CONSERVATION AREA STATEMENT

ALLINGTON
ALLINGTON CONSERVATION AREA STATEMENT

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I. ACKNOWLEDGEMENTS

This Statement has been prepared in close collaboration with a local working group set up for the purpose. The working group consisted primarily of members of the Allington Preservation Group, which also includes parish councillors, and the local District Councillor. The members of the working group consisted of:

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Photographs in the Statement were taken by members of the working group and Paul Garrett. The project was organised and managed by Paul Garrett and Julian Kashdan-Brown at North Wiltshire District Council.

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The printing cost of this document was £12.98 per copy.

This document was adopted as Supplementary planning guidance to the North Wiltshire Local Plan 2001 on 10th January 2002.

Supplementary planning guidance (SPG) is guidance which supplements, and interprets in a specific context, policies contained in the Local Plan. Relevant policies are listed at paragraph 1.3.2, the guidelines and enhancements contained in Part 3, and summaries in Part 4. Planning Policy Guidance Note 12: Development Plans, 2000 (PPG 12), contains the Government's guidelines for preparing SPG, and this document has been prepared in accordance with these guidelines. In accordance with these guidelines, a statement of the public consultation undertaken in preparation of this document is available on request.

II. PURPOSE OF THE STATEMENT

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes certain duties on Local Planning Authorities with respect to the designation, preservation and enhancement of Conservation Areas. The preparation of Conservation Area Statements is the approach taken by North Wiltshire District Council in meeting these duties. Those duties are as follows:

- Section 69 of the Act imposes a duty to designate as Conservation Areas any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
- Section 69 of the Act imposes a duty to review their areas from time to time to consider whether further designation of Conservation Areas is called for.
- Section 71 of the Act imposes a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas. This should be based on a clear assessment and definition of an area's special interest and the action needed to protect it. The Act also requires that proposals for the preservation and enhancement of a Conservation Area are submitted for consideration to a public meeting in the area.

A major aspect of the national policy and guidance recommendations for Conservation Areas is the requirement for each area to have individual proposals. Formulation of specific proposals therefore requires a clear definition of an area's special interest and what it is about the character and appearance of the area which should be preserved or enhanced. This will form the basis for making proposals for the preservation and enhancement of the Conservation Area and the reinforcement of its particular local identity.

The character and appearance of a Conservation Area may be affected in a number of ways. These include:

- Specific enhancement schemes prepared and implemented by the Local Planning Authority.
- Development control by the Local Planning Authority.
- Works by utility companies.
- Works by highways and other authorities.
- Works carried out by individuals not at present covered by the Planning Acts.
- Economic circumstances especially affecting local commercial areas such as the closure of a shop or pub, which may have a strong impact on the character of a Conservation Area.

The adopted Conservation Area Statement is adopted Supplementary Planning Guidance to the Local Plan thus ensuring that conservation issues are considered as an integral part of the Local Plan and that proposals are periodically reviewed to ensure that they remain relevant to local issues.
III. HOW TO USE THE STATEMENT

This document is made up of four distinct sections, each of which serve different purposes and focus on separate aspects of the Conservation Area. Individually they may be used by parties whose actions have an effect on the character of Allington. The document as a whole provides a comprehensive explanation, description, guidance and proposals for the Allington Conservation Area in addition to its status as Supplementary Planning Guidance to the North Local Plan.

**Section One** provides a general introduction to the Conservation Area, Conservation Areas in general and Local Plan policies. Details of policies affecting Allington and an explanation of Conservation Area designation are followed by a summary of the historical and economic background of Allington, perceived current pressures and the relevance to its development. This section is intended to particularly inform residents, prospective purchasers and developers of the relevant planning and conservation policies, the background from which this is derived and the protection and statutory duties which result.

**Section Two** is a plan-based analysis of the features which combine to create the general character of Allington and whereby key features which contribute to the Conservation Area are identified. The emphasis in these areas should be towards preservation and enhancement. The analyses also give a guide to parts of the Conservation Area which are considered to exhibit the greatest concentration of character.

**Section Three** divides the Conservation Area into a number of notional Character Areas which are analysed in detail in terms of their contribution to the Conservation Area. Description, analysis and illustration are used to derive an accompanying set of development guidelines and enhancement proposals. Individual area analysis from this section may be used for distribution to those interested in specific sites, and for detailed reference by Development Control officers.

**Section Four** tabulates the development guidelines and enhancement proposals identified in Section Three and gives guidance on their application. A plan of action identifies procedures for various parties whose activities are likely to affect the Conservation Area and advice and recommendations for new works is based on an illustrated review of the detailed character of Allington. Guidelines and proposals in the Conservation Area Statement are specifically derived from the local identity and character. In the Allington Conservation Area any future proposals for change must understand, respect and respond to all of these factors.
PART 1: CONTEXT

1.1 CONSERVATION AREAS

The Character of North Wiltshire

1.1.1 North Wiltshire is fortunate in having a rich variety of small market towns and rural villages as well as having large areas of open countryside. The district also has the mixed blessing of good road and rail communications which helps to attract business and growth that are vital to avoid stagnation, but also increases the pressure for development on existing towns and villages.

Why Conservation Areas are Designated

1.1.2 Conservation Area designation seeks to address the problem of the loss of local and regional identity and the loss of valued historic environments. This, along with the need to halt the growing similarity of developments resulting in everywhere looking like anywhere else was the engine behind the Civic Amenities Act of 1967, when the concept of Conservation Areas was first introduced into planning law.

