

SWALLOWCLIFFE VILLAGE DESIGN STATEMENT



JANUARY 2013

Contents

1. INTRODUCTION	3
2. THE NATURAL ENVIRONMENT	3
3. THE LANDSCAPE SETTING	5
4. HISTORICAL OUTLINE	5
5. THE RURAL ECONOMY.....	6
6. COMMUNITY AND VILLAGE CHARACTER	7
7. THE BUILT ENVIRONMENT.....	8
8. GUIDELINES FOR DEVELOPMENT	10
9. BUILT FORM, MATERIALS AND STYLES.....	10
10. APPENDICES	14

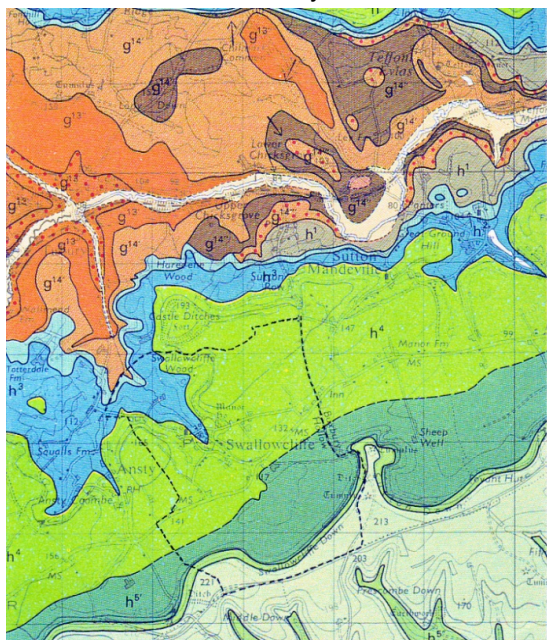
1. INTRODUCTION

- 1.1 Swallowcliffe is 13 miles west of Salisbury. Its centre is one mile north of the A30 and in 2007, it has a population of about 180.
- 1.2 Village Design Statements were first introduced in 1996. Their purpose was to give the residents of villages an opportunity to influence planning decisions which affect their community. It is important that VDS reflect the views of the whole community and comply with local planning policy so that the local planning authority will adopt the VDS and thus take it into account when making decisions which affect the village.
- 1.3 The Swallowcliffe VDS was prepared by a working party elected at the first public meeting held on November 27 2003. Questionnaires and an invitation to comment on traffic were circulated to all households. A public meeting was held on Saturday December 2 2006 when residents were consulted in preparation for sending the draft to Salisbury District Council.
- 1.4 In considering its design, character and cultural heritage, the VDS identifies distinctive features of the village, indicating the future standards and values the residents would like the Local Planning Authority (now: Wiltshire Council) to apply to Swallowcliffe.
- 1.5 Swallowcliffe is currently an area of housing

conservatories, or new porches and windows but it is hoped that home owners will have regard to the VDS when considering the scale and design of proposed alterations. Also of account, is the position of Swallowcliffe within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty whose object is to conserve and enhance the natural beauty of the landscape. This encompasses everything that contributes to its unique nature, settlements such as Swallowcliffe, included. It is hoped that the VDS will be approved by Wiltshire Council as a material consideration.

2. THE NATURAL ENVIRONMENT

- 2.1 The environment of Swallowcliffe is vital to its cultural, social and economic well being. Nature conservation is important to the village and it is important to develop and promote a greater awareness and understanding of the importance of Biodiversity.
- 2.2 Most Swallowcliffe properties connect with fields and woods, and the stream flows at the bottom of many gardens. From Rookery Lane and the West End, there is the superb aspect of Swallowcliffe Wood. Thus, nature conservation is important to Swallowcliffe, and we look to the **AONB**. Management Plan to protect this fully enjoyed asset both outside and within the village envelope.



h ⁵⁻	Upper Chalk (soft, with flints)
h ⁵	Middle Chalk (harder, few flints)
h ⁵⁻	Lower Chalk (bluish marl)
h ⁴	Upper Greensand (sand and cherty sandstone)
h ³	Gault (blue clay)
h ²	Lower Greensand (Part) (sand and pebbles)
h ¹	Wealden (grey loam)
g ¹⁴	Upper Purbeck (marl)
g ¹⁴	Middle Purbeck (marl & limestone)
g ¹⁴	Lower Purbeck (marl & oolite)
g ¹³	Upper Portland (limestone)
g ¹²	Lower Portland (calcareous sand)
g ¹²	Kimmeridge Clay (black shale)

2.3 **The Downland** of the parish is of special note, lying south of the village and supporting a wealth of chalkland flora and fauna, including common and rare orchids. However, the main focus of the Village Design Statement must be within the built form of the village, in itself a rich natural environment.

