

West Lavington Neighbourhood Plan (First Review) 2017-2036

Character Appraisal

January 2026

West Lavington Neighbourhood Plan (First Review) – Character Appraisal

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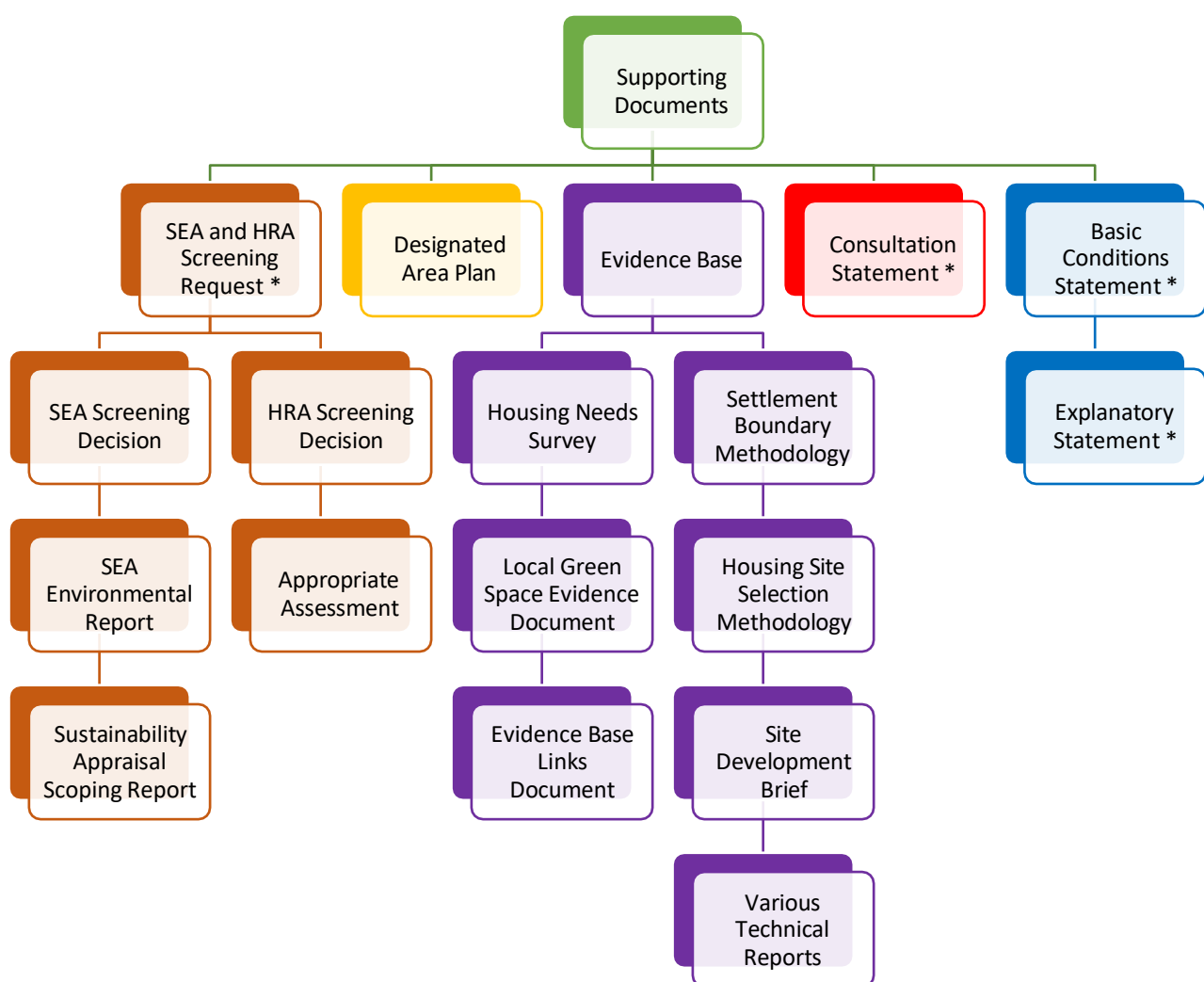
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West Lavington Neighbourhood Plan (First Review)

2017-2036

The Neighbourhood Plan (First Review) * Document Suite *



Note – the documents marked * have been updated or are new documents as part of the First Review to take account of the Modification Proposal; the other documents which supported the original version of the Neighbourhood Plan remain valid and do not need to be updated

Although published separately, this document forms part of the statutory Neighbourhood Plan



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Purpose

- A.1 The parish of West Lavington includes the settlements of West Lavington and Littleton Panell, which now form a nearly continuous line of ribbon development along the A360 road from Devizes to Salisbury. Today it is difficult to know where the boundary lies between the settlements, but West Lavington lies to the south, grouped around its church and former manor house while Littleton Panell is to the north, along the main road and around its former manor house, à Becketts. There does not seem to have been too much difference in population size at the end of the 18th century, but from around 1870 West Lavington increased far more in size and outstripped its neighbour in population. The population of the whole parish reached a peak of 1,589 in 1861 and then, in common with most villages declined, although there was an unusual increase in the 1920s.
- A.2 The land declines from south to north on the northern slope of Salisbury Plain. In the south of the parish the land rises to over 600 feet on the chalk uplands, while in the north it drops to 200 feet. The Semington Brook flows through the villages rising to the south of the settlement. The villages themselves lie on the strip of gault and upper greensand at the foot of the Plain.
- 
- A.3 The purpose of this Character Appraisal is to examine the historical development of the villages of Littleton Panell and West Lavington and describe the specific qualities that make up its current character and appearance, thereby defining the ‘sense of place’ and the local distinctiveness of two villages and wider parish. Based on this Appraisal the ultimate goal is to ensure that all new developments in the plan area contribute positively to our vision of the character of the two villages and wider parish.
- A.4 It identifies the particular features and characteristics that contribute to its significance as a place. In particular, this Appraisal includes a description of the various architectural styles, forms and features that underline the major phases in the development of the village as well as the important boundaries, open spaces and views/vistas within the village, which together make a substantial contribution to the character and appearance of the village.
- A.5 The Character Appraisal is an integral part of the Neighbourhood Plan and in particular amplifies Policy BE2 – Design of New Development/Local Distinctiveness. It will be used to inform the consideration and management of development proposals to ensure that they are sympathetic to the overall village.

Early Historical Development

- A.6 There is evidence of occupation in this area from late Neolithic or early Bronze Age times. Early remains have been found on the downs to the south with two round barrows and field systems visible. An early to mid-Bronze Age axe was found at New Copse Farm and late Bronze Age spearhead, palstave, axe and awl on other parts of the downs. Early Iron Age material has been found in the same areas. There may have been early activity on the lower ground, but the first settlement remains are of a Romano-British site in the grounds of Littleton Panell Manor (now part of Dauntsey’s School). Both Samian and Castor-ware pottery were found here while six bronze brooches and a bronze bracelet have been found on West Lavington Down.

A.7 Some clue to the early origins of the two settlements may be found in their names. Lavington was the Saxon Lafa's Farm, covering both the present Lavingtons from the early 5th century. The main settlement would have been at Market Lavington and it is quite likely that the West Lavington settlement came two or three centuries later. Littleton is the little farm and might have been small in relation to either of the Lavingtons. It is even possible that it could pre-date the West Lavington settlement, with possible continuous occupation from the Romano-British settlement.

A.8 However there is no archaeological evidence for Saxon settlement in the parish but as both houses and most artefacts were made of wood, which will have left little trace, it does not mean that there was no habitation here. There was certainly settlement here by late Saxon times, as two were recorded in the Domesday Book. The main settlement in the area was at Market Lavington, to the east, and settlements to the west would have been dependent upon it. The most populous settlement was at Littleton Panell, where there was land for six ploughs, although only five were used. There were two mills and a population of around 100 people.



A.9 The entry for West Lavington is more difficult to interpret. It was held from the king by Robert Blund, who farmed one hide and one virgate with one plough team. His two sons held seven hides and one virgate of land from their father and worked it with five plough teams and their men. Unusually there is no indication of numbers of heads of households although there was a mill of a fairly low value. Depending on the status of the working men the population could have been anything from 25 to 45 people and these are likely to have lived around the manor house. The value of West Lavington was 50% greater than that of Littleton Panell, which probably reflects the greater amount of land contained in the estate.

A.10 It is fairly certain that there was a Saxon church at West Lavington and if this is the case it raises the question of why no settlement is indicated in 1086. It could have been that a wooden church had been built for the Saxon owner Achi, his family and retainers and was also used by the inhabitants of Littleton. Whatever the origins the parish church remained at Lavington although its earliest features now date from the second half of the 12th century. This doubtless represents a rebuilding by the bishop of Salisbury as the estate of Lavington, with the manor of Potterne, was given to Bishop Roger in 1136. From then onwards Lavington was known as Bishop's Lavington.

Later Historical Development

A.11 In the mid-13th century William Paynel married Maude Husse and so acquired the manor of Littleton by marriage. In the time of William or his sons the suffix 'Paynel' was added, being recorded in 1317. In 1332 West Lavington paid more tax than Market Lavington and, in the 14th and 15th century the parish had the typical Wiltshire land use of sheep and arable (mainly wheat with a little barley and oats). The Dauntsey family had land in the parish from at least 1474, eighty years before William Dauntsey's bequest founded a school and almshouses. West Lavington Manor House was rebuilt in the earlier 16th century, as can be seen from the evidence of a contemporary doorway in the present house. During that century there was extensive sheep farming in the parish, there were 1,394 sheep on one farm alone.

- A.12 In 1630 Sir John Danvers acquired West Lavington by marriage and extensively rebuilt the manor house. He was very interested in garden design and created ornamental gardens in the Italian style. John Aubrey, in the mid-17th century, is very complimentary about Sir John Danvers of Chelsea and wrote the following about the garden:

“The garden at Lavington is full of irregularities, both naturall and artificial, sc. elevations and depressions. Through the length of it there runneth a fine cleare trowt stream; walled with brick on each side, to hinder the earth from mouldring down. In this stream are placed severall statues. At the west end is an admirable place for a grotto, where the great arch is, over which now is the market roade. Among severall others, there is a very pleasant elevation on the south side of the garden, which steales, arising almost insensibly, that is, before one is aware, and gives you a view over the spacious corn-fields there, and so to East [Market] Lavington: where, being landed on a fine levell, letteth you descend again with the like easinesse; each side is flanked with laurels. It is almost impossible to describe this garden, it is so full of variety and unevenesse; nay, it would be a difficult matter for a good artist to make a draught of it.”

- A.13 On Friday 26 April 1689 there was a disastrous fire in the village with 226 bays of buildings burned. A bay was normally the area between two sets of crucks or wooden frames that provided support for an upper floor, roof and the timber framing of the front and rear walls. The buildings represented by the number of bays would have been houses, barns, stables and other outbuildings.

- A.14 The only houses remaining in West Lavington today that pre-date the fire, are the Old Manor House, West Lavington Manor and the Old House in Duck Street. There are several late 17th and early 18th century houses, including Dial House of 1691 that must have been built to replace those lost in the fire. There appear to be indications of earlier houses in Littleton Panell so it seems likely that the fire was concentrated in the area around the church of All Saints.

- A.15 In the 18th century it was noted that there was much flint digging in the parish for the repair of turnpike roads. Sheep remained pre-eminent and in 1766 there were 6,298 in the parish. The West Lavington estate was bought by the Duke of Marlborough in 1766, hence the Churchill Arms in the village today. By 1801 the main crops from arable land were wheat and barley, with some oats, peas, rape, turnips, beans and rye. Market gardening flourished in the 19th century and produce was sent to Salisbury and Bath. Chalk was quarried for lime burning. 1825 saw riotous celebrations in the village when toll gates on the turnpike roads were burned down and never replaced.



- A.16 In 1867 there was still a good range of businesses in both villages. The variety of shops included two grocers (one was also a farmer and one a draper), a baker and grocer, a butcher, three shopkeepers (one of whom was also a blacksmith and his wife ran the post office), while there were four public houses; the Black Dog and the Churchill Arms, with the Wheatsheaf and the Cross Keys in Littleton. Market gardening was represented by six gardeners (one was also a carrier) making use of the rich

- A.17 loamy soil above the greensand. There was a beer retailer, who was also a maltster, and four millers. There was another blacksmith, a saddler, two carpenters and wheelwrights, a stonemason, two bricklayers, a building and timber merchant and carpenter. Clothes were provided by two tailors and a stay maker and there were three boot and shoemakers. The parish contained ten farmers and a dairy.

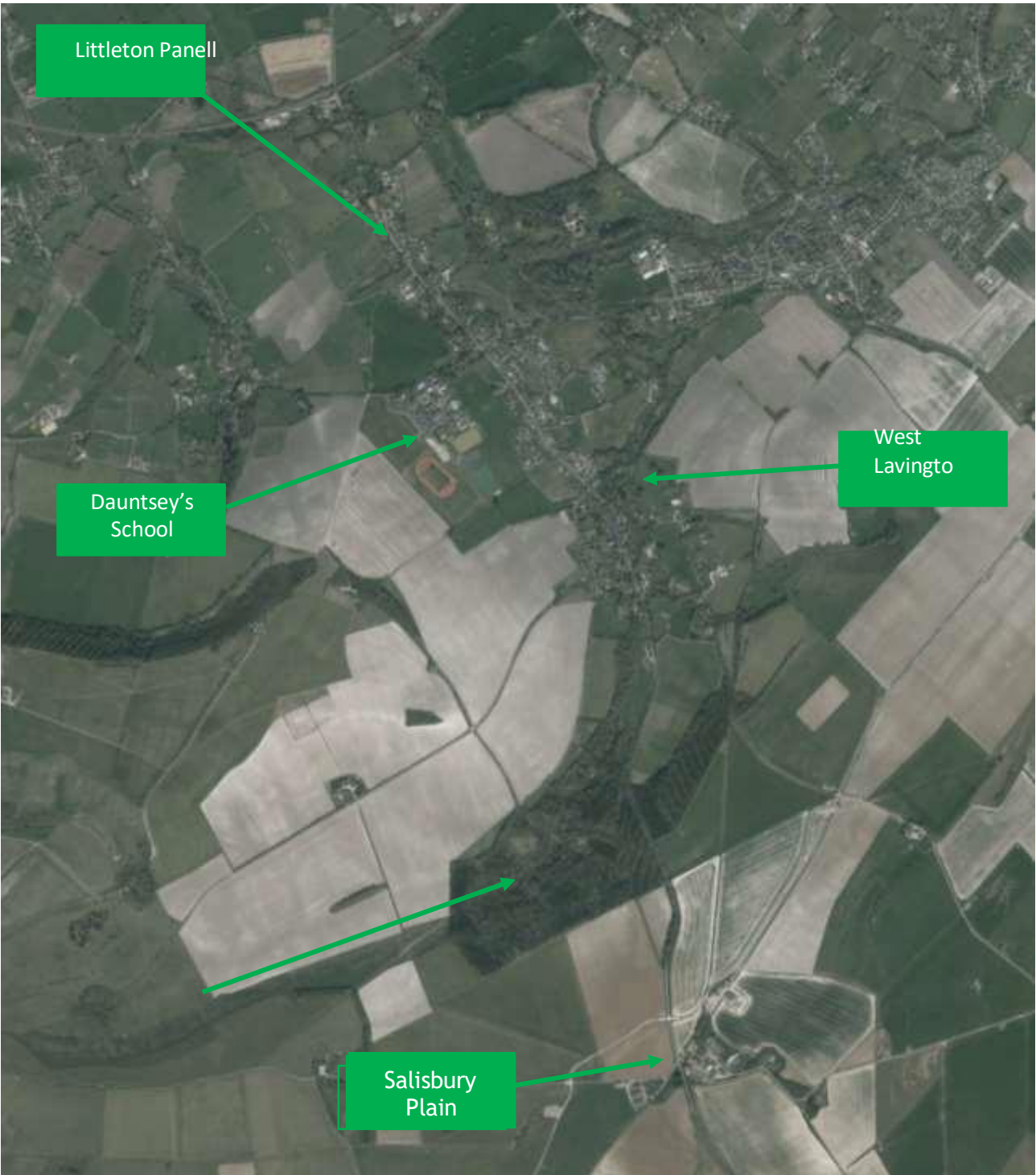
- A.18 In 1900 the railway line between Westbury and Stert was built across the northern part of the parish and West Lavington station was sited half a mile to the north of Littleton. The licence from the Black Dog was used for the new railway hotel. The manor house at Littleton, à Becketts, was rebuilt in red brick in 1904 and little trace of the original remains. In 1905 Lord Churchill sold the manor of West Lavington and much of the land to Mr. H T Holloway. Between 1910 and 1936 the War Department acquired 4,203 acres in the parish, being the downs in the southern part.
- A.19 The 20th century saw the substantial expansion of Dauntsey’s School from 1919 onwards and the buildings and grounds now comprise 100 acres in and around both villages. There have been small housing developments from the 1970s and the two villages have grown together.

General Form of West Lavington Parish Today

- A.20 The shape of West Lavington and Littleton Panell was traditionally, to a large degree, linear, stretching for over one and a half miles north/south along the A360. However, the modern two villages collectively have 3 main built forms: the linear village which forms Littleton Panell; the nucleated core of West Lavington; and the dispersed southern part of West Lavington. To the north of the B3098 junction, this road is known as High Street, Littleton Panell. To the south of the junction, it is High Street West Lavington, which becomes Church Street south of The Manor. Dauntsey’s School is part of the nucleated core of West Lavington; albeit it does in effect form a fourth main style of built form within the overall two villages.
- A.21 Many houses lie directly alongside this road but, unlike a typical nuclear village which appears to radiate outward from a centre, such as a village green, there is no sense of a ‘heart’ of the village. There is, therefore, perhaps a lack of familiarity in the relationships between the various elements within the village, such as might be experienced in villages where there is a focal point.
- A.22 Both villages include buildings from many periods and in many styles. Development since the Second World War includes individual houses infilling the old building lines, and new small estates. Limited development occurs on the east/west B3098 but much of the post-war building has been on lanes and minor roads which lead off the main highway network, but which do not link up to any other roads outside the village.



