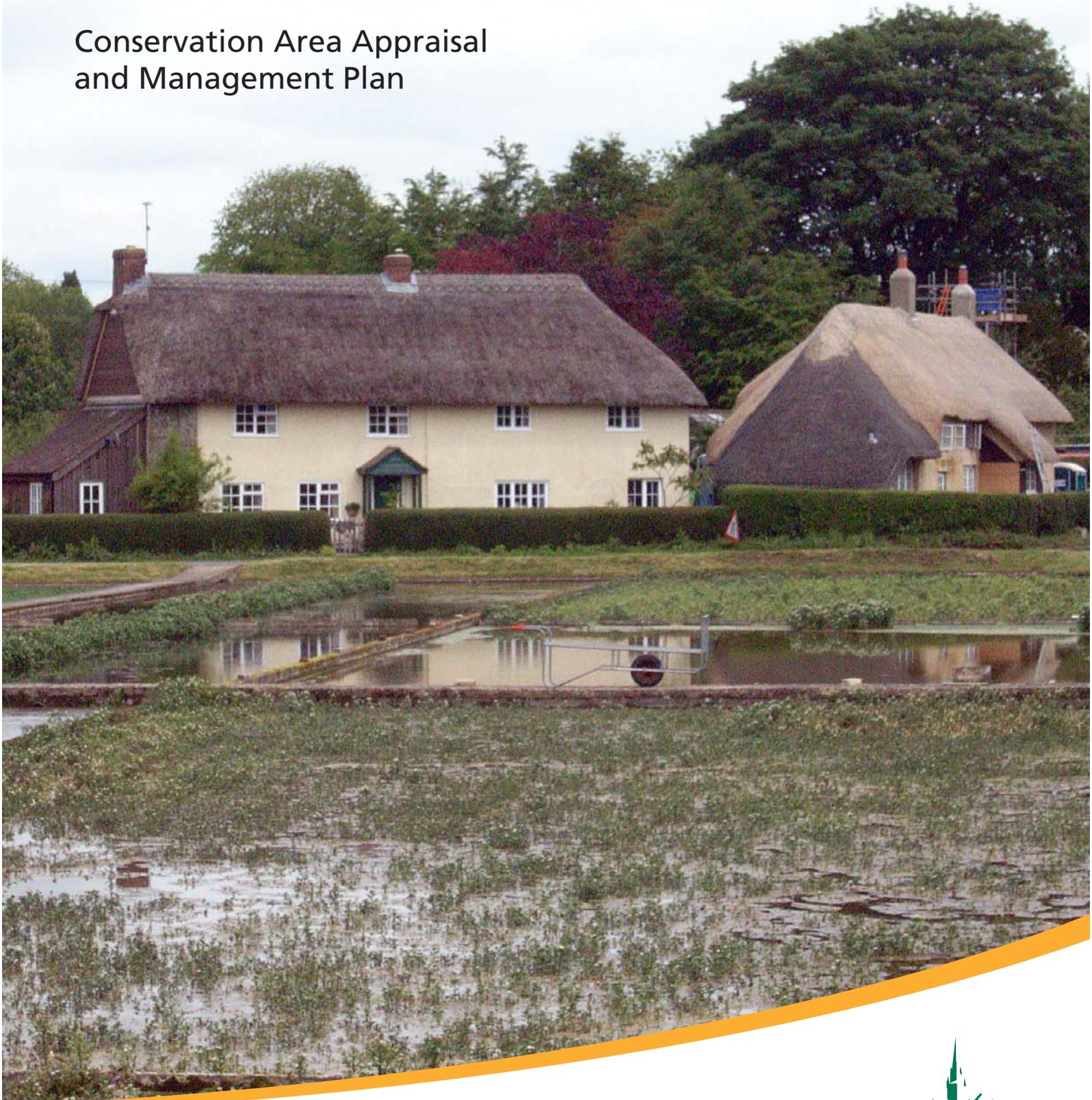


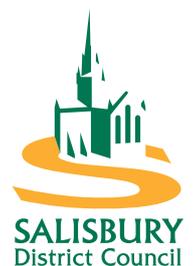
Broad Chalke



Conservation Area Appraisal
and Management Plan



February 2009



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Part 1: Introduction

Background to the appraisal

There are seventy conservation areas in Salisbury district covering historic settlements and small villages. A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.

Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

Planning policy context

The local planning authority is required by the legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to the local authority in carrying out this task in the English Heritage publication *Guidance on Conservation Area Appraisals* and its companion document *Guidance on the Management of Conservation Areas*, both published in August 2005.

There is also guidance from central government in *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1994), which advises that the local authority should formulate and publish proposals for the preservation and enhancement of its conservation areas. This is achieved by producing management plans for each conservation area.

Salisbury District Council has encapsulated the broad principles of the government guidance in its existing local plan policies (policies CN8-CN17). This will shortly be reviewed as the council starts to produce new policies through the local development framework. Planning applications that affect the character of the conservation area should be considered on their individual merits, in the light of the Local Plan policies, and taking into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

Broad Chalke lies within the Cranborne Chase and West Wiltshire Downs AONB. An historic landscape characterisation was completed in August 2008. This highlights management issues beyond the immediate boundaries of the conservation area. Further information can be obtained at www.ccwwdaonb.org.uk

Purpose and scope of the document

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

Each appraisal and management plan aims to:

- identify those elements of the conservation area that contribute to its character;
- identify elements that detract from the character;
- propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

All reasonable steps have been taken to carry out a thorough appraisal of the conservation area, and with the exception of some areas of private land that it has not been possible to access for the survey, the appraisal is as comprehensive as it can be.

Executive summary

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

The key characteristics of the Broad Chalke Conservation Area are:

- Green valley landscape setting.
- Separate areas of settlement.
- Complex of watercress beds – ponds, sluices, channels and bridges.
- Large number of mature trees and ancient woodland, framing and forming the backdrop to built form.
- Lanes and spaces clearly defined by both built form and natural boundaries.
- Good survival of traditional cottage 'type' dwellings.
- Good survival of large and small farm complexes and remnant farm buildings.
- Diverse and extensive palette of traditional materials.
- Good thatch tradition strongly relating to the Wiltshire vernacular.
- Historic settlement plan derived from ancient lanes and routes.

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

- One building has been identified as vulnerable and two buildings are considered at risk.
- Minor revisions to the boundary are proposed with two omissions – New Town and Howgare Road - and one small inclusion – outbuildings to Gurston Manor.
- A series of Tree Preservation Orders are recommended for the most significant trees in the conservation area.
- Small sites suggested for redevelopment
- Resubstantiating the integrity of the small 'village green' to North Street.

Part 2: Appraisal

Location and setting

Broad Chalke lies 10 km west-south-west of Salisbury in the valley of the river Ebble. The parish extends from the river at around 75m OD to chalk downland to the north and south, reaching 183m OD to the north while the highest point to the south is at 197m OD. The entire conservation area is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The valley is also designated an area of High Ecological Value in the Salisbury district Local Plan.

Four principal routes crossed the parish running approximately east – west. Two of these routes lie either side of the river, the main one being that to the north which ran between Salisbury and Shaftesbury. The course of this road was altered sometime before 1773 to take the road away from the wet valley on to slightly higher ground to the north, creating High Lane. Two ridgeways, in use by the 11th century at least, crossed the higher ground to the north and south of the valley. These routes remained in use until the later eighteenth century at least with the northern route being turnpiked in 1762, although it was shortly superseded by a new Salisbury–Shaftesbury turnpike beyond the northern boundary of the parish, in 1788.

Historic development and archaeology

On the downs to the north and south of Broad Chalke there are numerous monuments and sites that bear witness to the occupation of the area during the prehistoric period, including Neolithic long barrows within the woodland on Vernditch Chase, Bronze Age burial mounds and the remains of a cross dyke. There are two Iron Age settlement sites with their associated field systems in the south part of the parish. The south-eastern section of the parish boundary follows the line of the Roman road between Old Sarum and Badbury Rings and is crossed by the earthwork boundary Grim's Ditch. Close to the site of the Iron Age settlement on Knighton Hill is a Romano-British enclosure and it is thought that there may also have been a Romano-British settlement on the site of the present village. The presence of a pagan Saxon cemetery in Bury Orchard, south of the church, suggests that there was a settlement close by from the fifth century.

The earliest documentary reference to Broad Chalke dates from the mid-tenth century when King Edwy granted the estate of Chalke to the nuns of Wilton. This large estate included Bower Chalke and most of the present-day parish of Broad Chalke within which there were, or subsequently developed, a number of settlements. The Domesday Book of 1086 recorded a very large estate that paid tax on 77 hides, had a recorded population of 166 including 20 slaves, and which had five mills. There were also two other holdings of three hides and seven and a half hides. Although a church was not recorded in 1086 (the first documentary reference dates from the thirteenth century) it is unlikely that a church-owned estate of this size would not have been provided with a church.

Broad Chalke, together with the hamlets of Little London, Mount Sorrel, East Gurston (later Knapp Farm) and West Gurston to the west remained the largest tithing in the Hundred in the medieval period with a recorded 222 taxpayers in 1377. In common with most chalkland parishes, small farms were amalgamated leaving just two large farmsteads in Broad Chalke by the late nineteenth century. In the nineteenth century some of the watermeadows that occupied the valley floor were converted to watercress beds, which remain a distinctive feature today.

