceding areas. This is not part of the medieval planned town and has a far more rural and informal character. However it has some of the most interesting buildings and structures of the conservation area and some very valuable groups of memorable townscape. Its axis is at right angles to the High Street, lying along the stream at the foot of the valley. Informal short terraces lie along the lanes that radiate from the bridging point at the lowest end of the High Street.
- The scale of building varies from 1½ storey cottages to 2½ storey houses. Building lines are consistent in groups and these groups help define the informal lanes running seemingly randomly out to the surrounding countryside when compared with the rigid uniformity of the High Street.
- There are three important small groupings of cottages along The Dene. At present the group that includes Primrose Cottage, June Cottage and Caroline Cottage lies outside the conservation area. These modest stone houses form a very important gateway to the conservation area from the west. Further along, Beckford Cottages is a very attractive group of listed and unlisted cottages it houses and includes the village hall which plays such an important role of partially closing the vista down the High Street. Further east there is a long terrace of humble cottages which also form a very cohesive and well-detailed group (figure 9). Dene House and its striking chalk block wall also form a very important grouping at the



Figure 9.

Attractive group of modest stone cottages, part of a series of good groups of listed and unlisted buildings in The Dene

southern entrance to the conservation area (figure 10).

- The predominant material is the local Chilmark limestone, seen mostly in rubble stone but carefully coursed. The unusual survival of a chalk block wall with thatch (combed wheat reed) capping to Dene House is the exception rather than the rule, but an excellent example at such an important part of the conservation area. Roofs are mostly natural Welsh slate which is also a departure from the dominant clay tile of the High Street (this could reflect a period of prosperity where earlier buildings appear to have been reroofed in Welsh slate).
- Views down across to the town from Stops Hill pick up the roofscape of the principal houses and their outbuildings and associated cottages, and centre not surprisingly on the spire of the church, which nestles at the top of the High Street in these views. Local views across to the wooded sides of the valley to the east provide the important backdrop to the village. The Beeches, off School Lane, plays an important role in these semi rural views down the valley and out to the countryside.
- The use of the local stone, combined with the chalk block and thatch capping to the wall to Dene House, is a particularly fine set piece incorporating local vernacular materials, used to build a structure of some considerable status and quality.

Architectural and historic qualities of buildings

Due to the effects of the fire of 1754, and the relative decline of the town in the second half of the nineteenth century, many of the buildings in the High Street display the characteristics of the Georgian period, as modified by incremental development of plots and as interpreted by country builders. Nevertheless, through the adherence to a regular building line, there is an homogeneity and elegance in the general effect of the architecture, given some variation of the theme through the modifications identified above.



Figure 10.

Good survival of a chalk block wall with thatch capping making a striking contribution to the conservation area from the south

While this pattern predominates, it is possible to detect buildings which escaped the worst ravages of the fire, possibly due to their stone construction whereas many medieval buildings would have been timber framed. There are some seventeenth century buildings with their characteristic wide frontages and steep pitched roofs with ridges parallel to the street and stone mullioned windows (where they have not been replaced by later sashes and casements). Nos. 1&2 at the south easterly end of the High Street, have a façade of ashlar stonework where stone of slightly different colouration has been employed in a chequer work pattern, enlivening the façade (figure 11).

Further up the street on the west side, Bakers Arch has a stone plaque centred over the daring horizontal voussoired 'arch' with the date 1682. This building is also in ashlar stone with stone mullions. Undoubtedly other pre-fire buildings were re-fronted in the Georgian era and their low profile and burgage plot layout testifies to their original form; the Lamb Inn is a good example of this.

As in the general pattern of building of the seventeenth and eighteenth centuries, the ashlar work of the street facades, with their overtones of 'polite' architecture, gives way to random rubble walling and, even timber frame with brick nogging in places on the side and rear walls, where the local vernacular predominates (see the gable end of The Laurels, High Street, fronting Victoria Cottages, for example).



Figure 11.

Nos. 1&2 High Street, an earlier survival of the fire of 1754

Examples of eighteenth century rebuilds include Denland House, in rose coloured brick of Flemish Bond, with an impressive set of four tripartite sash windows disposed virtually symmetrically around a canopied door. The building stands on a stone base and has stone quoins. The short range to the north of Denland House on the eastern side of the High Street is an interesting informal composition, with a group of four refined Georgian sashes of the correct proportions and with a hipped roof. The three storey 'tower' contains the canopied door and continues the sash window pattern on its first floor. The rendered façade may be a later addition. The house at the northern end of this short range is a hybrid, probably remodelling an earlier shell. It has a stringcourse and moulded window surrounds on the first floor with plain openings below. The sashes are of different sizes and of early Georgian proportions. The central window and the central passageway openings have a slightly baroque character, with a more rusticated use of stonework. In this building the roof is of the earlier steep pitch gable end type rather than the slightly lower pitch hips of its neighbours (figure 12).



Figure 12.
An informal group of early and later Georgian buildings reflecting local details



Figure 13.
School House, late Georgian in overall character but with sashes set flush with the façade

The late Georgian period is also represented by the School House with its ashlar work, elegant sashes and slate hipped roof, although the exposed window frames seem to hark back to the early eighteenth century (figure 13).

The Victorian period is represented chiefly by the very robust Gothic Revival church, in a more golden stone. Its spire sits heavily on the tower over the south porch, itself an interesting feature. There are few other Victorian interventions although the modest former Methodist Church and the Hall at the foot of the High Street are notable contributions. Victoria Terrace at the bottom of the High Street, a red brick artisan terrace, correctly follows the grain of the town by its development along the burgage plot.

The twentieth century has intervened in a negative way, introducing suburban, mainly detached dwellings, along School Lane and along the lane running alongside the stream.

Activity: prevailing and former uses

While the predominant land use of Hindon is residential, its function as a centre for the community and its hinterland enlivens the settlement and contributes to its character.

Previous land uses included a maltings and numerous coaching inns. The inns remain in the form of The Grosvenor Arms, now known as the 'Angel Inn', and The Lamb Inn. While the number of shops has declined, the village shop and post office are still located south of the parish church. A furniture designer and maker now occupies one of the shops: a welcome addition to the mix of uses.

