



The lime tree avenue at Dauntsey's School

WEST LAVINGTON AND LITTLETON PANELL CONSERVATION AREA STATEMENT

January 2003

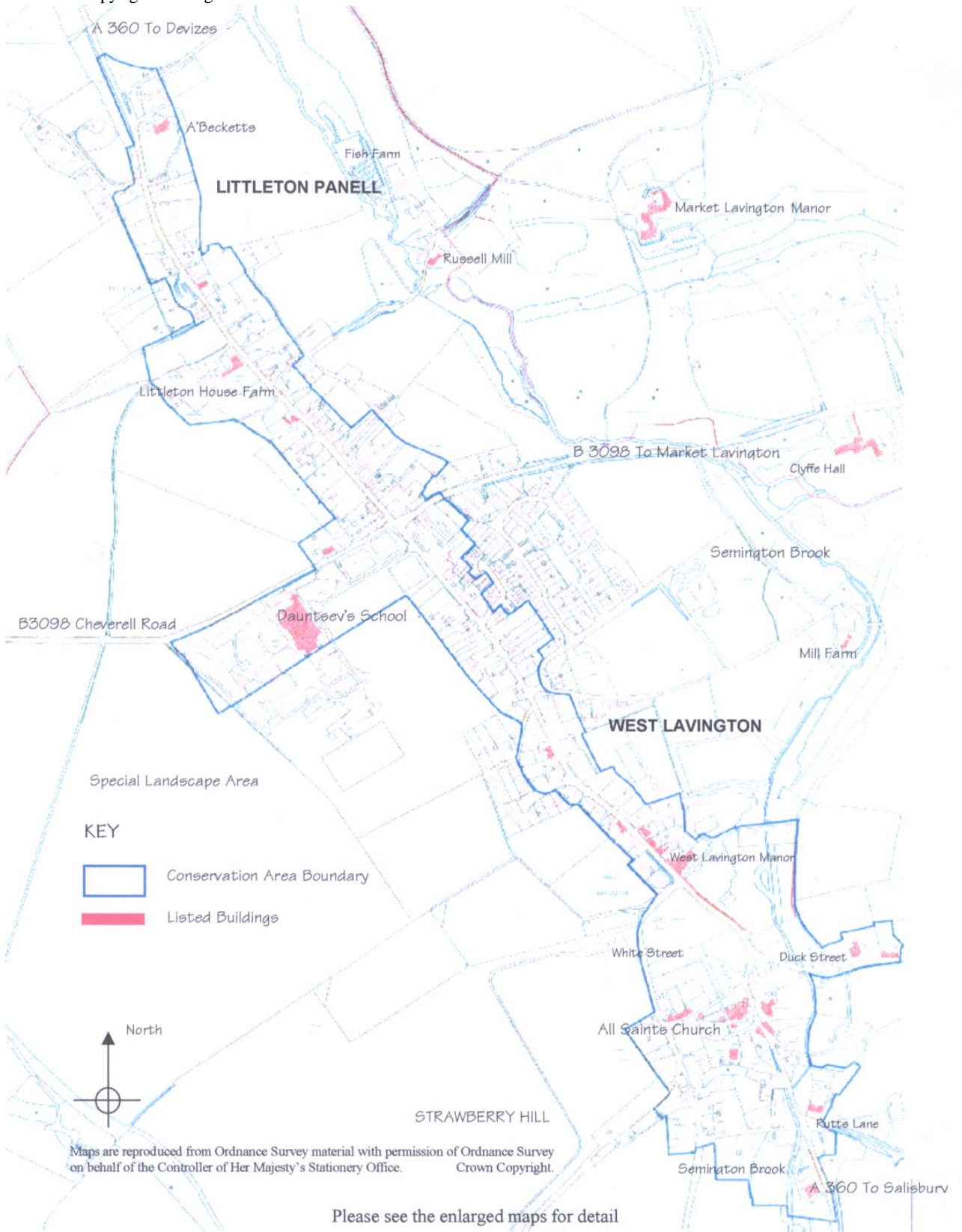
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WEST LAVINGTON & LITTLETON PANELL CONSERVATION AREA

INTRODUCTION



The Semington Brook off Duck Street

The purpose of this Statement is to identify and record those special qualities of West Lavington and Littleton Panell that make up their architectural and historic character. This is important in providing a sound basis for the Local Plan policies and development decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of the area. The Conservation Area was originally designated in 1975 with minor boundary changes brought into effect during 1989.

This Statement is a review of the West Lavington and Littleton Panell Conservation Area and is intended for all those with an interest in the villages, or undertaking work on the buildings, landscape, roads or public spaces. It is also essential reading for anyone contemplating development within the area. By drawing attention to the distinctive features of West Lavington and Littleton Panell it is intended that their characters will be protected and enhanced for the benefit of this and future generations.

Location of the villages

Littleton Panell is the northern of the two villages combined under West Lavington as a single parish and physically joined by the A360 road to Salisbury. It is six miles south of Devizes at the junction of the east to west B3098 road from Westbury to Urchfont and extends to the foot of the hill leading up to Salisbury Plain.

Geology and topography

West Lavington lies on the spring line below the north scarp slope of Salisbury Plain. It is predominantly on the Upper Greensand, with an outcrop of Lower Chalk in the south-east of the village. Loam overlays Greensand in the grounds of West Lavington Manor. Chalk and flint quarried on the Plain, as well as Greensand stone, are found in the construction of traditional buildings and in early road building around the village.

Water issues from several springs near the foot of the scarp and flows north through the southern part of the village in the Semington Brook to a broad wooded valley to the east where it passes over the weirs of two former water mills to join a tributary from Market Lavington and into the Avon Valley.

From a low point where the brook passes out of the Manor grounds the village of West Lavington is situated on ground rising towards Strawberry Hill in the west and along High Street to the north. The high point of the Conservation Area is near its boundary on the Cheverell Road. The contiguous High Streets of the villages run north-south along an east facing slope of the valley overlooking the brook. A turn west in the slope leading down into the clay vale defines the northern end of Littleton Panell.



Duck Street between Greensand banks predates the main road through the village.