Settlement plan

The principal settlement of the estate was Broad Chalke, a poly-focal settlement with centres to the north and south of the river. On the north bank of the Ebble, houses clustered around the junction of the east–west valley bottom route and the road crossing the river and heading north. Low Lane

was the original route to the west and was the main focus of settlement up to the 18th century. The area within the south-east angle of the road junction in front of the Queen's Head may have formed part of the settlement – there are some possible earthworks in this area which may be related to settlement. On the south side of the river was what was probably the main area of settlement, with the church, the manor house, a mill and several farmsteads arranged in an irregular row along South Street. Along the western part of South Street most buildings stood on the north side of the road due to the steep bank to south, but there are some platforms cut into the slope that are likely to have been for buildings, although not necessarily houses. The number of working farmsteads in the village was gradually reduced until most of the land was worked from two large farmsteads – Chalkpyt Farm, which was built on a new site alongside the route to Compton Chamberlayne, and Manor Farm, which was provided with a set of large brick and flint buildings typical of the many farmsteads built by the Earl of Pembroke in the late nineteenth century. Other than these steadings there are only a few surviving farm buildings that reflect the agricultural history of the village on the south side of the river.

To the west of Broad Chalke are four small settlements – Little London, Mount Sorrel, East Gurston and West Gurston. These hamlets, together with Broad Chalke, formed one tithing which, in 1377, had 222 taxpayers. East and West Gurston lay alongside the old course of the road on the north side of the river while Little London, also possibly known as New Town in the mid-seventeenth century, lay alongside the southern valley route and was partly within the neighbouring parish of Fifield Bavant. This hamlet has experienced some shrinkage with the loss of houses on the south side of the road in the mid-nineteenth century. East Gurston may also be a shrunken hamlet as in c.1300 there were 16 tenants on the manor. Earthworks along the south side of the track leading westwards, may represent the site of some of the lost houses of the settlement. To the east of Broad Chalke are two further hamlets: Knighton and Stoke Farthing, both of which are of medieval origin although the latter did not form part of the Chalke estate granted to Wilton.

Archaeological potential

Within the field known as Bury Orchard, west of Manor Farm, is a linear earthwork forming a slight bank and ditch that is identified as a Scheduled Monument. The feature appears to be a field boundary but it is suggested that it may represent the edge of an area of shrunken settlement. Within Bury Orchard, but not Scheduled, is the site of a Saxon cemetery dating from between the fifth and seventh centuries AD. Nineteen inhumation burials were excavated here in the early twentieth century. Together these sites mean that Bury Orchard is a highly sensitive area containing nationally important archaeological remains.

Broad Chalke has almost certainly been the focus for settlement since Saxon times and possibly from the Romano-British period. The hamlets of Little London, Mount Sorrel, East Gurston (later Knapp Farm) and West Gurston are also of at least medieval origin and some are known to have experienced some shrinkage. Therefore it is probable that evidence for the origins and development of these settlements will survive below ground, except where modern development will have destroyed or compromised archaeological deposits.

Evidence for the later medieval and post-medieval periods will also be encountered within the standing buildings of the village, several of which are not listed despite clearly dating from at least the 18th century.

Areas of Archaeological Potential have been identified based on historic map evidence and settlement analysis. Any future development proposals within these areas may be subject to archaeological recording conditions in accordance with PPG16 due to the potential for the discovery of archaeological remains relating to the development of the medieval settlements and any earlier settlement or land use.

Key historic influences

- Possible evidence of continuity of settlement from the Romano-British, early Saxon and medieval periods.
- The poly-focal nature of settlement with several distinct cores of at least medieval origin.
- Historic agricultural communities – evidence of which survives in a number of farmsteads and farm buildings throughout the conservation area.
- The use of the river, historically with the construction of watermeadows to provide early grazing for the sheep flocks and, from the nineteenth century, for watercress beds.

Spatial analysis

Character areas

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

It should be noted that while six sub areas have been identified, the transition between areas is also important and there is cohesion to the whole conservation area, which should always be considered when addressing the character of the Broad Chalke Conservation Area.

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

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

General overview

Broad Chalke comprises a group of distinct rural and sedate settlements, some of which have thrived as small villages in their own right and some that have diminished to simply a small group of houses and/or farm buildings. However, it is unified by the following factors: the valley and the topographical character of this setting; the river and its manmade landscape comprising watercress beds and the associated channels, bridges, ponds and sluices; and the wealth of fine, often ancient trees, within, lining and beyond the valley/river bed setting.

The built form is interspersed within this strong landscape setting and is only really appreciated where historic buildings have narrowed the carriageway and created hard boundaries and positive enclosure to the roadsides. The placing of the buildings hard to the edge of the roadside is interspersed with stretches of soft green natural boundaries: trees and hedges with houses set back behind. This greening of the lanes gives added prominence to the clusters of houses and other uses, which

roughly form five distinct groups:

- village core – north street;
- church, school, former rectory – South Street;
- Mount Sorrel;
- New Town; and
- Little London.

Each of these settlement areas has a distinct character but share many common characteristics for example built form and scale. In other terms they vary considerably; for example the location of buildings on their plots, their relationship with the road, and in some cases their use of a particular material. In the case of North Street, for example, there is a marked use of natural slate, which is not seen in such highly concentrated numbers in other parts of the conservation area.

The wooded slopes and large groups of mature trees to the valley floor of the River Ebble frame and form the backdrop for almost all of the developed settlement. They provide glimpsed views of the tower of All Saints Church and give a real sense of the rural setting of the settlement. This is particularly the case when juxtaposed with the open field systems to the north of Broad Chalke.

Broad Chalke, more than most settlements, displays a complex sequencing of traditional materials in its houses, barns, churches and outbuildings. The very early date of some stone houses gives a real sense of the long history of Broad Chalke. It is particularly pleasing to see so many survivals of a traditional Wiltshire thatch tradition – combed wheat reed with a simple flush wrapover ridge and no eaves detailing. These are mostly interspersed with other buildings but when seen in groups (for example immediately west of Reddish House) it is particularly attractive and rewarding.

1. Valley and watercress beds – High Lane



Figure 1

The manmade infrastructure of the watercress beds

- This character area is dominated by the watercress beds and associated infrastructure (figure 1), the steep sides of the river valley to the north, and the built form that sits in those slopes and on the valley floor.
- Built form is almost entirely two storey (with the exception of Gurston Manor – 2 storey plus attic) and generally runs parallel with the slope and is dug into the valley side. It is seen in extended views across the valley but more generally set down from the roadside and hidden by mature hedges.
- The two thatched cottages to the edge of the watercress beds on Knapp Hill form a small but significant group (figure 2). Other than these, houses are seen very much separately within their landscape (or garden) setting. There are, however, important sub groups of buildings such as Gurston Manor and its outbuildings, Knapp Farmhouse and its outbuildings, and Mascalls and its walled garden.
- Stone (mainly rubble stone), red brick, red clay tile, natural slate and thatch.
- Views along the floor of the valley are characterised by the flat plains of the watercress beds. There are good views of the two thatched cottages on Knapp Hill, which visually break the valley floor and mark the upper crossing point of the beds. Further open views can be had across the valley at small breaks in the dense tree and hedge lines. These form attractive and tranquil impressions of the high quality landscape of the valley at this point.
- The sequence of watercress beds with the associated channels, sluices, bridges and ponds forms a strong part of the local character of this part of the conservation area.



Figure 2

Thatch cottages to valley floor form good group

2. Mount Sorrel

- This part of the conservation area has built up along a feeder stream of the River Ebble, draining the surrounding chalklands. A spur in the valley creates a separate hamlet of houses carefully placed to the side of the stream, which runs adjacent to the road.
- Buildings are a mix of cottages, farmhouses and farm buildings (some converted) (figure 3). The scale varies between one storey and an attic, to two clear storeys. The building line is

important with the former and redundant agricultural building groups lining the roadside. Houses vary between being set gable on, to running parallel with the road.

- There are two distinct groups. To the south western upper end of Mount Sorrel (from the conservation area boundary to the converted barns), the agricultural character of the built form and the buildings hard against the roadside creates a group of some significance. As the flat beds of the valley floor are reached, the houses grouped around The Marsh form a further loose group that help define this distinct landscape.
- Rubble stone, painted render, unrendered cob, horizontal timber boarding, Victorian clay interlocking tiles and thatch.
- Attractive local views along the roadside stream up and down the stream (figure 4) and open views across The Marsh to the thatch cottages defining the edge of the main watercress beds.
- Two good farm groups with strong references to the local vernacular; use of unrendered cob.



Figure 3
One of the key building groups in Mount Sorrel



Figure 4
The attractive riverside setting, Mount Sorrel

3. Western approach – South Street

- The modest houses that line this western approach are dominated by the very steep, often wooded, undeveloped slopes (with one exception – Clock Cottage) of the southern side of the road (figure 5).
- Two storey houses with an almost consistent building line, broken significantly by Michelham Cottage breaking forward and the Old Surgery and Brook House set well back from the road. Most houses are set lower than the road and set into the slope (figure 6).
- The built form does not form cohesive groups due to strong tree and hedge boundaries largely obscuring houses from view.
- Rubble stone (greensand – Hurdcott), brick (mainly for dressings and flank elevations), flint, cob (heavily disguised) and thatch and natural Welsh slate.
- Views are channelled by the strong enclosure of the road, the steep sides of the valley and the constant curve of the lane, which closes extended views.
- The section of the valley is important with houses being set down from the road and into the valley side, a particular local characteristic.