Community facilities include the parish church, village hall and shop. The First School remains in School Lane and a comparatively recent doctors surgery has opened on the northern boundary of the Conservation Area.

The crossroads 'square' is the focus of the bus routes, and the presence of buses also generates pedestrian activity in addition to the pub car park.

There is a hall type building on the B3089 heading east. This houses the Hindon Fellowship Club, a licensed premises offering club facilities. The roof of this building was formerly thatched.

Contribution made by key unlisted buildings

There are a number of unlisted buildings, that make important positive contributions to the character of the conservation area, both individually and in groups with and without listed buildings. Key groups are:

- the three groups of cottages and other buildings including the village hall (and listed buildings) to The Dene (figure 14);
- Sunnyside, Coote Cottage and the cottages to the rear of Apple Tree cottage, High Street form an important informal group along one of the alleys/ tracks leading off the top of the High Street;
- the group of outbuildings behind No.12 High Street.

In addition, a number of outbuildings make significant contributions to the character of the conservation area. The outbuildings are identified on the Townscape map and individual properties are listed in Appendix 4.



Figure 14.
Good group of listed and unlisted buildings - The Dene

Prevalent local and traditional materials

Chilmark stone alternating with a rose red brick are the predominant materials. This is supplemented by render, mainly seen in the central area of the High Street. A warmer Bath-type stone is used on the Church and the former Grosvenor Arms Hotel (now Angel Inn).

Plain hand-made clay tiles are the predominant roofing material; these may have replaced an earlier material (possibly thatch), due to the general steepness of the roofs. There is also the unusual use of pantiles to the former Grosvenor Arms' stables – these make a striking impact located on such a prominent 'entrance' to the town. Natural Welsh slate has been used from the late eighteenth century but is not seen in significant quantities.

Traditional paving materials survive in places, especially on the front margins of buildings and at cartways under buildings. The materials appear to be rough limestone cobbles. In some cases



Figure 15.
Remnant traditional paving around the margins of buildings is virtually irreplaceable and adds to the character of Hindon

these have been cut as setts (figure 15 on previous page). Kerbs appear to be a hard pennant or other sandstone. Grass and gravel paths along the burgage plots are numerous.

Local details

In addition to those details mentioned previously in the text, a detail that occurs in a number of eighteenth century fronts is the composite sash (figure 16); two sash windows either side of a central timber mullion. This may have been a useful device for infilling an earlier opening created by stone mullioned windows. Simple bracketed canopies are common on eighteenth century buildings in the High Street, whereas simpler doors exist in the vernacular or seventeenth century buildings. There are a few shopfronts dating from the early to mid nineteenth century. These exist mainly around the central crossroads and are critical in telling the story of this small town as a centre for its community (figure 17). The hipped dormer is a relatively common feature on 1½ and 2½ storey buildings. The half-hipped gable ends are a vernacular feature.



Figure 16. The use of the double sash, a characteristic of a number of buildings in the conservation area



Figure 17. Good survival of nineteenth century shopfronts in the High Street

Early nineteenth century lettering on the stables of the Grosvenor Arms Hotel (now named the Angel Inn) (figure 18) and the double shell low relief sculpture which is inset under the eaves of Number 7 (Shell cottage) are examples of the small but significant historic detailing to the town's historic buildings.



Figure 18. Rare survival of early nineteenth century lettering to Grosvenor Arms' Stables (now Angel Inn).

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

The most striking contribution made by trees in Hindon are the lines of street trees (pollarded limes) either side of the High Street, adding to the sense of regularity and spaciousness of the town. Whilst the trees are not particularly old, they make a positive contribution to the Conservation Area. Other significant groups of trees include the clump of evergreens at the western entrance of Hindon and the short lines of trees fronting Dene House and The Beeches at the end of School Lane.

The only green space in the central area is that on the corner of the High Street, south of the shop and post office. The other characteristic green spaces are the gardens stretching along the extended burgage plots.

Hedges are characteristic boundaries along the burgage plots, often enclosing small sub plots.

Key views, vistas and panoramas (see Townscape Map)

The 'signature' views of Hindon are the views along the High Street from the top at the north and from the bottom at the south. From the north, the view of the ridgeline at the opposite side of the valley creates a sense of enclosure and shelter.

A secondary view is on entering Hindon from the west along Angel Lane. The town is seen in a dip as the surrounding countryside suddenly gives way to buildings.

A similar view from the east is funnelled more tightly by buildings on the back edge of the roadway and terminated by the inn at the corner of the High Street and Angel Lane (figure 19).

More panoramic views can be seen to the east of Dene House, looking north across the valley (figure 20), and to the south, also across the valley, at the northern corner of the allotments on the western edge of the town.

Degree of loss of architectural and/or historic elements

Hindon has suffered little from the general trend of replacement windows in uPVC and has consequently retained a high degree of authenticity. A number of rooflights inserted into mainly rear roofs are, however, quite visible. These tend to be rather intrusive and their size can have the effect of dominating these traditional roof forms by reducing the overall mass of historic roof.



Figure 19.
View from east is closed by the shopfront balanced façade of The Old Bakery



Figure 20.
Open views across the valley to the east of the village (towards The Beeches)

Negative elements

The green space between the shop and the Lamb Inn is presently a poor quality space which has been eroded by car parking, piecemeal planting and poorly considered street furniture.

Linked to the possible improvements to the junction between High Street and the B3089 and Angel Lane is the impact that through traffic generally has on the quiet ambience of this village. The scale of the road and the intensity of the traffic effectively carves the village into two separate areas.

The widespread use of tarmac in the High Street has had a detrimental effect, not only on the road but also on the pavement. This tends to wash up against the shallow margins of the houses on the back edge of the footpaths, eroding the pedestrian scaled texture of the pavement and encouraging parking on the pavement.

Parking in the High Street is intrusive in places and might require containment in bays in specific locations.

The former garage on School Lane is visually intrusive at present, but it offers an opportunity for a sympathetic scheme which could enhance the continuity of the street scene.

The recent houses built along the lower end of School Lane are a negative element due to their alien suburban form and layout on the plots.

Conclusion

Hindon is a set piece; the broad sweep of its High Street running down the side of the valley is striking as one turns into the centre. As such it deserves its conservation area status and has (possibly due to the high degree of listed buildings) maintained its authenticity and sense of historic character. However, all the elements that contribute to the completeness of the streetscene require vigilant and sensitive management.