Archaeology

Several archaeological finds have been recorded in and around the villages. The earliest being a settlement site of the 2nd - 4th century that was excavated in the nearby grounds of Market Lavington Manor House. The northern part of Littleton Panell is identified as the site of a late-medieval settlement. A small medieval pot was unearthed at 'Highfield'. A mound thought to be a post-medieval garden feature was found at Littleton House together with several prehistoric and Romano-British artifacts.

A Bronze Age rapier fragment was discovered in the garden of 10 Sandfield and a Romano-British coin recorded at 17 Rickbarton. Unidentified curved and linear earthworks were found in the pasture north east of A'Becketts Farm.



Rickbarton

ORIGINS AND DEVELOPMENT OF THE VILLAGES



West Lavington old village from the tower of All Saints Church.

The meadow where mediaeval cottages stood

Domesday Book 1086 records that land including two water mills at 'Liteltone' was held by a William of Aldrie, a tenant of William d'Eu. In 1253 the King gave William Paynel a 'seisin' of 'Liteltone' until in the early 14th century when it was conveyed to Lord Hastings of Abergavenny. At this time Littleton House was first mentioned, although the present house dates from the 17th century at the time that the estate was conveyed to the vicar of Potterne towards his 'living'.

The builder of the original house at A'Beckett's was a William Beckett in the 16th century although the present house largely dates from a rebuilding in 1904. By 1771 the village comprised the principal estates of Littleton Tytherliegh and Littleton Beckett's. Littleton Panell developed around the farmsteads principally of Littleton House and A'Becketts. Labourers' cottages were developed along the east side of the Bath to Sarum coach road, later to become High Street, during the 19th century and included a smithy, shops and other businesses related to agriculture. Building in the late 19th century extended southwards along this High Street. Infilling on the east side continued into the 20th century and low density residential development has, within the last 60 years, spread to the backland and on to the west side.

West Lavington was originally part of a large estate held by Queen Edith wife of Edward the Confessor known as Laventone that in 1086 included both the present day Lavington villages. When by the end of the century the Bishop of Salisbury had become chief tenant in the west village, it was known as Bishop's Laventone. It was first referred to as West Lavington in about 1628 to distinguish it from East Lavington now Market Lavington. West Lavington has also been called Lavington Dauntsey and Lavington Episcopi.

The village developed up to the end of the 17th century around the springs at the foot of the hill in the area of Rutts Lane, Stibb Hill, Duck Street in the south east and All Saint's Road, Church Lane and White Street in the north west. Buildings then included the 12th century parish Church of All Saints, both Manor Houses, Parsonage House and Dial House. From there the village lanes led south and west to outlying farms, to the chalk arable land and to the numerous chalk and flint pits on Salisbury Plain and up to the Ridgeway. Stibb Hill lies on the now disused route through the village from St Joan a'Gores Cross on the Ridgeway to Market Lavington east of the Semington brook valley. In 1689 a fire devastated much of the medieval village off Stibb Hill and is now identifiable only by uneven ground in an empty meadow.

Today's north to south route has evolved into a main road through use of parts of the old network of lanes. New cuttings in the hilly terrain were made in the 1800s in Church Street, and beside Hunts House to improve the coach road to St Joan a'Gores Cross. Evidence of this is the tortuous course it takes through the several junctions with the lanes, through pinch points and between buildings at obtuse alignments. Since the 18th century, West Lavington has largely developed along the Bath to Sarum road northwards on the west valley slope above the Semington Brook.

The Old Manor dates from the 14th century and the 'new' Manor House was built by John and Margaret Dauntsey in the 16th century. After 1628 it was extended by Sir John Danvers and his wife Elizabeth who was also a Dauntsey. The Parish Church of All Saints has a nave dating from the 12th century, side aisles are largely 13th and early 14th century with a reworking in 1847. There are chantry and side chapels to the Beckett and Dauntsey families of the 15th and 16th century.



The 17th century east wing of A'Beckett's was restored and extended into a mansion in 1904



Mid 19th century Cottages Russell Mill Lane Littleton Panell



Dauntsey's Court. Former almshouses first endowed by William Dauntsey in 1542. The buildings of 1831 converted in the 1970s



*The 1854 School in West Lavington
now Dauntsey's School Art Department*

William Dauntsey was a philanthropist and in his will of 1542 provided for a school, a school-master and eight almshouses on ground north of the vicarage in Church Street all administered by the Mercers' Company. Former almshouse buildings dated 1831 still exist as private houses on this site.

In 1854 a school was provided by Jacob Pleydell-Bouverie and Lord Folkestone in the High Street. Dauntsey's Charity was reorganized in 1887 and provided for an Agricultural School and a new elementary school. These were built on land off the Cheverell Road in 1898 for 400 pupils in buildings designed by C E Ponting and today form the main block of Dauntsey's School. In the late 20th century the Local Education Authority built a new school off Sandfield Road which is now the Dauntsey's Aided Primary School and the 1854 building has become Dauntsey's School Art Department.



The wooded southern part of West Lavington lies in a hollow below Salisbury Plain