4. Church and manor - South Street

- One of the two cores of the village but with less of a commercial feel and character, despite the presence of the Post Office.
- A varied scale, from the one storey and attic of some of the thatch, cottages to the grander pretensions of Reddish House (two storey plus attic – but a much grander scale). A particular characteristic of this part of the conservation area (with a few notable exceptions such as Reddish House) is buildings set hard to the roadside (figure 7). This performs an excellent role of enclosure along almost the entire length of this part of the village.
- There is a strong group around the junction of South Street and Bull Lane centred around the stone carriageway arch of the Kings Old Rectory (figure 8).
- A distinctive (within the conservation area) use of red clay bricks, sometimes with flint in large bands. A mix of red clay tiles, natural Welsh slates and thatch.
- Views are very localised and terminated by the constant curve of the lane. Views south from the bridge are closed by the mass of brick and flint of Manor Farm buildings. Views of the river are severely limited in this section. The war memorial garden area gives one of the few opportunities to look south – across a landscape that, although not parkland, appears to have



Figure 5
Wooded and grassed verge to south side of South Street



Figure 6
South Street – houses set down from the roadside



Figure 7
Buildings set hard to the roadside

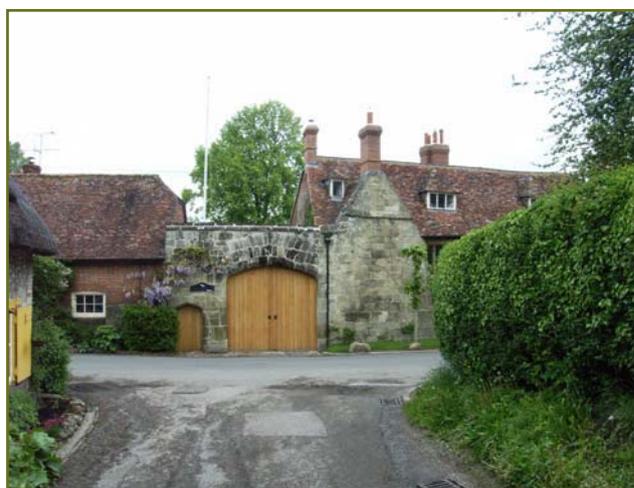


Figure 8
Distinctive and unusual stone carriageway to Kings Old Rectory

received careful planting of trees to give the impression of parkland within the gently sweeping coombe.

- There is a very rich use of local materials in this character area including more than one type of local stone, the presence of unrendered cob elevations, which is seen in other parts of the settlement, and a preponderance of wide bands of flint to elevations; all adding to the strong local distinctiveness felt in this part of the conservation area.

5. New Town (eastern expansion)

- This small section of the conservation area comprises a ribbon development of former estate cottages, now interspersed with later development (figure 9).
- Houses are consistently traditional two storey designs in pairs and a short terrace. The building line is consistent throughout with buildings set well back from the roadside, often with spacious mature gardens (including some good trees). There has been pressure to subdivide plots and this has resulted in a number of insertions of later pairs and individual houses of a reasonable quality and scale.
- All the houses are seen as a group with the short terrace providing the key focus in historic building terms.
- Flint and buff brick banding with natural Welsh slate. Local stone seen as coursed rubble with brick banding. Both these are seen in later builds but with red brick banding only.
- There are good views of the green wide-bottomed open valley setting looking east. Views to the south are dominated by the sports centre to the edge of Knighton Road (figure 10).
- The use of flint in banding is a distinct part of the local vernacular of Broad Chalke.



Figure 9
Buff brick and flint of estate cottages, New Town



Figure 10
View south from New Town dominated by new sports centre

6. North Street environs

- There is a very distinct feel of village core in this part of the conservation area.
- Built form is consistently 1½ (with the use of attic space) to 2 storeys. Building lines vary between streets and lanes but there is a general consistency in groups and most of this part of the conservation area is much more urban in its feel.
- There are two distinct groups within this sub area. The first comprises the Queen's Head and

buildings either side including the former Congregational Church (now United Reformed church). The striking characteristic of these is the consistent use of natural Welsh slate for this entire group (figure 11). The second is loosely centred around the remains of a small village green outside Sun Cottage (figure 12) and includes two recently completed houses, which although unaccomplished in their design and poorly scaled, maintain good enclosure to the street scene.

- In common with character area 4 (Church and manor - South Street) this part of the conservation area displays a diverse palette of traditional materials including red brick with flared headers, rubble stone, painted brick and flintwork, painted render, horizontal timber boarding, unrendered cob and red clay tiles, natural Welsh slate, and thatch. There are many combinations of these materials, often in single dwellings, and this adds to the very attractive high quality townscape of this character area.
- Local views in North Street are terminated by the historic built form, and the enclosure and curvature of the street limits extended views out to the wider conservation area. This reinforces the feeling of this area being the 'centre' of the village. Views do open towards the southern end of the character area, where the built form gives way to low hedges and there are good views out across the valley towards the church tower (which is only glimpsed due to the presence of a high number of mature trees).
- The cottage known as Old Rafters is an example of unrendered cob, which is seen throughout the settlement and is very much a local characteristic of Broad Chalke. The character area also has a number of thatch cottages that display a good local vernacular.



Figure 11

Queen's Head and Congregational Church group – common use of natural Welsh slate as a roofing material throughout



Figure 12

Village 'green' and Sun Cottage, North Street

Architectural and historic qualities of buildings

Broad Chalke, despite the relatively modest number of buildings in proportion to its area, reflects the rich vernacular character of the district in its thirty or so farmhouses, barns and cottages. This dispersed pattern has been infilled first by a few notable ‘polite’ houses of the 18th and early 19th centuries, followed by the infrastructure of community buildings of the Victorian and Edwardian period. This infilling has continued to the present day, with individual houses and latterly small developments, all within the heart of the settlement.

All Saints Church, as with most village churches, represents the richest individual source of architectural character in Broad Chalke. It is a substantial building, whose battlemented tower can be seen terminating a vista or glimpsed between buildings. The tower is located at the crossing of the nave and transepts, relatively unusual in parish churches. All Saints evolved over the three main periods of Gothic architecture: Early English (as seen in the chancel), Decorated, particularly in the nave with its traceried windows; and Perpendicular (in the typically low pitched south transept and porch). It is constructed in local limestone, with an ashlar finish, which has had the effect of unifying a building built over a period of some 250 years.

The main medieval domestic building in Broad Chalke is the Kings Old Rectory (figure 13), situated just west of the church and fronting directly onto South Street. It is a substantial building of two and a half storeys, solidly constructed in dressed limestone, with later insertions of Elizabethan mullioned windows. Its ground floor level is almost a metre below the present street level, but the building has considerable presence in the streetscape, especially with its external stone stack with brick chimney forming a significant landmark. At its western end, the unusual large stone Tudor arched gateway with carriage and pedestrian entrances reinforces the building’s significance and terminates the view down the lane descending from the south.

Vernacular buildings in Broad Chalke can be broadly grouped as farmhouses, farm buildings and cottages. The farmhouses are mainly to be found at the extremities of the settlement, Knapp Farm and Guston Manor at the western end, and Mount Sorrel Farmhouse and two later ones at the eastern end. Gurston and Knapp farms overlook the valley at the narrowest point and the long axis of these buildings are aligned along the contour midway between High Lane and the valley floor. There are substantial farm buildings in the settlement, most notably at Chalk Pyt Farm to the north, Manor Farm (figure 14) to the east and a former farm now converted to residential use at Mount Sorrel to the southwest. In all three of these situations, the barns and other farm buildings are laid out round a roughly rectangular yard. At Chalk Pyt Farm some of the buildings are of timber post



Figure 13
Kings Old Rectory, South Street – Medieval origins



Figure 14
Manor Farm, The Causeway – Eighteenth century and earlier

construction with slatted timber screens on the loft floor. Brick construction alternates with cob infill especially on the ends. The roof pitch is about 35° and slated, indicating that it is a relatively recent addition.

At Manor Farm the farmhouse is greensand ashlar, eighteenth century with earlier origins. The barn complex is quite regular, with flint walling and red brick dressings (figure 15). Again the roofs are lower pitched, clad in slate. The two barns of an earlier vernacular in the Mount Sorrell valley are squeezed between the Lane and the steep valley side. The buildings are of the steeper pitched half-hipped roof construction, the most westerly being a mixture of cob and flints with the upper part of the gable end in weatherboarding. The other barn is now part of a residence and has been clad in weatherboarding. The roof is half-hipped with plain tiles.

The vernacular cottages display the greatest variety of materials and unusually they are not always long and narrow in footprint, but some are slightly wider with a shorter long axis. One examples of this later type is Mount Sorrel Cottage, thatched with a half-hipped roof and painted stone and there is evidence of the roof being raised. Some cottages along the north of South Street also exhibit this plan, including Tudor Cottage, set below the road on a steep site. This cottage is thatch with a box timber frame. Vernacular cottages of a more common narrow rectangular form include that on the corner of South Street and the lane opposite the Kings Old Rectory, the red brick range just west of Reddish House, the cottages on the eastern side of North Street opposite the Green (figure 16) and the cottage on Knapp Hill Lane, facing the watercress beds. All of these cottages are thatched and, as with most other brick examples, incorporate substantial amounts of cob in their construction. A larger vernacular cottage, Michaelham House on South Street, is sturdily constructed in coursed greensand blocks.

The 18th century is notably represented in the lively early Georgian Reddish House (figure 17), set back from the south side of South Street. This is constructed in the fashionable red brick of the time with stone quoins, a bold pediment



Figure 15
Part of the Manor Farm Complex



Figure 16
Modest cottages east of 'green', North Street



Figure 17
Reddish House, South Street – Early eighteenth century



Figure 18
 Victorian Villa, The Causeway

and a door surround with segmental pediment. The range of outbuildings, the brick boundary wall and the landscape garden on the opposite side of the road running down to the river, complete the ensemble. Other buildings with late 18th century and early 19th century characteristics include Kayfield, (on the north side of South Street), with sash windows, a low pitched slate roof and rendered walls, and of a more modest scale than Reddish House. Chalk Pyt Manor, standing secluded in its landscaped garden, also dates from this period, with low pitched roof and rendered walls. The house at the north end of North Street also dates from this period and its symmetrical three bay façade and twin chimneys terminate the view to the north.