Of particular note, and making a very positive contribution towards the character of the conservation area, are the long lines of the burgage plots. These are virtually intact along most of the High Street and display the characteristic change of use and intensity along their length. This feature also needs to be recognised in terms of the control and management of development.

As a set piece of medieval town planning, Hindon is very sensitive even to the slightest change. Very careful attention, particularly in relation to the open and largely undeveloped burgage plots, should be given to future planning decisions.

Part 3: Management plan

Vulnerable buildings and buildings at risk

There were no buildings at risk identified during the survey (March 2006). This is subject to the limited extent of access to the rear gardens to High Street. The valuable survival of outbuildings particularly to the west of the High Street could generally be considered a vulnerable group and should be monitored and recorded as part of the development control process as and when applications affecting them or the principal building arise (figure 21).

Article 4(2) Directions

Within the Hindon Conservation Area there are some important groups of unlisted buildings that 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 Hindon Conservation Area. The list identifies which types of alteration should be controlled through Article 4(2) Directions for each building.



Figure 21.

Small outbuildings survive in numbers. Many are traditionally built and of historic interest

Boundary revisions

As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes.

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

Becketts, to the rear of the top of High Street (west side)

This house does not make a positive contribution to the character or appearance of the conservation area and is at odds with the grain and scale of the established historic development of the High Street.

Steeple Close, Nos. 30 and 31 East Street and The Hawthorns and Susila Cottage

All these mid to late twentieth century developments are mediocre in their design and execution and do not warrant the status of conservation area designation. They blur what should be a strongly-defined edge to the conservation area.

Ithaca, Cricketers and Dene End, School Lane

These three houses form part of a group of mid and late twentieth century houses and bungalows on the eastern edge of the conservation area, half of which are included and half excluded. On balance their merit is limited and their use of the plot – set back central and

detached contributes little to the townscape. It is proposed that the boundary be tightened at this point by their removal.

Southdene

This bungalow makes no positive contribution to the character or appearance of the conservation area and weakens the boundary at this point, particularly when compared with Dene House and its immediate surroundings.

Juniper House, Stops Hill

Presently the boundary cuts through the centre of Juniper House. Having reviewed this building in its context, the garden and particularly the beech trees play an important role in the setting and backdrop to the conservation area, and the trees within the grounds should be considered for individual protection. However, the house itself is not of sufficient architectural or historic interest to be considered to make a positive contribution towards the character or appearance of the conservation area and in fact could be considered to have a detrimental impact.

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

The Dene, to the west of, and including, Swallow Cottage, out to No.4, and including June Cottage (figure 22)

This group of small terraced and detached cottages dates from around the 1800s and makes a very attractive group. It importantly defines the gateway to the conservation area to the west. The cottages are of more humble origins than the predominant building 'type' in Hindon and given their modest scale, use of materials such as rubblestone and chalk block, and former thatch roofs, are firmly based in the vernacular traditions of Wiltshire. All the buildings proposed would make a positive contribution towards the character and appearance of the conservation area. This extension should take in the west side of the 'back lane' to the rear of the High Street as the treatment of this lane, and its relationship with the gardens to the west of the High Street, is a very important part of the character of the conservation area.

School Lane, north of the school (figure 23)

The section of semi-open land which includes The Beeches and an outbuilding to the south west of the house, set behind the school, form a group which figure highly in both the rural setting of the settlement and local views across the valley from Stops Hill. The line of beech trees that follows the driveway to The Beeches is a convenient and definite visual stop to the village envelope in describing the extent of the importance of the setting of this conservation area. The buildings would all make a positive contribution towards the character of the conservation area.

Western boundary of Stops Hill

A minor amendment to the boundary is proposed, to take in the western side of Stops Hill. Changes to this boundary treatment could have a very radical effect on the character of the important approach to Hindon from the south and its important rural setting.

The roofscape of Hindon

Given the topographical nature of the location of Hindon and the resulting prominence of its roofscape in local and extended views, alterations to roofs which would include rooflights and dormers should be carefully considered in the light of this recognised sensitivity.

Much of Hindon's roofscape is characterised by long sweeps of uninterrupted roofslopes without dormer or rooflight. These groups of houses are mostly found facing the High Street. It should be noted that due to nature of the access to the rears of the west side of the High Street, the rear slopes of houses are also prominent and sensitive to change.

The roofscape is an integral element of the character of any conservation area. Within Hindon there are examples of historic rooflights, modern rooflights, conservation rooflights and dormer windows. The latter where found are predominantly eaves dormers, that is to say they sit on the wall plate of the house with their windows in the same plane as the front of the building. Eaves dormers are common to the northern end of the High Street (Character area 2) where they light the attic storeys of these modest cottages. Elsewhere there are other types of dormers, some set in the roofslope. They are mostly hipped incorporating the handmade tiles of the main roofslope.

Whilst each application for interventions to the roofscape must be taken on their own merits, it will be important to consider the following in terms of protecting the sensitive character of Hindon:

- Is the building prominent in public views - there may be a presumption against any imposition on roofslopes on such prominent positions
- Does it form part of a group of unaltered roofslopes in a prominent location. If this is the established character of a part of the conservation area, dormers and/or rooflights may be unacceptable
- Is there an alternative to dormers - for example rooflights on less prominent roofslopes. Please note that in some cases (particularly the west side of the High Street) there may still be an objection to any interruption of the roofslope.
- Where buildings are detached or end of terrace will a small timber framed casement garret window be more appropriate?

Owners proposing works to the roofspace, particularly conversion to habitable accommodation are urged to seek advice from the conservation officer prior to making an application for planning permission and/or listed building consent.

Proposals for enhancement

Pavement and road surfacing

Consideration should be given to the use of an alternative, more sympathetic material than tarmac for pavements and pedestrian areas in the conservation area. Any material would need to be appropriate to the highly sensitive historic townscape.

This would:

- provide a better surface for pedestrians;
- demark the pedestrian routes more clearly;
- discourage parking on pavements by clearly demarking the different surfaces;
- provide a better setting for many important individual and groups of listed and unlisted buildings in the conservation area;
- encourage walking and connectivity throughout the village, reconnecting spaces which have been divided by roads; and
- make for a safer pedestrian environment for locals and visitors alike.