- A.23 There are few buildings in West Lavington or Littleton Panell taller than two storeys with the notable exceptions of the tower of All Saints Church, completed in the late 13th or early 14th century, and the grander old houses (including Hunts House, Dial House, the Parsonage, the Old Vicarage, West Lavington Manor, Littleton Lodge and a’Becketts). Traditional dwellings are almost all two-storeys, but several single-storey dwellings were built in the 1960’s in Orchard Place and The Spinney, sheltered homes attached to Hedges House and at other in-fill sites in the two villages. More recently, Hooks Court is an attractive conversion of former single-storey farm buildings.
- A.24 Although many properties are detached, pairs of semi-detached houses are quite common in the two villages dating from Victorian, Edwardian, inter-war and post war times. Several were built by the council after the Second World War, notably in Sandfield, Eastfield and White Street. There are also many examples of short terraces of 4 or 5 houses. Dauntsey Court is a prominent and particularly attractive terrace of former almshouses dating from 1831, which had been founded in 1543. Short terraces and semi-detached dwellings are also common in modern developments, such as Ramscliff,



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A.25 The character of the older parts of the High Street through both villages is generally of buildings facing the road from each side. Some 20th century buildings set back from the road do not follow the traditional pattern and detract from this special character. In contrast, some 20th century infilling on the west side of the High Street north of the former Horse and Jockey is particularly successful in enhancing the character of the area.

A.26 Timber frame buildings were almost certainly the most common form of construction for most dwellings in the two villages for many hundreds of years. Today, such construction is visible on Duck Street in the Old House, in the Old Manor and a few other buildings. However, it is likely that many cottages still retain the traditional timber frame behind later brick cladding.

A.27 The predominant building material in the two villages is brick although the use of stone is not uncommon, particularly in some of the older and larger buildings. Chalk blocks are evident in the Old Manor, close to the church, and were probably once more common but being soft, have eroded away. The church itself

is built of a variety of stone, both free-stone and ashlar, from various periods. West Lavington Manor, Dautsey House, Pyt House and Hunts House are also largely stone built. Many other older properties show signs of stone cores over-built in subsequent reconstruction by brick.



A.28 Traditional brick building used the local mellow-red bricks produced in Market Lavington and other local brickworks until the mid-20th century. Early examples may be seen in the Tudor walls of the Manor Garden and in Dial House built in 1691. For the most part, this brick has weathered well throughout the village and remains in good condition after several hundred years.

A.29 The use of render is uncommon, it is represented at Littleton Farm House, which dates from the mid-18th century. However, for at least a hundred years, and possibly longer, many brick (and brick and stone) houses in the two villages have been partly or wholly painted or pebble dashed. In some cases, the coating hides alterations to the original brickwork that might otherwise look messy. The effects are perhaps least successful where adjacent buildings that once matched each other, or made a coherent assembly, have been treated differently.

A.30 Modern bricks are not made locally. While some have mellowed and blended nicely with the traditional colours, others in colour or texture contrast with the older buildings, as in Holmfield, for example. Some brick extensions do not closely blend with the original buildings to which they are attached. Others, while making a fair match in colour, are less than wholly successful owing to the use of different patterns of bonding from the originals, as in the extensions built on the front of the former Almshouses at Dautsey Court.



- A.31 One of the most prominent brick constructions in the village in recent years is the retaining wall on the High Street south of Sandfield. This is built of hard engineering bricks with a semi-gloss finish and many people consider it to be one of the least attractive features of the village. A future village project could be focused on a different treatment for this wall.
- A.32 In contrast, the stone-faced retaining walls of similar date on the west side of the High Street in Littleton Panell have blended well and form a comfortable part of the village scene.
- A.33 In a further contrast, the estate of semi-detached and terraced houses in Sandfield, Eastfield, and The Spinney, built by the district council after the Second World War, was originally clad in concrete slabs resembling large weatherboarding. The visual effect was not wholly successful, especially after weathering for a few years and many houses have been refaced in the last 15 years or so. Some of the houses have been sold to the former tenants while others are now owned and managed by a housing association. As a result of this fragmentation of ownership, resurfacing materials have varied and include pebbledash, brick and other materials. Some of these treatments are visually more successful than others and the effect is possibly least attractive where two houses in a semi-detached pair are treated differently.
- A.34 There are nine properties in the two villages that still retain thatched roofs, three in Littleton Panell and six in West Lavington. Despite being few in numbers, these buildings add a particular charm to the village scene. Other buildings are roofed in slate or tiles. As a general rule, older buildings are roofed with slates while some old and most new buildings are tiled. Thankfully, there are very few flat roofed constructions in the village.

- A.35 If, in the post Second World War period, new walls and roof treatments have not always been attractive in the two villages, the same can be certainly said of new windows. Traditional windows, be they sash or casements or even leaded, were integral to the appearance of the whole building of which they formed part. Replacement windows, particularly in older buildings, have, in many cases, damaged this integrity. The loss of glazing bars in the use of new materials, usually uPVC, in place of wood.



- A.36 Mention should be made of the boundaries to properties in the villages. All types of materials are used, including hedges, iron railings, brick and stone walls, post and rail or close-boarded wooden fencing, wire or a combination of these. All forms, with the possible exception of wire, can be attractive if well maintained and co-ordinated with its neighbours.
- A.37 Finally, most properties in the two villages receive electricity and telephone services by overhead wire with the result that, in some places, the effect is an unsightly ‘cats cradle’ of wires above the roads and properties.



Broad Character Areas

A.38 The two villages and wider parish can be divided into 12 Broad Character Areas. These Broad Character Areas are illustrated on the plan below and are described in detail in the following Character Area Profile sections:

A – Northern Gateway

B – High Street (Pagnell Lane to Russell Mill Lane)

C – Russell Mill Lane

D – High Street (Russell Mill Lane to Cheverell Road)

E – Lavington Lane

F – Eastern Expansion

G – High Street (Lavington Lane to Churchill Arms)

H – Dauntsey's School

J – Manor and Environs

K – Church and Environs

L – Greenfield

M – Southern Gateway



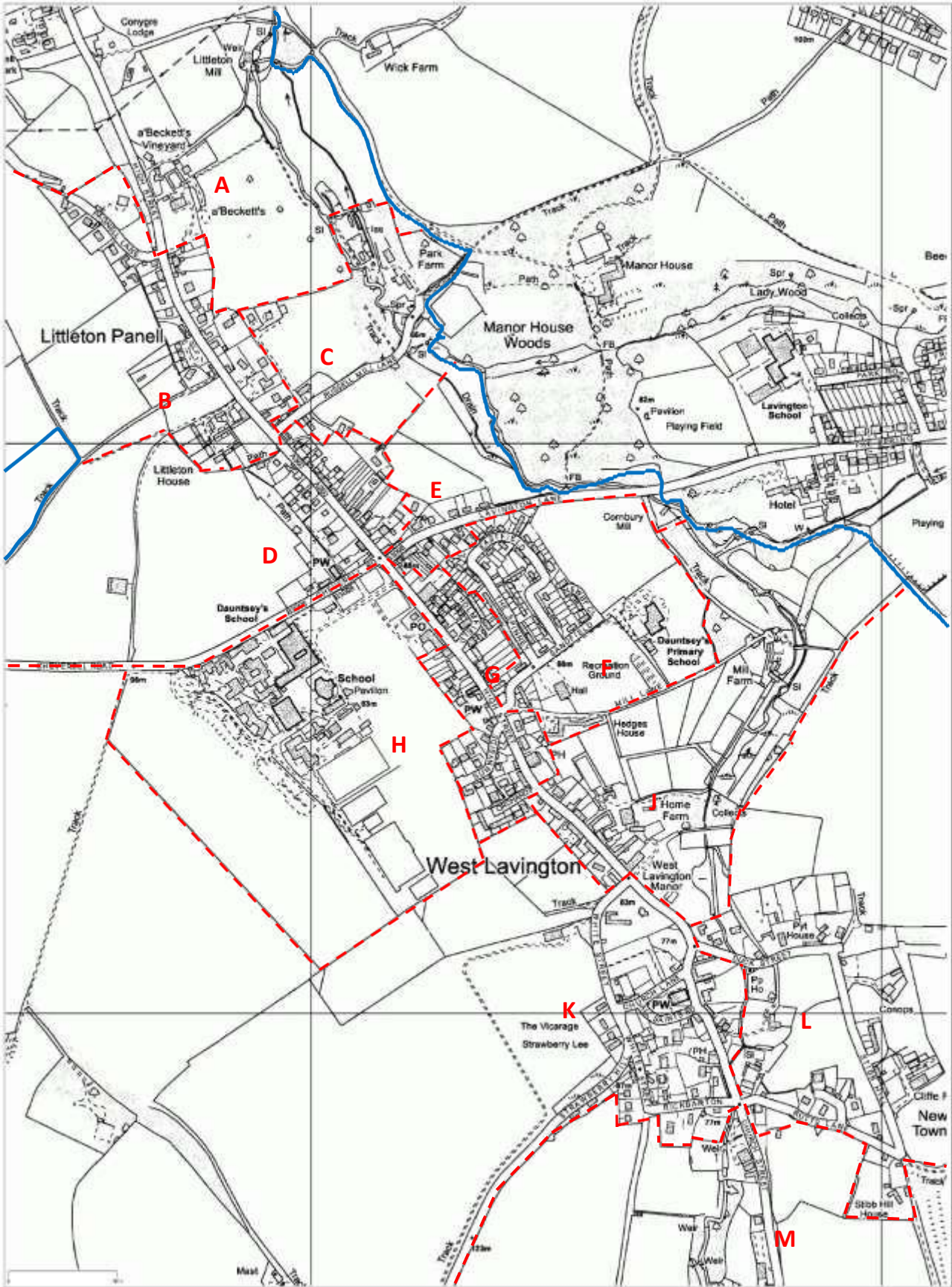
(Note – there is no character area I to avoid misunderstanding)




Example of boundary hedges



Doorstep decoration



 West Lavington Neighbourhood Plan Area Boundary


Map 25 - Broad Character Areas in the Character Appraisal

Key to the Character Area Maps

 Important Views and Vistas (Policy BE3)


 Local Green Spaces (Policy NE1) 


Important Open Areas (Policy BE2)


Name Areas That Contribute to the Setting of West Lavington Parish (Policy NE2) 

Important Boundaries – Walls (Policy BE4)


 Important Boundaries – Hedges (Policy BE4)

 Important Trees or Groups of Trees (Policy BE4)


 Important Topographical Feature (Policy BE2)

 Key Public Right of Way (Not all rights of way can be shown)

 Listed Buildings (Policy BE6)

 ‘Locally Important Buildings’ - Non-designated heritage assets (Policy BE6)

 Character Area Boundaries

 Opportunities for Enhancement (Policy BE4) 

Important Road Gateways (Policy BE2)

 Informal Lane Character (Policy BE2)

 Semi-Informal Lane Character (Policy BE2)

 Main Community and Education Facilities (Policies CF1 and CF2) Parish

 Boundary

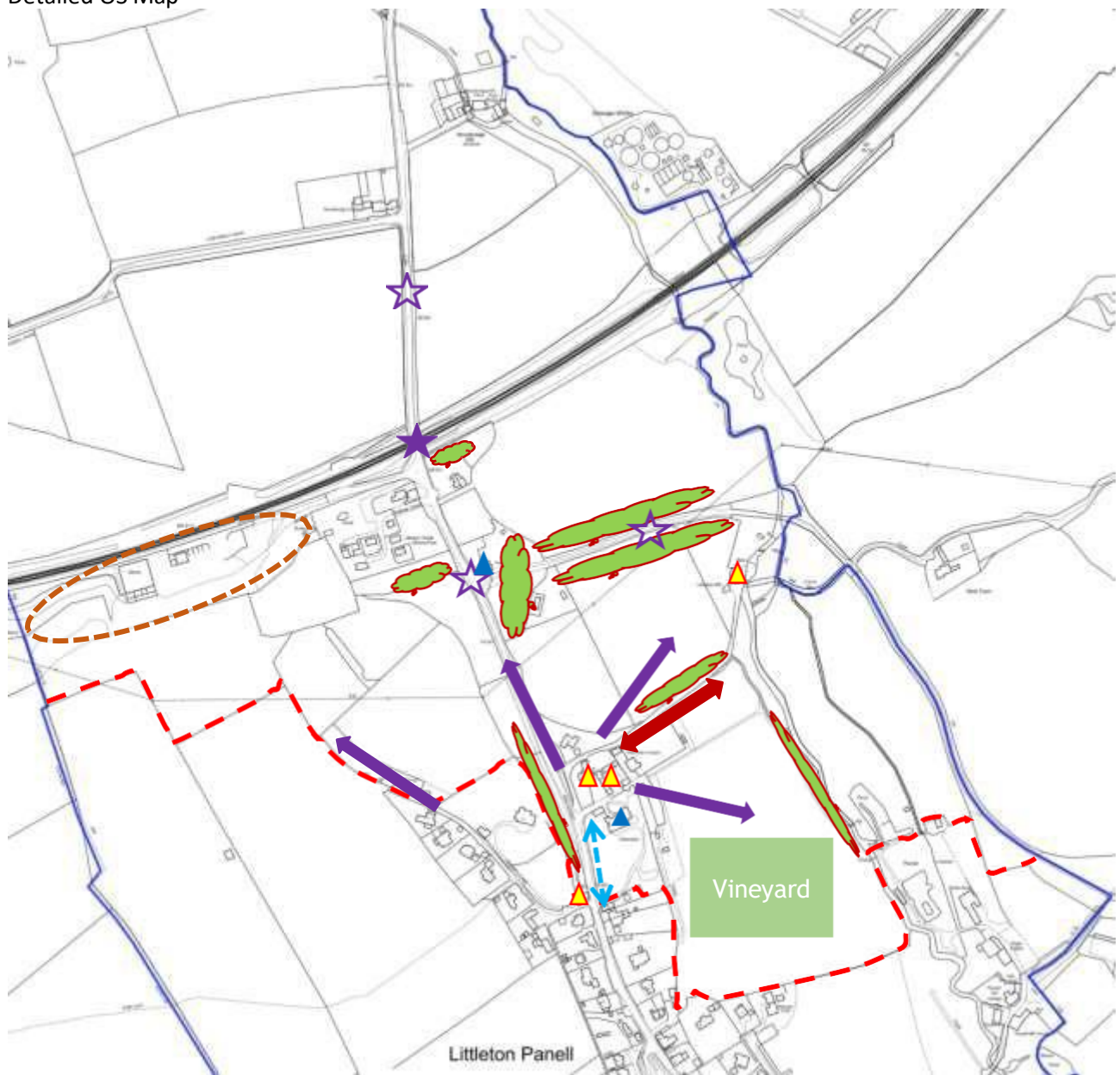
Character Area Profiles

A.39 The 12 Broad Character Areas are described in detail on the following pages. Each description sets out the features that much up the distinct character, appearance and significance of each of the Broad Character Areas. These are accompanied by design guidelines that will help development in each character area respect and successfully integrate with the existing built form and natural landscape.



Character Area A – Northern Gateway

Detailed OS Map



Map 26 - Character Area A – Northern Gateway © Crown Copyright



Description

The Northern Gateway forms the main entrance into Littleton Panell along the A360 from Devizes. It contains sporadic properties including: Woodbridge Farm; Railway; Station Yard (Scrap Yard); Woodlands; Mobile Homes Site; a'Beckett's Vineyard; a'Beckett's; Dauntsey's School Manor House Entrance; Conygre Lodge; and Littleton Mill.

The Northern Gateway contains undeveloped farm land together with the vineyard and treed driveway to Dauntsey's School Manor which is actually in the neighbouring parish of Market Lavington. It includes the northern end of Semington Brook and is the point of the triangle shape that forms the parish of West Lavington.

Landscape Features and Topography

From an approach through slightly undulating open agricultural pasture land of meadows mostly bordered by low hedges, the topography of the northern approach to the settlement forms a very strong element of barrier and gateway. This is mostly created by the railway embankment, which is not unlike the outer motte of a castle. The railway bridge provides the gateway. There is a significant divide between the open countryside and the settlement within.



With the exception of the two Woodbridge Cottages the recent low lying industrial building of Woodbridge Farm and Woodbridge Farm Mill and farm cottages marking the Semington Brook

boundary of the parish, there are no other buildings north of the railway. The contrast is further reinforced by the numerous mature trees within the 'keep' and the absence of trees in the farmland to the north.

Once through the outer barrier, and within a narrow area of level land contained within the arms of the railways, a rough track on the right follows the old station road. No sign of the station remains. The track leads on the site of the old shunting yard, now an extensive scrap yard. This is not a suitable activity for the entrance to a village settlement and of which stacks of cars and industrial buildings can be seen from the A360 before even reaching the bridge. This site presents an opportunity for enhancement.

Heading south from the Dauntsey Manor Lodge entrance, the main road rises steeply up to the brow of the rise and the highest point of the whole settlement where height gives status to the volume of the red brick and clay tile mass of a'Beckett's. Like a castle keep it sits high above the road level and just visible through tall mature beech trees. The process of climbing up to and leaving downwards from the brow is accentuated by the typical Wiltshire topography of ivy-covered steep sandstone banks and naturally cultivated tree growth forming a tunnel of greenery.