1.1.3 Historic buildings and Conservation Areas are vitally important to the environmental quality of life of our towns and villages and buildings of architectural and historic merit should receive very special attention. If we do not take steps to protect and preserve buildings and features of value, either in their own right or in the contribution they make to a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be replaced. It should however, be remembered that our heritage is the product of many centuries of evolution which will continue. Few buildings exist now in the form in which they were originally conceived and conservation allows for change as well as preservation.

1.1.4 There are many cases where it is right to conserve as found, but there are circumstances too where our architectural heritage has to be able to accommodate not only changes of use but also new buildings nearby. It is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done provided that new buildings are well designed and follow fundamental architectural principles of scale and the proper arrangement and use of materials and spaces, and show respect for their neighbours.

Designation of Conservation Areas

1.1.5 A Conservation Area may be designated by the District Council, County Council, English Heritage or Secretary of State. These powers were first created under the 1967 Civic Amenities Act and have been updated by Acts of Parliament since.

1.1.6 A Conservation Area is often centred on listed buildings or other historical focal points. Some areas are entire settlements, others are only a part of a town or village. Some include wide tracts of the surrounding area whilst others are drawn tightly around the buildings that give the place its special character and form. Groups of buildings and the spaces between them are considered along with traditional walls, hedges, verges, paving, street furniture and mature foliage. The topography and contours of the land can affect the form of the settlement as well as influencing views and vistas within, from, and of the settlement. Trees and hedges can also be important to the character of a place. There are no fixed criteria for the designation of Conservation Areas, and this reflects the fact that places need to be considered on their merits and in relation to their surroundings and the qualities of other designated areas.

The Effects of Designation

1.1.7 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of their planning functions, local planning authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement also extends to the handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area.

1.1.8 The designation of a Conservation Area should not simply be seen as the imposition of further controls. Rather it is intended to give an assurance that any proposals for new development and demolition will be subject to careful and critical examination by the Local Planning Authority. The most important points that need to be highlighted regarding the effect of designation of a Conservation Area are:

a) Demolition of all or a substantial part of a building will normally need Conservation Area Consent beyond the normal planning regulations.
b) Proposals for new buildings on whatever scale will be given close attention. Outline permission will not normally be granted and detailed plans will be required so that the full impact of the proposals can be assessed including the retention and planting of trees.
c) Six weeks notice needs to be given for significant works to most trees within a Conservation Area unless they are an immediate danger.
d) Within a conservation area certain types of development require planning permission which, if outside a conservation area, would not require planning permission. The local planning authority is, in addition, able to make directions withdrawing permitted development rights for a prescribed range of developments affecting aspects of the external appearance of residential properties.
e) The District Council has a duty to publicise all proposals that may affect the character or appearance of the Conservation Area.
f) The District Council is able to allocate certain grants for the improvement or repair of historic buildings where the townscape is especially valuable and an area is in need of enhancement.
g) Applications for advertisement consent will be carefully examined to ensure they do not destroy or detract from the character of the area.
1.2 THE CONSERVATION AREA BOUNDARY

1.2.1 Allington Conservation Area was designated in September 1998. The first review of the Conservation Area boundary was undertaken as part of the preparation of this Statement. The original boundary was quite tightly drawn around the historic buildings of the settlement which are loosely dispersed along the lane, thus recognising the importance of the open spaces between the buildings to the character of the Conservation Area. However, a re-analysis of the boundary as part of the production of this Statement identified land beyond the original boundary which was considered important to the immediate setting and approaches to the Conservation Area.

Land to the West of Grange Cottage

1.2.2 An attractive shallow valley exists on the west side of the lane between Allington House and Bolehyde Manor. A small stream springs from the top of the valley and flows through the village. A ridge of higher ground runs along the top of the valley forming a natural and logical edge to the western side of the village. There are picturesque views across this valley between The Pitts Cottages and Bolehyde Manor with a number of free standing mature trees giving a distinctive parkland feel to the area. This is an important element of the character of the area and part of the wider setting of, and views from, Bolehyde Manor. The upper reaches of the valley were not included within the original Conservation Area boundary. The Conservation Area boundary has now been amended to include this land within the boundary. This extension also includes the ruined farm labourers cottages adjacent to The Pitts Cottages.

Land at Hardenhuish Brook

1.2.3 The original Conservation Area boundary extended as far as Hardenhuish Brook at its southernmost point, stopping short of the junction of the lane with the A420. Between the brook and the A420, both the lane and the brook itself are important elements of the character and approach into the village. On turning off the main road the lane becomes distinctly rural with an element of enclosure until reaching the bridge across the brook. Here pleasant rural views are afforded both east and west along the brook and its associated meadowland. The brook and meadows also support much wildlife and contribute to the rural character of the village. The Conservation Area boundary has now been amended to include the full extent of the lane and the environs of Hardenhuish Brook.
1.3 THE LOCAL PLAN

1.3.1 The current North Wiltshire Local Plan was adopted on 23 January 2001. The function of the Local Plan is to set out the policies of the Local Planning Authority for the control of development, to make proposals for the development and use of land and to allocate land for specific purposes. The Local Plan is not intended to be prescriptive but rather provide a framework for sound and effective development control. The preparation of Local Plans and Local Plan Reviews must involve a Public Inquiry. The current Local Plan was reviewed in 1995 and a public inquiry held during 1996 and 1997 prior to adoption in 2001.