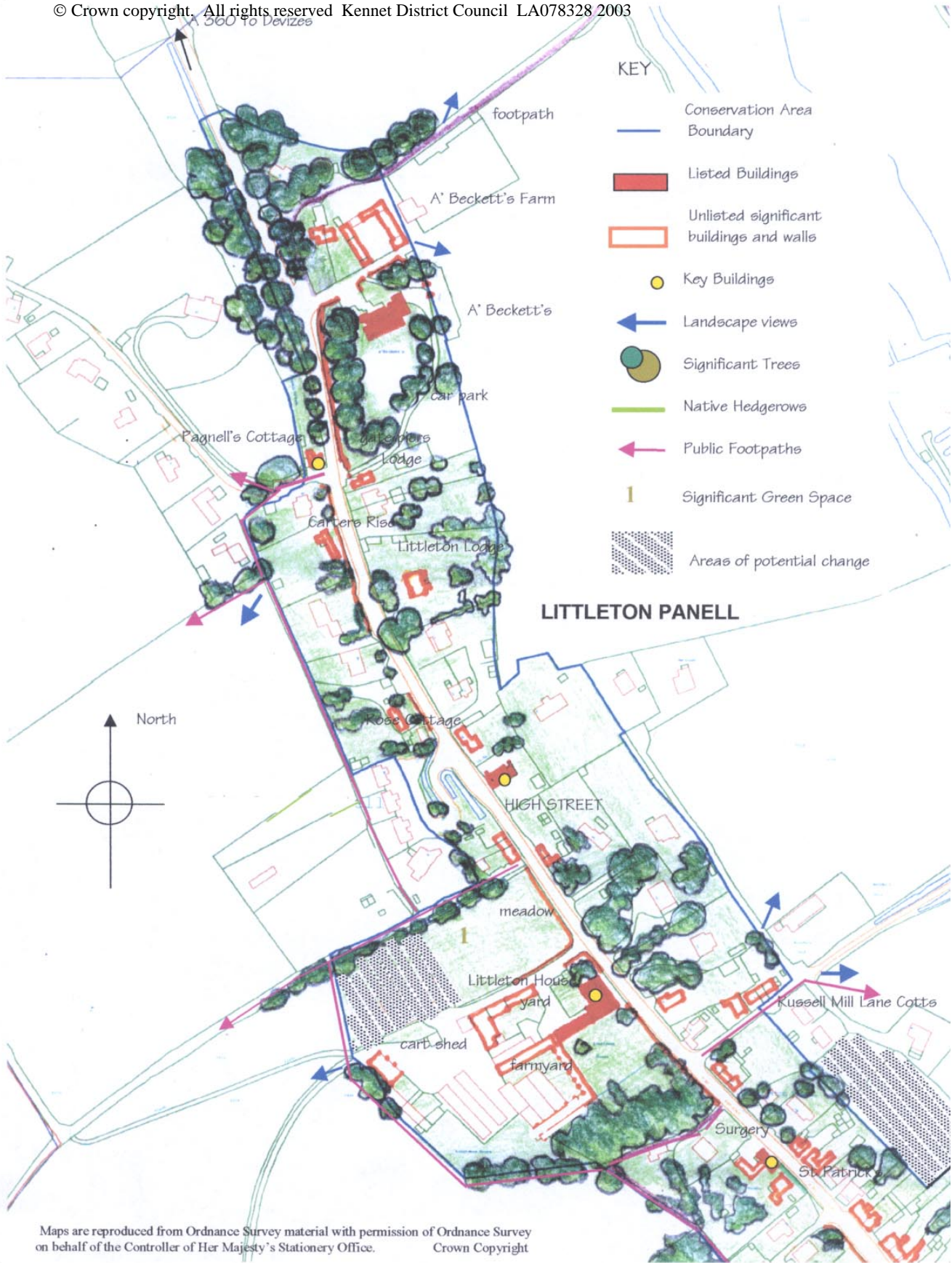
THE LANDSCAPE SETTING



*In the north of the village A'Beckett's
Vineyard slopes down to the wooded valley of
the Semington Brook.*

Littleton Panell is defined in the north by a wooded hillside rising out of the Avon Vale. The straight High Street is excavated out of the slope close to the top of an east facing valley side of meadows leading down to the wooded banks of the Semington brook. On the west side of the street the valley slope rises to a continuous rim, which is the boundary with relatively level open farmland that extends away to the west. The High Street follows a fairly consistent contour along the valley slope southwards to meet West Lavington High Street.

Buildings along the east side are level with the road and overlook the broad valley of the brook to the rear while those to the west side are set into the bank or on the slope among trees. East from the cross roads Lavington Lane plunges steeply down into the valley and crosses the brook at a low point near Cornbury Mill. The highest point in the Conservation area is on the Cheverell Road where it leaves the village to the west.



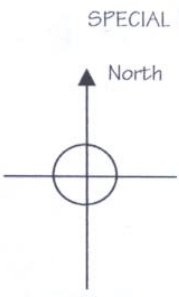
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WEST LAVINGTON & LITTLETON PANELL CONSERVATION AREA North

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- KEY**
- Conservation Area Boundary
 - Listed Buildings
 - Significant unlisted buildings and walls
 - Key Buildings
 - Landscape Views
 - Significant Trees
 - Significant Green Space
 - Native Hedgerows
 - Public Footpaths
 - Area of potential change



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WEST LAVINGTON & LITTLETON PANELL CONSERVATION AREA Centre

SPECIAL LANDSCAPE AREA



The Semington Brook close to its source at the foot of the hill up to Salisbury Plain.



The northern approach into Littleton Panell A'Beckett's farm and rear entrance to the left.



Pagnell's Cottage. A key roadside building in the north of Littleton Panel .



A'Beckett's Lodge was built with the house in 1904. The gatepiers and finials are recent.

West Lavington High Street continues along the contours of the valley slope much in the same way as that of Littleton Panell. To the east the valley of the brook converges on the street, steepening and narrowing towards the source of the brook. Opposite on the west side of High Street open arable land extends relatively level across to the downland scarp to meet Strawberry Hill above the village in the west. This farmland along the base of the scarp slope is subject to protection from development or engineering operations by designation as a 'Special Landscape Area' in the Kennet Landscape Conservation Strategy.

In the village towards the south the slope becomes progressively steeper as it nears the end of the valley. The Parish Church is situated on level ground on a rise above the valley bottom. The whole of West Lavington is dominated by the proximity of Salisbury Plain to the south, west and east .

Green spaces contributing to Conservation Area Character

Numbers shown on the maps

1. The meadow to the north of Littleton House fronting on to High Street
- 2 The grounds and avenue east of Dauntsey's School
3. The green at the junction of Sandfields and High Street
4. The garden of Wyneshore House
5. The grounds of West Lavington Manor House
6. The Churchyard of All Saints Parish Church
7. The small green in front of Dial House at the Rutts Lane junction

ARCHITECTURAL AND HISTORIC CHARACTER OF LITTLETON PANELL

Hidden by trees at the north end of the village is A'Beckett's a mansion with good views to the south and east. It is Listed Grade II of 2-storeys and attic of brick with stone dressings and a clay tiled roof on sprocketed eaves. The east wing is of 17th century origin restored during the construction of the remainder of the house in 1904. Most interesting are the 5 bays of restored stone mullioned and transomed windows with leaded glazing. It also has some window designs reminiscent of those by the noted architect of the day, Norman Shaw. The mansion is now in use as corporate headquarters and offices.