Street lighting

The opportunity to remove lamp columns and replace lighting with wall mounted units will be taken wherever possible. These need to be carefully designed to be appropriate to the historic setting and the host building. Where this is not possible, a more appropriate bespoke lamp column should be considered rather than a standard product.

Safeguarding the character of the burgage plots

The burgage plots of Hindon, in common with other medieval towns and villages in Wiltshire and the country, are among the principal assets of the village. The long narrow strips characterised by hedge boundaries, sometimes brick walls and small outbuildings, often of historic interest, form a vital part of the character of the conservation area. They also provide amenity space for the owners and contribute to the wildlife interest of the village by maintaining vibrant and essential habitats for various animals and birds.

The semi-open and largely undeveloped character of these plots forms an important part of their interest. The following is intended as the basis for a policy (based on an Article 4 Direction) dealing specifically with the protection of these valuable historic assets:

The burgage plots to the rear of the High Street will be protected from amalgamation and from development that by its nature would detract from their historic interest, amenity and nature conservation value.

Development will only be acceptable where the spatial qualities of the existing plots will not be harmed and where development follows the essential established grain of the village. It must also be of an appropriate scale in relation to its location within the plot and in its relationship with the principal buildings fronting the plot (usually on the High Street).

Potential redevelopment/ development of sites

Garage site, south of the School house, School Lane

At present the site is occupied by a semi-derelict garage building. This site has the potential for sensitive redevelopment and enhancement of the conservation area by the reintroduction of built form that responds positively to the street scene, while still retaining some open views out to the countryside.



Figure 22. Important gateway to the (revised) conservation area defined by excellent group of stone cottages



Figure 23. School Lane, very attractive semi rural lane forming backdrop and setting to much of eastern side of the High Street – note the fine beech trees

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

It is important to consider specifically: surrounding skylines, rooflines and landmarks (such as church towers), 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 street scene.
- Are the buildings in the street free standing, 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?
- Is the character of the front boundary walls or fences an integral part of the character of the area?
- What are the predominant materials and colours in the area, and are any unique to the conservation area?
- 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 ask: 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 to 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, that 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

Junction of High Street/ B3089/ Angel Lane

Over time this road junction has lost its form and sense of arrival in Hindon. It is designed to take traffic through quickly and efficiently. This large expanse of sweeping tarmac detracts from the general character and intimacy of the settlement.

The spaces immediately to the north and south are well defined by built form. However, the junction has lost much of its immediacy and integrity by not having a well defined north-eastern edge.

This entire space stretching north up towards the post office could be given over to an informal square through which traffic moves slowly, thus giving the pedestrian better linkage between north and south of the village. Parking could be better integrated into the street scene and make less visual impact on views towards the church.

Bibliography and references

Maps

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- 1844 Tithe Apportionment Map (WSRO T/A Hindon)
- 1901 OS 25" map Sheets 64.5 and 64.6
- 1925 OS 25" map Sheets 64.5 and 64.6

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Other references:

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- Guidance on the Management of Conservation Areas, English Heritage 2005
- Salisbury District Local Plan Adopted June 2003, Salisbury District Council
- The Cranborne Chase and West Wiltshire Downs AONB Historic Landscape Characterisation, AONB Office 2008.

Further reading:

- Dewhurst R (2005) *Crosstracks to Hindon*, Hobnob Press

GLOSSARY

Article 4(2) Direction:

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

Building line:

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

Building at risk:

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

Buildings of local importance:

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

Chapelry:

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

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.