2.4 **Mixed Woodland** in strips and pockets dominate the village. A tree survey is in progress, and ash, beech, oak and field maple with some rowan trees, wild cherry, holly, and hazel are common; where appropriate the ancient method of coppicing should be encouraged. Species such as willow, alder and poplar grow well in lower wet ground.

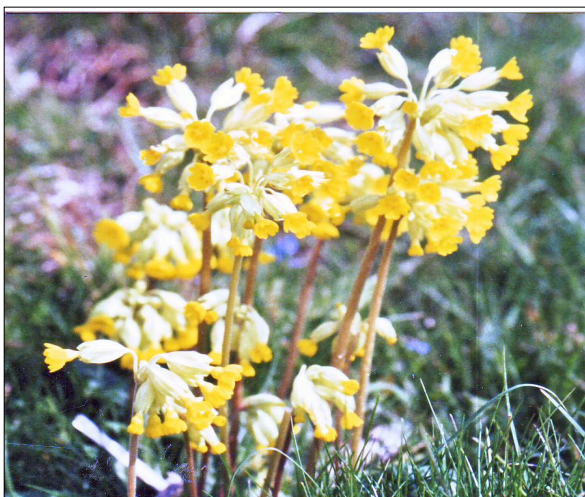
restraint, which guards against over intensification of development likely to change its character. Outside the "envelope" other restrictions apply. The centre is a Conservation area where there are the tightest restrictions with several listed buildings to consider. Outside the Conservation area additions or alterations to properties may not require planning permission, for example,

The natural woodland provides a habitat for badgers, grey squirrels, roe deer, rabbits, foxes and the ubiquitous pheasant.



The Stream

2.5 **The Stream, Ponds and Lakes** fed from springs, are an important village feature. The wetlands vegetation provides a valuable breeding ground for mammals, amphibians and insects, including the colourful dragon and damsel fly. The Ecological value is recognized in .



Cowslip Primula Veris

2.6 **Gardens.** When in public view, the less exotic type of tree fits well into the rural picture. The local fauna, whether resident or visiting are not always welcome! But they flourish in a good environment. Wild flowers are abundant within and without the garden, including the much loved snowdrops, primroses, cowslips and bluebells. A millennium survey of the parish recorded about 200 flowering species and 71 species of birds.

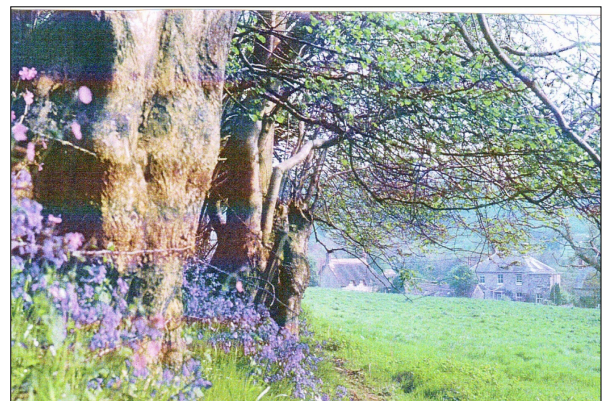
2.7 Gardens are a refuge for birds, and as befits the ancient PLACE NAME, the swallow family enliven the summer scene, with numerous house martins, some sand martins and also swifts. Owls can be heard at night.



The Green Way

2.8 **Mature hedgerows** are much in evidence in the lanes of Swallowcliffe. The return to traditional methods of hedge cutting, or more care by machine methods, would be welcomed not only for wildlife but on aesthetic grounds. Native species are suitable for new hedges.

2.9 **Open spaces** within the village are provided by the “new” and old Churchyards, particularly the latter, lending atmosphere and historic interest to the village. The village spring and its stream, following the southern border of the old Churchyard, feeds the main stream passing through Church land to the bridge. The site of the ancient Church should remain a sacred place, always. At present it is maintained to encourage the flora suited to its damp environment and for this, mowing work is essential. The old Churchyard wall has provided a breeding ground for the rare glow worm, the absence of light pollution in this part of the village being a distinct advantage. In recent times, the Parish Council has taken responsibility for the maintenance of the church section of the main stream, where kingfishers have been sighted. Centrally placed, more time and effort could make it into an even more attractive village feature.