The early Victorian period is well represented in domestic architecture. An elegant brick house with outbuildings on the north west corner of North Street is again of a three bay symmetrical design, with an attractive semi glazed porch and with slate hanging on its western gable elevation. An early Victorian villa of red brick effectively terminates the view at the eastern end of South Street (figure 18).

The red brick three bay house adjacent to the United Reformed Church, with bay windows either side of its central porch, is a well preserved example of the type, while a plainer victorian cottage (Bena Cottage) effectively terminates and deflects the view halfway along South Street, where it widens at the junction with the track higher up the hillside (figure 19).



Figure 19
 Bena Cottages, South Street.

A group of three pairs of estate cottages, two with Italianate low pitched roofs with projecting gable end eaves, comprise the 'New Town' area on the east side of the village. These are elegantly proportioned and constructed of units with stone quoins. They have been compromised somewhat by extensions that have tended to unbalance the symmetry of the façade.

The Gothic Revival of the Victorian period is only represented in the design of the United Reformed Church with its steep pitched roof and large gothic arched and traceried window on the gable end front. The stone house facing New Town, with steep pitched gables, is the only domestic version of this style. Unmistakably Victorian but of a simpler style, is the tall flint-faced Hill House, Downs House a single, tall block of a building standing at one of the higher points of the village.

The Edwardian era is again sparsely represented, but is most visible in the red brick village hall with Arts and Crafts detailing, and (as far as is visible) the primary school, with an interesting design of semi dormer or clerestorey windows.

The impact of the early post war period can be seen in the infilling of individual plots along South Street and more markedly High Lane. This is generally of an indifferent suburban quality that cannot be said to enhance the conservation area, although much of the impact has been softened by the retention of boundary planting.

Housing infill following the designation of the conservation area has tended to be more sympathetic to the palette of materials in the area, while often retaining a suburban footprint, form and layout. However, there are indications of more sensitive design; the new boundary wall of Kings Old Rectory in greensand blocks and the well detailed, constructed and sited triple garage behind, is an exemplar of context responsive design. Similarly a low barrel-vaulted roof extension to a flint-faced house along South Street shows that a contemporary concept can also be effective when sensitively designed. Two barn extensions are also commendable in overall terms if perhaps less successful in detail: that is, those west of North Street and at Mount Sorrell.

Activity: prevailing and former uses

Historic maps reveal a largely agricultural population in Broad Chalke with a number of medium/large scale farms within the settlement, and the established network of watercress beds dating back to at least the middle of the nineteenth century. In addition to All Saints Church there was, by the nineteenth century, a number of Nonconformist chapels: Congregational (North Street) and Primitive Methodist (South Street) and a Temperance Hall off North Street. The Congregational church, now the United Reformed Church, still survives on North Street.

The settlement does not have a commercial centre. Uses other than residential are interspersed throughout Broad Chalke and include the service buildings related to the sale and management of watercress and a fence-making workshop. The post office in particular has moved about the settlement historically and is now located on South Street. The Queens Head is the only surviving public house in this reasonably sized settlement, although the Malthouse east of Reddish House was also a public house.

A particularly strong characteristic of the conservation area is the intensity and imposition of the manmade landscape of the watercress



*Figure 20
Dairy herd of cows adjacent High Lane*

beds into the valley. This complex network of ponds, sluices, channels and bridges makes a very striking impact on the natural setting of Broad Chalke and is an integral part of its character.

In addition, the presence of a dairy herd on the slopes of the valley (figure 20) adds to the real sense of a working/farmed landscape, which penetrates right into the heart of the settlement.

Contribution made by key unlisted buildings

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

- the immediate environs of the Bull Lane/South Street junction;
- North Street around the remains of a green;
- United Reformed Church and environs;
- Mount Sorrel; and
- the small but important group at the east end of The Marsh.

These are identified on the Designation Map and are listed in Appendix 4.

Prevalent local and traditional materials

Broad Chalke conservation area has good examples of the diverse palette of materials that make up the Wiltshire local vernacular. Almost every type of traditional material relating to the region is represented. Particular trends are highlighted in the character area analysis and much of the sub areas' distinct characters come from the pockets of buildings constructed of a particular material.

Brick

Red brick is not a predominant material in the conservation area but is seen in a number of Victorian and early twentieth century houses, notably the school. Where seen it is in reddy brown hues moving to strong oranges. Buff bricks make a very localised appearance in the former estate cottages of Manor Farm (figure 21).

These handmade bricks are more often seen as window and door surrounds and for bands and quoins in predominantly stone and flint buildings. In addition, almost without exception (the notable exception being the medieval Kings Old Rectory) chimneys are constructed of brick.



Figure 21
Bricks in New Town

Stone

Examples of stone are seen in a number of different types, finishes and coursings. The stone has the characteristics of the local limestones such as those found at Chilmark. There are also notable examples (Michelham Cottage – figure 22) of a Hurdcott type Greensand again seen in a number of

different coursings with varying component sizes; from small squared blocks laid to courses (barn adjacent No.5 South Street) to large stone units laid to courses (Kings Old Rectory and Michelham Cottage).

Flint

Flint is seen in many different forms but is almost always combined with another material, usually brick. The knapped and coursed flint and buff brick bands of the estate cottages to New Town are particularly striking, as are the unknapped coursed flint panels to the Manor Farm complex. Its single greatest use is probably the former Congregational Church on North Street, where it is combined with random rubble stone and chalk on the imposing gable end to great effect (figure 23). It is also seen to a lesser extent in boundary walls (to the Congregational Church, North Street, Kayfield, and cottages adjacent to the village hall, both South Street).

Cob

A number of cob structures can be seen, including cottages (North Street and Bulls Lane – figure 24), boundary walls (between Reddish cottages and Yew Tree Cottage) and outbuildings (Barn Orchard – with the outbuilding formerly known as Orchard Cottage). A distinct characteristic of the cob survivals is their exposed finish. There does not appear to be any evidence that these walls had a rendered finish.

Natural slate

Some parts of the conservation area are strongly defined by the almost uninterrupted use of natural Welsh slate for roofs. This is particularly the case for the group of buildings that includes the Queens Head public house and the former Congregational church (figure 11). Extended views of this group from the causeway are characterised by the dominance of this material.

In addition to this area-based dominance, natural slate is seen on much of the surviving agricultural complexes (Chalk Pyt Farm and Manor Farm) and individual buildings (barn adjacent to No.5 Butlers Yard – figure 25) and on the Victorian additions to the settlement (the primary school,



Figure 22
Michelham Cottage, South Street – 'Greensand' type stone



Figure 23
The Congregational Church – use of chalk, flint and stone



Figure 24
Cosy Cottage, Bulls Lane – exposed cob and thatch

Brook House and the Old Surgery, all South Street). The most notable use of the material is on the long, prominent sweeping roofs of All Saints Church. This probably dates from the restorations of c.1847.

Clay tiles

Handmade clay tile roofs are seen in fewer numbers than natural slate. However, they tend to survive on the larger domestic complexes within the settlement, which gives the material a higher profile. Particularly good examples are seen on Kings Old Rectory and outbuildings, Reddish House and outbuildings and Gurston Manor and outbuildings. The latter makes a particularly bold statement in the landscape set against the green of the valley.

Interlocking clay tiles (Victorian)

There are a small number of examples of a patent 'Poole interlocking tile' (barns opposite Chapel Cottage and The Plough, Mount Sorrel – figure 26). These tiles give a distinctive profile to the roof especially given their castellated ridge detail (every other ridge tile is raised). These roofs have a very strong textural and animated character and make for very interesting roofscapes where found.

Thatch

The use of thatch very much defines the character of the 'cottage' domestic type within the settlement. It is seen on a good number of cottages and outbuildings and is particularly attractive when seen in groups (those to the bottom of Bulls Lane, to the west of Reddish House – figure 27, and to the edge of the watercress beds at the bottom of Knapp Hill).

The thatch generally follows the traditional Wiltshire vernacular and is combed wheat reed with flush or plain slightly raised ridges. The detailed character of this material is expanded within the local details section of the appraisal.

Chalk

There are some isolated examples of chalk rubble



Figure 25

Barn adjacent to Butlers Yard – use of natural Welsh slate



Figure 26

The Plough, Mount Sorrel – distinctive use of Victorian 'Poole' Interlocking clay tiles



Figure 27

Nos. 1&2 Reddish Cottages – combed wheat reed thatch

stone mixed with flint and brick (a good example is Goose Green Cottage, Tank Lane – figure 28). Crushed chalk is a significant component of the cob constructions seen in the settlement as well as part of some of the traditional mortar mixes to be found in Broad Chalke. In this respect, while not obvious, this material is woven into the local distinctiveness of the conservation area.

Local details

Thatch

The thatch roofs of the Broad Chalke conservation area reflect the local Wiltshire vernacular. They are combed wheat reed laid as spar coats in multiple layers with flush or slightly raised ridges which are simply decorated with cross liggers. There is no ornamentation to the eaves and no decorated aprons to the chimneys. There is also a welcome absence of thatch adornments within the settlement.

The general character is that of soft edged roofs, with plain uncomplicated lines, flush ridges and eyebrow or swept hooded dormers. Cosy Cottage, on the junction of Bulls Lane and South Street, is a particularly good example of the type (figure 29) and there are others interspersed throughout the conservation area. The essential organic nature of the material is perhaps best illustrated by the cottages that sit on the watercress beds to the bottom of Knapp Hill. Their integration with their surroundings, yet distinctive shape and form, are part of the defining landscape character of the Ebble Valley as it encloses the Broad Chalke settlement.