Open Spaces, Hedges and Trees and Boundary Treatments

The almost hidden vineyard at a'Beckett's provides an important open area to this character area. Much of the character area is verdant and undeveloped farmland which is punctuated by strong groups of trees including the tree lined avenue to Dauntsey Manor. Cumulatively the trees give a strong feeling of enclosure to the northern gateway into the village.

The stone and brick wall to a'Beckett's contributes to the feeling of enclosure, the brick wall part performs a dual role as a retaining wall.

Important Views and Vistas

Leaving Littleton Panell heading northwards from a'Beckett's, the road drops and becomes an enclosed treed tunnel. This is a strong vista which typifies the informal lane character with the road only having a carriageway and no footway or verges; this is framed by the strong mature vegetation which has grown into a tunnel.

To the east from a'Beckett's vineyard buildings, the land falls away to the east giving an impressive view across the vineyard towards the treed corridor of the Semington Brook in the background. This landscape view was firstly identified in the Conservation Area Character Statement.

From the northern end of Pagnell Lane, views look across to Potterne Wick ridge and on to Roundway Down. The Conservation Area Character Statement also identifies an important landscape view from the public right of way running to the north of the a'Beckett's complex.

Building Forms and Materials

As you enter via the railway bridge gateway, on the right sits a whitewashed brick building. Originally the Railway Arms and subsequently 'The Chocolate Poodle' pub, this three-storey gabled building, now providing rented accommodation sits, disconnected, in a sea of tarmac.

To the rear and greatly screened by the pub and a barrier of larch-lap garden fencing is an assortment of static and roadworthy caravans, mobile homes and prefab chalets. With a layout that suggest a degree of organic growth the assembled homes are barely noticed behind the fencing. This group of dwellings on the right together with a mid-century house and the Lodge to the Pleydell Bouverie Manor (now Dauntsey's School Manor House), on the left are a distinct satellite grouping of properties with no pedestrian connection to the village.



The Lodge with its decorative tree root-damaged entrance brick and stone gateposts and walling allow a glimpse of the water meadows beyond and a suggestion of something grand ahead through an estate road lined by an avenue of lime trees.

The base of a'Becketts is enclosed by a complex of single-storey red brick outbuildings, providing a shop for the vineyard and other office accommodation. To the north, on a slight rise are two red brick Victorian cottages and a modern detached house marking the beginning of the footpath down to Littleton Mill and Semington Brook, this gives glimpses of the almost hidden vineyard.

Roads and Footpaths

The roads in this character area, including the A360 comprise informal lanes which are characterised by no footways or verges accentuated by the typical Wiltshire topography of ivy-covered steep sandstone banks and naturally cultivated tree growth forming a tunnel of greenery. A slightly more formal highway character comes as you pass a’Beckett’s. From the stone and brick gateposts of a’Beckett’s by the Royal Mail postbox, the road enters Area B, curves slightly and commences the gradual slope down into the village.



There is an overgrown footpath just south of the railway line heading east from the A360 towards The Broadway in Market Lavington Parish. The main right of way is along the track to Littleton Mill. There is also a pedestrian right of way from the A360 at a’Beckett’s to Littleton Mill to the east and from there to Wick Farm and Ledge Hill in Market Lavington Parish. It should be noted that the access driveway to Dauntsey Manor is not a public right of way.

Heritage

The property a’Beckett’s is a Listed Building, as is the Lodge to the Pleydell Bouverie Manor. The Conservation Area Character Statement identified the complex of single-storey red brick outbuildings now forming a shop for the vineyard and other office accommodation alongside Nos.25 and 27 High Street as ‘Unlisted Significant Buildings’; as it also did for Pagnell Cottage at the junction of High Street and Pagnell Lane.

Littleton Mill is identified as a non-designated heritage asset for its architectural significance, aesthetic appeal and historical connection.



Littleton Mill



Pagnell Cottage

Risks to Character

The main risk to the character of this area would arise from engineered highway works that could threaten the informal and rural lane character.



Development on the former shunting yard and station which is now a scrap yard has the potential to adversely impact on the northern approach, particularly from the junction of Cheverell Road and the A360 by Woodbridge Cottages, from where the scrap yard already is partially visible.

Design Guidelines - Character Area A

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the Northern Gateway as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) conserve the low-density and sporadic character of this part of the village;
- b) retain the treed nature and informal rural lane character of the street scene of the A360;
- c) not encroach on the open countryside at the northern entrance to the village;
- d) look for opportunity for enhancement at the scrapyard including introduction of additional landscape planting;
- e) look to improve the appearance of the former Railway Arms (subsequently 'The Chocolate Poodle' pub) preferably by return to unpainted brick and restoration of the former wrought iron sign;
- f) maintain the positive contribution made to the setting of the Parish by the vineyard;
- g) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene; and
- h) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

Common Design Guidelines Across All Character Areas

- i) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- j) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- k) not obscure the important views;
- l) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- m) not have a detrimental effect on heritage assets or their settings;
- n) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- o) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- p) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.



Character Area B – High Street (Pagnell Lane to Russell Mill Lane)

Detailed OS Map



Map 27 - Character Area B – High Street (Pagnell Lane to Russell Mill Lane) © Crown Copyright

Description

This is the northern approach into the linear village of Littleton Panell when travelling southwards along the A360 from Devizes. Although focussed along High Street it includes a small number of secondary lanes. It contains the properties along Pagnell Lane; The Farm; 33 to 77 High Street (Eastern Side); and Pagnell Cottage to Littleton House

High Street (Western Side). The farmland to the west of the village forms the setting to this character area.



Landscape Features and Topography

The A360 High Street follows a broadly level alignment. To the east (although not in the character area) the land falls away to the Semington Brook valley. To the west, the land rises, Pagnell Lane rises quite steeply from the High Street. Although not in this character area the Semington Brook running along eastern edge of the Parish dominates the wider topography. Pockets of development along

High Street sit above the road level, including at Nos. 48 to 52 where an engineered hairpin driveway exists, albeit hidden from public view.

Open Spaces, Hedges and Trees and Boundary Treatments

The Neighbourhood Plan designates The Meadow by Littleton House, Littleton Panell as Local Green Space. The open area on the northern side of Pagnell Lane between Pagnell Cottage and No.12 Pagnell Lane is a verdant undeveloped area that

adds to the rural feeling of Pagnell Lane. Large open arable fields are behind the houses on the western side of the A360. In combination with The Meadow this draws the countryside into the High Street. Groups of trees along the linear street contribute to the feeling of enclosure. The large front gardens of many houses on the east side of the High Street are generally well-treed. These trees are important to the townscape and should be preserved. Development on these gardens should be avoided.



The Meadow sits above road level and the stone wall along the road frontage is integral to its overall character. Much of High Street through this character area has strong boundary treatment in terms of walls and hedging, the stone walls south of Pagnell Lane either side of High Street in particular make an important contribution.

Important Views and Vistas

From the northern end of Pagnell Lane and moving just into Character Area A, views look across to Potterne Wick ridge and on to Roundway Down. To the west, open fields roll towards Little Cheverell, Great Cheverell and on to the escarpment of Salisbury Plain. To the east are private views over open fields towards Market Lavington and Easterton Sands, this is generally hidden from public view by the line of houses along High Street.



The Conservation Area Character Statement identified two important landscape views, one from the public footpath south-west from by Nos.1 and 3 Pagnell Lane and the other from the entrance drive to The Farm by The Meadow.

Building Forms and Materials

Older buildings are brick or have rendered walls with a mix of slate and tiled roofs. More modern buildings have some sympathy to their environs when looking at building materials but those constructed in the early 1980's or earlier, can fall short in that regard with the use of brown bricks instead of red and are therefore less integrated into the landscape.

The Farm is a high-quality scheme which involved a mixture of conversion of the former farm buildings and comprises red brick, slate with some timber focussed on a shared central courtyard.



Roads and Footpaths

The main road is the A360, it has narrow footways and has a general feeling of enclosure arising from strong boundary treatments or properties set close to the road. There are narrow lanes or drives leading off with no pavements. The A360 road comprising the High Street is a dominant feature in the area. Since it is busy much of the time it is somewhat divisive in nature. Traffic volumes have increased significantly overall, but a significant pressure arises from its role in servicing three schools within closely adjacent areas. This makes it very busy at the morning and evening peak for school traffic. A number of rights of ways exist, these help to link other parts of village away from A360.

Heritage

There are two Listed Buildings, No.53 High Street and Littleton House. The Conservation Area Character Statement identified a number of properties as ‘Unlisted Significant Buildings’; these are: The Lodge to a’Beckett’s (33 High Street); 38 High Street; 39 High Street; 44 High Street; 49 High Street; 54/60 High Street; and 77 High Street.



Littleton House



No.53 High Street



Lodge to a’Beckett’s

Risks to Character

One of the main risks to the character of this area would arise from engineered highway works that could threaten the informal and rural lane character of Pagnell Lane. Traffic damage to property from HGV use of the A360 is an ongoing threat. Inappropriate additions and alterations to the current housing stock could undermine the established built character. Loss of the feeling of enclosure from removal or alterations to the strong boundary walls and hedges is a significant risk to character.

West Lavington Neighbourhood Plan (First Review) – Character Appraisal



Pagnell Lane



North Close



The Farm



The Haven

Design Guidelines - Character Area B

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the High Street in Littleton Panell as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

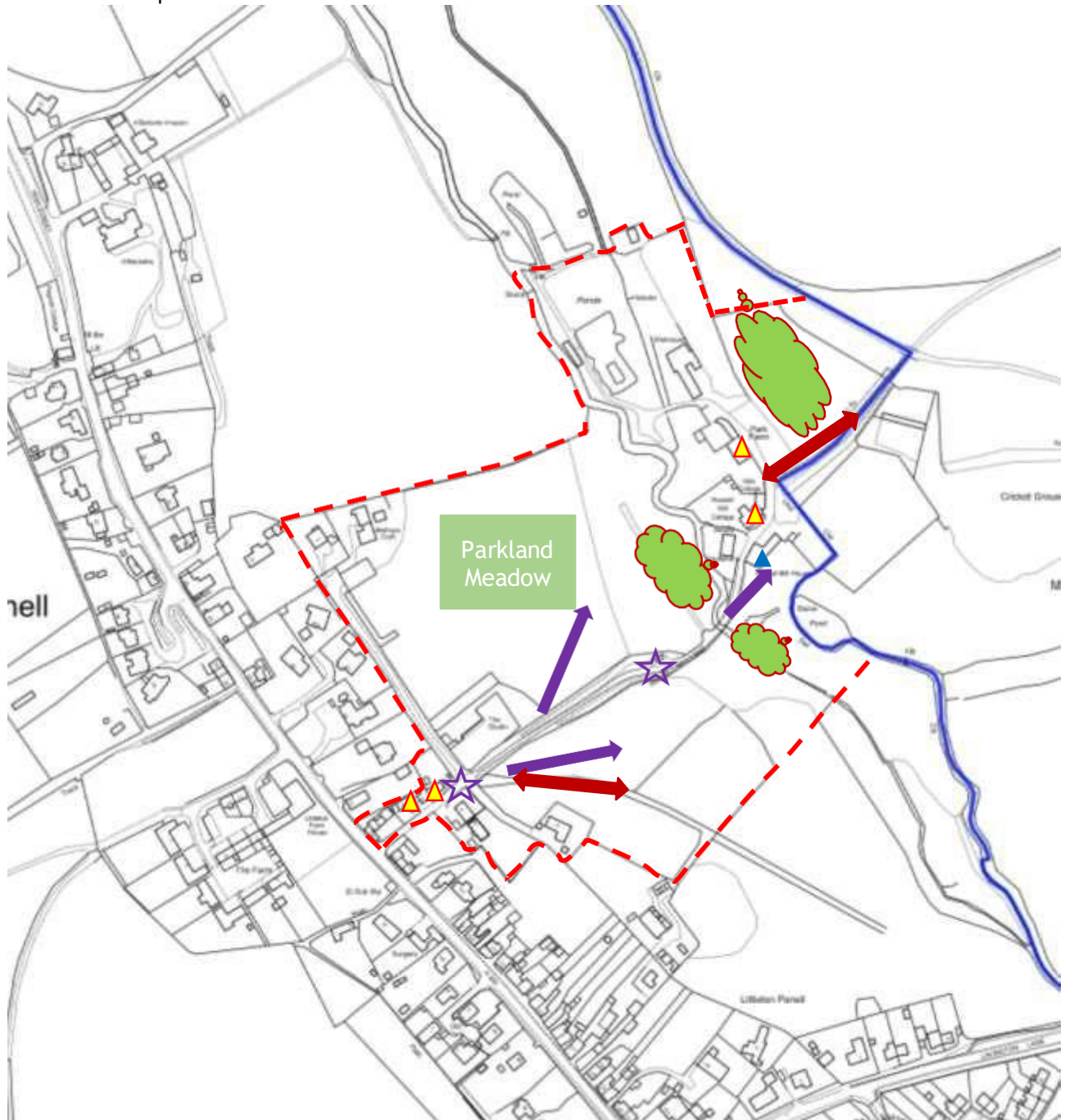
- a) conserve the low-density and sporadic character of this part of the village;
- b) retain the treed nature and informal rural lane character of Pagnell Lane;
- c) retain the important open spaces identified;
- d) have regard to the existing planned layout for The Farm and avoid development of the front gardens of the properties that are set back on High Street; and
- e) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

Common Design Guidelines Across All Character Areas

- f) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- g) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- h) not obscure the important views;
- i) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- j) not have a detrimental effect on heritage assets or their settings;
- k) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- l) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- m) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.

Character Area C – Russell Mill Lane

Detailed OS Map



Map 28 - Character Area C – Russell Mill Lane © Crown Copyright

Description

This character area runs along Russell Mill Lane which leads to the small collection of development around Park Farm which has the visual appearance of being a slightly detached hamlet away from the rest of Littleton Panell. The area includes the properties Nos.79 and 79a High Street; Russell Mill Lane; Park Farm; and includes the Semington Brook and the Ponds that have been created. Russell Mill Lane is a narrow no through country lane.



This small area encompasses land either side of Russell Mill Lane from the backlands of houses on the A360 down to a small isolated ‘hamlet’ which is a settlement within the overall settlement comprising some six dwellings alongside the Semington Brook and the edge of the Manor Woods. As soon as the turn is made from the busy A360 into the narrow single-track lane the contrast between the noisy A road could not be greater.

Landscape Features and Topography

Topographically this area comprises part of the valley of the Semington Brook running north/south parallel to the A360. The western side of the valley comprises mostly undulating pastureland, through which the lane takes a pronounced downward route between high greensand banks to a small bridge over the Brook.



The valley floor marks the spring line at the junction of the base of the greensand and the Gault Clay. The valley is at its narrowest from Lavington Lane to Russell Mill House and from there it widens out to form the water meadows below a’Beckett’s Vineyard.

The eastern bank of the valley floor is marked by the steep rise of the edge of the ancient woodland of the Manor and the border to the Parish of Market Lavington.

Open Spaces, Hedges and Trees and Boundary Treatments

Fences to the back gardens of the High Street and to the north and south of the lane, form the boundary to the western area of open and undulating grassland land which slopes down to the Brook. The northern meadow has been planted, park style, with stand-alone specimen trees of oak, beech, hornbeam, lime and wellingtonia. A central section bordering the Brook is thickly wooded with a variety of mature trees. These comprise mainly oak, ash, sycamore, willow, pine, beech, holly and elm with smaller groups of hawthorn, blackthorn and laurel. The west side of the Brook contains mature trees providing a rising backdrop to the valley.



At the head of the lane and almost immediately after the junction of north and south tracks, the narrow, single-track road takes the downward slope. There are high banks of vegetation on either side of the road with the vegetation forming a tunnel. It winds slightly through the greensand down to the Gault Clay valley and the spring line of the chalk stream.

At several points the greensand is exposed, cliff-like, on one side of the tree-lined tunnel. The lane reaches the stream of this small valley's narrowest point. Just before the road bridge and bordering the north side of the road is a clay-lined pond and spring thought to be a watering point for horses and the pre-mains water supply for this location and the Manor. Five of the six houses in this 'hamlet' will have riparian responsibilities with boundaries onto the Semington Brook.

Important Views and Vistas

The Manor woodlands rising on the eastern slopes of the brook, provide a strong and tall backdrop to the valley, a view up across the terraces of the garden of Russell Mill House is important.

Across the meadows there are very good views both southwards towards the ridgeway which includes Ramscliff and the ancient strip lynchets and northwards to Blount's Court on the Potterne ridge, and on a clear day, to Roundway Down. The Conservation Area Character Statement identified these two important landscape views.



Building Forms and Materials

At the head of Russell Mill Lane and on the north side, three small cottages, (once four before two were joined) in red brick and slate roofs confirm the sense of village by their size and neatness.

Beyond the cottages is the single storey re-built and later converted building that was once the timber yard of the village building firm of H J Sainsbury and Son. The buildings have a profiled sheet metal roof over stained horizontal timber boarding. At this point north and south tracks off the lane lead to houses built to the rear of the High Street property gardens. On the north track the first house is The Willows, a brick building with a plain tiled roof. Built in 1952 on land gifted to Dauntsey School by H.J. Sainsbury to build a teacher's house. Adjacent and at the end of this track is the circa 20th century contemporary Bishops Croft. An eco built timber framed house with white rendered walls and a dark slate roof. It replaces a 1950's small brick and concrete tiled bungalow demolished in 2009. The southern track leads to an 'L-shaped' bungalow built in 1949 that overlooks the footpath running across the meadow to Lavington Lane.