The Spring

2.10 **The Fields** which intersperse the village are a much valued open space, in many cases crossed by the old public footpaths, now used for recreation. The fields still require grazing and it is appreciated that despite changes in farming, agricultural activity is still the main source for maintaining our landscape and wildlife habitats. We therefore support the **AGRI** policies of the

3. THE LANDSCAPE SETTING

3.1 The area is recognized as a countryside worthy of preservation, with the settlements being an integral part of the protected AONB landscape. The local distinctiveness of Swallowcliffe arises from its geographical location as seen on the geological map. (page2) Situated in limestone country, in a varied and beautiful landscape, there are chalk escarpments and greensand terraces to the south and upper greensand wooded hills to the south west; and to the north east where Swallowcliffe Wood is prominent. Cutting through the hills south to north, is the spring filled valley, where centuries ago, the village first developed. We highlight **key features** for special attention. These can be cross referenced with "The Natural Environment" or "The Built Form".

3.2 **The Village Spring** provided fresh water for many generations of villagers and still flows in its picturesque corner. Water percolates from the chalk downs and at the south end of the valley numerous springs arise from the lower greensand. This provides the source of the **stream** which runs through the village towards the River Nadder. Some flood meadows of earlier agriculture have been transformed in recent times into a series of ornamental ponds and lakes.



3.3 **Trees and Fields** mean village character, and any loss through road widening or unsympathetic layout could irrevocably change the visual quality of our rural setting. In the Conservation Area trees have special protection. However, trees may suffer from age or outgrow their position. "Veterans" are protected by Tree Preservation Orders. Rather than conifers, there is a preference for native deciduous woods within the village boundaries. .

3.4 **The Lanes and public pathways of Swallowcliffe.** Much of our landscape is man made, including our public footpaths, bridleways, and other tracks, an asset in the countryside now enjoyed by both inhabitants and visitors. An ancient winding track became the 19th century Toll road, and eventually became the A30. From this road, routes followed the natural contours into and through Swallowcliffe.

3.5 They retain, after centuries of use, much of the nature of **sunken lanes**. Deciduous Hedges line the route, with **stone walls** deriving mainly from traditional and locally sourced material. Notable examples are Gigant St and Loders Lane, the Manor walls in Common Lane, and parts of Rookley Lane. As with other key features, these narrow and picturesque stone walled lanes are an essential part of the character of Swallowcliffe.



Swallowcliffe Down from Buxbury

4. HISTORICAL OUTLINE

4.1 Significant change came to agricultural Swallowcliffe in the mid 19th century and from then on gradually accelerated. The story begins in pre-history and among other evidence, a nearby Iron Age fort and village suggests the long existence of agricultural activity in the locality. Proof of periods of occupation, a 7th century Saxon burial in a Bronze Age tumulus, was found

on Swallowcliffe Down. In the 10th century, a Saxon estate was created and at an early date a settlement would have been established in the valley. The boundaries of the later parish, to the present day, remain as described in the Charter of 940 A.D. which begins:

I Edmund King of the English by Divine Grace freely given by perpetual donation a certain piece of land in my jurisdiction to a servant of mine called Garulf 9 measures of land in that place to which the country people have jokingly (sic) given the name of the cliff of the swallow that is SWEALEWANCLIF

SVALOCLIV is recorded in the *Domesday Book* of 1086 and before 1160, the village had a stone built Church.

4.2 From Medieval times to the 20th century

Swallowcliffe was a rural backwater, its inhabitants engaged in agriculture and associated crafts and trades. There is field and documentary evidence of earlier agriculture and the last of the Open Field System, survived until the Enclosures of the 1790s. From 1742, with the new Pembroke ownership of SWALLOWCLIFT manor, the 18th century estate maps show the developing settlement pattern, with the Norman Church at the hub. The 19th century was a time of reform and renewal. In 1843 a new Church was built away from the damp valley, the Tannery by the stream was closed and the house became the "Royal Oak". Under Pembroke patronage, a new Vicarage and a School were built to serve Swallowcliffe and Ansty at the west of the old village, heralding 20th century development in this direction. The population of Swallowcliffe peaked in 1871, (361) before agricultural depression, on a national scale, had its effects locally.



St Peter's Church 1843

4.3 The sale of the Pembroke Swallowcliffe Estate, in 1918, mainly to existing tenants, marked the end of an era of aristocratic landlords in the parish. In 1947, with another change of ownership of the Manor (by 1908 called Red House) farm there were further sales of farm cottages to their occupiers.

4.4 **The Modern Development** of Swallowcliffe stemmed from the rapid social change of the 20th century, affected by two world wars. Developments in transport and mechanization of farming played their part in the large exodus from agricultural employment.