Appendix 1

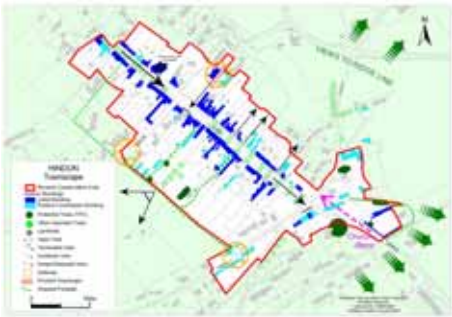
Schematic Maps



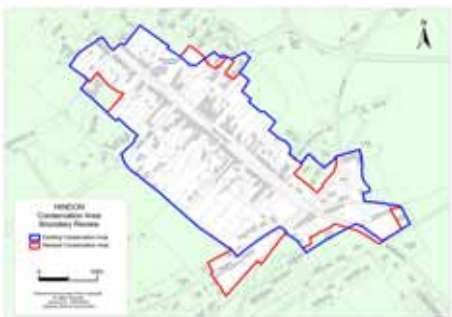
Archaeological Potential



Character Areas



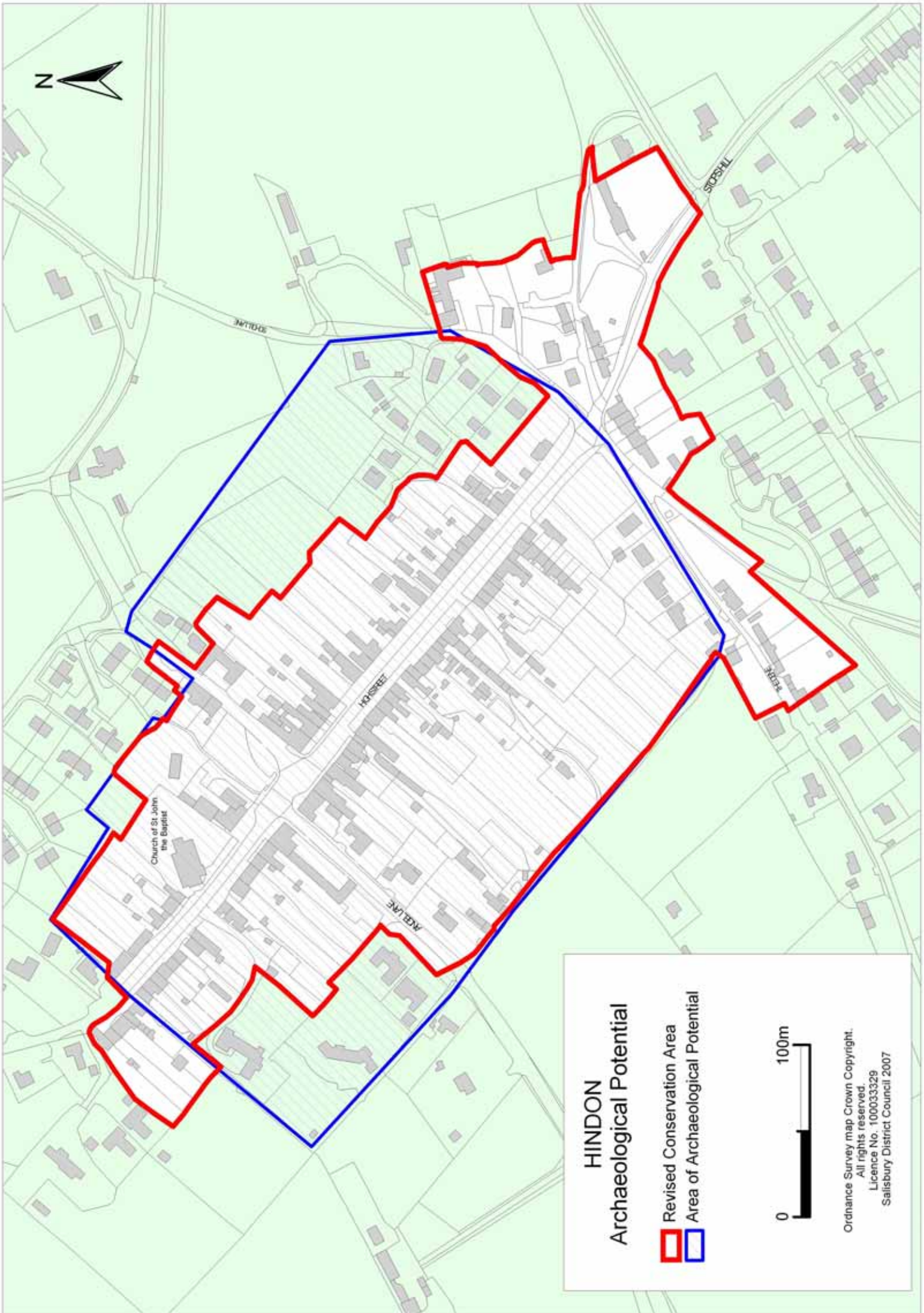
Townscape



Conservation Area Boundary review



Management Issues

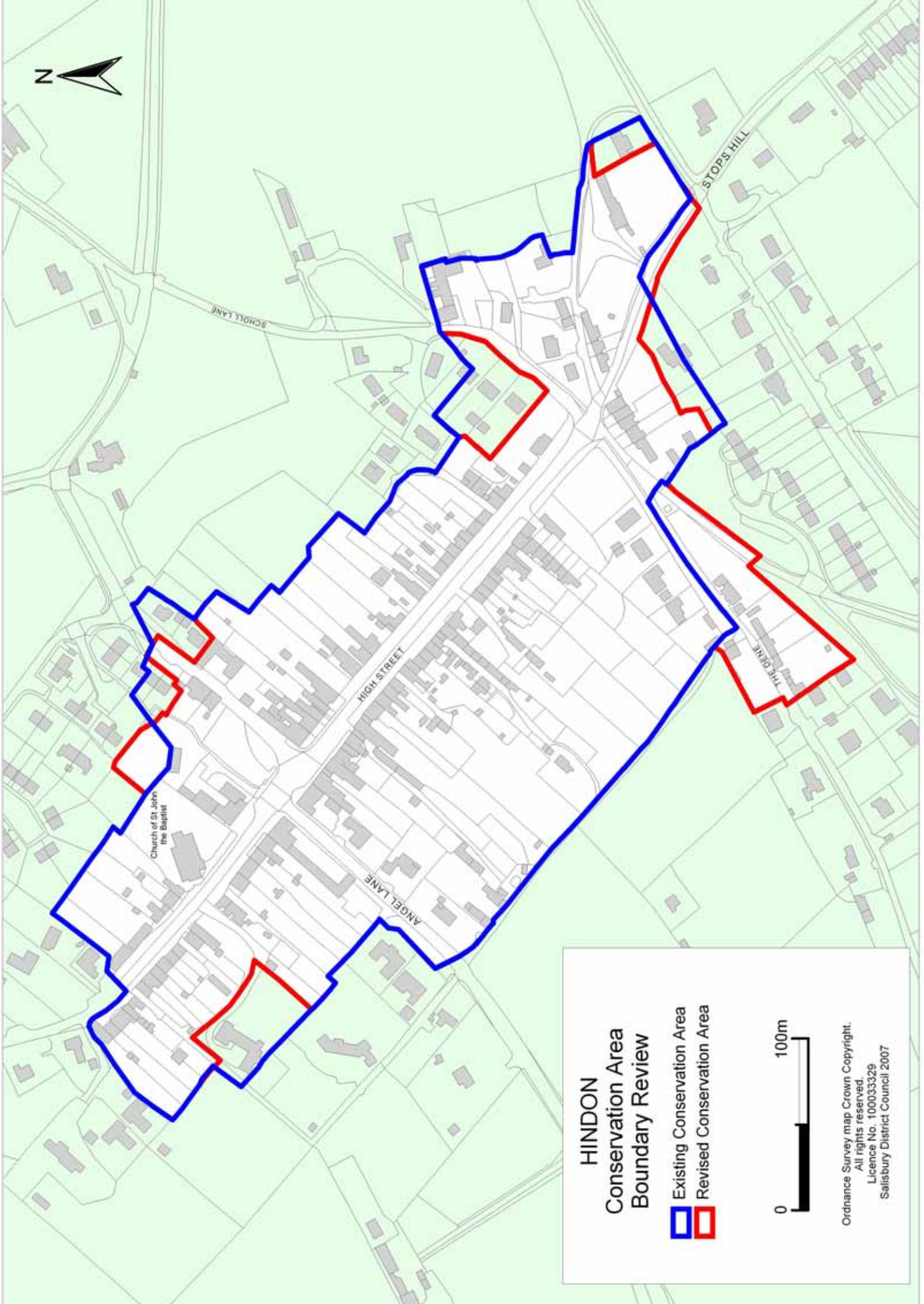


HINDON Archaeological Potential