The main area of the 'hamlet' is at the bank level of the Brook and comprises six dwellings. Of principle importance is the Listed Russell Mill House. With evidence of an earlier construction in the road elevation the house was re-fronted in the late circa 18th - early 19th century with the commonly used local red bricks in garden wall bond and gauged brick over openings. The 20th century clay tiled roof is more recent including re-built dormer windows. Refurbished and extended in 1986 a three-bay brick garage with slate roof was added and the existing brick garage, and outbuilding with original slate roof was converted to a studio.



Of more recent vintage is the 19th century Park Farm with a number of outbuilding. Also built with local red brick in English bond with brick header lintels and red clay single roman tiled roof. A design commonly found in the area. Up until mid-20th century this was an active farm, changing to a trout farm in the late 1980's. A new brick bungalow was built to support the trout farm together with the construction of new waterways and two large trout lakes. The trout farm ceased trading at the end of 20th century. Since then the house has been greatly enlarged and a first floor level added. On the South side of Park Farm is a small cottage with similar clay roof tiles over whitewashed brick walls.

Standing opposite Russell mill house is a wide fronted whitewashed brick house with a plain tiled roof with half-hipped gables. Half-hips are also used on the roof of Russell Mill house opposite. Next to this is the sixth dwelling which is a newly built 20th century red brick design with a plain concrete tiled roof. To permit current room height requirements it sensitively uses first floor windows as dormers to reduce the roof levels in keeping with the adjoining properties.

Roads and Footpaths

Russell Mill Lane is a single-track road with very limited passing and turning points and is a cul-de-sac. Visibility site lines turning out from the lane to the main road are well below standard requirements.

Russell Mill Lane is an informal lane which is characterised by no footway or verges, as it drops towards the 'hamlet' it is accentuated by the banks and naturally cultivated tree growth forming a tunnel of greenery.



On the south a footpath runs to Lavington Lane across the meadow. A ‘hollow way’ style footpath runs up the hill from Russell Mill Lane towards and under the driveway to Dautsey School Manor House. As this path goes under that driveway it leaves the Parish and goes into neighbouring Market Lavington.



Footpath meets Russell Mill Lane



‘Hollow Way’ footpath

Heritage

Rather surprisingly this unusual, small detached ‘hamlet’ is not within the Conservation Area despite its significant traditional character. The area contains one significant listed building, Russell Mill House. The scenic location with the bridge and trout stream should have been enough to qualify it for inclusion. The route down the lane to a further sunken lane on the other side of the valley, through the Manor Woods to Market Lavington is, after all, an historic pathway.



Russell Mill House



Old Fish Farm

The Conservation Area Character Statement identified a number of properties as ‘Unlisted Significant Buildings’; these are: 1 Russell Mill Lane and Nos. 5/7/9 Russell Mill Lane.

Russell Mill Cottage is identified as a non-designated heritage asset for its architectural significance, aesthetic appeal and historical connection. Park Farm is identified as a non-designated heritage asset for its architectural significance and aesthetic appeal.

Risks to Character

With any additional development there will be pressure to seek safety improvements to the junction of the Lane with the A360 however, the character of the upper section of the road and the junction will need careful planning to avoid spoiling the village character of the upper part of the lane which is in the conservation area.

The feeling of being a distinct ‘hamlet’ within the overall settlement could be threatened by additional development or intensification. Inappropriate boundary treatment can threaten the rural character of the street scene.



Design Guidelines - Character Area C

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of Russell Mill Lane as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) Council and other relevant stakeholders which is positively encouraged;
- b) conserve the distinct 'hamlet' character of Russell Mill Lane as part of the overall village of Littleton Panell;
- c) retain the treed nature and informal rural lane character of Russell Mill Lane;
- d) not encroach on the open countryside 'gap' between the 'hamlet' of Russell Mill Lane and the main part of Littleton Panell, including maintaining the positive contribution made to the setting of the Parish by the Meadow Parkland;
- e) maintain the local tradition and pattern of plot sizes and orientation;
- f) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene;
- g) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene; and
- h) reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways (where technically feasible) or sustainable drainage for surface water run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways.

Common Design Guidelines Across All Character Areas

- i) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish;
- j) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- k) not obscure the important views;
- l) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- m) not have a detrimental effect on heritage assets or their settings;
- n) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- o) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- p) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.



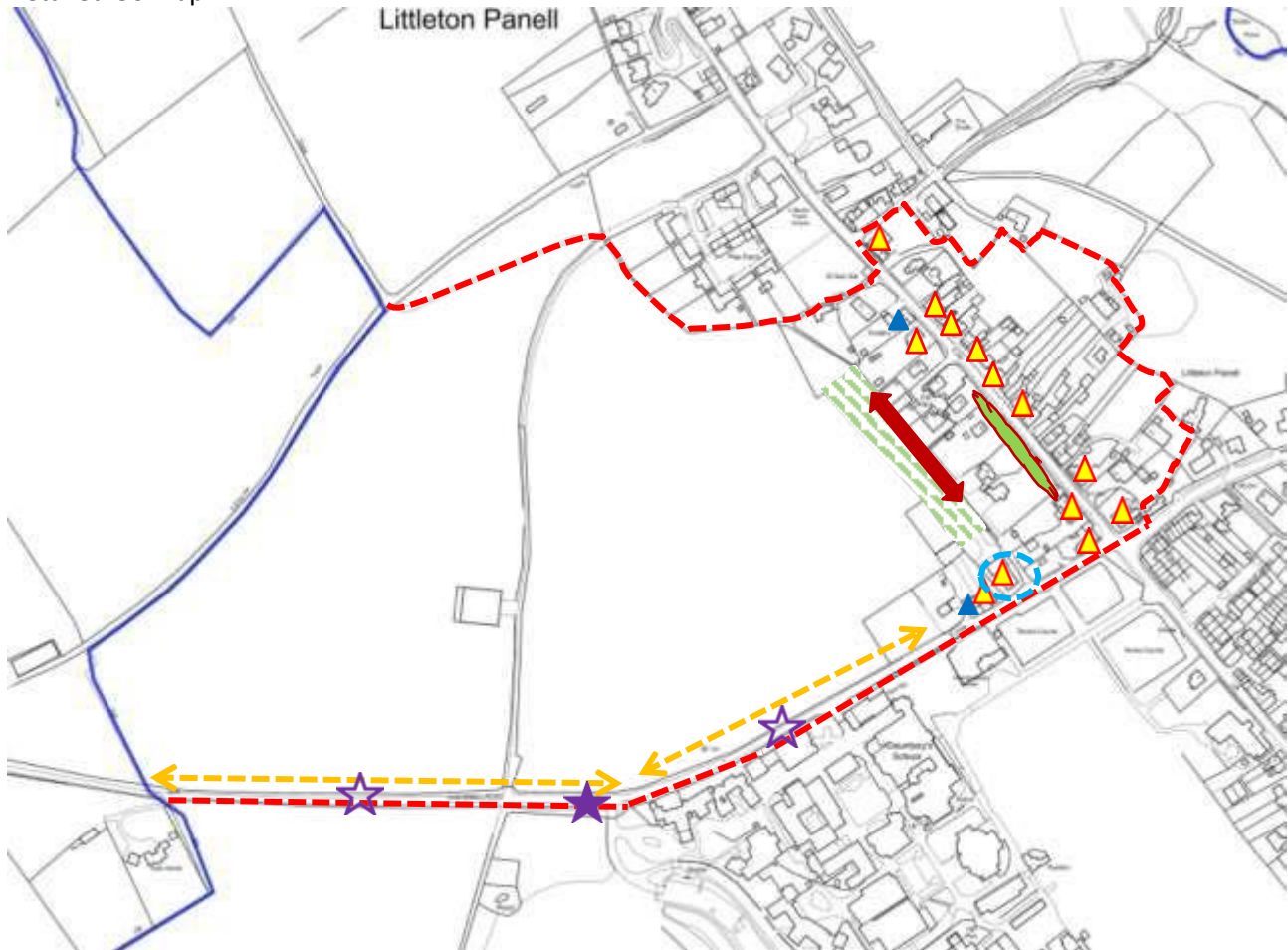
Converted farm building



Park Farm House and footpath

Character Area D - High Street (Russell Mill Lane to Cheverell Road)

Detailed OS Map



Map 29 - Character Area D – High Street (Russell Mill Lane to Cheverell Road) © Crown Copyright

Description

This area encompasses the main older core of Littleton Panell and includes the properties Nos. 74 to 98 High Street (western side); St Joseph’s Church; and Cheverell Road (northern side). The woodland and pastureland to the west form the setting to this character area.

This area encompasses about half of the main body of Littleton Panell and includes properties of varying size and age along both the eastern and western side of the High Street. It also then includes the cottages and St Joseph’s Church along the northern side of Cheverell Road.

The woodland and pastureland running behind the western side of the built frontage provide the rural setting for this area.



Landscape Features and Topography

The area is mainly flat but with significant differences in levels between the main road and much of the land and properties to the west. This leads to a number of retaining walls being used which are a mixture of dressed stone and brick.

Open Spaces, Hedges and Trees and Boundary Treatments

The boundaries on the east of the High Street are mainly built up with many of the properties abutting the back of the footway. There is limited vegetation along the eastern side of High Street and the dense development means that gaps in the built form are not a feature of this part of the village.



On the western side however, trees and hedges play an important part in the street scene. This is most notable along the stretch of high boundary walls which are topped by many shrubs, hedges and large trees situated in the gardens of Nos. 86 to 94 High Street behind the frontage. These form a most noticeable and characterful frontage to the High Street which contrasts well with the

dense built form on the eastern side. Pocock's Wood, north of Cheverell Road to the rear of St Joseph's Catholic Church is designated as a Local Green Space in the Neighbourhood Plan.

Important Views and Vistas

There are no important views and vistas identified in this character area. In places good but limited views over pastureland and up towards Salisbury Plain scarp from the footpaths behind the properties to the west of the High Street are possible. Due to the topography private views are possible from the rear of some of the properties to the east of the High Street who can look across the valley to the Manor Woods.



Building Forms and Materials

The east and west sides of the High Street are markedly different in form. The east comprises a large number of closely packed, linked or terraced houses of different forms and periods. Most are 19th century, many in red brick, with some older cottages here and there, some being rendered and painted. There are a few more modern post-war, infill properties but overall they present a harmonious frontage of two storey houses.

A significant element is the stone and brick cottage halfway along which is side on to the road and has an entrance driveway. This is the home of a very traditional village shop and mobile stores.

By contrast the western side of the road is much more diverse and much of it is accessed at a level some two to three metres above the road. The most prominent features include the rendered thatched cottage that closely abuts the pavement (formerly the doctor's surgery until about the early 2000's); the steep driveway leading up to the small complex of bungalows known as the 'Old Yard' (previously the builder's yard of Mr Sainsbury who built many of the local houses); and the high stone retaining walls running next to the pavement most of the way down to the junction. These are well built in natural stone and now that they are well weathered are not displeasing although present a very firm appearance. The walls were built by Wiltshire Council in the mid 1970's when they took a significant amount off the gardens of houses adjacent to the road for widening. This entirely changed the aspect of the High Street.



The houses on this frontage are set well back, behind trees and hedges, and are not easily visible from the road. The street scene near the junction comprises a pair of Victorian red brick houses and a large white painted cottage which spans the corner and was the butchers shop up until the 1980's. Notable visual points along the Cheverell Road are St Joseph's Catholic Church, an early 20th century red brick structure without any tower and three older cottages. The road then becomes hedged and views into the fields are limited by the difference in levels.



The former doctor's surgery



The 'Old Yard'

Roads and Footpaths

The A360 road comprising the High Street is the dominant feature in the area. Since it is busy much of the time it is somewhat divisive in nature. Traffic volumes have increased significantly overall, but a significant pressure arises from its role in servicing three schools within closely adjacent areas. This makes it very busy at the morning and evening peak for school traffic.

A quite different view is obtained from the important footpath that runs behind properties on the west of the High Street. This links with the paths across Dauntsey's and forms a main 'spine' footpath from one end of the two villages to the other. There are some views from various parts of this footpath and the track is well used, going along the edge of a small copse and adjacent to several large gardens.



Cheverell Road, the B3098 is an informal lane which is characterised by no footway or verges, as it enters the village just west of Dauntsey's School it forms an important rural gateway into the villages. drops towards the 'hamlet' it is accentuated by the banks and naturally cultivated tree growth forming a tunnel of greenery. Although Dauntsey's School provides a dominant built form context, Cheverell Road continues as an informal lane, this character is amplified by the grass banks, hedges and trees along both sides of the road.

Heritage

Most of the area is included in the Conservation Area, Nos.7/9 Cheverell Road and the former surgery No.78 High Street are Grade II listed buildings. Whilst not many houses in this stretch are listed there are a large number of Victorian and Edwardian buildings that together strongly reflect the character and origins of the present village.

The Conservation Area Character Statement identified a large number of properties as 'Unlisted Significant Buildings'; these are: No.5 Cheverell Road; St Joseph's Catholic Church; No.1 Cheverell Road; and Nos. 80, 81/83/85, 96, 98, 105, 109, 113/115, 117/119, 121, 123/125, 127, 133/135, 139/141 and 145 High Street.

Risks to Character

The main risks in this area on the east of the High Street would be the replacement or alteration of houses forming the traditional frontage by buildings of a character or scale that did not fit in with the existing frontage buildings.

On the west side the risks would be significant thinning or felling of the substantial trees and hedges that provide the attractive leafy setting to this side of the road. Since these are large residential gardens any significant redevelopment or intensification of development of any of these sites would have a most injurious effect on the High Street scene.

Use of inappropriate material for retaining structures, poor maintenance or repair of the retaining structures or the introduction of stark boundary treatment that adds to the height and massing has the potential to harm the overall character of the street scene.



Design Guidelines - Character Area D

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the core of Littleton Panell as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

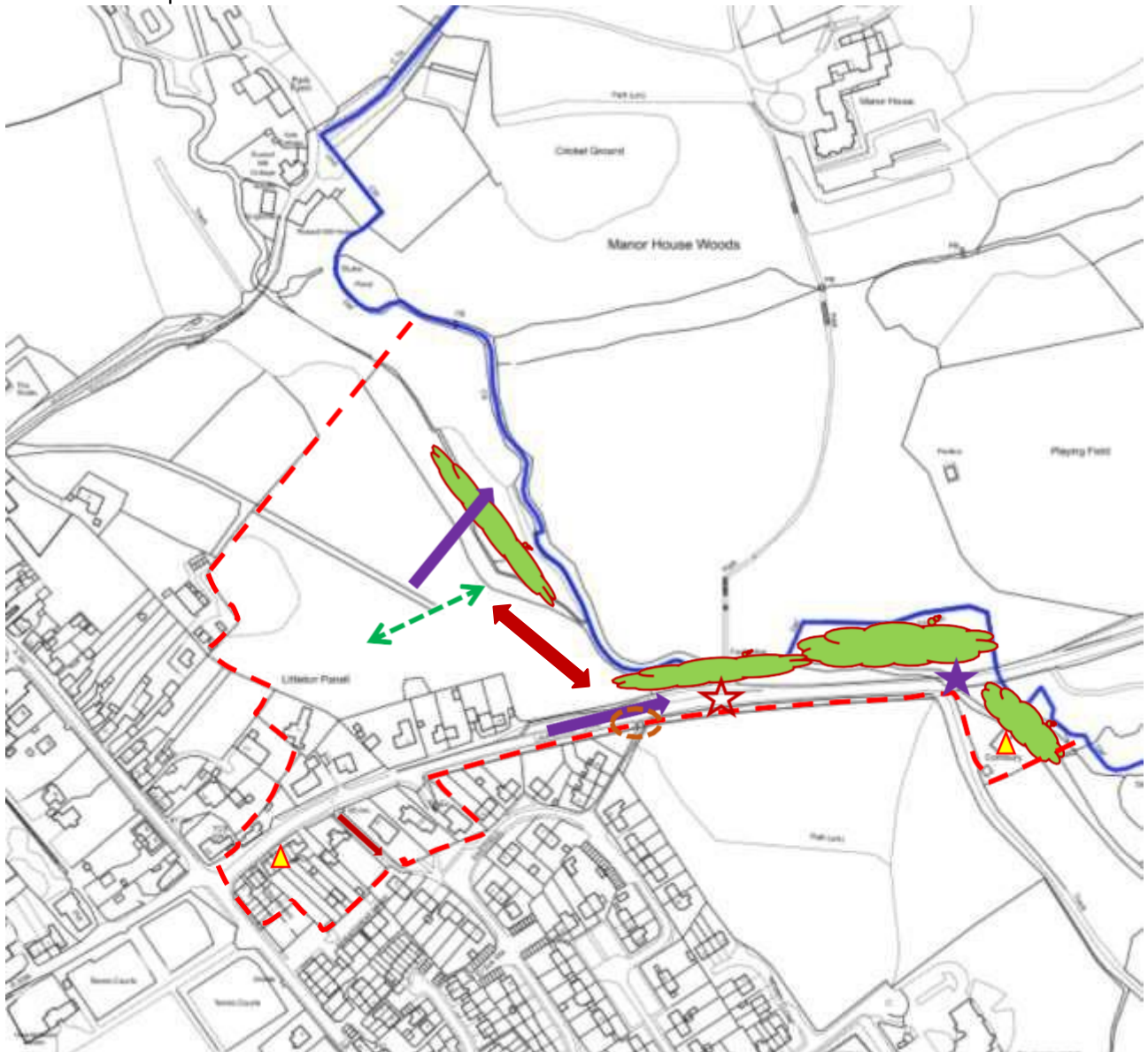
- a) conserve the higher density character of this part of High Street including maintaining the local tradition and pattern of plot sizes and orientation of properties;
- b) retain the treed nature and informal rural lane character of Cheverell Road;
- c) not encroach on the open countryside gateway at the western entrance to the village,
- d) retain the important open spaces identified;
- e) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene; and
- f) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

Common Design Guidelines Across All Character Areas

- g) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- h) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- i) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- j) not have a detrimental effect on heritage assets or their settings;
- k) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- l) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths;
- m) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene;

Character Area E – Lavington Lane

Detailed OS Map



Map 30 - Character Area E – Lavington Lane © Crown Copyright

Description

Lavington Lane forms the traditional boundary between the two villages with Littleton Panell to the north and West Lavington to the south. It forms the eastern gateway into the village from Market Lavington a short distance to the east along the B3098. This character area is quite small and includes part of the Dauntsey Manor Woods and the route of the Semington Brook. It includes a modest number of properties at The Mercers; Lavington Lane; Cornbury Mill; Telephone Exchange; and No.15a Eastfield.