4.5 At the turn of the century Swallowcliffe Mill ceased to operate, and became a private house. c. 1908, the Red House farm had been built on the outskirts of Swallowcliffe making the old Manor Farmhouse, (Swallowcliffe Manor) also redundant for agricultural purposes. This set the trend for Swallowcliffe for the rest of the century, with small farmsteads, labourer's cottages, wheelwright's and blacksmith's shop, village general store, post office, schoolhouse and barns to follow. The exodus from the land continued, while the demand by incomers for the accessible country abode, to "improve" for full or weekend use, expanded. Social change is mirrored in this change of ownership. By the Millennium, the transformation of the village was evident with only few of its inhabitants "born and bred" or working in its ancient tradition of agriculture.

5. THE RURAL ECONOMY

5.1 Although a small village, the economy of Swallowcliffe should remain vibrant and sustainable, able to grow and diversify, without rural character being compromised.

5.2 **Change in the Rural World.** Swallowcliffe has changed considerably within living memory. It no longer supports a school, a shop, a separate post office, a blacksmith and other rural trades. During World War 2, Stainers Garage on the A30 and also Downside, making munitions, were working at full peak for the war effort. Post war, for several decades, Stainers continued to work for the MOD, otherwise, agriculture dominated the economy. In the 1940s to 50s, there were six dairy herds within the parish, large and small, also a poultry farm. The Manor (Red House) Farm alone employed 30 people, (in 1947) with Poles Farm and others no longer active, employing at least 15 more. However, cattle and sheep still enliven the agricultural scene. Providing contrast with earlier times, the present owners, using modern machinery, manage the 1000 acre plus, Red House Farm, growing extensive crops, such as cereals and oil seed rape. One full time worker is employed. Swallowcliffe Wood is managed separately as a "shoot".

5.3 "Stainers" Yard has become a Waste Transfer and Reclamation Station. Bearing in mind its situation in an **AONB**, environmental issues have been the concern of the Parish Council, including the

protection of other properties in the vicinity. Downside Garage provides motor services on the A30.

- 5.4 Right in the centre of Swallowcliffe is the Royal Oak Pub and Restaurant, which contributes to local employment as well as to the life of the community. Change of use has been resisted and policies are welcome, to prevent if possible the loss of any facilities the pub may offer, now or in the future.
- 5.5 **New Businesses.** At first glance, one might imagine that there was little in the way of new business in the Parish, but employment opportunities have changed rather than disappeared.
- 5.6 Using redundant farm buildings, there is Cravenplan Computers for web site design and management, and at Red House Farm "The Retreat" Day Spa for health and beauty. Two "holiday lets" in the village, in converted barns show the potential for low key tourism.
- 5.7 Enterprises which are similarly unobtrusive can be absorbed without detriment to the look of the village. In the case of a specialist seed supplier, "trial plots" are a bonus giving interest and variety to the land.

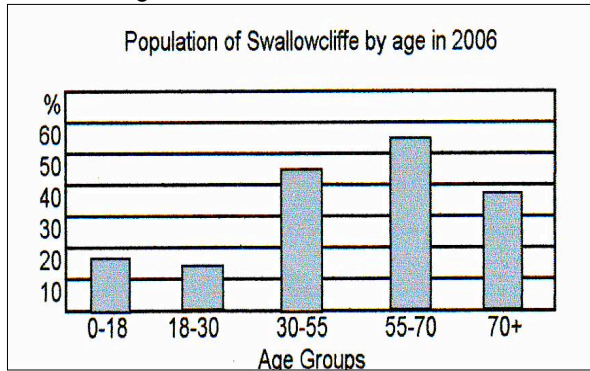


- 5.8 A number of self employed live in Swallowcliffe with diverse occupations. In some cases, although in employment, residents are able to work from home with visits to the office. Constantly improving technology suggests that this trend is likely to continue. An important advantage for Swallowcliffe for business (and leisure) is the train station at Tisbury, with the Exeter to Waterloo line and other connections, and there is support for the Tisbury Rail Users Group to maintain service and make improvements.