A'Beckett's farm and rear entrance is off the hill into the village and defined by a wide bell-mouth retaining wall of greensand stone overhung by trees. This leads passed a pair of agricultural cottages, to a farmyard of single storey buildings now in use as mailing rooms.

Pagnell's Cottage opposite is a key building in the view at the end of High Street. It has interesting label mouldings over most of the windows.

Further south is the unlisted Lodge contemporary with the 1904 A'Becketts building in a similar revival style and recent gate piers with stone pineapple finials. With the mansion, this group and the woodland is of particular importance to the character of the entrance to the village.



Littleton House has an elegant early 19th century front but is of 17th century origin.

The other important building is Littleton House on the west side and facing the street. It is a Grade II listed farmhouse, elegant in design with gable chimneys and an early 19th century symmetrical projecting gable that is almost a pediment. There is an elaborate central arched doorway, fanlight and large paired and tripartite sash windows. The rear is of 17th century character with massive rear stack to the short central wing and stone mullioned windows. The roof is steeply pitched in slate. Almost linking with the house at the rear are late 19th and early 20th century farm buildings in generally poor condition. The buildings are laid out around two open yards and include interesting cattle byres and an isolated tiled cart shed of traditional timber frame. The walled garden to the house is well wooded to the south. These together with the house and farm buildings have an historic and traditional character that is unusual and of special character.



Closely spaced buildings on the eastern side of High Street are of mid 19th century origin

Opposite, Littleton Lodge is an unlisted but imposing detached brick house of the mid-late 19th century distinguished by two 3 storey gabled wings projecting above and in front of a 2 storey central entrance link. Set back behind mature trees it is approached by a double curved drive through a traditional wall of brick and flint with railed gates although the pavement outside is very narrow. Also significant are the wooded grounds of several 20th century residences in their own grounds on the east side of the High Street.

Further south the frontage is more closely built up with a pleasant variety of 2-storey mid 19th century cottages with sash windows in brick with some rendered and painted. At intervals along the east side of High Street there are several widely spaced 17th and early 18th century cottages characterised by their gable end relationship with the road. Vehicular access is across the front of the cottages leading to backland yards and gardens.



Some cottages of 17th century origin are gable end to the roadside.

The main group of cottages on the east side of Littleton Panell is so closely spaced and close to the footway as to be quite urban in character. They are largely constructed in a similar form and scale using a relatively limited palette of traditional materials. This consistency together with their disposition in facing the roadside while others are angled to it, is in unusual contrast to the dense tree bank opposite and the stone faced retaining wall. Together with the several listed buildings in the street this part of the village has a particular character that is well worthy of conservation.

On the west side detached mid 20th century houses and bungalows are set up the bank away from the roadside. At the southern end of High Street these are approached by a shared driveway from the rear off the Cheverell Road. Several others however have unsightly ramped drives through and up the bank.

The Old Butcher's Shop on the corner of Cheverell Road, is of some significance. It is of early 18th century in origin of Greensand stone but now painted, possibly once thatched, extended, raised, and tiled.



Early 20th century cottage pair in a revival style

Roofs of buildings in the High Street are generally steeply pitched and those of several are 19th century slate roofs hipped as if the original roofs may have been thatched. In addition there are several examples of early 20th century cottages in revival styles with pleasant features such as jettied upper storey, half timbering and pattern tile hanging. St.Patrick's on the west side is a detached example facing south with its side to the road.



Trees overhang the retaining wall on the west side of High Street.

There are several picturesque terraced groups and semi-detached pairs that face the road. Also on the west side two thatched cottages face the street as do pairs of mid 19th century brick and slate cottages close to the kerb. Mature trees overhang the footway and screen the development behind.

Cheverell Road is characterized by a rural narrowness, sunken between a steep Greensand bank and stone retaining walls. Set back on the south side unrelated to the road are buildings of Dauntsey's School. More prominent on the north side is a white rendered gable of a Listed terrace of early 19th century brick cottages with a single bay and glazing bar sash windows. Adjacent to these is the 20th century St Joseph's Church of red brick and stone with one large semi-circular and several stained glass windows, it is next to a wooded shared drive and entry to the public footpath.

THE ARCHITECTURAL AND HISTORIC CHARACTER OF WEST LAVINGTON

The northern part of West Lavington is of similar character to Littleton Panell. This is principally of a built-up 2-storey frontage on one side only of a straight High Street. However the cross-roads marks a transition on the west side from trees overhanging a roadside wall to one of open views across the grounds of Dauntsey's School. Opposite is the Mercers, a late 20th century row of small houses, that with the older buildings, endow the cross roads with some sense of place. No.145 is a substantial 1862 villa behind a hedgerow screen enhanced somewhat by a red telephone box.



The narrow Cheverell Road is sunken between buildings and trees overhanging steep banks

Eastwards from the junction, Lavington Lane is level only for a short distance before it descends into the valley of the Semington Brook. On the south side is a pleasant terrace of six 19th century cottages in brick with angular bays, each covered by a combined roof, porch and glazing bar timber casements still surviving although uPVC is predominant. The main roof is of slate with moulded brick rounded chimney shafts. On the other there is a much altered pair of rendered cottages.