Local Plan Policies Affecting Allington

1.3.2 Allington is not a settlement with a framework boundary as defined in the Local Plan and therefore policies which apply to such settlements do not apply to Allington. There is no specific policy in the Local Plan which states the District Council's intention to produce Conservation Area Statements as supplementary planning guidance, however, the explanatory text to Policy RB2: Design, states that:

"Statements and planning briefs for individual areas and sites will be prepared, as appropriate, which will describe the special character and appearance of Conservation Areas and provide advice and guidance on the enhancement of areas and the design of new development (paragraph 8.9)."

1.3.3 The Local Plan policies listed in this section are policies which it is considered will be relevant to future development in Allington. Highlighted next to each Development Guideline and Enhancement Proposal in Part 3 are the most relevant of these policies. These policies are as follows:

**Housing:**
- RH10: Housing outside framework boundaries
- RH11: Housing in the countryside
- RH12: Residential conversions
- RH13: Residential replacements
- RH14: Residential extensions

**Employment:**
- RE19: Employment policy for the countryside
- RE20: Change of use to employment

**Transport:**
- RT27: Public rights of way

**Shopping:**
- RS9: Shops in the countryside

**Local Facilities:**
- RLF11: Golf courses
- RLF12: Golf driving ranges
- RLF13: Equestrian facilities

**Tourism:**
- RTM1: Outdoor recreation
- RTM2: Tourist accommodation & indoor recreation
- RTM2A: Adaptation of existing buildings for tourist accommodation

**Built Environment:**
- RB2: Design
- RB3: Development in conservation areas
- RB5: Townscape considerations in conservation areas
- RB6: Demolition in conservation areas
- RB10: Listed buildings
- RB11: Demolition involving listed buildings
- RB13: Preserving listed buildings & other important buildings in conservation areas
- RB17: Satellite dishes
- RB18: Trees & the control of new development
- RB20: Archaeological evaluation
- RB21: Locally important archaeological sites

**Countryside:**
- RC9: General policy for the countryside
- RC10: The general landscape of the countryside
- RC11: Telecommunications
- RC17A: Protection of species
- RC22: Advertisements in the countryside
1.4 HISTORY OF THE SETTLEMENT

1.4.1 A settlement at Allington has existed from before AD200. The name of Allington probably derives from this Romano-British farmstead. Allington has an Old English (OE) derivation. *tun* (OE noun) - farm, hamlet or settlement, *ingtun* (OE verb) - to farm. Hence *Aella's farm* - Allington. The village or hamlet of Allington is of medieval origin, the remains of the medieval settlement are located in the field which lies across the lane directly opposite Manor Farm. This field is now farmed. The junction of the lane with the Bristol Road is known as Allington Bar. This name originates from the fact that historically a bar was placed across the lane at this junction to prevent cattle straying onto the Bristol Road. At this time the lane was unadopted, and the bar was removed when the lane became a public highway after World War II.

1.4.2 There are many alternative medieval spellings of Allington found in various historical references, including Alentone (1086 Domesday Book), Alinton(e) (1276 Registrum Malmesburiense), Aylton (1286 Calendar of Close Rolls), Aylton (1289 Assize Rolls of Wiltshire), Aylton (1307 Public Record Office), Allington (1397 British Museum) and Allington (1590 British Museum). The Chippenham Hundred of Ayltaine is recorded, according to the Wiltshire Tax List of 1332, as having 14 persons with a total tax levied of 42s 8d.

1.4.3 The oldest building in Allington is probably the barn at Manor Farm. This is the remnant of a house originally belonging to the Prynne family. The daughter of Sir Gilbert Prynne married Sir Francis Seymour and thus the house passed to the Seymour family. Sir Gilbert Prynne died in 1627. Sir Francis's son Charles is known to have fought as a royalist in the Civil War. Manor Farm passed by inheritance from the Seymour family to Lord Egremont and was then bought from his trustees by the Neelds in 1848. In 1898 Mr Henry Shiles rented the property from Sir Audley Neeld, buying it in 1919. Manor Farm remains in the Shiles family today.

1.4.4 The settlement at Allington has probably always been centred on or around Manor Farm (Aella's Farm) for the agricultural land here is level and easily tilled for arable crops. However, the settlement extends the length of the lane and at the northern end of the settlement the topography of the land rises before again levelling out around Fowleswick (first mentioned 1195). The higher land is more suitable for grazing and woodland - characteristics which it retains to the present day.

1.4.5 The settlement at Allington has always been rural in nature and physically separate from the nearby town of Chippenham. Throughout its history Allington has been a farming community, and this element remains strong even today. Most of the buildings in Allington have their origin as farmsteads or farm cottages; for example, Foxhill house was formerly Sheepway Farm, the Pitts Cottages are formerly farm labourers cottages still in the ownership of Manor Farm, and Bokeley Manor still retains many buildings which testify to its farming origins (stables, wash-house, barns) as does Allington Grange. Allington House was formerly a farm cottage, although now considerably modified and enlarged, as were The Cottage, White Cottage and Stonehayes (formerly Rose Cottage and the site of the blacksmith).