6. COMMUNITY AND VILLAGE CHARACTER

- 6.1 Swallowcliffe is regarded as a typical small Wiltshire village with all the peace and quiet this implies. There are aspects of modern life, however, which may affect its character. The village cannot be seen in isolation from the surrounding settlements, Tisbury, in particular. Nevertheless, Swallowcliffe has its own strong **Community Life** with various centres.
- 6.2 **The Village Hall**, well administered and maintained by its committee, is essential to the everyday life of the village. The Parish Council, the Parochial Church Council/Friends of St Peters, the Swallowcliffe Society as well as the Village Hall Committee, all hold their AGMs in the Hall, plus many committee meetings. Currently, it is the venue for a weekly Art group, Yoga class, the monthly Lunch Club and occasional fund raising social evenings. Events include the Church Harvest Supper, the Village Horticultural Show and a Christmas party. The Hall is let for private parties.
- 6.3 **The Church** remains a very active centre of community life, with regular services, while now part of the Nadder Valley Team Ministry. The Churchyard and the Church, often beautifully decorated, reveal the love and care given by its members. Also, many non worshippers and visitors value this place of calm and contemplation as well as its historical importance.
- 6.4 The ancient Churchyard is still a natural hub for outdoor events. For special occasions, the layout of roads make possible alternative routes into the village, allowing traffic closure in the area, including the pub frontage. The size of the village means a shop would not be viable. In the absence of a shop,
- 6.5 **The Royal Oak** should remain as an important amenity. Since 1894, the village of Swallowcliffe has had its own **Parish Council**, but in the 21st century, with a population of 168 (Electoral Roll 2006) and modern expectations, the village cannot be self sufficient. The village is on a bus route to Salisbury and Shaftesbury, but it looks to Tisbury for such amenities as shops, medical services, (also at Fovant) and sports facilities.
- 6.6 **Village Well Being** A lively village means considerable voluntary effort and a small and aging population may be the source of future problems. This has raised the question of the affordability of housing but ideas for development outside the current Development Plan documents have not yet been subject to village consultation.

The focus of this VDS must be on present and future Design and Character.



6.7 **Village Character** Thoughtless design and lack of care for rural and traditional features, may be detrimental. Likewise, "Loss of Tranquility", the term now used to cover the following issues.



6.8 **Traffic**, as affecting the character of Swallowcliffe, was the subject of a questionnaire, and speed and volume of traffic emerged as a major issue for many residents. The numbers of heavy vehicles using Swallowcliffe as a through route were cited, churning up the roadsides in the process. There was an expectation that Tisbury peak hour traffic through Swallowcliffe, en route to and from Salisbury, would get worse. The effects of the development of Tisbury will increase the pressures on the surrounding countryside.

6.9 **Light Pollution.** As befits a rural location, Swallowcliffe does not have its own street lighting (or Pavements) but some light pollution is creeping in from Tisbury into the west end of the village. Otherwise, to retain the rare and valuable experience of dark and starlit skies at night, it is left to the residents themselves to keep outdoor lighting as discreet as possible.

6.10 **Noise Pollution.** Road traffic is the main source, but persistent aircraft noise would also be objectionable.

6.11 **Visual Concerns** Since the introduction of the telephone and electricity supply, the village has been inflicted with the visual horrors of overhead lines and other excrescences which are prominent in the Conservation Area. For example, the site for the Electrical substation opposite the church was chosen with no regard for its intrusive location.

6.12 **The VDS** is concerned with ALL issues as they affect Village character, Community issues as well as "Loss of Tranquility" Nevertheless, suggestions for traffic management and Housing Development must come from a Parish Plan conducted by the Parish Council.

7. THE BUILT ENVIRONMENT

7.1 **The shape of Swallowcliffe** obeys the land formation. The map shows on the high ground by the A30, five groups of building that connect the village and its economy to the wider scene. *Stainers Garage* with the Refuse Depot and adjacent bungalows at the eastern extremity of the village, indicate the turning for the upper approach to the village. This leads by way of *Wilbury Barn*, formerly part of Higher Farm, now converted to business and residential use, but retaining the bold silhouette and the sense of enclosure appropriate to such a prominent position. The adjacent cottages equally suit this exposed site. *Downside Garage* and three bungalows in the shelter of their trees mark the west corner of the parish. *Barbers Farmhouse*, its converted barn, and two rebuilt cottages protect the narrow south lane leading into the village.



At the bend of the A30 the confident group of *Red House Farm*, with its outbuildings, barns, cottages and surrounding trees stands opposite the direct entrance to the village by the *Old Post Office* (Picture 6). Since 1989, a Designated **Conservation Area**, the core of the village is clearly demarcated by three prominent listed buildings, the early 19th century *MiddleDean*, four square in its setting, the 17th century *Manor* (Picture 4), extended c.1909 on the slope commanding the valley and *St Peter's Church* of 1843, watching over the western approach from its knoll.

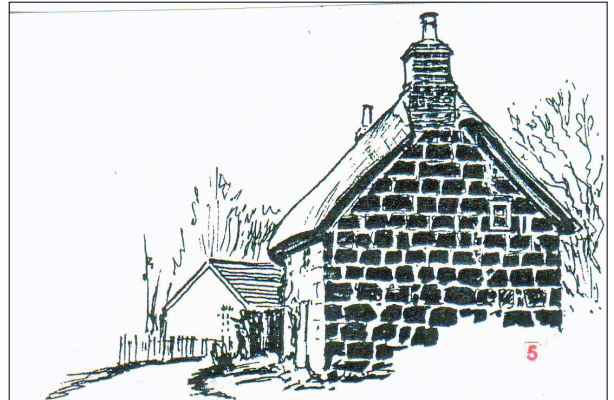


7.2 The network of footpaths and narrow lanes gives further insight into the skilful placing of buildings. Once Lower Farm, now *Brooke House*, turns its back to the north and *Sandhill* (Picture 8), (p.11) and *Goldhill Cottage* snugly enjoy the sun above *Gigant Street*. Similarly, the three houses along *Loders Lane* exploit the wooded west facing slope.