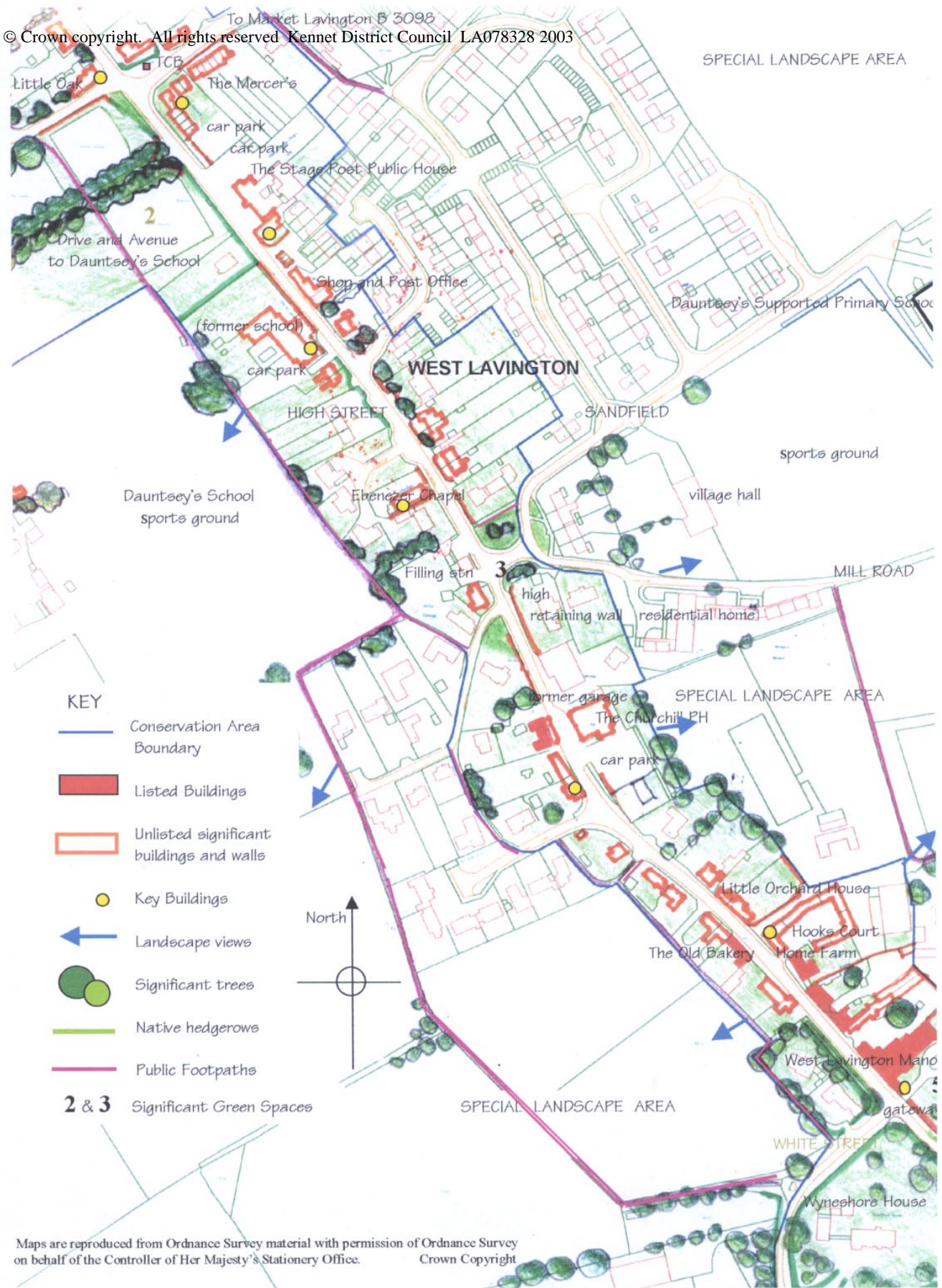


Early 20th century cottages in Lavington Lane

In the High Street, close to the cross roads, the main approach to Dauntsey's School is lined by an impressive avenue of lime trees. The drive is straight up to the centre of the 1898 Main Block which is a large building symmetrical about a low central tower surmounted by a painted timber bellcote.



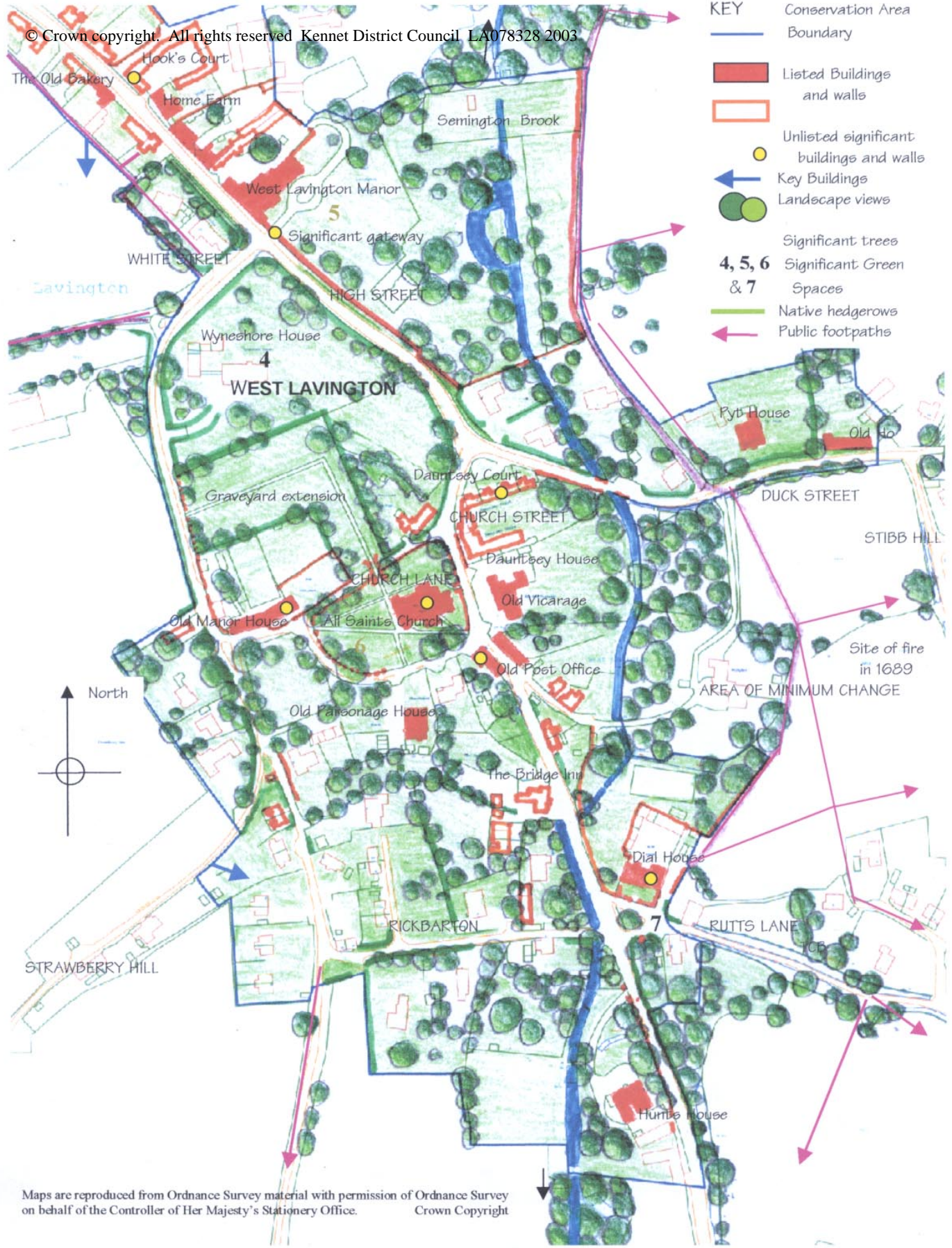
Dauntsey's School and West Lavington High Street. Except for the sports fields, the area is a Special Landscape Area