Exposed cob

The notable absence of render to the surviving cob structures of Broad Chalke is an interesting (though not unique) regional variation in the use of the material (figure 30). This is also seen in parts of Hampshire, but there it is confined to boundary walls only. As can be clearly seen, the cob has survived in remarkably good condition despite this exposure to the elements. Historically, this exposed finish would have received a yearly or twice yearly limewash or chalk slurry to consolidate the material and



Figure 28

Goose Green Cottage – use of chalk lump for walling material



Figure 29

Cosy Cottage, Bulls Lane – Good example of the Wiltshire vernacular



Figure 30

Exposed cob – a distinct feature of the regional and particularly to Broad Chalke

protect the surface from frost damage. It is essential to maintain a good overhang of thatch to these properties in order to throw the water away from the surface or the cob, particularly at the junction between the cob and the brick/ flint/stone underpin – this is a particularly weak point.

Local stones and chalk

The use of a number of local limestones provides a particularly pleasing palette of traditional materials. These stones are rich in colour variation and texture and give a real sense of the underlying geological complexity of the region.

Chalk in particular has played an important part as not only a component material of walling but in the production of the cob for cottages, walls and outbuildings and as an additive to the traditional lime mortars of the settlement.

Cast iron railings

Railings survive as the front boundaries to a number of houses and cottages in the North Street vicinity (figure 31). It is possible that these railings were produced and distributed locally. In most cases they form an “important part of the local distinctiveness of the settlement”.



Figure 31
Railings (North Street environs)



Figure 32
Chimney stack, North Street, Broadchalke

Chimneys

The detailing of chimneys is consistent throughout the conservation area. They are constructed of brick and have one or two courses of corbelled brickwork, one or two courses from the top of the stack. This detail, with only a few exceptions, is repeated throughout the conservation area. The stack is finished by various means, usually with a simple clay pot (figure 32).

Watercress beds

The unusual and complex character of ponds, channels, bridges, aqueducts and paths is an integral part of the valley and in particular the settlement of Broad Chalke. Though not unique, the combination of beds, built form and the mature tree setting make up the strongly defined local character of the valley.

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

Broad Chalke sits within the lush valley of the River Ebble. The complex landscape of natural and manmade features, combined with some magnificent trees on a truly massive scale, forms both the backdrop and foreground to the built up pockets of settlement.

Of particular importance is both the semi-wooded character of the valley floor as well as the ancient woodlands and copse of the valley sides. These areas of woodland are an integral part of the settlement's setting, and to the south and north they define many of the entry points and much of car users' experience of the approaches to the settlements. This is perhaps best illustrated by the southern approach to the conservation area along Howgare Road, which is completely enclosed by trees forming a tunnel of greenery (figure 33).

Mature trees play a defining role, lining the river as it winds its way through the settlements. This links the string of development along the valley together with the watercress beds and channels. Of note are the weeping willows lining the channels to the upper watercress beds (character area 1) (figure 34).

There is a notable absence of stone or brick boundary walls in Broad Chalke. They are present but are very much secondary to long stretches of mature green hedgerows and general softened boundaries. These hedgerows perform a number of different roles, for example along High Lane they form an attractive entrance and important edge to the conservation area (figure 35) as well as masking indifferent architecture, which is set back from the road behind these trees and hedges. To South Street and Tank Lane they contribute positive enclosure, helping define these lanes and contributing (in part) to their intimate character. It is notable that North Street and environs, particularly around the Queens Head, appears far more open and 'exposed' as a result of far fewer large hedges and trees making an impact on the townscape (as for example compared to South



Figure 33
Tree tunnel entrance to the conservation area – Howgare Road



Figure 34
Weeping Willows lining the river course



Figure 35
The rural character of High Lane (looking E from Gurston Manor)

Street).

There are two survivals of small triangular greens (to North Street outside Sun Cottage and South Street outside Bana Cottage and the Post Office). The presence of these 'spaces' is an important part of the historic fabric of the settlement and they provide pleasant spaces for breathing and circulation with the conservation area.

There is an unusual survival of a section of planned landscape or formal vista to the south of the church. This area is believed to relate to the house that stood on the plot to the west of the church, which would have enjoyed uninterrupted views out the open countryside. It has a distinct character, which although not entirely included within the conservation area, forms an important part of its varied landscape setting.

Key views, vistas and panoramas (see Townscape Map)

Views into, within and out of the conservation area are generally informal. They do not have a planned quality and many of the attractive open views across the valley are happened upon, which adds to their interest. The church tower of All Saints Church forms the focal point for many glimpsed views from various parts of the conservation area. These are also incidental rather than planned (figure 36).



Figure 36
The Church Tower is glimpsed through trees from a number of vantage points



Figure 37
The Watercress beds – vital part of the character of Broad Chalke

There is a real feeling of enclosure to the views when down in the valley, with limited scope for wider views out to the open landscape. When these are present (to distant open and wooded ridgelines), there is a real sense of the intimacy of the valley compared with the wider chalk landscape. This tension is much more intensely felt within Broad Chalke when compared to the settlement of, for example, the Wylde valley where the distant ridgelines are ever present and form a much broader and wider sense of enclosure.

Views east down the valley towards the two thatched cottages (which sit right on the edge of the watercress beds) are particularly defining for Broad Chalke - incorporating the local vernacular within the attractive manmade landscape of the beds (figure 37). Similarly views down into the valley from High Lane often include grazing cattle, which also contribute to defining the special rural character and charm of the settlement.

Degree of loss of architectural and/or historic elements

There is a very limited degree of loss of original windows (most notably those of Priory Cottage, Howgare Road) but this is not significant and in general much original historic fabric survives, despite many buildings not being included on the list of Buildings of Special Architectural or Historic Interest (the statutory list).

There is a limited loss of historic roof materials. Some thatch has been replaced with natural slates (Mouse Hill Cottage) and asbestos slates (Clock Cottage), and natural slate has been replaced with concrete interlocking tiles (Nos. 1 and 2 South Street). These are also fairly modest losses that, over time, could be rectified, and much original fabric survives.

Negative elements

- Poultry Houses to north of junction with High Lane and Knapp Hill (figure 39).
- Building to the corner of Pelham Court and South Street (figure 40).
- Storage of vehicles (some partially dismantled), Yew Tree Cottage.
- Storage of large vehicles (some partially dismantled), rear of the farm group to south west of The Plough, Mount Sorrel.
- Derelict building on the ridge of the spur to the east of the house known as The Marsh.
- New mini housing estates: Pelham Court and Butlers Yard.



Figure 38
Temporary classrooms to school – significant impact on views of school and church



Figure 39
Poultry Sheds north side of High Lane impact on setting of the conservation area



Figure 40
Building to the corner of Pelham Court and South Street

Conclusion

Broad Chalke Conservation Area is a group of settlements woven into the natural and manmade landscape of the valley of the River Ebbel. The diverse palette of traditional materials distributed throughout the conservation area and closely relating to the Wiltshire vernacular, makes a significant contribution towards the high quality of this conservation area. In addition, the numerous mature trees and strong definition to the edges of the settlement by ancient woodland, and the general strong landscape setting of the village cores, combine to produce a conservation area of considerable quality that has not suffered significant loss in terms of historic fabric or valuable building types or groups.

With relatively minor amendments to the boundary, the essential special character of Broad Chalke has been preserved. There have been some poor interventions at the southern end of North Street, including the relatively recent surgery of indifferent architectural quality, bearing little or no relation to the local vernacular. The two recent 'mini housing estates', Pelham Court

and Butlers Yard, both have no positive relationship with the subtle and sensitive historic grain of this part of the conservation area.

The importance of trees to the character of the conservation area is perhaps something that needs further investigation. Tree Preservation Orders may be one way of further recognising and managing these significant assets.

Future infill development needs to pay very careful attention to the way buildings sit in their plots (in the various sub areas of the conservation area) the particular palette of materials and, most importantly, the scale of built form.

Part 3: Management plan

Vulnerable buildings and buildings at risk

Farm group to the south west of The Plough, Mount Sorrel (figure 41)

This important group of farm buildings forms an important part of one of the key gateways to the conservation area. In addition, the group has intrinsic historic merit and is probably of sufficient quality to merit inclusion on the List of Buildings of Special Architectural or Historic Interest.

At present, these buildings appear sound but their roofing materials are temporary in nature and the site is overgrown and unkempt. The cob walls to the roadside elevations are showing signs of wear as the tin roofs are not sufficient to throw the water clear of the cob below. If left uncovered, this will lead to failure possibly within the next 2-5 years.



Figure 41
Important farm group to west of The Plough, Mount Sorrel

Buildings at risk

Listed buildings (or curtilage)

Barn at Manor Farm (listed by curtilage) (figure 42)

This late eighteenth century / early nineteenth century timber framed barn with horizontal timber cladding and asbestos slate roof is showing signs of significant failure of roof components. From external inspection, it is suspected that a principle truss has failed and the roof has dropped.

Action:

The owner should be contacted immediately and steps taken to consolidate the present structure with props and supports internally. An internal scaffold frame may be appropriate.



Figure 42
Barn at Manor Farm – potential significant structural problems

Article 4(2) Directions

Within the Broad Chalke Conservation Area there are a number of important groups of unlisted buildings (see section Contribution made by unlisted buildings) that would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest. Appendix B contains a list of buildings of local importance, which make a positive contribution to the character and appearance of the Broad Chalke Conservation Area. The list identifies which types of alteration should be controlled through Article 4(2) Directions for each building.

Tree preservation orders

While trees are offered some protection by simply being in a conservation area, Broad Chalke has a considerable number of good specimen trees and groups of trees. Careful consideration should be given to making a number of tree preservation orders for key trees in both the townscape and the landscape. The management issues map indicates the areas that could benefit from some form of further tree protection.

Boundary revisions

As a result of analysis undertaken, we have suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes, or for other reasons specified.