1.4.6 Thus the buildings which lie along the lane at Allington nearly all derive their origin from farming, and nearly every building possesses features which testify to this. The ownership of the surrounding land was not singly held and this is reflected by the fact that the buildings are varied in form, style and size. Nevertheless, Manor Farm is a dominant feature of Allington as is Bokeley Manor, and certainly these two farmsteads were the principal centres of farming in the past.

1.4.7 It is in this context that the lane in Allington is so important and such a central feature. It is essentially an agricultural lane serving to unite and provide access to the surrounding farmland. The lane has never been developed in the modern meaning of this word, and is as much a vernacular feature of the settlement as is the style and character of the buildings. It is the thread which holds the settlement together.
Above: 1777 plan of the Manor of Allington

Right: 1885 Ordnance Survey map of Allington
1.5 THE SETTLEMENT TODAY

1.5.1 At the present time this historical layout remains clearly upon the settlement of Allington. Farming is still the dominant activity, the lane is still the essential element which defines the settlement as a single entity, and the settlement retains its distinct rural character and separateness from Chippenham. Modernisation has of course occurred. The motor traffic which uses the lane is now far more frequent, partly due to traffic avoiding the busy Chippenham bypass. The old chapels and places of worship have either disappeared or are falling into disrepair, and telephone and electricity cables now span the aerial space along the lane like an untidy web. However, the modernisation of properties and their conversion to private residential use (as opposed to farming) has enabled the settlement to meet the changing nature of economic circumstances.

1.5.2 Nevertheless, modernisation has both benefits and disadvantages. Whilst it has enabled the settlement to adapt to a changing world, it also threatens the historical and natural character of the community. Its peacefulness is being eroded by the use of the lane as a rat-run, and its rural nature and setting is threatened by the continuing pressure for the expansion of Chippenham. To help retain the rural character of Allington which gradual change over time has not eroded, should be the primary aim of this Statement. Settlements like this mark our heritage, and their retention demonstrates our commitment to the preservation of that heritage for the future. The designation of the conservation area and production of this Statement aim to ensure this heritage is maintained and not eroded.
PART 2: GENERAL CHARACTER ANALYSIS

2.0 GENERAL CHARACTER OF THE SETTLEMENT

The Character of Allington

2.0.1 The character of Allington is derived primarily from its rural setting and dispersed nature. It sits in relative isolation, though in close proximity to a major road and the market town of Chippenham. Its sense of isolation is a result of a number of features, notably the hedges and vegetation along and nearby the lane running through Allington; the pastoral nature of much of the surrounding farmland; the dispersed nature of the properties and farms; the absence of any major modern intrusion into the immediate landscape; and the occasional dramatic long views which put the local rural scene into context. The constantly changing nature of the lane is a key feature of the conservation area's character. Changes in topography, enclosure, vegetation, views and buildings combine to create a rich visual experience, organic in nature and devoid of major modern development.

2.0.2 Whilst the conservation area contains relatively few buildings, many of these are listed, including Manor Farm, probably the oldest in the area; and Bolehyde Manor, the only formally designed residential building in Allington. The main issue facing Allington today is how best to maintain its tranquil rural character in a rapidly changing world. Development pressures exist in the form of farm diversification, the intrusion of modern utilitarian features such as highway fixtures and fittings and overhead telephone and electricity cables. Pressure for the longer term expansion of Chippenham is also a possibility which could have a significant impact on the character and setting of Allington.

Contributory Features

2.0.3 Many factors contribute to the character of a place, give it local identity and make it unique, these often being difficult to quantify. There are however, certain features of a settlement which are often fundamental to its overall character, and in defining its worthiness of Conservation Area status. These features are the subject of this Part of the Statement and are illustrated through a series of maps under the following headings:

- Protected buildings & features
- Significant trees & foliage
- Landscape analysis
- Archaeology
2.1 PROTECTED BUILDINGS AND FEATURES

Listed Buildings

2.1.1 Although Allington consists of relatively few buildings, many of these are statutorily listed as being of special architectural or historic interest, the most important being Bolehyde Manor. Statutorily listed buildings in Allington Conservation Area consist of the following:

- The Cottage
- Allington Manor Farmhouse
- Barn north-west of Allington Manor Farmhouse
- Barn north of Allington Manor Farmhouse
- Ivy Cottage
- Nos. 1 & 2 The Pitts (Pitts Cottages)
- Foxhill House (Shipway Farm)
- Bolehyde Manor (Bulidge House)
- Gate Lodges, Piers, Gates and Wall north of east Lodge at Bolehyde Manor
- Dovecote to south-west of Bolehyde Manor
- Pair of Summerhouses to east of Bolehyde Manor
- Converted coach-house to east of Bolehyde Manor and gatepiers to west.
- Allington House
- The Grange

2.1.2 These are all shown on the accompanying map. All listed buildings in Allington are Grade II except Bolehyde Manor, which is Grade II*. Listing ensures the preservation of such buildings and the protection and enhancement of their character and setting. District Council policy is that development within or around the curtilage of a listed building will only be permitted where it preserves its character or setting (Policy RB10, North Wiltshire District Local Plan 2001).
2.2 SIGNIFICANT TREES AND FOLIAGE

2.2.1 An extensive tree survey has been undertaken of Allington Conservation Area by site survey. The accompanying map shows the results of the survey. Significant foliage includes hedgerows, trees and vegetation which generally contribute to the character of the conservation area by providing landmarks, visual and physical barriers and screens, shaping open space and softening built form. This character is also dependent on the seasons, which add another dimension. Foliage is particularly important in creating the variety in the character of the lane and defining its spatial characteristics, and in giving structure and depth to significant rural views.