Landscape Features and Topography

Most of this character area is undeveloped and the topography drop downhill from the road junction at the western end towards Semington Brook at Cornbury Mill which is on the boundary with the neighbouring parish of Market Lavington. The topography to the north of Lavington Lane is an important valley feature.

The street scene is dominated by a high brick/concrete retaining wall which provides for the raised pavement and access to the houses to the northern side of Lavington Lane. The landscape character is dominated by the ancient Manor Woods which are part of the Dauntsey’s School complex at the Manor House. Most of these Woods lie in the adjacent parish of Market Lavington with just the western and southern fringe actually being within West Lavington.



Open Spaces, Hedges and Trees and Boundary Treatments

The Semington Brook river valley provides an open context particularly along the route of the public footpath to the north of Lavington Lane and the bridleway that runs south along the track past Cornbury Mill, the bridleway is actually outside of this character area.

The boundary treatments include red brick walls, evergreen hedges which are generally well kept and merge into sunken banks with trees. Other boundary treatments include mixed materials including metal railings and wooden/wire fences. The mature trees and the Semington Brook bridge forms the eastern gateway into the village.

Manor House Woods are private being part of the Dauntsey’s School complex at the Manor House, therefore they do not form a public open space.

Important Views and Vistas

The landscape character is dominated by the ancient Manor House Woods. Most of these Woods lie in the adjacent parish of Market Lavington with just the western and southern fringe actually being within West Lavington. There are two important views of the Woods, the first is looking eastwards along the tree lined B3098 towards the Woods and the second is looking eastwards from the public footpath towards the Woods.



Building Forms and Materials

There are modern maisonettes and terraced townhouses at The Mercers on the south-eastern side of the crossroads. Lavington Lane then contains a few traditional cottages including a red-brick terrace, beyond which there is a mix of house and bungalow styles including the telephone exchange.

Roads and Footpaths

The western end of the character area is the busy junction at the crossroads linking three schools with pavements and crossing points. Lavington Lane itself has a formal character at the western end but as you move eastwards it takes on a more semi-informal character resulting from the trees and footway only on the northern side. The new entrance to the development on the allocated housing site is under construction.

The Semington Brook river valley provides a public footpath to the north of Lavington Lane. There is a bridleway that runs south along the track past Cornbury Mill, the bridleway is actually outside of this character area.

There are two urban style linking footpaths that lead from Lavington Lane to Eastfield. The steps to the eastern of these footpaths are rather unsightly and their over-engineered design does not reflect the rural character of the lane to which it joins. There is an opportunity for enhancement here which might be possible.



Footpath to Eastfield



Footpath to north of Lavington Lane

Heritage

There are no listed buildings in this character area. The red telephone box on the crossroads has been made into a planter which makes a positive contribution to this part of the conservation area.

The Conservation Area Character Statement identified a number of properties as ‘Unlisted Significant Buildings’; these are: Nos. 4 to 14 Lavington Lane.

Cornbury Mill is identified as a non-designated heritage asset for its architectural significance, aesthetic appeal and historical connection with the Semington Brook. In addition, the bridge structure for the Semington Brook contributes to the setting of Cornbury Mill.



Converted phonebox



Semington Brook Bridge

Risks to Character

Use of inappropriate material for the retaining structure, poor maintenance or repair of the retaining structure or the introduction of stark boundary treatment that adds to the height and massing has the potential to harm the overall character of the street scene.

Poor maintenance or retention of the white steps on the public footpath also has the potential to continue to harm or further harm the overall character of the street scene.



Design Guidelines - Character Area E

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of Lavington Lane as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) retain the treed nature and the semi-informal rural lane character of Lavington Lane;
- b) not encroach on the open countryside at the eastern entrance to the village,
- c) look for opportunity for enhancement of the white concrete steps for the public footpath;
- d) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- e) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene;
- f) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene; and
- g) reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways (where technically feasible) or sustainable drainage for surface water run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways.

Common Design Guidelines Across All Character Areas

- h) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- i) not obscure the important views;
- j) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- k) not have a detrimental effect on heritage assets or their settings;
- l) with regard to new buildings, or alterations, have regard to the materials used in the surrounding building; and
- m) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.

Character Area F – Eastern Expansion

Detailed OS Map



Map 31 - Character Area F – Eastern Expansion © Crown Copyright

Description

This part of West Lavington has a more nucleated character and this area is dominated by modern post-war housing development; focussed on Sandfield; Hedges House; The Spinney; Eastfield; Newby Close; and the new development site under construction. Many of the homes are now in private ownership but a significant proportion remain with a Social Landlord.

The southern part of the area provides a core of community facilities namely the Village Hall, adjoining Youth Club and Recreation Ground, Children’s Play Park; and Dauntsey Academy Primary School (DAPS).



The character area has undergone significant change since the new development site at Holloway Rise was built and completed. 50 homes of varying types have been built to meet the need identified previously. There is also a parking area for Dauntsey Academy Primary School. The new development has improved pedestrian and cycle access in the area, although there is no vehicular access from Lavington Lane to Sandfield.

In addition, to the south of the Village Hall, the former Hedges House dominates the view, being comprised of a two-storey block of flats and communal facilities together with terraced bungalows. This site has been demolished and new housing constructed in its' place.

Landscape Features and Topography

The eastern side slopes down towards Semington Brook and the wooded area following the line of the brook. The western side levels off to the A360. Following Mill Lane towards the brook, and beyond the Hedges House site, the land to the left looking north is open recreation ground, school playing field and wooded fields. The open areas of land give views of open fields and farmland rising southwards towards the edge of Salisbury Plain.

Open Spaces, Hedges and Trees and Boundary Treatments

Directly off the A360 and entering Sandfield is an open green area within which is a memorial stone cross, this is designated as a Local Green Space in the Neighbourhood Plan.



There are pavements along all the adopted roads with property boundaries of fences, brick walls and hedges abutting the paved areas. There are several wide grass verges as well as open spaces around small blocks of garages. Gardens contain trees and shrubs of varying size and density. The central open space on Sandfield is designated as a Local Green Space in the Neighbourhood Plan.

The land around the Village Hall and adjoining recreation ground affords a substantial public open space. Mature trees are present along the lower part of Mill Lane. The recreation ground is designated as a Local Green Space in the Neighbourhood Plan.

Important Views and Vistas

Due to the slope of the land down to the brook many properties in Eastfield and the Spinney as well the recreation ground and school enjoy extensive open views south to the edge of Salisbury Plain and east towards Market Lavington, including the Church tower. This creates a wide vista from the main frontage of the Village Hall.

The Conservation Area Character Statement identified an important view from Mill Lane by Hedges House, again this vista is to the edge of Salisbury Plain.

Building Forms and Materials

Most of the building within this area is post-war local authority social housing. A mixture of bungalows, terraced and semi-detached homes dominate the housing stock. More recent buildings include semi-detached and detached homes.

There are numerous non-traditional buildings of a PRC construction, namely Cornish and Airey styles. A large number of these properties have undergone full renovation in the 1980s and 1990s to provide traditionally constructed homes of brick and block. Brick, painted and spar-finished render are the main wall finishes with concrete sections evident on the PRCs. Concrete roof tiles predominate with some clay. Windows are predominantly of uPVC with some timber.



Roads and Footpaths

From the High Street, Sandfield bears north-east with a narrow dogleg, to pass the Village Hall and Recreation Ground, finishing just past the turn to Newby Close, in a turning circle at the entrance to DAPS.

Opposite the Village Hall, the road leading off Sandfield is The Spinney. The Spinney takes a circular route through Eastfield to re-join Sandfield further down. The road network in this area is narrower than modern standards would require, this together with significant on-street parking in this area causes congestion and narrowing of the roadways. Additional parking and traffic congestion issues are caused by the school traffic. This will be partially addressed by additional parking in the Hayfield development on the Neighbourhood Plan housing site allocation. The Village Hall car park is used extensively and as an overflow during school peak times. Mill Lane past the former Hedges House is narrow and it forms a dual purpose as a public right of way and vehicular access to the Mill complex to the east. The former Hedges House has very little parking provision.



There are a number of well used footpaths in this area. One footpath is down the side of DAPS linking Mill Lane to Sandfield. There is a pedestrian access point that runs from Eastfield down steps to Lavington Lane. A small walkway also runs from The Spinney to Holmfield.

Heritage

The area contains no listed buildings and this area is not within the conservation area. The Millennium Cross at the entrance to Sandfield is identified as a non-designated heritage asset for its historical connection with the village as well as its architectural qualities.

The Sandfield Terrace of brick buildings at the entrance to Sandfield constructed by Devizes Rural District Council in 1951 has some historical merit as an example of its time; although subsequent alterations over time means that it is not worthy of being identified as a non-designated heritage asset.



Risks to Character

Inappropriate development of buildings, excessive height and extensions as well as development which reduces the openness of the area and diminishes the value of sight lines is a risk to the character. As is the ongoing impact of traffic to and from the school.

Demolition and re-development of the different garage blocks to provide additional housing whilst potentially improving the street scene appearance could result in more on-street displaced car parking that could adversely affect the character.

The re-development of the Hedges House area is under consideration and the avoidance of additional parking issues should be a priority consideration for this site. Whilst this site is an opportunity for enhancement, its sensitive edge of village location could threaten the important view towards Salisbury Plain identified in the Conservation Area Character Statement.



Garages



Garages

Design Guidelines - Character Area F

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the Eastern Expansion as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

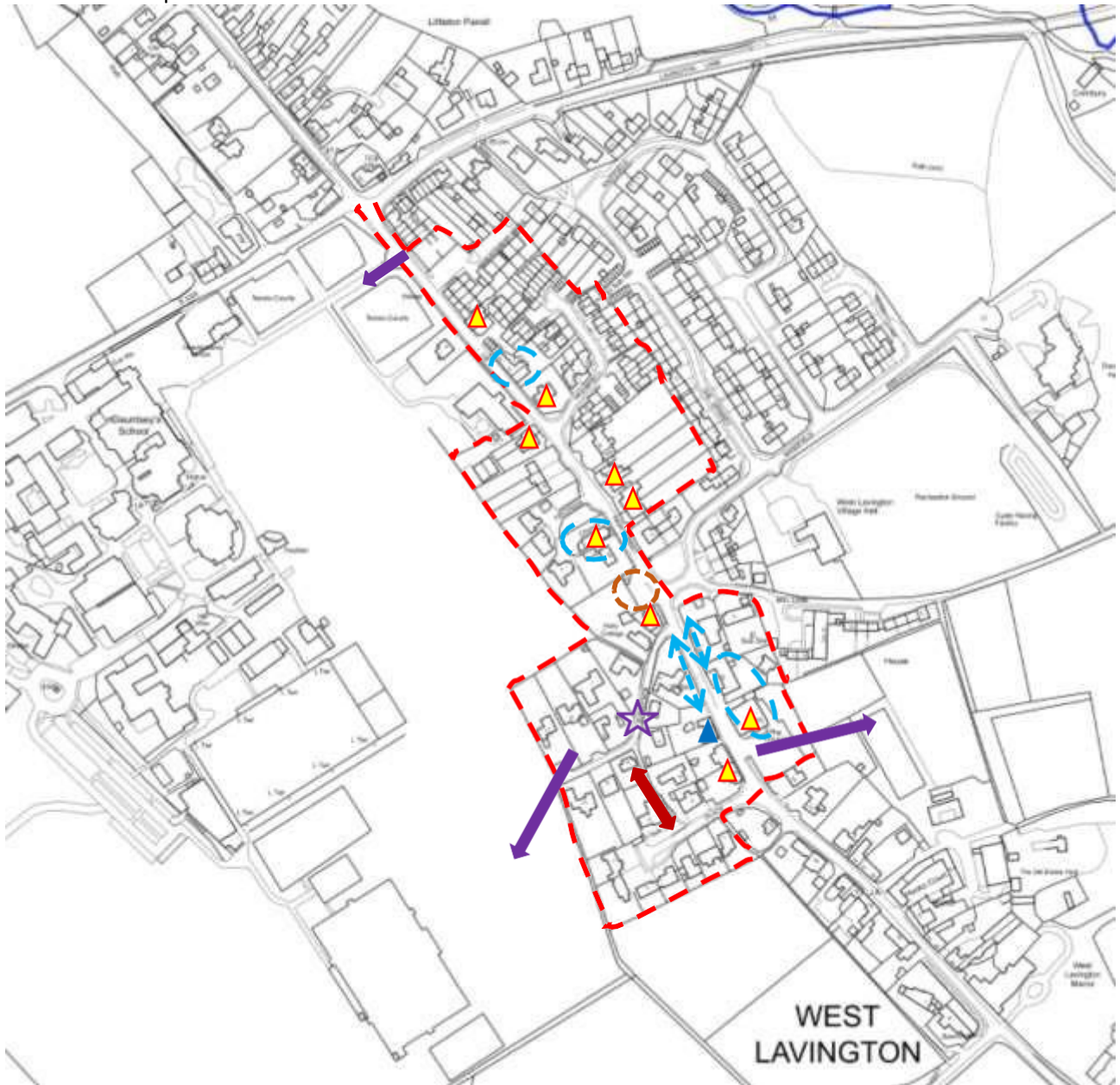
- a) Council and other relevant stakeholders which is positively encouraged;
- b) conserve the original planned layout character of this part of the village, no development or extensions should be permitted which remove or reduce existing parking areas;
- c) look for opportunity for enhancement at Hedges House without harming views and the setting of the Conservation Area;
- d) any future renovation/redevelopment of the non-traditional constructed Airey and Cornish houses should be carried out to harmonise with the adjoining properties
- e) unused garage areas should be reconfigured to encourage cars being parked off the narrow roads and to enable access for service/emergency vehicles; and
- f) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

Common Design Guidelines Across All Character Areas

- g) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish
- h) not obscure the important views;
- i) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- j) not have a detrimental effect on heritage assets or their settings;
- k) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- l) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- m) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.

Character Area G – High Street (Lavington Lane to Churchill Arms)

Detailed OS Map



Map 32 - Character Area G – High Street (Lavington Lane to Churchill Arms) © Crown Copyright

Description

This area is the older core of the traditional linear village part of West Lavington focussed along High Street with a number of more modern closes that run off. The built form is found along Wheatsheaf Mews; Holmfield; Somerleyton Close; Fieldside; Sunnyside; Orchard Place; Nos.3 to 39 High Street (eastern side); Baptist Chapel; Churchill Arms; and Nos.8 to 34 High Street (western side). The area includes the Courtyard Doctors Surgery and the Churchill Arms Public House which are part of the local community facilities alongside the Shop/Post Office and the Baptist Church.



The former petrol station forecourt is once again being used as a car sales business, this is a prominent site in the heart of the village and the conservation area. The commercial use does not sit comfortably with the surroundings and it offers an opportunity for enhancement.



Landscape Features and Topography

This character area is densely developed in parts with lower density as you move southwards, however, its character comprises urban village street scene and it contains limited landscape features. The main road through the village slopes gently south with mixed buildings from old thatched to varying ages of modern infill (Somerleyton, Fieldside, Holmfield and primarily 1960's bungalows/houses in Orchard Place). Although the character area largely consists of built form, there are a few sight lines of the countryside and the Dauntsey's School site that provides the landscape setting to this part of West Lavington.

Open Spaces, Hedges and Trees and Boundary Treatments

The area contains no particular open spaces. It is surrounded by important open areas in the adjacent character areas such as the lime avenue at front of Dauntsey's School (Area H) and the grass open entrance to Sandfield with the Millennium Cross and trees (Area F). These adjacent distinctive features contribute to the setting of this character area. The only significant gap is at the Churchill public house car park.

Boundaries are mostly brick, hedging, metal railings, wooden fencing with some houses fronting straight onto pavement. The Conservation Area Character Statement identified important boundary walls, made of brick, along High Street between Sandfield and the Courtyard Surgery on the eastern side and the wall between Sunnyside and No.30 High Street on



the western side. In recent years the brick wall between Sandfield and the Courtyard Surgery has been topped by a high close boarded fence. This is an urbanising feature that detracts from the character and appearance of the street scene, retaining walls where necessary should be topped with natural features such as hedges rather than inappropriate fencing.

Important Views and Vistas

Dauntsey's School drive with its avenue of lime trees forms an important and impressive view point out of the character area. The Conservation Area Character Statement identified two important views across the Churchill Arms car park across the Semington Brook valley to the edge of Salisbury Plain; and from Sunnyside across the Dauntsey's School site towards Strawberry Hill.



Building Forms and Materials

This area probably contains the widest variety of property types and ages, it includes traditional thatched cottages, Edwardian semis, modern infill, and planned estates such as Holmfield. The area includes terraced, semi-detached and detached properties and both single-storey and two-storey properties.

Buildings are constructed of red brick and white painted brick; brick and part timber boarded (Holmfield); hanging clay tiles and painted render. Roof materials are clay or concrete tiles, slate and a few thatches. The high quality of the brickwork is noticeable in many areas.