Remove:

Small section at New Town

Reason:

The present boundary follows the historic line of the curtilage of the original six estate cottages. This boundary now passes through a recently built house. The boundary should be amended to reflect this.

Section to the south of Howgare Road including Church Bottom and Field House

Reason:

This part of the conservation area is open countryside important to the setting, but not at risk from damaging the special character of the conservation area. It is outside settlement boundaries and housing policy allocations. Its intrinsic value is as part of a former planned landscape but it is only partially included within the conservation area. To include all of the vista would not be practical.

Eastern approach leading to Vikings Corner

Reason:

The houses are outside the housing policy zones and this area is essentially open countryside. It does not have a relationship with the settlement and the boundary appears to drift out to an arbitrary point, including buildings of reasonable but not special quality. The setting of the conservation area would preserve any potential threats to this part of the open countryside.

Include:

Outbuildings to Gurston Manor

Reason:

These buildings are of a local vernacular character and materials and form a positive part of the character of the conservation area, making a particularly strong impact on the landscape setting of the Manor. They form an important group with the listed Gurston Manor.

Proposals for enhancement

Potential redevelopment / development of sites

Land north of The Corner House (figure 44)

There is potential for a small infill development that could enclose the road at this important junction and create some visual interest. At present the site appears partially completed but the dwelling on the site does not make a positive contribution towards the character or appearance of this part of the conservation area.

Farm group to the south west of The Plough, Mount Sorrel (figure 41)

A solution to the reuse of this important group of farm buildings should be actively pursued with the owners. This important gateway site needs to be addressed to deal not only with the improvement to a visually unappealing site to the south west of the barns but also bring some important historic buildings back into a meaningful use.

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

This guidance provides generic advice for smaller developments up to approximately 5 - 8 housing units. Salisbury Local Plan (adopted June 2003) contains in Policy H16 criteria relating to small-scale development sites and should, in the case of development in, adjacent to or within the setting of a conservation area, be considered in conjunction with this advice (particularly bullet point (ii) relating to the character of an area). Sites of a larger number will require considerable pre application negotiation and may be the subject of design briefs. Some small developments may be in such sensitive locations that they may require a concise brief from the local authority. In all cases a Design Statement will be required to accompany the application drawings. Where a Character Appraisal exists for a Conservation Area, this must be consulted by the applicant's agent, the developer and the planning officer, as it will assist in setting the context of the development.

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

It is important to consider specifically: surrounding skylines, rooflines and landmarks



Figure 44
Land north of Corner House

(such as church towers), or if the development will have an impact on cherished views of the landscape or “signature” skylines.

- The surrounding built form should be appraised:
 - What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
 - How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the streetscene.
 - Are the buildings in the street free-standing, or are they in small informal groups or more regular terraces?
 - Are buildings linked in a particular way, for example with boundary walls?
 - Do the buildings generally have their main ridgeline parallel to the street or at right angles?
 - Are the buildings generally “grand” or modestly proportioned and styled?
 - The character of the front boundary walls or fences is an integral part of the character of the area.
 - Identify the predominant materials and colour of material in the area and if any are unique.
- The character of the site should be considered. The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
- The access point to the site will have to be agreed. Generally, care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines that may have the effect of removing most of a boundary.
- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows that might be incorporated into the scheme.
- Develop a Design Concept. Ask:
 - What is the role of this development within the setting?
 - Is this a gateway or other edge development on the approach or periphery of the site?
 - Is it a focal point development terminating a view or providing a skyline?
 - Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
- The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.
- The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal / symmetrical to informal?
- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.
- Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, should derive from the character of surrounding buildings forming the setting.

- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.

Traffic management/street improvements

Improvements to small 'village' green outside Sun Cottage, North Street (figure 45)

This small but significant break in the road has a good group of historic buildings enclosing the space. This space could be extended to form a more significant open space in the street scene and act as a



*Figure 45
The 'green'.
Potential for
enhancement
at this
sensitive
location in the
conservation
area*

natural traffic calming device by narrowing the road at this point. Some consideration could be given to softening the road surface to the two feeder roads to the north and south of the green with the use of a resin bonded/ compacted gravel as opposed to tarmac. In addition the planting of a tree towards the centre of the green could act as an attractive focal point and add further interest to the street scene.

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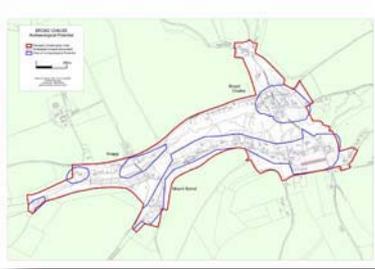
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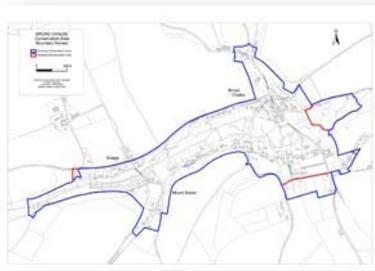
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Appendix 1