Tree Preservation Orders

2.2.2 There are currently no tree preservation orders in Allington, although six weeks notice must be given to the District Council for any significant works to most trees in the conservation area.

The Hedgerow Regulations 1997

2.2.3 The Hedgerow Regulations 1997 make it fundamentally illegal to remove hedgerows deemed of importance under certain stated criteria without serving a notice on the Local Planning Authority.
2.3 LANDSCAPE ANALYSIS

2.3.1 A landscape analysis of the conservation area identifies the significant features which together contribute to its particular landscape character. The accompanying map identifies the main features of the landscape and includes both positive and negative features which contribute to its character.

2.3.2 Allington lies within the Avon Vales regional landscape character area as defined by the Countryside Agency. The distinctiveness of the character area derives as much from the settlement pattern and building styles as from the countryside itself. The valley bottom wetlands are an important characteristic of the area.

2.3.3 The Conservation Area lies on rising ground between two small tributary valleys; that of Hardenhuish Brook to the south, and the gentle basin-like landform to the east. The ground rises from approximately 80 metres in the south, to 115 metres A.O.D in the north west. Land use is predominantly pasture, bounded by a variety of hedgerows; some neatly trimmed, others allowed to grow unchecked. On low lying ground by Hardenhuish Brook, periodic high water levels give rise to an area of water meadow. A number of mature trees enrich the landscape.

2.3.4 Travelling north, along the lane through the village, the landscape character is at first small scale and enclosed, with outward views generally constrained by buildings or hedgerows. North of Allington House, the character of the landscape becomes more open, with frequent outward views of wooded skyline on surrounding high ground. The change in character is reinforced by the presence of two large manor houses to the north of the Conservation Area; that of Bolehyde Manor and Allington Grange.

2.3.5 At Bolehyde Manor, there is an almost parkland character, created in recent times by a combination of the removal of hedgerow, and construction of a ha-ha.
2.4 ARCHAEOLOGY

2.4.1 Part of Allington Conservation Area is designated a Locally Important Archaeological Site in the North Wiltshire Local Plan 2001 (Policy RB21). The accompanying map also shows information from the Scheduled Monument Record held by the Wiltshire County Archaeologist. Record 454 indicates the location of features (thick pink lines) apparently forming part of the Medieval village. The shaded area on the opposite side of the lane to Manor Farm (also part of Record 454) is an area where features are visible from the air, also indicating occupation in the Middle Ages. Records 459 and 463 relate to documentary evidence held regarding Bolehyde Manor and The Pitts Cottages respectively.

2.4.2 The Wiltshire County Archaeological Service records Allington as a Village of probable Medieval origin, first mentioned in the Domesday Book 1086. The remains of a Romano-British farmstead have been excavated on land adjacent to the A350, currently belonging to Manor Farm. Details of this excavation, carried out by Ronald Wilcox, are held by the Wiltshire County Archaeological Service. An archaeological evaluation was also undertaken in connection with work on the Chippenham A350 by-pass route in 1991. This was undertaken by C. A. Dyer of the Thamesdown Archaeological Unit. Finds included prehistoric flints and Roman and Medieval pottery fragments.
PART 3: DETAILED CHARACTER ANALYSIS

3.0 CHARACTER AREAS

Detailed Character Analyses

Defining the Character Areas

3.0.1 Most Conservation Areas are large enough to exhibit areas of differing character within them, and it is therefore logical and more manageable to identify a number of sub-areas to analyse separately in detail. To this end the this Statement splits Allington Conservation Area into five geographical areas, generally based on key buildings or features, and a sixth area, namely The Lane, as the central thread running through the settlement. Boundaries are notional, as the spaces and buildings will almost certainly have an impact on those in adjacent areas. The sub-areas have been defined as follows:

Area 1: The Lane
Area 2: Allington Bar to Manor Farm
Area 3: Manor Farm, Ivy Cottage, Foxhill House & Hollybrook Lodge
Area 4: Allington House & The Pitts Cottages
Area 5: Bolehyde Manor
Area 6: The Grange Cottage, The Grange & Cedar Lodge

The sub-area analyses aim to describe how the features identified in Part 2 combine to give the Conservation Area its special character.

Significant Features

3.0.2 Following on from the detailed character analyses, this section summarises particular qualities and characteristics of the sub-areas which are important in identifying the component parts of their character. These are drawn out from both the general character analyses in Part 2 and the detailed character analyses of each area in Part 3. These are identified under nine separate headings, ranging from large scale characteristics such as topography, to the finer details such as building details, and are as follows:

1. Topography
2. Access
3. Settlement pattern
4. Morphology & Landscape
5. Activities
6. Space
7. Buildings
8. Construction
9. Details

3.0.3 Topography has a significant effect on the siting and plan form of a settlement. This also affects its accessibility, which in turn has an impact on its growth and development. The settlement pattern is also influenced by topography and access in addition to economic and social factors. The morphology and landscape characteristics describe how the buildings and spaces have evolved over time and relative relationship. Activities relate the social factors of a settlement to its built form. Space, buildings, construction and details all related to the more detailed elements of the settlement's buildings and spaces.