- KEY**
- Conservation Area Boundary
 - Listed Buildings
 - ▭ Unlisted significant buildings and walls
 - Key Buildings
 - ← Landscape views
 - Significant trees
 - Native hedgerows
 - Public Footpaths
 - 2 & 3** Significant Green Spaces

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 - 4, 5, 6 & 7 Significant Green Spaces
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 - Public footpaths

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WEST LAVINGTON & LITTLETON PANELL CONSERVATION AREA South



The Mercers is a new development that with older buildings and the trees of the Dauntsey's School lime tree avenue endows the cross roads with a sense of place.

Below this is the original main entrance with a dressed surround in stone. The understated facade is mainly of fine jointed red and vitrified brick, with ranges of large multi-barred windows set between projecting bays covered by red tiled hipped roofs.

A 20th century Dining Hall extension of the Main Block is set back to the south and west of the facade, preserving its symmetry. Steel and glass figure boldly in this extension and there is another in similar style to the rear that accommodates the school library. Contemporary with these is a new staff room within a handsome first floor bridge link between Main Block and a detached classroom block. Brickwork and hipped tiled roofs are carried through from the original so that together new and old buildings define a pleasant quadrangle around a landscaped garden.



Dauntsey's School. The 1898 main block with the 1997 extension to the left.

The school grounds extend beyond the Conservation Area south along the rear of High Street and now recently west into arable farmland. Just beyond the Conservation Area the school includes several 20th century buildings, the more significant being the Memorial Hall and a traditional cricket pavilion. Several other sports buildings and a flood-lit Astro-turf pitch are also outside the Conservation Area.

There is a secondary entrance to the school where two-storey residential blocks extend along the Cheverell Road in red brick, again with hipped red tiled roofs, and the end of these marks the extreme corner of the school group and the edge of the village. More buildings of the same type are set among mature and young trees. A long beech hedge and a screen of young trees forms the built area's western boundary.



Dauntsey's School. The Quadrangle garden and extension buildings of 1936 and 1997

On the west side of High Street but adjoining the grounds the former village school of 1854 is now the Art department.

Generally the original Main Block and the avenue approach from High Street makes the strongest contribution to the Conservation Area but the recent extensions and the Quadrangle Garden much enhance the character of the school group.

The character of the Conservation Area in the High Street is generally of a linear pattern of buildings facing the road from both sides. Much of it is 20th century infill set behind the frontage line of the earliest roadside development. Of the type of buildings that are significant to the special character of the street it is generally those of the 19th century or older and those of the 20th century that respect the linear pattern of the earliest development.



Dauntsey's School sports ground behind buildings west of the High Street.

Late 20th century development off estate roads and recent houses set in large front gardens that do not follow the traditional linear pattern detract from the special character of the High Street.

Significant buildings include the much altered Wheatsheaf, a public house now the Stage Post, the 1906 shop and post office, the 1854 School and the Ebenezer chapel all now together as a group forming the popular centre of both villages. The Churchill Public House is another significant building in the High Street.

Of the more interesting buildings and those that contribute most to the character of the High Street are two groups of brick and thatched cottages further south on the west side and the buildings of Home Farm; Hook's Court and the farmhouse all on the east side.



Hooks Court and Home Farmhouse



West Lavington Manor, garden wall and gateway.



West Lavington Manor gardens



All Saints Parish Church West Lavington has fabric of the 12th, 13th, 14th, 15th centuries and was reworked by T H Wyatt in 1847.

Also Little Orchard House and opposite the Old Bakehouse and the former Horse and Jockey Inn form a traditional group of the late 18th century. There is also some 20th century infilling on the west side close to the road that interspersed between historic buildings forms a substantial street frontage and contribute to the area's special character.

West Lavington Manor House is of special quality and interest in the east side street frontage with a wide stone gable, red brick rear wing and yard entry from the road. In addition the garden wall to the south includes an historic carriage archway. This is perhaps the most striking architectural feature in the High Street. With the stone-built Manor it is particularly impressive in the view from White Street opposite. Reputed to have been imported from another site, the arch is late 16th-early 17th century of moulded stone, with ornate entablature, pilasters and baluster finials. The adjoining wall is 16th century of greensand rubble with a dressed limestone stone coping. It continues more simply in brick over a great length to cross the brook and enclose the grounds on the east side of the Conservation Area.

Within the wall were once the gardens laid out under the direction of Sir John Danvers shortly after 1628 in the Italian style. The present gardens of 2.4 hectares exploit the same valley setting, the Semington brook, the terraces, borders, paths, rock and bog gardens among many specimen trees and shrubs. There are several references to this nationally known garden.

The Manor, its gateway, grounds, mature trees and enclosing walls a form a total environment that together make the area special.

The High Street descends beside the Manor garden wall within a cutting into a hollow at the branch into Duck Street. Here the brick terrace of Dauntsey Court, a row of former almshouses, faces north. Duck Street bridges the brook in a low-lying glade of watery woodland and crosses the public footpath leading to the site of the 1689 fire. Further up the lane are Pyt House and the Old House; two listed buildings of quite different character. Both face south but the former is early 19th century set back in its own grounds, stone, brick fronted, symmetrical in the Georgian manner with a wide eaved slate roof while the latter is immediately beside the lane, long, low, timber framed and dormered under a steep tiled roof possibly predating the fire.