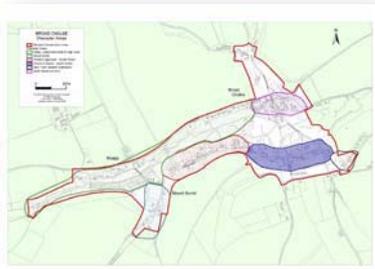
Schematic Maps



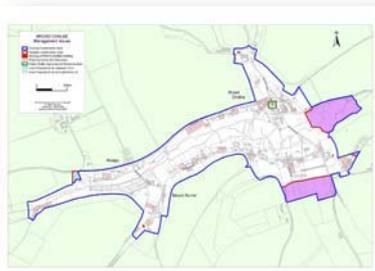
Archaeological potential



Boundary changes map



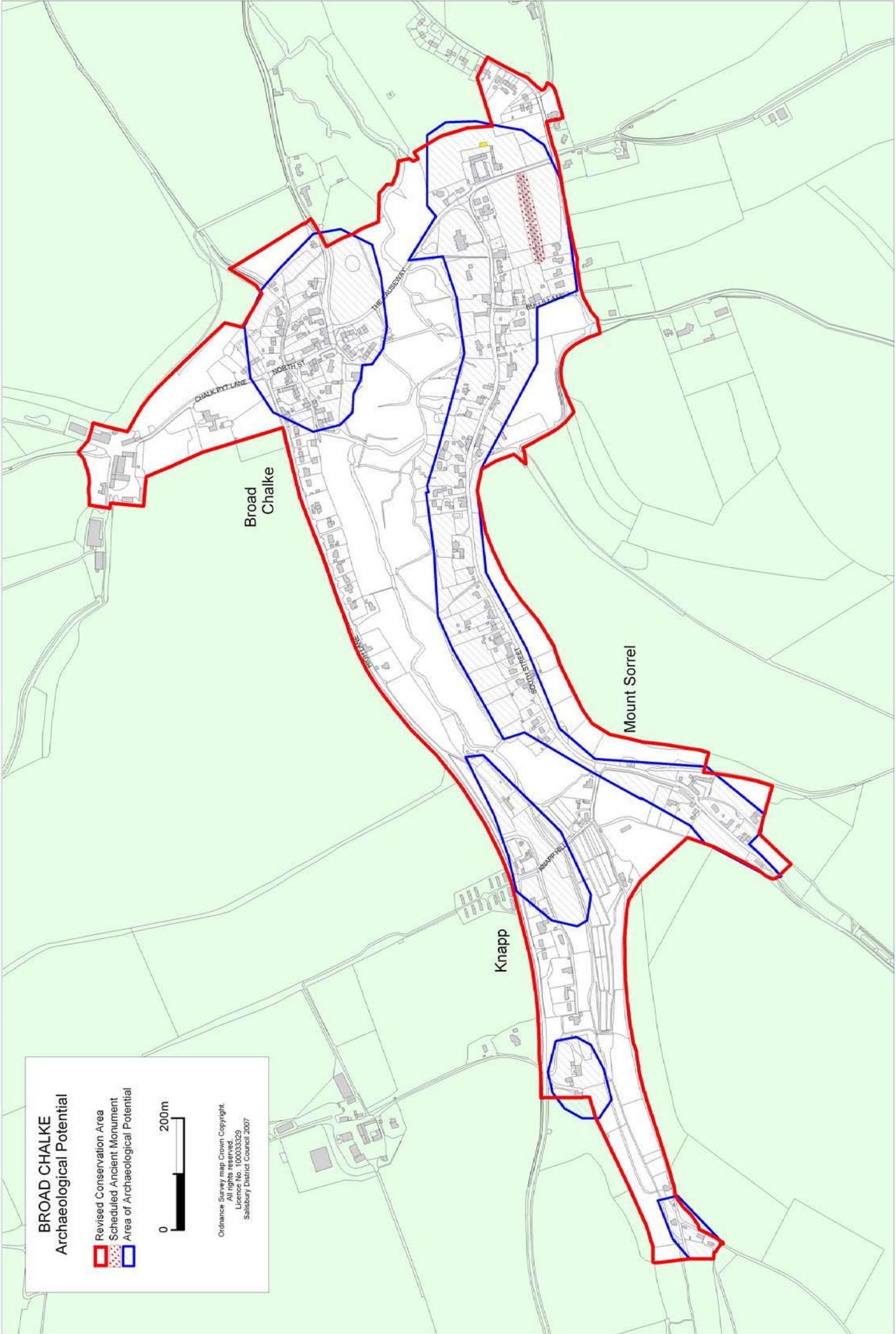
Character areas



Management Issues



Townscape

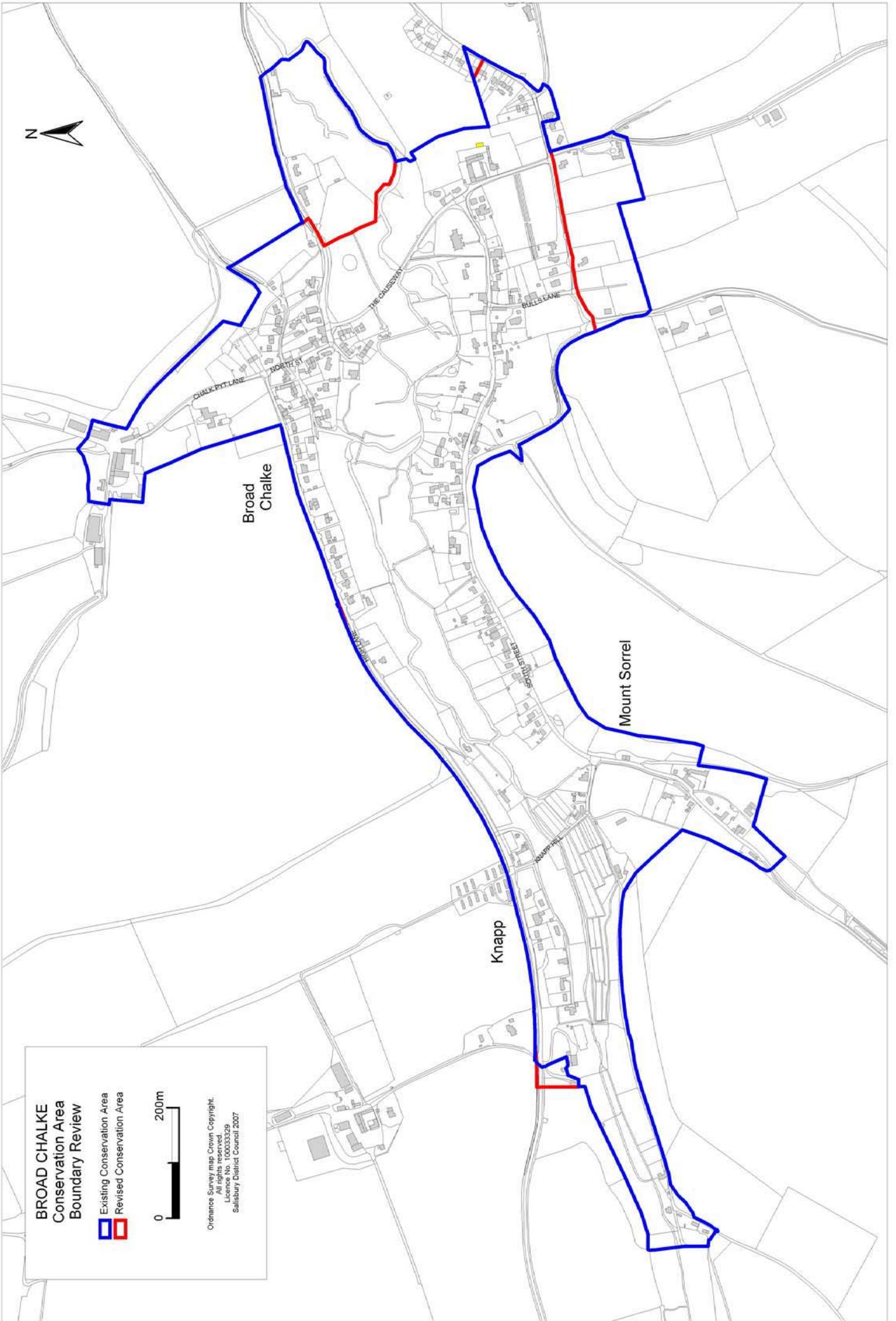


BROAD CHALKE
Archaeological Potential

-  Revised Conservation Area
-  Scheduled Ancient Monument
-  Area of Archaeological Potential



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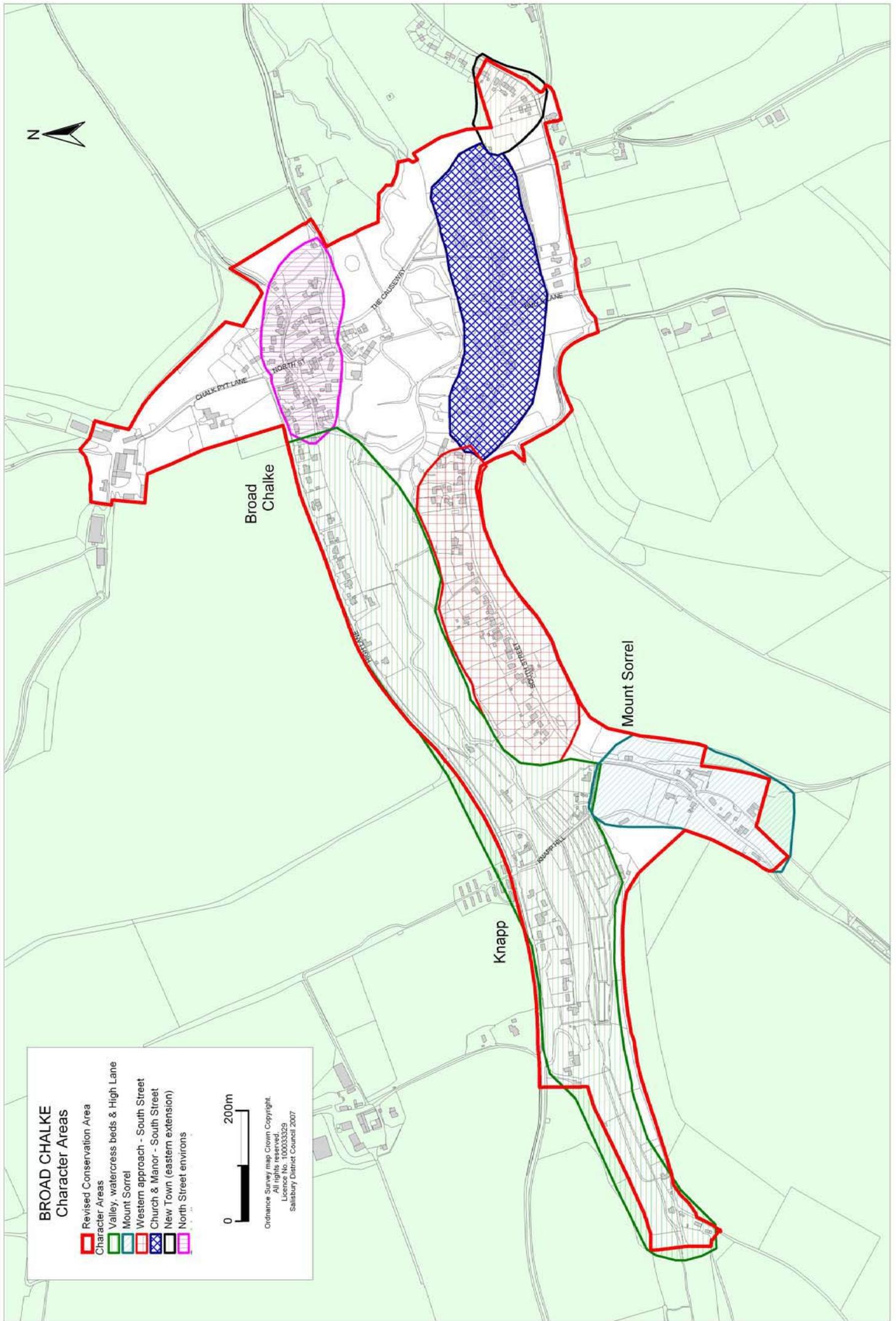