Wheatsheaf Mews is a new construction of modern terraced properties (circa 2018). Somerleyton Close is a small group of modern terraced houses (circa 1990s). Older properties along High Street include the mini-market and Post Office with flats above. Holmfield backs onto the Spinney and is a close with a dense group of semi-detached and linked residential properties of 1970s construction, brick and tile with timber half-cladding. There are also two infill properties of a different design (circa 1980s). Fieldside is a small group of larger, detached properties of brick and tile construction (circa 1970s) which back onto Dauntsey's playing fields. Some of the original planned design of areas such as Holmfield have had their planned character eroded by changes to cladding, extensions and infilling. In planned estates, small changes can have a significant effect on the character and appearance.



Sunnyside



Orchard Place

Sunnyside is a group of larger houses and bungalows of mixed design and construction, ending at the boundary of Dauntsey's playing fields. There is a bus stop on each side of the road near the entrances to Sunnyside and Sandfield. The Courtyard Doctors Surgery was built on the site of the old garage (circa early 2000s) adjacent to the Churchill Arms. Orchard Place opposite, originally a close of single storey properties (circa 1960s) with some more recent infill. Orchard Place is experiencing change with pressure for bungalows being converted to two-storey which is changing the original planned built form.

Roads and Footpaths

High Street is a busy straight main road with pavements on both sides although the footway is particularly narrow on the west side. There are a number of side roads on both sides to housing behind, notably one of these, Sunnyside, is actually very narrow and operates as shared surface space that has an informal character that should be protected. The A360 road comprising the High Street is the dominant feature in the area. Since it is busy much of the time it is somewhat divisive in nature. Traffic volumes have increased significantly overall, but a significant pressure arises from its role in servicing three schools within closely adjacent areas. This makes it very busy at the morning and evening peak for school traffic. The main road runs through a cutting with large retaining walls on both sides by the Courtyard Surgery. To the east the visually very plain, dominant wall is topped with a wooden fence. This underpins No.1 Mill Lane at the entrance to Sandfield (Area F). On the west side is a lower and less dominant, brick retaining wall topped with planting and hedging which underpins No.1 Sunnyside.



Well frequented footpaths run behind buildings on the west side from White Street to Cheverell Road, forming part of the village network.

As this area covers the heart of the combined villages, there are three bus stop points. One near the crossroads in front of Dauntsey's and opposite just prior to the turning for Wheatsheaf Mews. The second near the entrance to Sandfield and opposite near the entrance to Sunnyside. The third is at the entrance to Orchard Place and in front of the public house car park.

Heritage

No.30 High Street, which is a thatched cottage, is a Grade II Listed Building. The Conservation Area Character Statement identified a large number of properties as 'Unlisted Significant Buildings'; these are: Nos. 8/10, 11, 21, 24, 27/29, 31/33 and 32/34 High Street.

The Conservation Area Character Statement also identified the Baptist Chapel (1895/9) with closed burial ground and the Churchill Arms public house (with that name since early 19th century) as 'Unlisted Significant Buildings'.

The Conservation Area Character Statement did identify Nos.15/17/19 High Street which is the retail core including the Shop and Post Office as 'Unlisted Significant Buildings'. However, this group of buildings have a modern shop front and signage that has altered the original form and design of the building group. As such it is not considered that these three properties are worthy of being identified as a non-designated heritage asset.

Risks to Character

Inappropriate development of buildings, excessive height and extensions as well as development which reduces the mixed character of the High Street or the planned form of many of the 'closes' is a risk to the character. As is the ongoing impact of traffic along High Street.



Design Guidelines - Character Area G

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the High Street of West Lavington as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) conserve the individual ‘community nature’ of each of the side roads whether it be the style and size of the property or the openness of the location reflecting their respective densities, property types/styles/heights and defining characteristics;
- b) maintain the informal character of the road at Sunnyside;
- c) look for opportunity for enhancement at the car sales forecourt on High Street;
- d) not obscure the important views including resisting any built development of the Churchill Arms Car Park other than landscaping, to maintain the break in the street scene and maintain the open vista east across to the northern escarpment of Salisbury Plain;
- e) look for opportunities to provide suitable parking area(s) in areas where on-street parking is at a premium to leave the roads clear for access;
- f) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene; and
- g) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

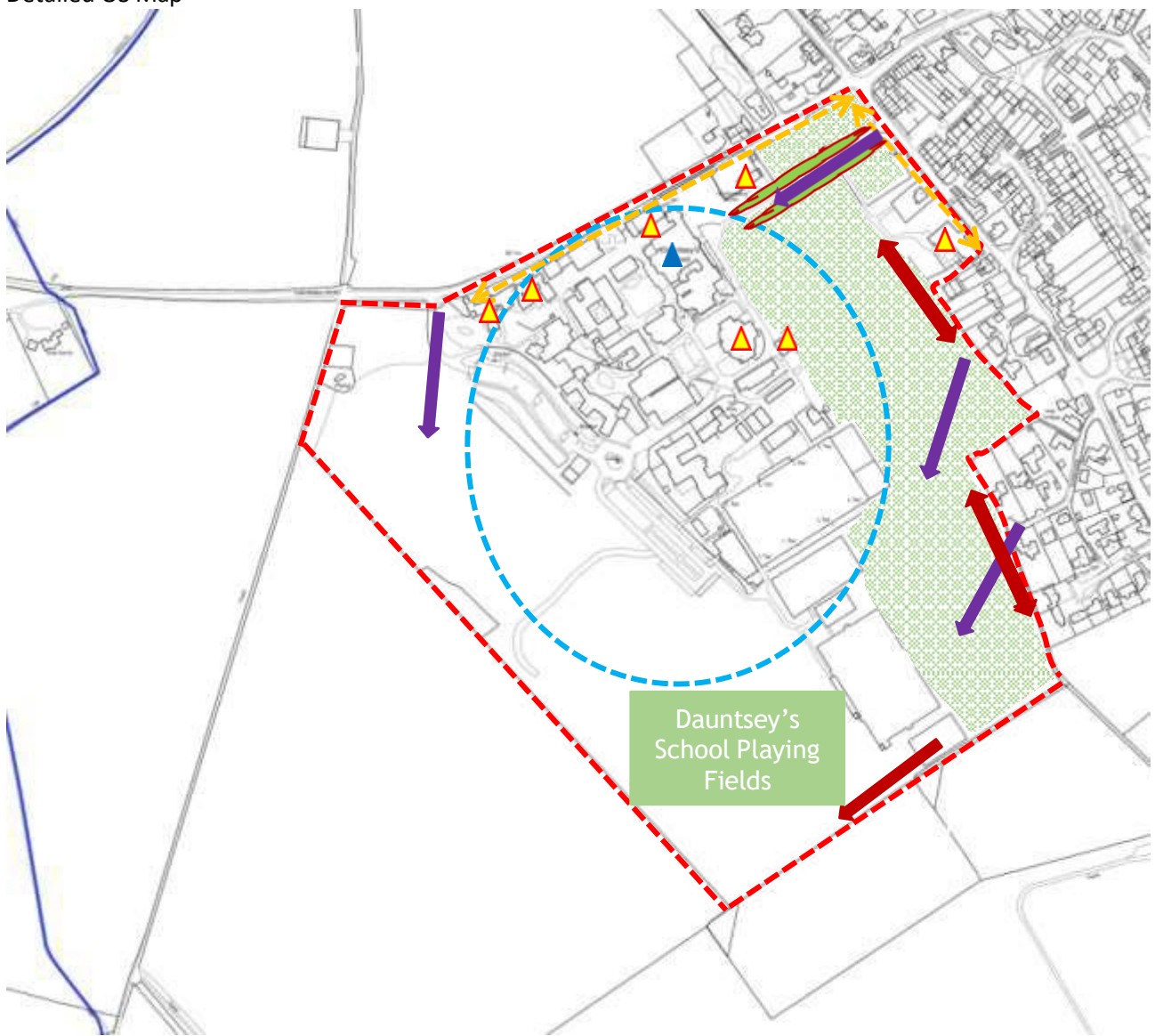
Common Design Guidelines Across All Character Areas

- h) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- i) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- j) not have a detrimental effect on heritage assets or their settings;
- k) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- l) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- m) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene



Character Area H – Dauntsey’s School

Detailed OS Map



Map 33 - Character Area H – Dauntsey’s School © Crown Copyright

Description

This is a discrete area focussed on the ownership and functional operation of Dauntsey’s School including their grounds, sports facilities and their part of the High Street road frontage. This forms the western gateway into the village along the B3098 Cheverell Road. It is part of the nucleated centre that now exists, although the school forms a visually distinct group of buildings.

Dauntsey’s School is the largest employer in the two villages and the largest land user. The school occupies a site of approximately 40 acres in a prominent location on the west side of the built-up area.

Landscape Features and Topography

The landscape is of well managed grounds that has the rolling countryside including Strawberry Hill as its background context.

The school site is generally flat but sits above the eastern end of Cheverell Road adjacent to the crossroads.

Open Spaces, Hedges and Trees and Boundary Treatments

The main school building is approached from the High Street via an avenue of mature limes. The overall effect is most pleasing and adds a considerable quality to the otherwise unprepossessing centre of the two villages.

The open areas to the front of the main school buildings that lies between the main school complex and High Street is an important open area whose verdant and undeveloped character makes an important contribution to the character of both the conservation area and the village street scene. Part of this area closest to the junction of High Street and Cheverell Road is identified as an important open area within the Conservation Area Character Statement. The open frontage and the avenue of limes is part of the setting of the listed main school building.

The hedgerows along the boundary with Cheverell Road and the boundary to High Street are well managed and make an important contribution to the character and appearance of the street scene.

Important Views and Vistas

Dauntsey’s School drive with its avenue of lime trees forms an important and impressive view point out of the character area. The Conservation Area Character Statement identified two important views across the open frontage of the school grounds from the public footpath along the eastern edge. The Conservation Area Character Statement identified a further important view across the rear grounds of the school towards Strawberry Hill.



Building Forms and Materials

The main school building was constructed of brick and tile in 1895 to a design by C. E. Ponting. It is approached from the High Street via an avenue of mature limes. The overall effect is most pleasing and adds a considerable quality to the otherwise unprepossessing centre of the two villages

The school includes a variety of other buildings from subsequent periods in a wide variety of styles. With one or two exceptions, most are enclosed within the campus and the impact upon the village landscape is relatively benign.

The standard of design and the choice of materials for developments in recent years has improved following some less suitable designs in past decades.



Buildings fronting Cheverell Road are mostly domestic in scale and thus do not detract from the village scene. Buildings visible from the High Street, including the 1898 block and the Memorial Hall dating from the 1970's are grander in scale but the large sports field in front of them moderates their impact.

Roads and Footpaths

There are no public roads within this character area, the avenue of mature limes has an informal lane character. The more modern internal access roads to the west (rear) of the school are more engineered in character but still retain a semi-informal character and the school has done its best to meet operational requirements whilst respecting the rural village edge location. This is assisted by landscape planting that is maturing.

The Wessex Way Ridgeway public right of way runs along the southern boundary of the school site before going up the hills to the west. The public footpath that runs parallel with High Street to the rear of the properties on the western side of High Street runs through the school site. This public footpath provides an important alternative route to High Street for local residents and it is well used.



Heritage

The main school building is a Grade II Listed Building, the northern part of the school site including the avenue of limes, the main school building, the buildings fronting High Street and the part along Cheverell Road are within the Conservation Area.

The Conservation Area Character Statement identified a number of properties as ‘Unlisted Significant Buildings’; these are: Memorial Hall; the Cricket Pavilion; Headmaster’s House; Art Studios on High Street; and buildings along Cheverell Road (Farmer and Hemens House and Jeanne House).

Risks to Character

Loss of the open frontage between the school and High Street through incremental built development would harm the setting of the listed school building and would harm the verdant and undeveloped inter-relationship between the school and the main heart of the two villages.

The primary character of this area comes from the educational use, introduction of other types of uses or activities that diluted that functional institutional character would not be appropriate. Redevelopment of the Cheverell Road frontage could risk the more domestic scale and character of the street scene.

Design Guidelines - Character Area H

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the Dauntsey's School as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) maintain the overall consolidated built form of the school main buildings complex;
- b) conserve the educational character of this part of the village;
- c) retain the Lime Tree Avenue and the verdant and undeveloped open frontage between the school buildings main complex and High Street; including avoiding the urbanisation of this area through additional hardstanding, lighting, fencing;
- d) maintain the existing scale of development along the Cheverell Road side of the complex to not adversely affect the rural character of the entrance to the village along Cheverell Road;
- e) maintain the positive contribution made to the setting of the Parish by the well-managed sports fields and overall grounds;
- f) conserve the existing hedges, and consider how to use roadside boundaries to enhance the street scene;
- g) avoid light pollution and inappropriate light spill from floodlighting of sports pitches etc.; and
- h) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

Common Design Guidelines Across All Character Areas

- i) undertake pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- j) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- k) not obscure the important views;
- l) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- m) not have a detrimental effect on heritage assets or their settings; and
- n) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings.

Character Area J – Manor and Environs

Detailed OS Map



Map 34 - Character Area J – Manor and Environs © Crown Copyright

Description

The southern end of the linear village part of West Lavington much of which lies in a Conservation Area, includes West Lavington Manor and its grounds; Home Farm; Nos. 1 and 1A White Street; Nos.42 to 56 High Street (western side); Hooks Court; and Nos.45 to 69 High Street (eastern side). The setting to the east of this part of the village is made up of Mill Farm, the Semington Brook corridor and the grounds of the Manor at the southern end.



Landscape Features and Topography

The land slopes down on the eastern side from the A360 to Semington Brook and on the western side it rises up as you leave the character area towards Strawberry Hill. Following the lower part of Mill Lane down to the brook, the land to both sides is of open fields and trees used for farming activities. The open land behind the ribbon development on both sides of the road is used for agricultural purposes. Either side of the brook the land is wooded before rising up from the brook on the eastern side into open agricultural fields which continue upwards to the edge of Salisbury Plain outside of this character area.

Open Spaces, Hedges and Trees and Boundary Treatments

The most prominent boundary is the tall wall surrounding the garden of the Manor, this is Grade II Listed. It is predominantly stone with the lower length made of very old brickwork. The hedgerow opposite to the gardens of Nos.1 and 1A White Street is also important and together with the small green area in front forms part of the setting for the Manor.

As the properties following the line of the A360 are a mix of age and style, their frontages vary significantly. Modern infill properties have larger front gardens with brick walled boundaries whilst the older properties have very small walled front gardens or none at all. Doors to the latter properties open directly onto the pavement. Hedging and shrubs are planted immediately behind the walls in some properties as well as mature trees.

The Manor Gardens form an integral part of the overall setting of the Parish. The fields, bordered by post and wire fencing, adjacent to Mill Lane contain many mature trees of various species, including oak and birch, as does the wooded area along the banks of Semington Brook. Mature trees are also present behind the houses to the west of the road



Home Farm



Important Views and Vistas

This part of the A360 affords a view to the south dipping down to Semington Brook with the Plain on the horizon. The Conservation Area Character Statement identified two important views across the Churchill Arms car park across the Semington Brook valley to the edge of Salisbury Plain; and from the public footpaths at Home Farm towards Rams Cliff and the Plain.

Building Forms and Materials

Buildings are of brick construction with the exception of the Manor and one house adjacent to the grassed area in front of Nos 1 and 1A, where stone has been used.

There is a mix of detached and terraced two-storey properties, some with additional attic rooms. Hooks Court is a group of terraced bungalows created from former agricultural buildings. The semi-derelict building (No 61) adjacent to Hooks Court is part timber framed with brick panel infill.

Brickwork on some properties has been rendered and painted white or just painted white. There are some hanging wall tiles. Roofs are covered in clay or concrete tiles and slates. Windows in the older buildings are smaller; some with stone mullions and many with timber frames. Secondary glazing has been installed internally. Modern windows where used are of white uPVC.

Roads and Footpaths

The A360 north of the junction with White Street is bounded on both sides by footways although it is very narrow in some places, presenting a hazard to pedestrians from passing traffic.



The A360 road is a dominant feature in this area. Since it is busy much of the time it is somewhat divisive in nature. Traffic volumes have increased significantly overall, but a significant pressure arises from its role in servicing three schools within closely adjacent areas. This makes it very busy at the morning and evening peak for school traffic. There is a bus stop on this road at the junction with Orchard Place. A well-used right of way runs along behind all of the properties on the west side just outside the character area, linking White Street to Orchard Place.

Additional rights of way link Mill Lane to Home Farm and from the farm down to cross over Semington Brook and run along the brook both north-east towards Market Lavington and south behind the Manor to join Duck Street.



Bridge at Home Farm



Bridge at Whites Mill



Footpath at Whites Mill



Manor Wall

Heritage

This area contains many of the older properties of the village including the historic West Lavington Manor and its associated buildings. The Manor is a Grade II Listed Building as is its Arched Gateway in Wall, together with the Wall to the A360 and the Eastern Wall to the Gardens.

Other Grade II Listed Buildings in the village core are No. 52 High Street; Home Farmhouse; Nos.63 and 65 High Street; and No.69 High Street.

The Conservation Area Character Statement identified a number of properties as ‘Unlisted Significant Buildings’; these are: Nos. 42, 44 and 46, 48 and 50, 53, 54, 55/57/59 High Street; Hooks Court; and estate buildings at the Manor.

Little Orchard House (No.53) with its wall mounted clock face provides visual interest. No.54 High Street was the former Horse and Jockey pub, but is now used as a private house, this gives it historical merit.



The fire hooks at Hooks Court have a particular historical significance to the village. The plaque on No.52 indicates that it was the home for several years of the author Nigel Balchin.