-  Revised Conservation Area
-  Area of Archaeological Potential



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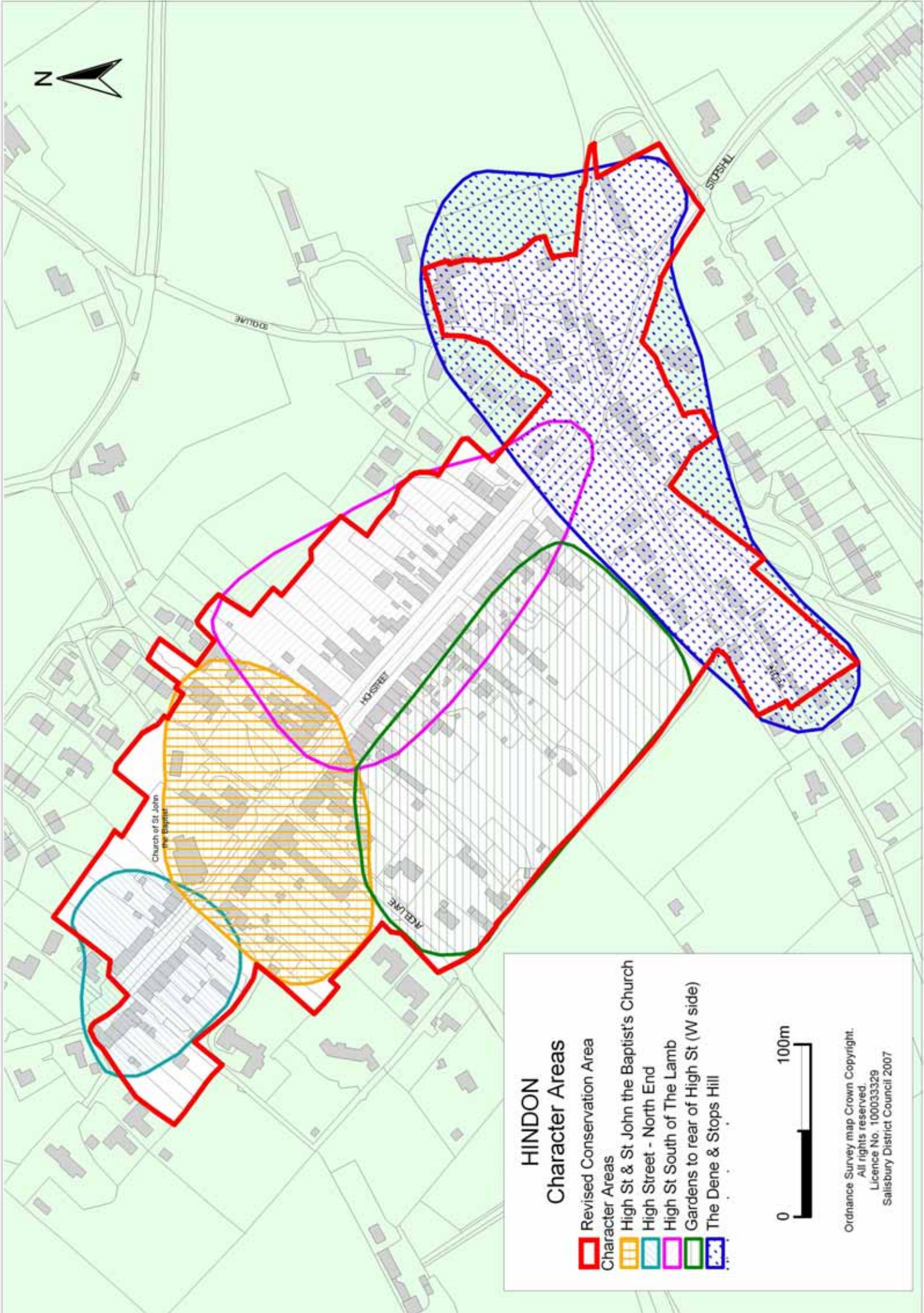


HINDON Conservation Area Boundary Review








-  Existing Conservation Area
-  Revised Conservation Area



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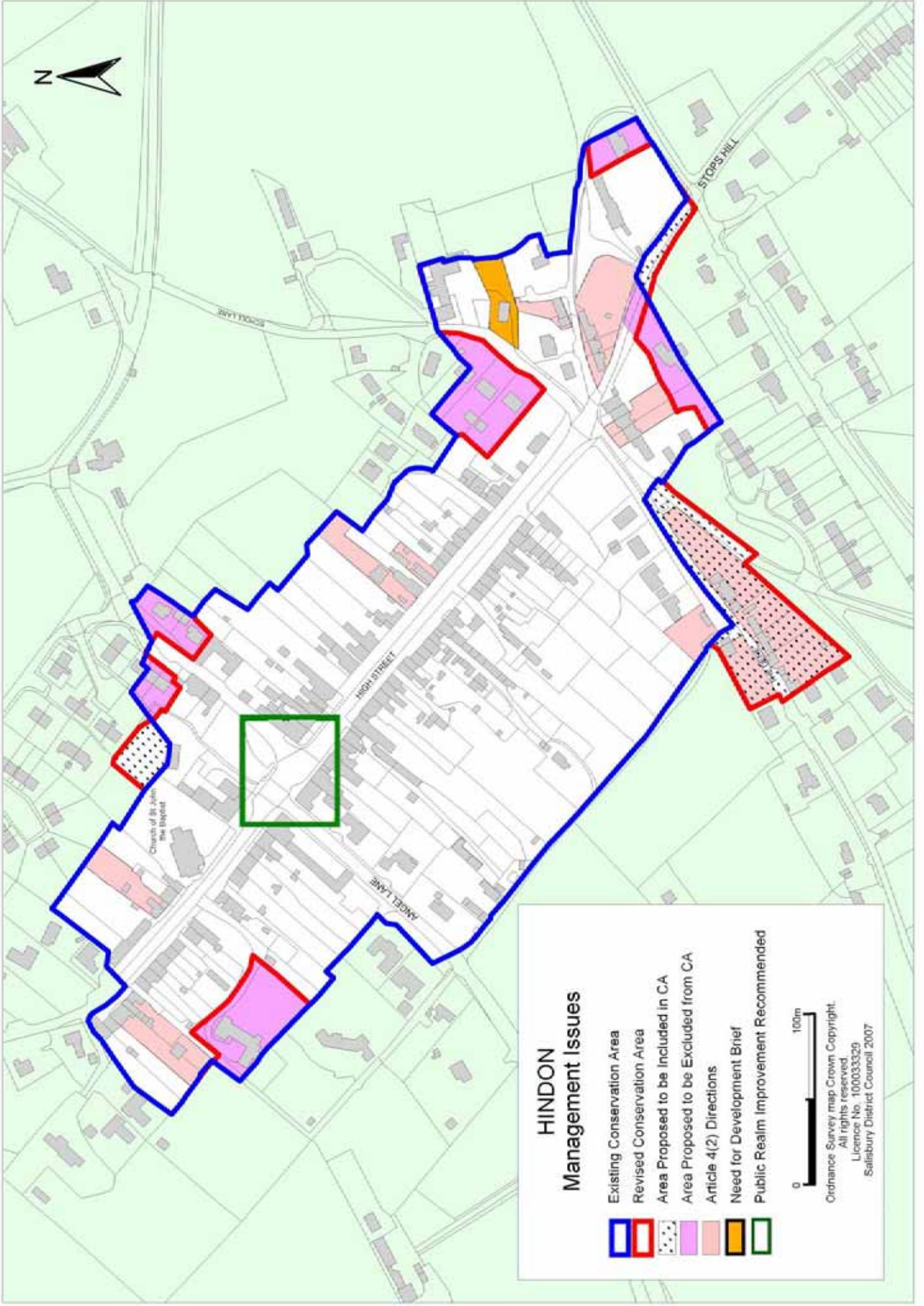