Following the other branch from the hollow at Dauntsey's Court the A360 winds narrowly up Church Street passing the stone and slate roofed 19th century Dauntsey House. This building is tall and imposing but difficult to appreciate as it is so close to the roadside. Its neighbour the listed 18th century Old Vicarage is of brick and tile relatively long, low and set back behind a poorly fence-topped wall.

Opposite is the parish Church of All Saints in its graveyard, a grassy plateau on the hillside. On three sides are narrow roads, including the main road with a screen of mature yew trees. Further south is a row of 18th century cottages, of painted brick and tile, that with the thatched Old Post Office opposite form a twist in the street and a distinctive pinch point in the main road approaching the village.

Below the churchyard Church Lane is also very narrow, sunk into a deep cutting and crossed by a footbridge between the graveyards.



The 14th century Old Manor faces out across the graveyard

All Saints Road however is level with the graveyard, partly walled and railed. To its south side the Old Parsonage House has a 19th century symmetrical brick front but the side is much older in Greensand rubble.

At the junction with Church Lane and White Street the 14th-early 17th century Old Manor House has a steep coupled rafter roof covered by both thatch and slate over Greensand stone and rendered walls. Paired casements in the sidewall are set in chamfered stone surrounds in the rear wall part of which is timber-framed.

This group of historic buildings, including the church, garden walls and mature trees is particularly picturesque and possibly of the highest environmental quality in the Conservation Area. Also of high quality are the attractive soft edged lanes on both sides of the main road. These are particularly special and worthy of preservation.



White Street at the branch to Strawberry Hill leading to the downland.. Buildings off the soft edged lanes

White Street branches off to Strawberry Hill or continues to the top of Rickbarton. This area for the most part was developed during the 20th century with small private and former local authority housing. However the buildings on their hillside plots adjacent roadsides of grassy banks, trees and hedges integrate well with the downland edge to result in a pleasing rural character.

Rickbarton, a narrow hill, descends straight down between trees and native hedgerow to cross the Semington brook and emerge on the main road. The road junction opposite with Rutts Lane is centred on a small green with a single tree. Two small painted cottages and a red telephone call box are grouped informally around Dial House. The area is particularly pleasant and well defined by mature trees, mellow brick walls, grass banks and native hedgerows.



The roadside wall on the A360 and Dial House facing a small green at the junction with Rutts Lane

Dial House is of the late 17th century with an elegant symmetrical façade of soft red brick, stone mullions and transomed windows, with quoins and a steep slate roof hipped and sprocketed at eaves. Ball finials on piers with railings embellish the front while a greensand stone garden wall with a heavy brick coping encloses the grounds of green lawns sloping down to the brook from terraces on the valley side.

The high brick garden wall of Dial House and the pleasantly angled facade of The Bridge Inn define the alignment of the main road. On a level with the road the 19th century public house has a relatively long 2-storey range of five 3-light glazing bar casements in red brickwork, a tiled roof and gable chimneys. It forms a group with its outbuilding, a terrace of cottages half hidden in the trees behind and several other cottages of the same era on the roadside opposite. All the buildings are of similar traditional form and materials and together strongly signal the approach to the village. This part of the village is characterized by clustered and single cottages set on the valley side reached by short hilly driveways among broadleaf trees all with a strong rural character.



Church Street. The 19th century Dauntsey House

At the extreme southern end of the village beside the brook Hunts House stands in its own grounds almost entirely surrounded by trees but enclosed on the roadside by a greensand stone wall with a rich brick coping of the local type. The 18th century stone gate piers are embellished with elegant Bath stone urns that with the wall and roadside trees are probably more significant to the character of the Conservation Area than the barely visible 19th century house itself.

BUILDING MATERIALS

Indigenous minerals are chalk and flint from pits on Salisbury Plain but particularly Greensand stone from the foot of the escarpment.



18th century cottages and the Old Post Office

Chalk block and lime converted in local kilns from the chalk were useful for many purposes in local traditional buildings including mortars, renders, plasters and washes.

Walls

The earliest buildings are thatched cottages of Greensand stone and timber-frame, either all four walls of stone, or just gable walls and a plinth to support a frame. Sawn oak and elm were used for frames which were infilled with wattle and daub. Coppiced hazel rods and young split chestnut for the wattle staves were obtained in the local woodland. Daub made of chaff, dung, hair, clay and lime was applied to the wattle and plastered inside with a mix of lime, hair and sand. Exterior walls were applied with coats of limewash.

Cob is a traditional construction for walls made of a mix of well-trodden chalk, straw, mud and lime laid in a shuttering on a damp proof layer or plinth of flints. It was once common for sheds, byres and yard walls in buildings around Salisbury Plain. Of the few examples remaining these are indistinguishable in many cottage walls, usually covered by modern render and water-resisting paint. Red bricks displaced the use of frame, wattle and daub and cob except for outbuildings. Bricks were locally made at Market Lavington and to a lesser extent Great Cheverell onward from the late 17th century. Also for a few prestigious buildings limestone blocks for dressings, mouldings and carvings have been carted from quarries in the Bath area or Chilmark near Salisbury from the late 16th century.

Roofs

Once common for roofs thatch using the long-straw technique was readily available as a by-product of the wheat harvest on local farms. In the 19th century Welsh slate for roofs became available to replace thatch as a more durable material or even to replace limestone tiles by owners looking for a cheaper alternative. Handmade red clay tiles continue to be common in the area.

PROBLEM AREAS, EYESORES AND SPECIAL ISSUES

Speeding traffic through the High Streets of both villages.

There has been considerable improvement in safety since the introduction of traffic reactive signs in Church Street. It is suggested that more traffic management along these lines, ie without ramps or humps, might be considered to minimize the impact of the traffic.

Maintenance of the Semington Brook.

The riparian owners are now responsible for maintenance of the stream. The stretch shown on p.5 south of The Bridge Inn is in particular need of attention.