Little Orchard House Clock



Nigel Balchin Plaque



Fire Hooks



Whites Mill

The Whites Mill complex has a remote feeling of its own but it forms part of the eastern fringe of this part of the village. The Granary to the North of the Mill Building and Mill Farmhouse are both Grade II Listed Buildings.

Risks to Character

Any development of the fields behind properties on both sides of the road would affect the traditional linear built form and would also have a detrimental impact on access onto the main road. Over-development at Home Farm could risk the open agricultural land character which runs to the east.

Inappropriate demolition/redevelopment/renovation of buildings, excessive height and extensions as well as new development which would change the historic built character of the High Street is a risk to the character. Repair or maintenance of buildings with modern construction materials or techniques could adversely affect the traditional appearance. Increased traffic movement and vehicle size along the A360 threatens the fabric of buildings and boundary treatment.

Design Guidelines - Character Area J

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the Manor and Environs as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

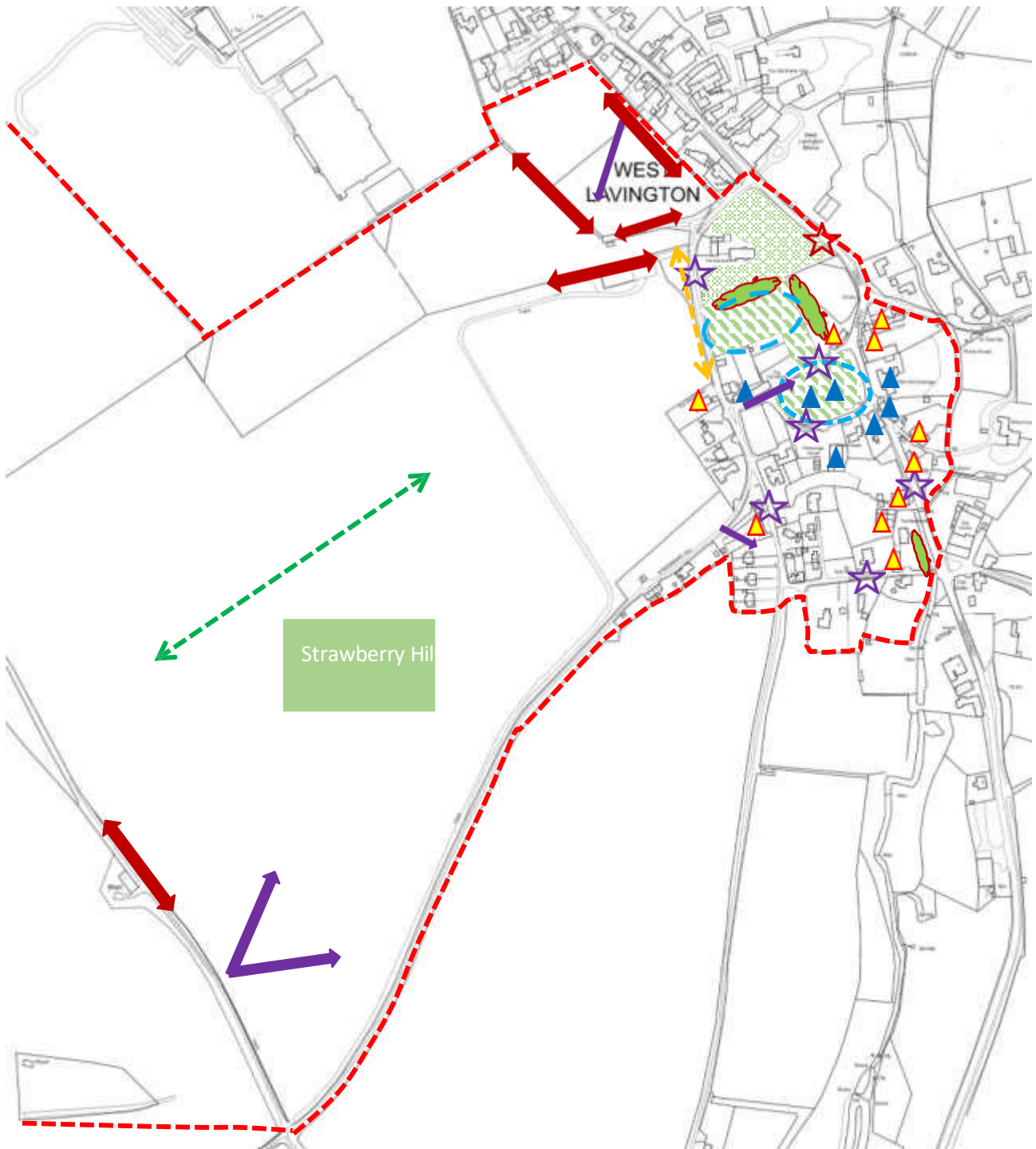
- a) conserve the low-density, verdant and undeveloped character of this part of the village;
- b) avoid overdevelopment of the Home Farm complex and not encroach on the open countryside to the east of the village, maintaining the separation to the complex at Whites Mill;
- c) maintain the positive contribution made to the setting of the Parish by the Manor Gardens;
- d) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene;
- e) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene; and
- f) reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways (where technically feasible) or sustainable drainage for surface water run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways.

Common Design Guidelines Across All Character Areas

- g) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- h) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- i) not obscure the important views;
- j) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- k) not have a detrimental effect on heritage assets or their settings;
- l) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- m) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- n) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.

Character Area K – Church and Environs

Detailed OS Map



Map 35 - Character Area K – Church and Environs © Crown Copyright

Description

The southern quadrant of West Lavington comprises the dispersed village which can be broadly split into two halves. The western half includes: White Street; Strawberry Hill; Lowland Farm; Church Lane; All Saints Road; Rickbarton; All Saints Church; Nos.16 to 20 Church Street (Western Side); Old Bridge Inn; Dauntsey House; and Nos.1 to 23 Church Street (Eastern Side). The character area comprises low-density built form which is dominated by the rising topography of Strawberry Hill to the west.

Landscape Features and Topography

The Semington Brook runs along the eastern edge of the character area with rising ground to south and west. Strawberry Hill dominates the topography; this was previously identified as a Special Landscape Area in the former Kennet Local Plan. Strawberry Hill provides an important part of the setting of the Parish.

Open Spaces, Hedges and Trees and Boundary Treatments

The large open arable fields between White St and Strawberry Hill form an important part of the verdant and rural context to this part of the village. The hedgerow to White Street provides an important enclosure to White Street against the open fields beyond.

The All Saints Church Grounds are designated as a Local Green Space in the Neighbourhood Plan. This includes the churchyard and the cemetery to the north of Church Lane. There are important groups of trees along the northern and eastern boundaries of the cemetery. Another important group of trees lies along the western side of the A360 at Tumblewoods which is part of the route of the Semington Brook.

The open area at Wyneshore House is a verdant undeveloped area that adds to the rural feeling of White Street and Church Street. It was identified as an important open area in the Conservation Area Character Statement.

This character area is typified by strong boundary treatments throughout, there are too many strong boundaries of walls and hedgerows to illustrate on a plan. The boundaries in this area importantly enclose the lanes and the boundaries comprise large mature native/other trees lower down within the built area and around the churchyard. There are some managed hedgerows of properties, brick and stone walls and wooden fences.



Important Views and Vistas

The Conservation Area Character Statement identified two important views, one from the public footpath to the rear of High Street towards Strawberry Hill; and the second from the lower part of Strawberry Hill across the village towards the background of the Salisbury Plain.

The view eastwards along Church Lane which is a ‘hollow way’ is framed by the walls of The Old Manor, the churchyard and the footbridge that links the churchyard and the cemetery.

Much valued views from the top of Strawberry Hill exist for almost 180 degrees with the chalk white horses at Devizes and Alton Barns being visible, alongside the historic Roundway Hill (English Civil War) and westwards towards several local villages.



Building Forms and Materials

The dispersed nature of the built form here does involve a mixture of older traditional properties interspersed with some mixed age infilling bungalows alongside some local authority housing. There have been some barn and stable conversions. Dauntsey Court at the junction of Church Street and Duck Street comprises 5 former almshouses dating from the early 19th century.

In terms of materials local red brick alongside Bath stone with some render (mostly painted white or cream) are the dominant materials. There are three thatched houses in the character area.



Roads and Footpaths

The roads in this character area are predominantly narrow country lanes without any hard highway engineering or footways. White Street, Church Lane, All Saints Road, Strawberry Hill and Rickbarton all have an informal character that is a fundamental characteristic of this part of the village.

The main road through the village, the A360 becomes known as Church Street in this area from The Manor southwards. At the northern end it has a semi-informal character alongside The Manor going south to the junction with Duck Street. Then moving southwards past the former Almshouses, the A360 narrows and takes on an informal character resulting from the trees, boundary treatment and the alignment meaning that No.20 Church Street provides a focal point closing off forward views of the road. This stretch of the A360 is unsuited to being a main road and frequent congestion of traffic being unable to pass and frequent damage to property arises. The A360 is busy much of the time so it is somewhat divisive in nature. Traffic volumes have increased significantly overall, but a significant pressure arises from its role in servicing three schools within closely adjacent areas. This makes it very busy at the morning and evening peak for school traffic.

The network of the north-south public footpath that links the various parts of the village parallel to the main road continues into this area. There are important recreational rights of way rising up Strawberry Hill giving access to the magnificent views.



Footpath Behind High Street Houses



Junction of White Street and Church Lane



Hedges Bordering White Street



White Street at Foot of Strawberry Hill

Heritage

There are a number of listed buildings in this part of the village. The Church of All Saints is a Grade I Listed Building. Other Listed Buildings are Grade II these are: Old Manor House; The Parsonage; The Old Post Office (No.20 Church Street); No.13 Church Street; and The Old Vicarage.

Within the churchyard are a total of nine other Listed Buildings, namely: Ledd Monument; Unidentified Monument; Three Unidentified Headstones in Group; Two Unidentified Monuments in Churchyard; Group of 10 Monuments in Churchyard; Group of Three Monuments in Churchyard; Holmers Monument; Unidentified Monument in Churchyard; and West Lavington War Memorial. These cannot all be shown individually on the map.



The Conservation Area Character Statement identified a number of properties as ‘Unlisted Significant Buildings’; these are: The Parish Barn (White Street); Nos. 31/33 White Street; Dauntsey Court (Almshouses); Dauntsey House; Nos. 15/17, 16, 21/23, 26, 28/30/34 Church Street; and the outbuilding range by Rickbarton at Tumblewoods.

Risks to Character

Intensification of development and infill proposals would harm the dispersed low-density character. Inappropriate demolition/redevelopment/renovation of buildings, excessive height and extensions as well as new development which would change the historic built character of the dispersed old village is a risk to the character. Repair or maintenance of buildings with modern construction materials or techniques could adversely affect the traditional appearance. Increased traffic movement and vehicle size along the A360 threatens the fabric of buildings and boundary treatment.

Design Guidelines - Character Area K

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the Church and Environs as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) conserve the low-density, dispersed and verdant character of this part of the village;
- b) retain the treed nature and informal rural lane character of White Street, Church Lane, All Saints Road, Strawberry Hill and Rickbarton, together with the semi-informal and informal character of High Street;
- c) not encroach on the open countryside setting to the village resulting from the farmland to the west, maintain the open areas including the All Saints Church Ground Local Green Space;
- d) maintain the positive contribution made to the setting of the Parish by Strawberry Hill;
- e) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene;
- f) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene; and
- g) reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways (where technically feasible) or sustainable drainage for surface water run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways.

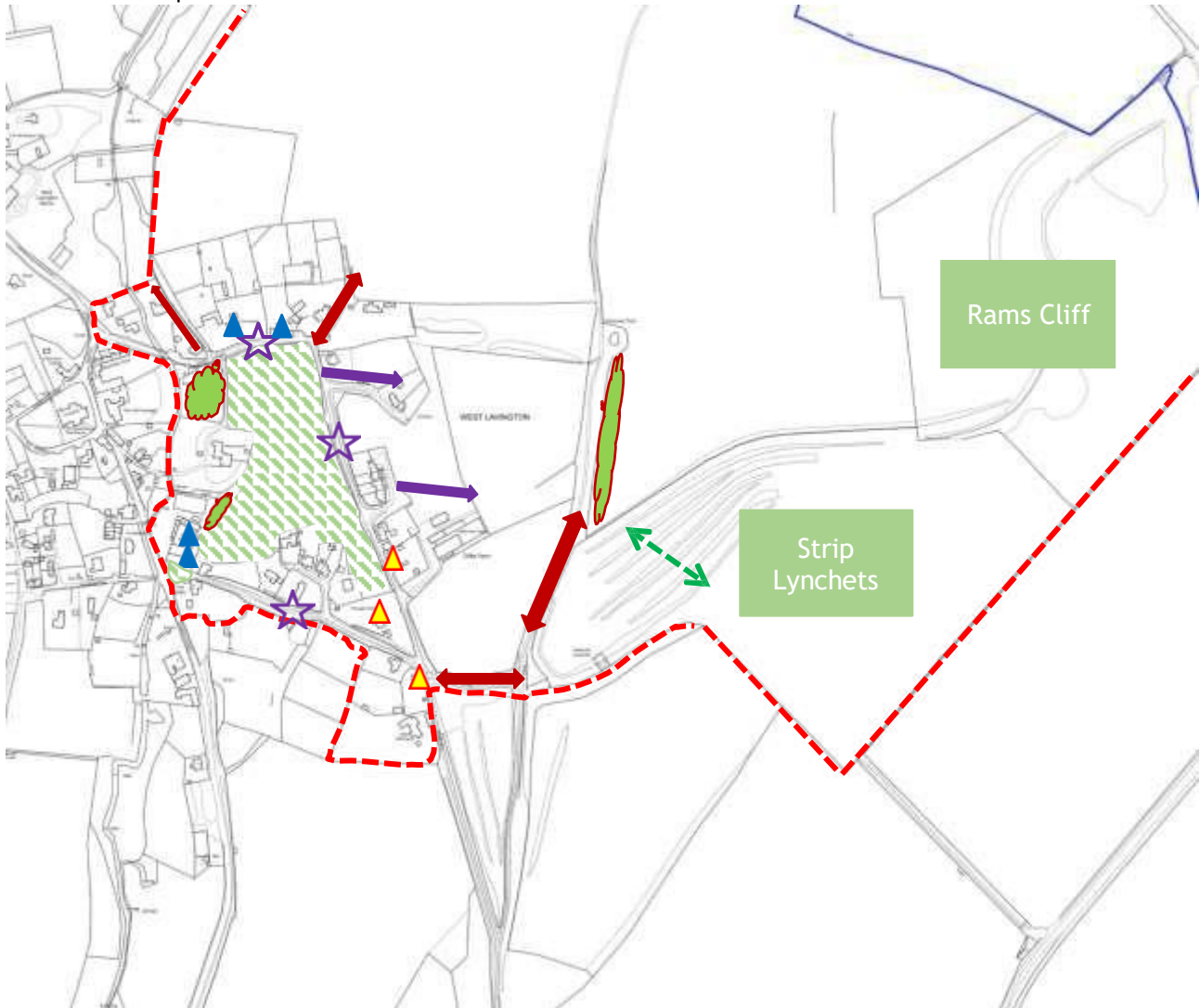
Common Design Guidelines Across All Character Areas

- h) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- i) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- j) not obscure the important views;
- k) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- l) not have a detrimental effect on heritage assets or their settings;
- m) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- n) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- o) reflect the local character of height, scale and external appearance – use designs and materials



Character Area L – Greenfield

Detailed OS Map



Map 36 - Character Area L – Greenfield © Crown Copyright

Description

The southern quadrant of West Lavington comprises the dispersed village which can be broadly split into two halves. The eastern half includes: Duck Street; Withybed; Greenfields; Conops; Rams Cliff; Cliffe Farm; Stibb Hill; Rutts Lane; Dial House; The Green; Telephone Box; and 31 Church Street. The character area comprises low-density built form focussed around Greenfields, the location of the medieval village; the area is dominated by the narrow country lanes that form the road network.



Landscape Features and Topography

Semington Brook runs through the western edge of the area the land rises gently to the south and steeply to the east and southeast towards the Wessex Ridgeway and the edge of Salisbury Plain all of which was identified a Special Landscape Area in the Kennet Local Plan. Bronze Age settlement is evident in the strip lynchets of Rams Cliff, a spectacular natural amphitheatre in the escarpment adjacent to the village, and at White Hill nearby.

Open Spaces, Hedges and Trees and Boundary Treatments

The large open farmland east of Stibb Hill form known as Rams Cliff and the Strip Lynchets is an important part of the verdant and rural context to this part of the village.

The large open space of the greenfield which is the old village site in the centre is designated as a Local Green Space in the Neighbourhood Plan; as is 'The Gun' to the front of Dial House at the junction of Rutts Lane and Church Street.



There are important groups of trees along the western edge of Greenfield. Another important group of trees lies along the route of the public footpath at Periwinkle Pond.

This character area is typified by strong boundary treatments throughout, there are too many strong boundaries of walls, hedgerows and high banks to illustrate on a plan. The boundaries in this area importantly enclose the lanes and the boundaries comprise large mature native/other trees and hedgerows with a few brick and stone walls and wooden fences.

Important Views and Vistas

The land rising to the east provides valued views of the Salisbury Plain and an area called Rams Cliff and the Strip Lynchets, the lane that fronts this view takes its name from the feature. Six terrace fields mark the edge of the Rams Cliff.



Building Forms and Materials

This area comprises the three single track lanes of Duck Street in the north, Stibb Hill on the East and Rutts Lane in the south. Housing is spread out around farmland and green fields with small community groups in culs-de-sac off these lanes.