HINDON Character Areas

-  Revised Conservation Area
-  Character Areas
-  High St & St John the Baptist's Church
-  High Street - North End
-  High St South of The Lamb
-  Gardens to rear of High St (W side)
-  The Dene & Stops Hill



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SWYT HOUSE

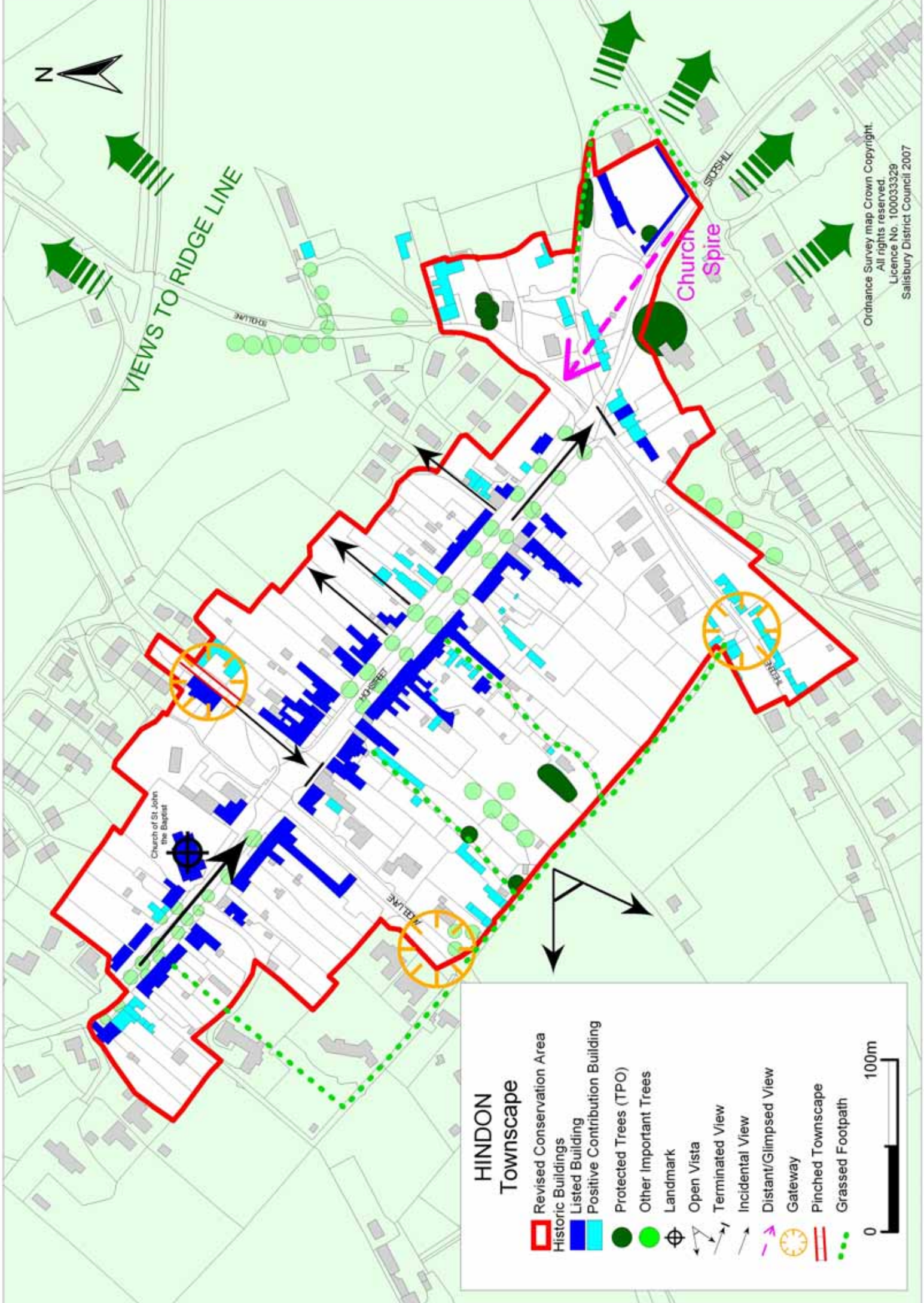
STOPS HILL

HIGH STREET

ANGEL LANE

Church of St John the Baptist



















VIEWS TO RIDGE LINE

Church of the Spire

Church of St John the Baptist

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HINDON Townscape

-  Revised Conservation Area
-  Historic Buildings
-  Listed Building
-  Positive Contribution Building
-  Protected Trees (TPO)
-  Other Important Trees
-  Landmark
-  Open Vista
-  Terminated View
-  Incidental View
-  Distant/Glimpsed View
-  Gateway
-  Pinched Townscape
-  Grassed Footpath