7.3 None of these groupings is more remarkable than that along *High Street* (Picture left) where a casual assembly of houses belonging to several centuries, modern render of the 20th century, fine ashlar limestone of the 19th century neo classical *Alfords* (Picture 13). and the listed buildings: *Poles Farm 1* of the eighteenth century, and *Shergolds* (Picture 11) (p.12) with its granary, resolve in unexpected harmony.

7.4 *The Cross* now lacks the early roadside cottage that defined this central hub, the gap mitigated by intelligent siting of modern replacements. From here, *the High St* leads back east past the listed 18th century *Royal Oak* (Picture 12) (p.12) and across the brook to the original Churchyard and the *Old Forge* (Picture 20). A turn right, and *Gigant St* approaches the *Village Spring*, opposite formerly thatched cottages. The listed *Springside Cottage 5* is followed by properties of 18th century origin and more recent date.

7.5 **West of the Cross** *Rookley Lane* rises steeply past the Church to the group around *Parsonage Farm*,



7.6 Further on comes the *Rookley Lane* houses built by Salisbury District Council, enjoying their open prospect across the valley. At the Narrows, some early and sensitively extended houses introduce another part of the village.

7.7 **The West End** began in the late 1830s, with a small Vicarage and School, to serve *Swallowcliffe* and *Ansty*. In the next century, each side of the road gradually filled into a row of modern houses brought to a fitting stop by the striking "arts and crafts" *Yule Hill* of 1928, which also makes an eye catching introduction on the approach from *Tisbury*. Down by the ponds, the ancient *Mill 7*, and converted "*Studio*" provide a strong coda to complete the composition.



features are open spaces such as trees and fields, the stone walled lanes and wider network of footpaths as described in the Natural Environment and Landscape Setting chapters. The village spring, the stream and ponds are further prominent features. Most Swallowcliffe properties connect with fields and woods.

8. GUIDELINES FOR DEVELOPMENT

- 8.1 When considering new development proposals, developers should thoroughly study the content of all relevant guidance and designations. Generally, the protection provided by the designations means that there is limited scope for new development in the village.
- 8.2 Swallowcliffe is currently an area of housing restraint, which guards against over intensification of development likely to change its character. Outside the “envelope” other restrictions apply. The centre is a Conservation Area where there are the tightest restrictions with several listed buildings to consider. Outside the Conservation Area additions or alterations to properties may not require planning permission, for example, conservatories, or new porches and windows but home owners should have regard to the VDS when considering the scale and design of proposed alterations. Also of account is the position of Swallowcliffe within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (Management Plan 2004/9) whose object is to conserve and enhance the natural beauty of the landscape. Developers should furthermore observe the principles currently set out by Wiltshire Council in the adopted South Wiltshire Core Strategy and the draft Wiltshire-wide Core Strategy in relation to the intention to provide for the needs of the rural area whilst protecting the overall rural character, and establishing sustainable communities.
- 8.3 Swallowcliffe and its surrounding area have evolved in a way which gives it a unique character. The built form developed over centuries in an organic growth that needs to be appreciated by new development. Its character is governed by sunken twisting lanes confined between stone walls and hedges, so that the majority of buildings are detached, widely spaced and individually oriented. The open layout gives each a special relationship to the landscape and its own particular contribution to the look of the village.
- 8.4 All developments should therefore respect the character, setting and tranquility of the village, and the key landscape features. Key landscape