The housing is a mixture of buildings that date back to the 1600's with more modern housing constructed in the 1960's and 70's. Two of the oldest houses in the village, Dial House on Rutts Lane and Old House in Duck Street can be found in this area.

The three lanes surround a square field in the centre of this area of historical interest, which is the site of the original village of West Lavington that was destroyed by fire in 1689. Parts of Old House are thought to pre-date this fire. This mixture of old and modern properties gives a varied material palette, predominantly brick and painted render with some stone walls. Mainly tiled roof with two thatched cottages. Modern construction in this area is quite individual, however modern builds are generally sympathetic to older construction.

Roads and Footpaths

The roads in this character area are predominantly narrow country lanes without any hard highway engineering or footways. Duck Street, Rutts Lane and Stibb Hill all have an informal character that is a fundamental characteristic of this part of the village.

The single-track lanes give access to a number of rights of way leading off them into the wider countryside. There are three important rights of way, two from Duck Street provide a direct walking route to Market Lavington, one of which passes the listed garden wall of West Lavington Manor. One from Stibb Hill links Market Lavington to Gore Cross with a direct walking route and bridleway. Tracks from Stibb Hill connect to the Wessex Ridgeway next to the farm known as Brazen Bottom.

Heritage

There are four listed buildings in the area, Dial House which is Grade II* Listed and The Old House (Grade II) both date from the 1600's. The front wall at Dial House is also Grade II Listed. The other Grade II Listed Building is Pyt House.



Only the north and western edge is within the Conservation Area which interestingly does not include Greenfield which was the site of the fire in 1689 and the site of the original village. This space together with the terraced fields on the edge of Rams Cliff and the Strip

Lynchets have historical interest. The open area in the middle of the three lanes is an area of historical interest, being the site of the original village of West Lavington that was destroyed by fire in 1689.

Nos.23 and 32 Stibb Hill are thatched cottages which are also identified as non-designated heritage assets for their architectural interest and aesthetic appeal. Russell Cottage on Stibb Hill is also identified as a non-designated heritage asset for its architectural interest – and aesthetic appeal.



23 Stibb Hill



The Old House, Duck Street

Risks to Character

Intensification of development and infill proposals would harm the dispersed low-density character. Inappropriate demolition/redevelopment/renovation of buildings, excessive height and extensions as well as new development which would change the historic built character of the dispersed old village is a risk to the character. Repair or maintenance of buildings with modern construction materials or techniques could adversely affect the traditional appearance.

Increased traffic movement on the very narrow lanes could threaten the fabric of buildings and boundary treatment. Inappropriate parking impacts on Duck Street and causes damage to verges.

Design Guidelines - Character Area L

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the area around Greenfield as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) conserve the dispersed, random, informal and low-density character of this part of the village resisting infill proposals;
- b) retain the treed nature and informal rural lane character of Duck Street, Rutts Lane and Stibb Hill;
- c) not encroach on the open countryside to the east of the village, maintain the open areas including the Greenfield and 'The Gun' Local Green Spaces;
- d) maintain the positive contribution made to the setting of the Parish by Rams Cliff and Strip Lynchets;
- e) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene;
- f) avoid making overly dominant or over-engineered and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene; and
- g) reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways (where technically feasible) or sustainable drainage for surface water run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways.

Common Design Guidelines Across All Character Areas

- h) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- i) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- j) not obscure the important views;
- k) conserve existing planting and ensure new landscaping provides native and naturalised trees;
- l) not have a detrimental effect on heritage assets or their settings;
- m) with regard to new buildings, or alterations, have regard to the materials used in the surrounding buildings;
- n) consider the position of neighbouring buildings alongside the general street scene and the building line, as well as road widths; and
- o) reflect the local character of height, scale and external appearance – use designs and materials in keeping with the street scene.



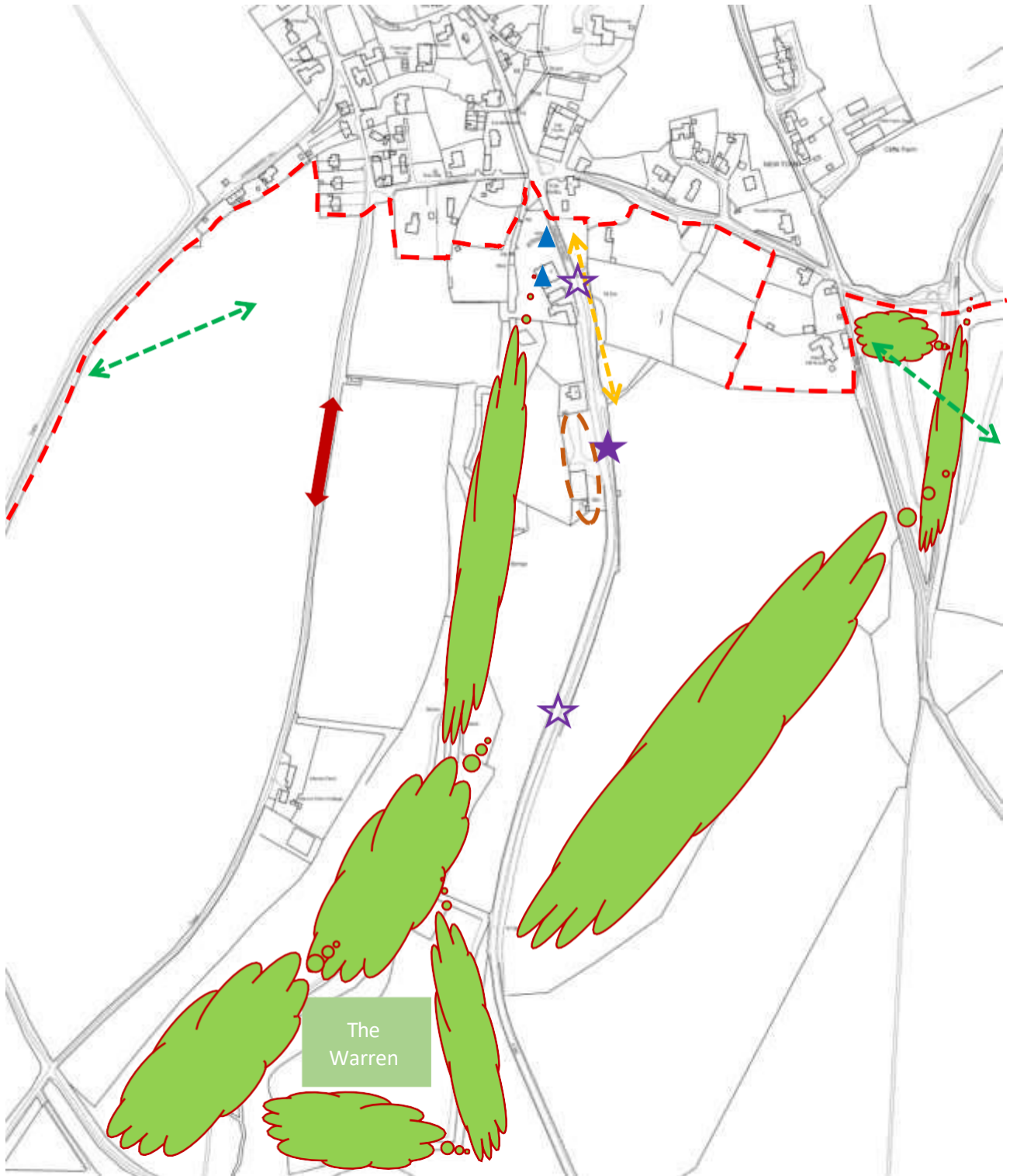
Cliffe Farm Dairy



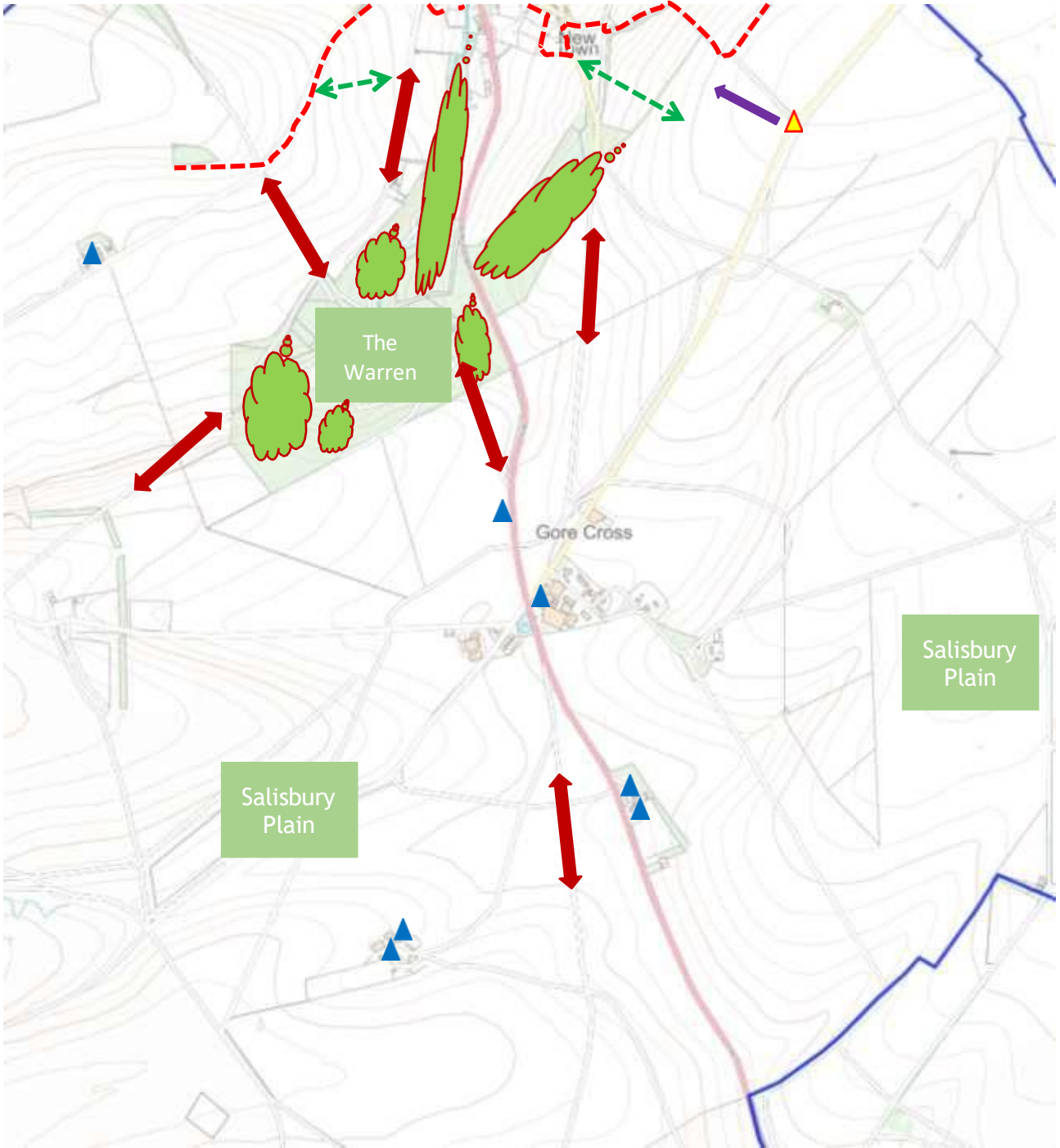
Semington Brook at Duck Street

Character M – Southern Gateway

Detailed OS Map



Map 37 - Character Area M – Southern Gateway © Crown Copyright



Map 38 – Character Area M – Southern Gateway © Crown Copyright

Description

This is the southern gateway into the dispersed southern end of West Lavington when travelling northwards along the A360 from Salisbury and the Plain. It is mostly the rural fringe of the Parish made up of the Lavington Down and New Copse Down parts of the Plain and The Warren which is a large area of trees along the Semington Brook. It contains sporadic and dispersed properties including: Nos.40 to 46 Church Street; White Hill; Rams Cliff; and outlying farms and properties such as Highland Cottages, Highland Farm, St Joan a Gore Farm, Cornbury Farm and Brazen Bottom Farm. The area includes Gore Cross which has the feeling of a small ‘hamlet’ nestling on the Plain.



The farm complex on the western side of the A360 presents an opportunity for enhancement as part of the gateway to the village.

Landscape Features and Topography

The ground rises towards the Plain and Strawberry Hill, it rises steeply in parts and more gently in others. The rolling landscape forms the setting of the Parish. The Semington Brook runs to the west of the A360 but is generally not visible from the road except where it crosses the road at the northern end of the character area.



Keepers Cottage in the woods



Semington Brook from byway



Warren Farm



Byway

Open Spaces, Hedges and Trees and Boundary Treatments

The large open farmland and military zone of the Salisbury Plain which encircles the southern side of the village is an important part of the verdant and rural context to this part of the Parish.

The large wooded area of The Warren also forms a fundamental part of the character of the southern edge of the village and this wraps around the A360 giving a treed tunnel approach to the village from the south.



There are important hedgerow trees along the eastern side of the A360 as you leave or approach the village to/from the south. This gives the village a distinctly rural approach.

This character area is typified by strong boundary trees and hedgerows throughout the A360 corridor from Gore Cross to West Lavington, there are too many strong boundaries of hedgerows, trees and high banks to illustrate on a plan. The boundaries in this area importantly enclose the A360 giving it a rural lane character.

Important Views and Vistas

There are numerous views and vistas on the Salisbury Plain, there is an important view from the White Horse Trail on Lavington Hill above the Strip Lynchets near to the Great War Memorial which gives a vista across the whole of West Lavington and Littleton Panell.

Approaching West Lavington heading northwards from Gore Cross, the road drops and becomes an enclosed treed tunnel. This is a strong vista which typifies the informal lane character with the road only having a carriageway and no footway or verges; this is framed by the strong mature vegetation which has grown into a tunnel in parts.

Building Forms and Materials

This character area does not contain many properties as such, there are a handful of brick-built houses together with farm buildings and pre-fabricated structures.

Roads and Footpaths

The roads in this character area comprise informal lanes which are characterised by no footways or verges accentuated by the typical Wiltshire topography of ivy-covered steep sandstone banks and naturally cultivated tree growth forming a tunnel of greenery. The A360 is the main road to Salisbury.

Some of the military tracks, some parts of which are concrete have a harsher and more engineered artificial appearance. This may suit their functional use but it doesn't respect the wider farmland rural context. The tracks and lanes over the Plain typically have no boundary hedges and are open to the surrounding farmland.



This area contains numerous public rights of way including the White Horse Trail. From the village the rights of way include the unmade extension to White Street and shared tracks with vehicle access, from the top of Strawberry Hill and tracks from Stibb Hill.

Heritage

On the southern edge of the village are Hunt’s House and the Gate Piers and wall to Hunt’s House both of which are Grade II Listed Buildings.

Other Listed Buildings are the Barn at Lowland Farm; Gore Cross Old Farmhouse; the Robbers’ Stone; St Joan A Gore Farmhouse; St Joan A Gore Farm Cottage; Cornbury Farmhouse; and Store at Cornbury Farm.

The Robbers’ Stone dating from 1840 is made of Limestone and found on the verge of the A360 just south of West Lavington. It is approximately 1.6m high with cast iron plate attached to front, bearing inscription of a robbery on 21 October 1839 and the pursuit, apprehension and punishment of four felons. It commemorates a victory for law and order over highwaymen who roamed the lonely downs in the Lavington area. Its location is very close to the busy A360 and is therefore largely inaccessible to view. There have been discussions at times regarding the possibility of re-siting the Robbers’ Stone to a safer and more accessible location on the A360.



The Great War Memorial is a new memorial erected by the Parish Council above Rams Cliff on Lavington Lane and the White Horse Trail. The location was offered by a local landowner where it would be possible to produce an avenue of beech trees lining an old farm track, with a view over the whole Parish. The site between the Army’s training ground and the Rams Cliff escarpment leading down to the Parish added an emotional poignancy. Although a modern structure it is identified as a non-designated heritage asset for its aesthetic appeal and social and historical importance.

Risks to Character

Intensification of development such as infill proposals and extension of the built-up area would harm the dispersed and rural countryside character. Inappropriate redevelopment/renovation or intensification of buildings at Gore Cross or other outlying locations would change the built character of the ‘hamlet’. Increased military tracks threaten the agricultural nature of this part of the Salisbury Plain.

Design Guidelines - Character Area M

These guidelines apply to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of the Southern Gateway to West Lavington as described in this Character Appraisal should form the context for all new design and planning. Any development should:

Character Area Specific Design Guidelines

- a) conserve the open countryside character of this part of the village and wider parish;
- b) retain the treed nature and informal rural lane character of the street scene;
- c) maintain the open countryside character at the southern entrance to the village;
- d) look for opportunity for enhancement at the farmyard by the southern gateway entrance;
- e) maintain the positive contribution made to the setting of the Parish by The Warren and the Salisbury Plain;
- f) explore the potential for the heritage significance of the Robbers' Stone to be enhanced through improved accessibility;
- g) conserve historic or traditional boundary walls and historic or traditional hedges, and consider how to use roadside boundaries to enhance the street scene; and
- h) avoid making overly dominant or over-engineered and inappropriate entrances, tracks or roadways, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the street scene.

Common Design Guidelines Across All Character Areas

- i) establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and where appropriate through pre-application engagement with the Parish Council and other relevant stakeholders which is positively encouraged;
- j) not have a detrimental impact on wildlife and introduce biodiversity enhancement measures;
- k) not obscure the important views;
- l) conserve existing planting and ensure new landscaping provides native and naturalised trees; and
- m) not have a detrimental effect on heritage assets or their settings.