Overhead telephone and electricity cables and poles

These are particularly intrusive across the road junction outside West Lavington Manor.

The Dauntsey's School 'Astrorturf' and flood lighting.

The upward spill of light from the lamps at night is intrusive being visible from many parts of the Conservation Area. It is considered that where one pitch with its lighting might just be acceptable any further lighting of this type would not. To reduce the upward spill of light from the existing installation a modification might be possible.

The engineering brick retaining wall adjoining the former garage buildings detracts from the character of the High Street.

The Post office and village stores are important to village life.

It is vital that changes in Post Office business practice do not threaten the sensitive trading situation of both these amenities .



A cottage gable originally constructed in Greensand stone for a steep pitched roof, probably thatched, was raised in brick to improve the interior and tiled.



The 20th century engineering brick retaining wall, overhead wires and pole in the High Street is a site suitable for enhancement.



Church Street. Heavy traffic passing through the narrow street is now installed with reactive signs.



The 18th century Greensand stone wall with brick coping and a limestone gate pier to Hunts House.



The 16th century garden wall of West Lavington Manor. Brick with a deep coping and a cogged



The Surgery in Littleton Panell to be revert to residential use



*West Lavington High Street
The Used Car Forecourt Site*

AREAS OF POTENTIAL CHANGE

Economic and social changes are likely to bring about pressure for development or redevelopment. Disused or underused farm buildings can be an opportunity for conversion to another use: A mixed use redevelopment of the **farmyards behind Littleton House** may be possible within the guidance provided under policies ED9, ED13, HC13, HC26 & HC32a of the Replacement Local Plan but care must be taken to preserve the rural character of the access track.

The **‘Used Car’ forecourt** could be redeveloped with a shallow residential infilling close to the back of the footway in traditional style. This might be in the form of a short two storey terrace.

The redevelopment of the former garage premises as a **Group Medical Practice Centre** is welcome together with a return to residential use of the listed Surgery building in Littleton Panell.

Backland areas within Littleton Panell within the limits of development of the Local Plan are hatched thus on the map



SUGGESTED ENHANCEMENTS

Removal of particularly prominent poles and overhead wires.

Reduce the impact of the engineering **brick retaining wall adjacent the junction with Sandfield** in High Street. Removal of the boarded fence may allow the growth of the hedge and shrubs behind to show and cover the top. This would reduce the apparent height and starkness of the wall.

Use of **native hedgerow** species instead of evergreen cupressus.

A more consistent use of red bricks or Greensand stone for all **roadside walls** in conjunction with railings, railing gates or painted fine sawn palings with gates to match or agricultural painted wooden gates. There is available a modern natural stone equivalent of Greensand stone obtainable from Chilmark Quarries.

THE PLANNING CONTEXT

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which parts of their area are “Areas of Special Architectural or Historic Interest, the character and appearance of which it is desirable to preserve or enhance” and to designate them Conservation Areas. The Act, and Government advice given in Planning Policy Guidance Note 15, Planning and Historic Environment, states that the local planning authority should formulate and publish proposals for the preservation and enhancement of all Conservation Areas and this assessment, published as the West Lavington and Littleton Panell Conservation Area Statement is part of this process.

This Conservation Area Statement was adopted by the Council as Supplementary Planning Guidance on 21st January 2003. Supplementary Planning Guidance (SPG) provides additional information on the interpretation and implementation of policies and proposals contained in the Local Plan.

Consultation procedures, consistent with the advice contained in paragraph 4.7 of PPG15 – *Planning and the Historic Environment*, have been undertaken during the preparation of this Statement. Paragraph 3.16 of PPG12 – *Development Plans*, also states that adequate consultation is a requirement for adoption of SPG. The Council considers that the consultation meets the obligations for consultations set out in PPG12.



The buildings of Littleton House Farm present an opportunity for sympathetic conversion to new uses



Traditional roof carpentry and a saddle stone in an historic byre



Hooks Court. An example of a development of small dwellings in redundant agricultural buildings with extensions to match.

Information for the interpretation of policies contained in the Replacement Kennet Local Plan (March 2001) is at an advanced stage of preparation having been subject to two stages of Deposit and a Public Local Inquiry. The SPG provides detailed background In addition the guidance will be relevant to the application of Policies PD1, HC3, HC5, HC22, HC32a, , ED9, ED11a, ED11b, ED26, ED27, AT28, HH1, HH5, HH6, HH8, HH9, HH10 and HH12.

The Conservation Area is large and complex and although priority has been given to highlighting significant features, omission of items from the text or from the illustrations should not be regarded as an indication that they are unimportant in conservation or planning terms.

The Parish Council is preparing a Village Design Statement referring to design issues over the wider area of the whole village.

SUMMARY AND CONCLUSIONS

The potential for development in the villages is limited particularly around the nucleus of the village at West Lavington. Further limited infill with smaller houses or cottages along the High Streets may be appropriate. Further development in depth off the High Streets or generally in the backland would not be in-keeping with the traditional linear pattern except on the specific site in Littleton Panell mentioned above. Courtyards of limited depth such as at Hooks Court are appropriate in the local tradition of the farmyard pattern. This layout offers an opportunity for small affordable dwellings close to the road frontage but screened from noise pollution and traffic. A common vehicular turning / parking area and shared external open space for the dwellings may be of limited appeal.

Expansion outside the villages with forms of development of significant impact on the countryside would not be appropriate. The Special Landscape Area has a particular policy **NR8** in respect of any proposed development.

It is important to recognize the form and grain of the village by taking into account historic boundaries and overall density. The character of the village can be adversely affected by alterations to existing buildings especially buildings of historic interest. The implications of all proposed changes need to be assessed in context and by taking the wider view of buildings in their settings. Erosion of character occurs through the application of standard solutions and the use of inappropriate standard building components: these should be avoided where possible.

Trees , verges and other landscape features are important but can be vulnerable to change. Efforts will be needed to protect the various elements that make up the special character of the village to ensure its long term survival for the benefit of existing and future residents, businesses and visitors. The information in this Statement is intended to assist this process and provide guidance for the future.

Bibliography

The Victoria County History
KDC Landscape Assessment Conservation Strategy

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