- 8.5 Any loss of trees and fields through road widening or unsympathetic layout could irrevocably change the visual quality of the village’s rural setting and would be resisted. In the Conservation Area trees have special protection, and existing open spaces designated within the Conservation Area are considered to be of vital importance. Narrow and picturesque stone walled lanes are an essential part of the character of Swallowcliffe and must be retained.
- 8.6 Therefore development in the floodplain, back land plots, and plots in open countryside are deemed inappropriate. Also, adverse impacts on local biodiversity are to be avoided or carefully mitigated. Builders should observe the conditions ruling Conservation Areas and Listed Buildings, and, in the case of development adjacent to a Conservation Area, ensure that they would not detract from the character or setting of the Conservation Area. Where a building is listed, Listed Building Consent is required for any alteration – internal or external. It is advisable to speak to the planning department in all cases, as very limited development can be achieved without planning permission. Appropriate developments that support or enhance the existing community facilities, such as the pub, village hall or church would be supported.
- 8.7 Incremental developments, where continued extensions to a building are sought, should be avoided. The construction of substantially larger buildings to replace existing buildings which are demolished would be resisted.
- 8.8 Residents recognise that a limited degree of new building for housing and employment will help to sustain village life and ensure living and working in the countryside for future generations. Diversification is therefore supported in principle. Where this involves conversion of buildings these have to be well designed, in keeping with the existing built form and the surrounding countryside. New businesses should be unobtrusive and not compromise the rural environment. It is considered important that the mix of property types, sizes and tenures is sustained in order to preserve the current social mix.

9. BUILT FORM, MATERIALS AND STYLES

9.1 Future development requires greater regard for the traditional built environment than has been shown in past decades, but building regulations need not conflict with designs which reflect the unique look and feel of Swallowcliffe. This VDS encourages the best of the new, both in design and materials, and challenges architects and designers to create buildings which are not mere pastiches of the past or repetitive “executive” style buildings. Key principles, in addition to the general development guidelines, are:

- o Preserve a scale appropriate to the village.
- o Use forms which resonate with those around.
- o Follow the high craft standards set in former times.
- o Enjoy the mix of materials without diluting the vigorous stone tradition of the village.

9.2 New buildings and extensions should continue to develop the styles that have evolved historically in Swallowcliffe. Materials should, if possible, be natural and of good quality so they will stand the test of time and harmonise with their surroundings; where possible they should also be environmentally friendly and sustainable. New materials and technologies may provide acceptable alternatives if they achieve the same high standards of design and appearance – the Conservation Officer should be consulted.

9.3 The following description should aid developers and builders in considering appropriate materials and styles.

9.4 The Built Form developed over centuries in an organic growth that needs to be appreciated by future builders. Its character is governed by sunken twisting lanes confined between stone walls and hedges, so that most of the 80 or so houses are detached, widely spaced and individually oriented. The open layout gives each a special relationship to the landscape and its own particular contribution to the look of the village.

9.5 Sloping sites dictate traditional narrow forms, following contours or occasionally stepping down across them. In consequence, early roofs, although steep enough to accommodate thatch, are long and low with gable ends facilitating extensions of the same profile, but perhaps different levels. Similar additions or constructions resonate effectively with the surroundings, for example, the long profiles adopted for the *Rookley Lane* terrace look well across the valley.

9.6 By bold contrast with these gable ends, a formal hipped roof on a commanding building such as Alford's catches the eye to great effect. The traditional style as seen in Swallowcliffe, however, is for roofs ending in peaked (Picture 9) or

chimneyed gables (Picture 11), (page 12) with examples of both old, and later extended cottages in evidence.



9.7 The modern developer's use of part hipped gables is an attempt to give a rural feel; although an attractive feature, it lacks local tradition (Picture 14). Lighting of roof space needs very careful use of dormers, as does the semi dormer-an apparent echo of the eyebrow window, well suited to the flow of thatch (Picture 11), but not to rigid materials such as tiles which follow the form in a series of harsh edged junctions. To follow the traditional style, a precedent is set by those older cottages, where, on past removal of thatch, the wall head is raised or a gable window inserted. When building modern village houses, scale as well as style should be born in mind. Wide plans require extensive roofs which may not be in sympathy with older buildings.

9.8 In spite of some departures from the vernacular tradition, the village has not lost its ability to absorb the styles of succeeding periods and can be further enriched by buildings in a contemporary idiom which respect the indigenous forms.

9.9 **Building materials** Many of the most attractive buildings, such as *the Mill* (Picture 7), and *Vine Cottage* (Picture 10), happily combine ashlar, rubble, brick, render and wood – the harmonizing element being the good honest use of materials and craftsmanship.