**BROAD CHALKE
Conservation Area
Boundary Review**

-  Existing Conservation Area
-  Revised Conservation Area



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Broad Chalke

Knapp

Mount Sorrel

CHALK PIT LANE

NORTH ST

THE CHURCHWAY

WATERCRESS BEDS

KNAPP LANE

MANOR

SOUTH STREET

WESTERN APPROACH

CHURCH & MANOR

NEW TOWN

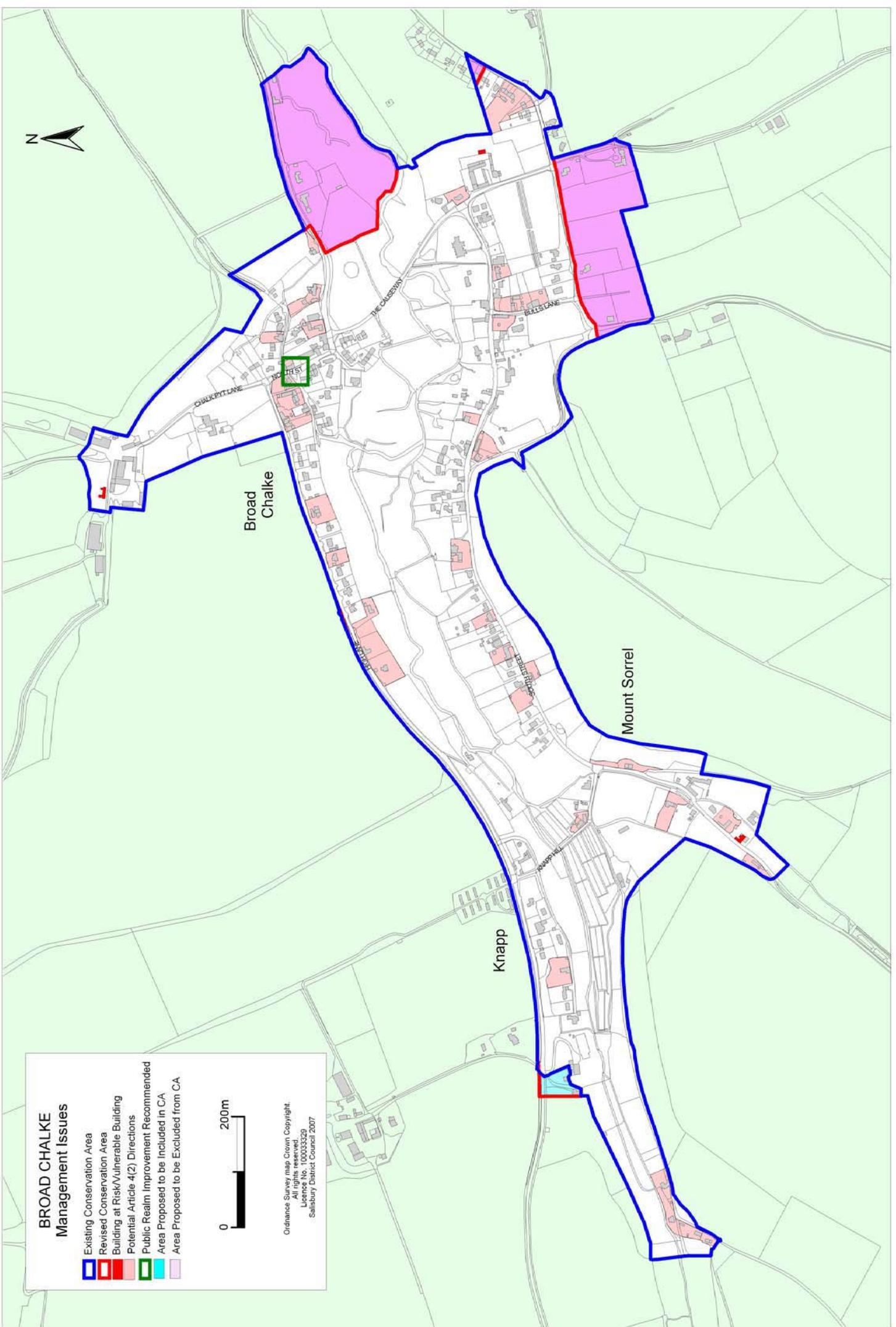
MOUNT SORREL

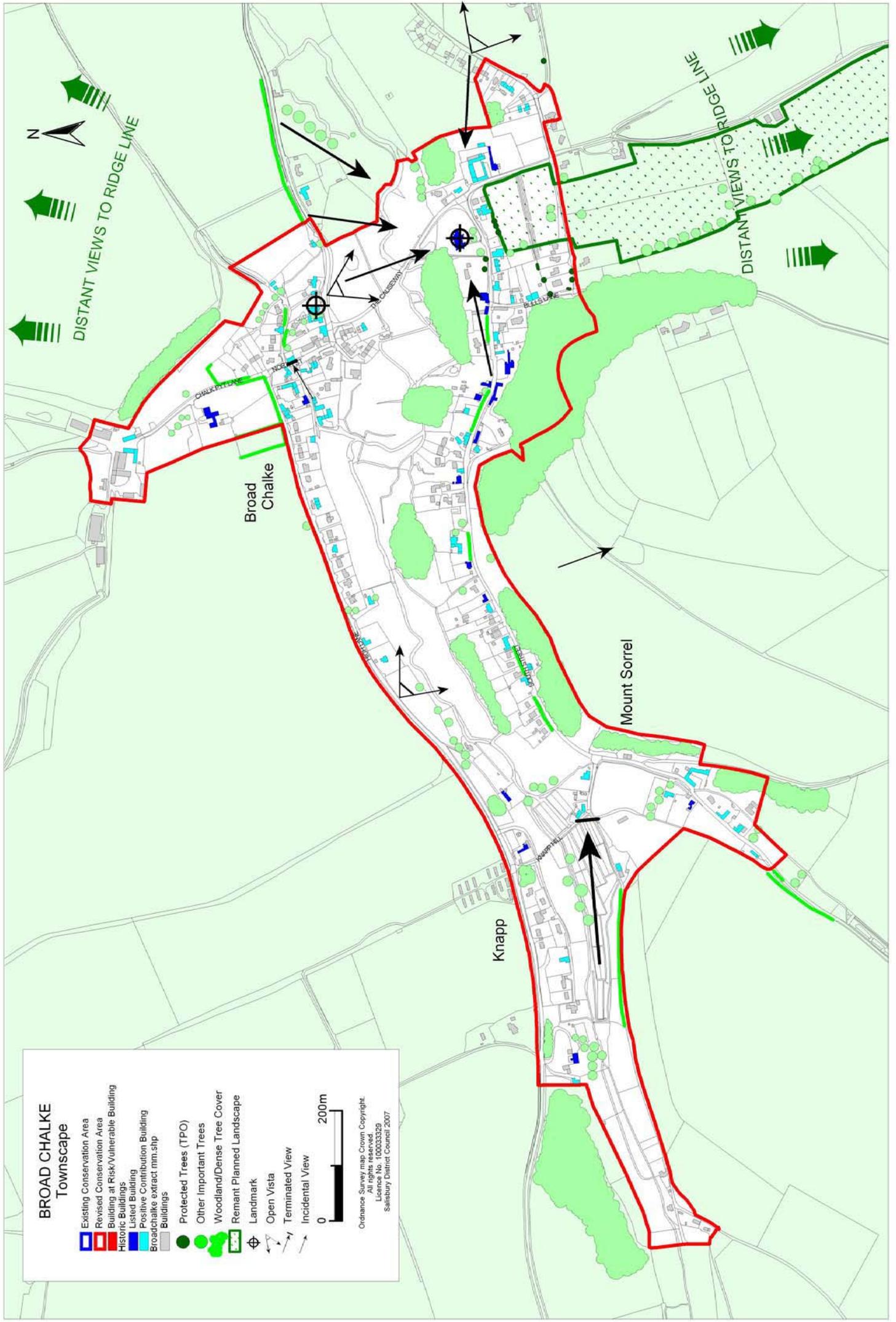
**BROAD CHALKE
Management Issues**

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



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**BROAD CHALKE
Townscape**

- Existing Conservation Area
- Revised Conservation Area
- Building at Risk/Vulnerable Building
- Historic Buildings
- Listed Building
- Positive Contribution Building
- Broadchalke extract rmm.slp
- Buildings
- Protected Trees (TPO)
- Other Important Trees
- Woodland/Dense Tree Cover
- Remnant Planned Landscape
- Landmark
- Open Vista
- Terminated View
- Incidental View

0 200m

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Appendix 2

Historic Maps



Map 1 Broad Chalke Tithe 1843



Map 2 Broad Chalke OS 1901



Map 3 Broad Chalke village OS 1901



Map 4 Broad Chalke OS 1925



Map 5 Broad Chalke village OS 1925

Broad Chalke Tithe 1843



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Broad Chalke OS 1925

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WILTS. LXX. 6

Suggested Article 4 Directions

Address	Windows	Doors	Roof	Porches	Painting	Boundary Walls	Chimneys
SOUTH STREET							
1	■	■	■		■		■
2	■	■	■		■		■
Brook House	■	■	■		■		■
The Old Surgery	■	■	■		■		■
Cleeve House	■	■	■	■	■		■
Clock Cottage	■	■	■		■		■
The Cottage	■	■	■				■
Hillside	■	■	■	■	■		■
Kayfield	■	■	■		■		■
Lorenzo	■	■	■		■	■	■
The Malthouse	■	■	■	■	■		■
Michelham Cottage	■	■	■	■	■		■
Penlan	■	■	■	■	■	■	■
Yew Tree Cottage (south side)	■	■	■	■	?	?	■
TANK LANE							
Goose Green Cottage	■	■	■		■		■
Tank Cottage	■	■	■		■		■
THE MARSH							
The Marsh	■	■	■		■		■

Appendix 4

List of buildings of local importance

(See map 2)

Bulls Lane:	Hill Cottage, Cosy Cottage, Hill House and Downs House, The Old Coach House
The Causeway:	1,2, The Corner House
Chalk Pyt Road:	2 no. converted barns, converted stables, unconverted cart shed and further stables, Chalke Pyt Bungalow
High Lane:	College House, Hyde House, The Manse, Meadow House, 1-3 Meadow View, Sidney Villas, Meadow View
Knapp Hill:	2 no. thatch cottages forming a group adj Watercress beds, The Willows
Little London:	The Cottage, Girards, Rose Bower, cottage to south of Rose Bower
Mount Sorrel:	Mount Sorrel Farm, converted farm buildings opp. Mount Sorrel Farm, Mouse Hill Cottage, The Plough, Farm group to south of The Plough
North Street:	Charella, attached house to north of Charella, Old Rafters, Pheonix Cottage, Sun Cottage
New Town:	1,2, 3-6 (incl.) Manor Farm Cottages, Thyme Cottage, Sunnyside
South Street:	1, 2, Broad Chalke C of E First school, Brook House and The Old Surgery, Barn adj no.5 Bultlers Yard, Cleeve House, Clock Cottage, The Cottage, Hillside, Kayfield, Lorenzo, The Malthouse, Michelham Cottage, outbuilding to r/o Pengaley House, Pengaley House, Penlan, Village Hall to w of War Memorial, Yew Tree Cottage (south side)
Tank Lane:	Goose Green Cottage, Tank Cottage
The Marsh:	The Marsh

GLOSSARY

Article 4(2) Direction:

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

Building line:

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

Building at risk:

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

Buildings of local importance:

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

Chapelry:

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

Demesne:

Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.

Enclosure:

The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.

Public realm:

The spaces between buildings accessible to the public, including the highway, green areas, squares etc.

Scale:

This can have two meanings: it can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.

Setting / context:

The physical (built and landscape), community and economic setting in which the development takes place.

Streetscape:

The character of the street environment, existing or proposed.

Townscape:

The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

Vernacular/ polite:

Vernacular

Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials.

Polite

Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.



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