Appendix 2

Historical Maps



Historical map of 1748



Historical map of 1884



Ordnance Survey map of 1901



Ordnance Survey map of 1925



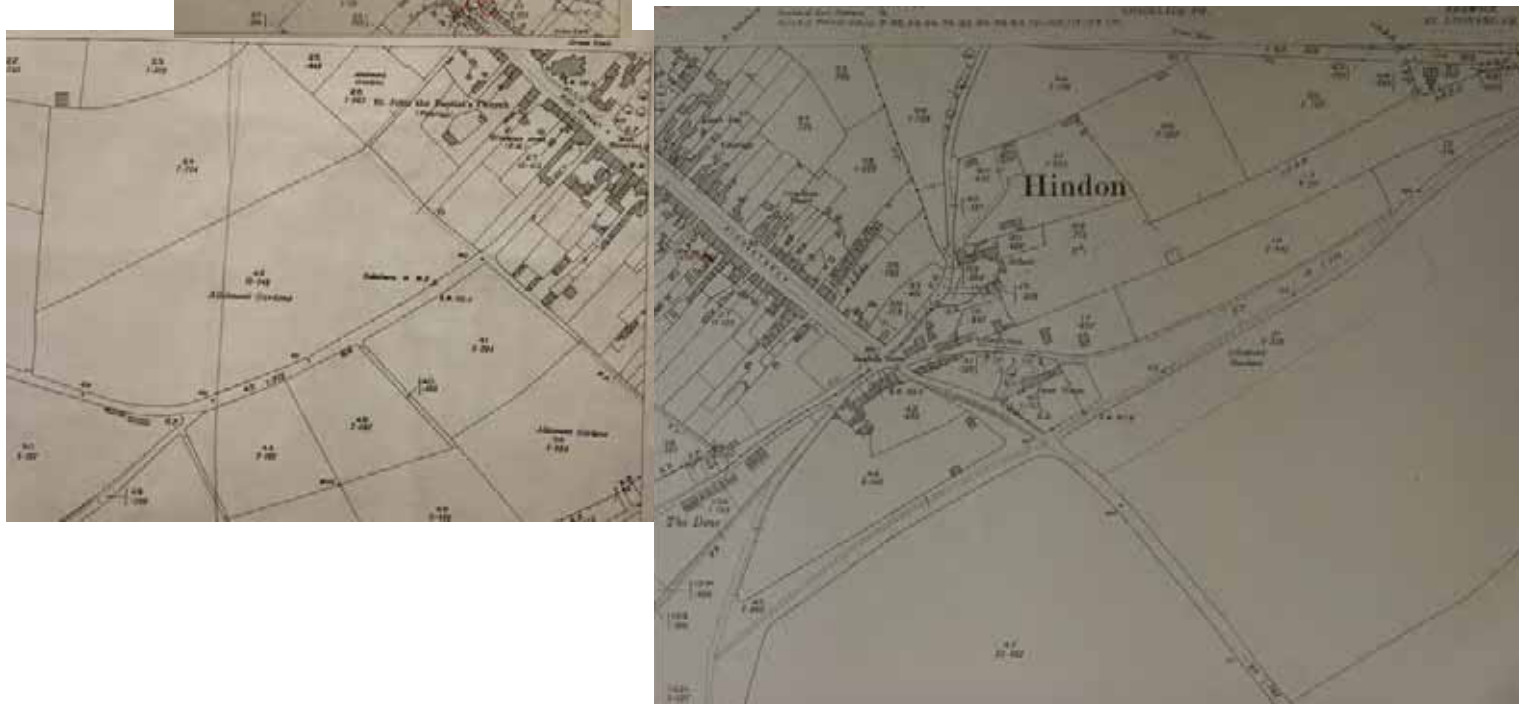
Historic Map 1: Hindon map of 1748



Historic Map 2: Hindon Tithe Map 1884



Historic Map 3: Hindon: Ordnance Survey 1901



Historic Map 4: Hindon: Ordnance Survey 1925

Appendix 3

Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
THE DENE							
2 & 3 Beckford Cottages.	■	■	■	■		■	■
Caroline Cottage	■	■	■	■	■		■
Chapel House	■	■	■	■	■		■
cottage to the west of Wylve Cottage	■	■	■	■			■
cottages to the north of Puffin Cottage	■	■	■	■	■		■
June Cottage	■	■	■	■	■		■
Primrose Cottage	■	■	■	■	■		■
Puffin Cottage	■	■	■	■	■		■
Rosedene Cottage	■	■	■	■	■		■
Swallow Cottage	■	■	■	■	■		■
HIGH STREET							
52	■	■	■	■	■		■
1 & 2 Jubilee Buildings (to the r/o No.1),	■	■	■	■	■		■
cottages to the r/o Appletree Cottage,	■	■	■	■	■		■
cottage to the r/o High Steps, ,	■	■	■	■	■		■
off Angel Lane (to rear of High Street) – Sunnyside	■	■	■				■
off Angel Lane (to rear of High Street) –Coote Cottage,	■	■	■				■
Barn Cottage,	■	■	■	■			■
Dolphin House,	■	■	■	■	■		■
Fern Cottage	■	■	■	■			■
Gladwyn	■	■	■	■			■
Greystones	■	■	■	■	■		■
Harriers Roost	■	■	■	■	■		■
Lea House	■	■	■	■			■
Linden	■	■	■	■			■

Appendix 4

List of unlisted buildings of local importance

The Dene: 2 & 3 Beckford Cottages, Caroline Cottage, Chapel House, cottage to the west of Wyllye Cottage, cottages to the north of Puffin Cottage, June Cottage, Primrose Cottage, Puffin Cottage, Rosedene Cottage, Swallow Cottage, Village Hall and No.4.

High Street: 52, 1 & 2 Jubilee Buildings (to the r/o No.1), cottages to the r/o Appletree Cottage, cottages to the r/o High Steps, off Angel Lane (to rear of High Street) – Sunnyside and Coote Cottage, Barn Cottage, Dolphin House, Fern Cottage, Gladwyn, Greystones, Harriers Roost, Lea House, Linden,



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