Guidelines and Enhancements

3.0.4 As a result of the three levels of analysis, namely the general character analysis in Part 2 and the significant features and detailed character analysis in Part 3, Development Guidelines and Enhancement Proposals can be identified with the respective aims of preserving and enhancing the character of the Conservation Area. These are identified in the relevant sub-areas in this part of the Statement and summarised in Part 4.
3.1 AREA 1: THE LANE

CHARACTER ANALYSIS

3.1.1 The lane is the central, key element of Allington. It's character is an essential element of the conservation area. Maintaining the character of the lane is therefore very important to maintaining the character of the conservation area. The lane has no specific name and is referred to in this statement in lower case, except where written as a title. Therefore, all references to the lane should be taken as referring to the road which runs through the settlement. Other roads are referred to by their names, namely Broad Lane, Green Lane and the A420 Bristol Road.

3.1.2 When turning into the lane at Allington Bar from the A420, one immediately leaves a busy highway and enters an area of rural stillness. At this junction, views of the lane, with its narrowness and steep banks with well established hedging, give the suggestion of an entrance into a quieter, more rural place, somewhat off the beaten track. The grass verges and road surface here are somewhat muddy, untidy and in poor condition due to recent cable laying and u-turning vehicles. The parish notice board and coronation seat are also located in this vicinity (Fig. 1). It is not a place frequented by people living in Allington and is not a pleasant place to sit due to the traffic noise and fumes from the busy A420. Following the lane, the landscape features encourage one forward, down a slope to the bridge over Hardenhuish Brook, and the first distinctive rural dwelling in Allington, Stonehayes.

3.1.3 From the bridge, the lane passes beneath overhanging trees and climbs slightly and turns to the left. The lane rarely runs straight for any great distance, and thus its character is constantly changing. As the lane climbs and turns, Dairy House Farm stands on the left and The Cottage and White Cottage on the right. A notable contribution to the character of the lane at this point is made by the dry stone walls of these properties, and as the lane passes The Cottage there is on the right the rough track known as Green Lane which provides access to the fields between Allington and Chippenham. A characteristic of parts of the lane is the shallow open ditch which often runs alongside it, giving the impression more of a small brook than a ditch. This ditch joins with Hardenhuish brook, and one of the principal section of ditch lies between the Green Lane and the southern boundary of Manor Farm. In places these ditches are not kept well cleared of debris and are therefore prone to flooding, especially at the junction with Broad Lane. The ditches are a characteristic of the lane and maintaining both their appearance and operability are important to maintaining the character of the lane.

3.1.4 At this point the lane now approaches Manor Farm and the junction with Broad Lane. The lane enjoys a more open aspect at this point, and affords one of its rare longer views northward past Manor Farm to Ivy Cottage. At its junction with Broad Lane, with its grass triangle and the Victorian post box in the stone wall which borders the front of Manor Farm, there is a feeling that the lane has reached a focal point (Fig. 2). From this location it is possible to look north westerly towards Foxhill House, westerly along the narrow confines of Broad Lane, north easterly from the entrance into Manor Farm towards the distant view of the water tower alongside The Gorse woodland, and of course in both directions up and down the lane itself. It is at this point that one gets the strongest sense of the village having a focal point. The junction and triangle, post box and the farm buildings of Manor Farm almost forming a street of buildings, are key elements giving this impression. It is this impression which is the essence of the conservation area character at this point. Any attempt to introduce new buildings in an attempt to strengthen the focal point would only serve to erode the area's fragile rural character.

3.1.5 From Manor Farm, the lane continues in a relatively straight alignment past the old chapel and Ivy Cottage. Due to the fact that the lane is narrow, well vegetated and its straight course is punctuated by slight kinks in alignment, the presence of the cottages and dwellings along the lane is rarely perceived until one arrives outside them (Fig. 3). As a result, the lane constantly contains an element of surprise. This is certainly the case with Ivy Cottage, a typical picturesque country cottage, contrasting with the farm buildings preceding it.
3.1.6 From Ivy Cottage, the lane begins to climb and turn to the right in a more northerly direction. In this section it passes alongside a small wooded area where the old well for Bolehyde Manor is located, and the character of the lane is most attractive as it climbs and turns beneath the overhanging canopy of trees (Fig. 4). At the top of the rise, lies the rough stone track to the Pitts cottages, and just beyond, the driveway to Allington House, whilst to the east there is one of the finest views to be encountered along the lane. The view looks out across the open fields which lie between Allington and the edge of Chippenham, and take in the near distance hill on which stand The Gorse woodland and the water tower, whilst in the long distance stands the spire of St. Paul’s and in the far distance the White Horse on Cherhill Down, and wooded hills of Bowden. The limited views to the west and the tree canopies on the lane to the north and south create a punctuation in the lane and sense of space and serve to accentuate the dramatic views to the east. This view of the rural landscape is perhaps one of the finest around, and its character is intensified from the higher vantage point of the stone track which leads to the Pitts Cottages (Fig. 5). A reverse view to this, and that at Allington Bar is possible from Cepen Park North in Chippenham and is of great value for showing the whole of Allington in its distinctly rural context.