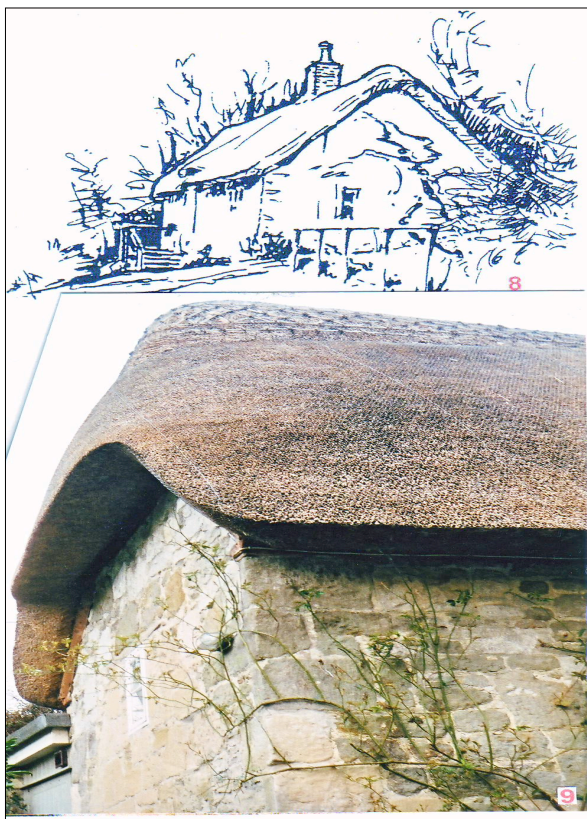
9.10 **Stone** predominates in houses and linking walls, and should continue to do so, the limestone or

greensand coming from the local quarries in Chilmark, Chicksgrove and Tisbury.

9.11 Early buildings are remarkable for the size of blocks used and the high quality of workmanship in their hand dressing, for example, *Springside Cottage* (Picture 5). There are fine examples of ashlar in the Church and the grander houses. Others confine the dressed stone to the main facades, with rubble or brick on the gable ends held between big quoins to maintain the scale. Humble cottages use well laid rubble.

9.12 As the quarries are rarely asked for stone of the right size and quality of tooled finish, recent "stone" walling is disappointing in texture. However, examples such as *Deanmead* show that care in detailing of stonework windows can retain quality in a seamless extension.

9.13 Re-pointing in clumsy cement mortar 15, will, one hopes, be abandoned in favour of the traditional lime mix. Mock stone merely highlights the shortcomings of some modern methods.



9.14 **Render** and colour or whitewash, where employed with discretion, makes an excellent foil to the stone.

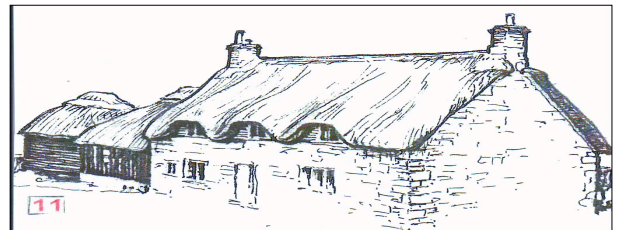
9.15 **Brick** is used for most chimney stacks and sometimes to trim enlarged or inserted openings. The few entirely brick structures can be

accommodated in the overall effect but more would be disruptive.

9.16 **Dark Timber** clad the well used and cared for *Village Hall*. It is increasingly found in barn conversions but over-use could alter the look of the village.



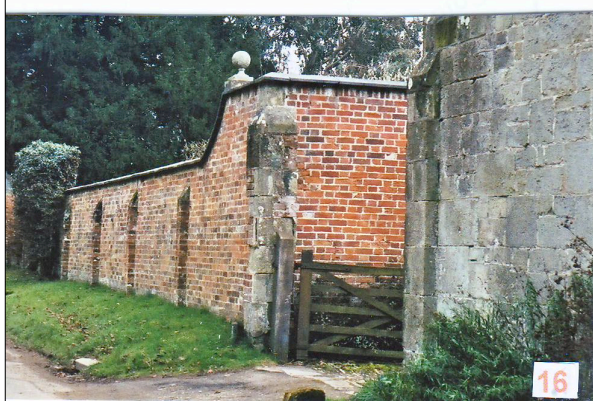
9.17 **Thatch** survives as a roof covering for eight early structures. The most recent re-thatching, at *Springside Cottage* (Picture 9), is a lovely example of this traditional craft.



9.18 **Slate** is used on *Middledean* and later houses. It came with the railway to replace much original thatch. Artificial slate is a more recent introduction.

9.19 **Tile** is now the most common roof covering, appearing on over half the houses; fish scales on the old *Vicarage* and the *Church* chancel, plain tiles on the nave, the *Manor* and elsewhere. Pan tiles appear occasionally and single lap tiles more often.

9.20 **Corrugated Sheet** in its modern form is found on the roof of the *Village Hall* and on larger farm sheds. The mix of materials and textures in Swallowcliffe (Picture 16). gives variety and liveliness to the village scene.



Approval Note:

This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy.

Similarly, there may be references to policies in the South Wiltshire Core Strategy that, at the time of writing, were still emerging. However, the VDS is still considered to be compliant with local policy on design matters.

Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.

The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 14 February 2013 as a material planning consideration.

10. APPENDICES