3.1.7 As the lane passes Allington House it descends towards the brook that rises in the small valley which lies between Bolehyde and the Pitts. The lane has a wider feel at this point, in part due to the wide open mown grass verge which is maintained outside Allington House. However the lane remains narrow in width and, as it arrives at the point where the brook passes underneath, it turns sharply and climbs up through a short, steep section which leads to Bolehyde Manor. The lane at this point is enclosed by a canopy of trees, and is steeply banked (Fig. 6). This is a quieter, more enclosed space, in contrast to the open dramatic view outside Allington House. As a result, the existence of Bolehyde is not perceived until the lane emerges out into the open, and the sense of surprise which characterises the lane is dramatically repeated. As a result, the existence of Bolehyde is not perceived until the lane emerges out into the open and level space in front of the Manor, this contrasting strongly with the preceding enclosed natural of the lane. The only out of character elements are the concrete kerbing and plastic reflector posts which are clearly out of character with the prevailing rural scene.

3.1.8 On reaching the top of the rise Bolehyde, fronted by a fine stone wall, and with mushroom saddle stones on the opposite side of the lane which leads into a small lawn area and ha-ha, is suddenly
revealed as one emerges from woodland canopy into more open views and architectural grandeur. From the lane at this point there are fine views westerly across the small valley and its wooded brook towards the Pitts Cottages (Fig. 7). This view emphasises the rural character of the conservation area, and the ability of the lane to offer varied and distinctive views between different points within.

Fig. 8. North of Bolehyde Manor. The Lane becomes more enclosed with a combination of wild rages and high hedgerows, enclosing the space, and affording glimpses of the surrounding countryside at occasional field gates.

3.1.9 From Bolehyde onwards, the lane gently curves towards Grange Cottage and The Grange, and possesses slightly elevated banks of grass and wildflowers on both sides which maintain the lane’s narrow width and distinctive rural character. In this section, the lane is also bordered by field hedges, giving a sense of enclosure and, contrastingly, at various points offering fine views across the adjacent fields and into the otherwise hidden rural landscape (Fig. 8).

3.1.10 The verges are a feature of the lane. Outside properties they are maintained by the owners. Between properties they grow wild and have distinctive natural character, which is important for both the appearance of the conservation area and the local wildlife habitat. This variation is attractive and should be retained.

3.1.11 There are certain features in the lane which have accumulated over time which are of a distinctly urban, and thus out of character, nature. Standard highway equipment such as plastic bollards/reflectors and concrete kerbs are inappropriate in terms of their design, and their necessity in some cases is questioned. However, by far the most obvious urban intrusion into the landscape are the numerous and apparently randomly placed plethora of overhead electricity and telephone cables running most of the length of the lane. Removal of these cables would effect the greatest single enhancement to the character of the conservation area. Being close to a large town, Allington, almost inevitably suffers from light pollution. It also suffers to a degree, from glare from the golf driving range at Yatton Keynell, an urban intrusion which is probably avoidable.

3.1.12 This analysis of the lane and its views has been described as one travels northward along its length from Allington Bar. It should also be noted that the character of the lane is equally distinctive as one travels southerly, and that turns in the road and its rise and fall often give an entirely different view and perspective. The lane thus possesses a sense of great variety. Indeed, it is this absence of uniformity and creation of surprise which constitutes and contributes so greatly to its character, and thus to the distinctive character of Allington. The lane has a great sense of being an integral part of the landscape, having evolved over time and not being in any sense designed or engineered as a whole.

SIGNIFICANT FEATURES

Topography: Gently undulating land, rising to a plateau to the north, the settlement sitting on the rising slope of a shallow basin.

Access: A single country lane accessing nearly all properties in the conservation area.

Settlement Pattern: Widely dispersed properties along the route of the lane with very few properties hard to its edge. Concentrations of buildings only found at farms.

Morphology & Landscape: A landscape which has evolved very slowly over time according to the needs of agriculture. Much of the landscape is pastoral, often giving the impression of a largely undisturbed environment.

Activities: Primarily agricultural and residential, though with informal recreational activities also evident.

Space: Constantly changing between openness and enclosure. A sense of occasional buildings in the landscape rather than a landscape of buildings.

Buildings: Farms and once related residential dwellings. Large manor houses.

Construction: Traditional buildings mostly of traditional Cotswold stone construction. A few modern exceptions such as brick, timber or render.

Details: Typical Cotswold details such as stone mullions and mouldings, chimneys and dormer windows on traditional buildings. No common theme for more modern details.

DEVELOPMENT GUIDELINES

1. It is important that the lane itself retains its rural, organic character as it is an essential part of the
character of the conservation area. (RB5, RB18, RC9)

2. Where verges are eroded by traffic they should not be subject to infill with tarmac as this serves only to widen the road, and erode their character. (RB5, RC17A)

3. There is currently no street lighting in the lane. There is no need for any lighting and the installation of street lighting would be enormously injurious to the character of the lane and would significantly erode its rural quality. (RB5, RC9)

4. There is currently no footpath along the lane. This is an essential feature of the lane and its rural character and should remain unchanged. (RB5)

5. The Victorian letter box in the stone wall outside Manor Farm should be maintained and not replaced with a modern design. (RB5)

6. Stone walls wherever they occur along the length of the lane should be retained and maintained. (RB5, RB6)

7. The open views and land between buildings and woodlands should be maintained as they are a characteristic feature of the conservation area as experienced from the lane. (RB3, RB5, RB18)

8. Changes in the rural economy may see farms developed for alternative uses. It is essential that the scale and nature of such development be consistent with the conservation area and similarly, that the nature and volume of traffic using the lane does not erode its rural character. (RB11, RB2, RB3, RB5, RB10, RB13, RB18, RB20, RB21, RB23, RC9, RC10)

9. With the exception of Bolehyde Manor where it is suited to the architectural style, no properties in Allington possess elaborate wrought-iron gates or fencing. It is considered that such wrought ironwork would be inconsistent with the character of the conservation area, and so should generally be discouraged. Most driveways to properties are either open driveways or possess a simple wooden gate. This architectural simplicity should be retained. (RB5, RB10, RB13)

10. The view from Cepen Park North is particularly important in showing Allington in its rural setting and should be maintained. (RB2, RB3, RB18, RC9)

ENHANCEMENT PROPOSALS

1. Fast travelling vehicles which use the lane as a rat-run are creating an increasingly dangerous environment for other road users such as horse riders, cyclists, joggers and pedestrians. It is recommended that the following remedial measures be considered by the highway authority:

a) Permanent closure of the lane as a through route at the northern end, or

b) Erection of signs stating Allington: Please Drive Carefully, and on the reverse Thank You for Driving Carefully at each end of the lane.

c) Investigate a weight limit on the bridge over Hardenhlish Brook, and the need for appropriate signs at the entrances to the lane.

(RB2)

2. The entrance to the lane at the junction with the A420 is poorly maintained and untidy, both in terms of the highway itself and in terms of the grass verges. It is recommended that the following remedial measures be taken by the highway authority:

a) The road surface is in a very poor state of repair and should be restored and maintained in good condition.

b) The kerb stones at the entrance to the lane are inadequate to prevent traffic from using it as a turning point by driving onto the grass verges in order to effect a U-turn. The road layout should be redesigned to discourage this manoeuvre.

c) At the junction of the lane with the A420 the grass verges behind the kerb stones should be reprofiled into banks in order to deter mounting by motor vehicles. (RB2, RB3, RB5)

3. The Parish notice board and Coronation seat are currently located on the grass verge at the junction with the A420. It is recommended that the notice board be relocated to the area outside Manor Farm, and a new seat be installed at a suitable alternative location in Allington, both away from the busy main road. (RB2)

4. The Royal Mail should be encouraged to repaint the letter box and ensure its maintenance in a good condition. (RB2)

5. The old Chapel at Manor Farm is in need of repair. The Parish Council should investigate the potential for renovating the building for public use and whether the Historic Churches Trust could financially assist with this objective. (RB2)

6. The Parish Council should investigate whether the Allington World War I War Memorial, currently in St. Paul's Church, ought to be returned to Allington and relocated in a suitable public site. (RB2)

7. The District Council should investigate, in conjunction with the Parish Council and relevant utility companies, the potential for relocating underground, the profusion of electricity and telephone cables at various locations along the lane. (RB2)

8. The highway authority should investigate either the removal, replacement of the plastic reflector posts along the lane by a more appropriate design (e.g. natural stone with small reflectors attached) or reduce them in number. (RB2)

9. Owners should be encouraged to repair, and restore to their original state, stone walls lining the lane which have become overgrown by hedgerows. (RB2, RB5)

10. The highway authority should be encouraged to remove, or replace with more suitable materials, the standard concrete kerbing between Allington House and Bolehyde Manor. (RB2)

11. The Parish Council should investigate, in conjunction with the highway authority and Wiltshire Wildlife Trust, the appropriateness of giving roadside verges in Allington protected status for their wildlife value, thus helping to maintain their appearance and contribution to the character of the conservation area. (RB2, RC9, RC17A)

12. Discuss, with the operators of the golf driving range at Yatton Keynell, possible means of reducing or eliminating light pollution emanating from the driving range. (RLF12)

13. Investigate, in conjunction with the highway authority, measures to effect a longer term remedy to flooding of the drainage channels along the lane, without detriment to the character of the conservation area. (RC9, RC10)
3.2 AREA 2: ALLINGTON BAR TO MANOR FARM

CHARACTER ANALYSIS

3.2.1 In the south, the conservation area begins at the junction of the lane with the A420 Bristol Road. From its junction at the main road, the lane runs south to north with the various properties and features of Allington situated either side of it.

3.2.2 The junction of the lane with the A420 is known as Allington Bar. The former Allington Bar Farm House used to be situated on the western side of the junction, but is now demolished and there are no remains except for the former garden area and its fruit trees. Allington Bar Farm House now lies directly opposite on the eastern side of the lane, and is a modern building. The front of the house stands at an angle to the lane, and is fronted by an unattractive stone wall. The Farm itself lies on the opposite southerly side of the A420 and outside the conservation area. From the junction there are clear views east towards Chippenham with the church of St. Nicholas on Hardenhuish Hill, St. Paul’s Church and the downs and White Horse at Cherhill prominent features in the view. This view serves to provide a sense of distance between Allington and Chippenham. The view westwards is of open countryside towards Lanhill and across Hardenhuish Brook to Shipway’s Brake.

3.2.3 After entry at Allington Bar the lane becomes steeply banked on both sides, and runs downhill past Allington Bar Farm House to arrive, after about 50 metres, at the first notable feature of Allington — the old stone bridge over Hardenhuish Brook. The steep banks provide a sense of enclosure and separation from the busy main road and emphasise the transition into a quieter, more rural environment. The opening aspect as the banks give way to the bridge gives views into Allington and can be considered the gateway to entering the village proper. The first entry into the village being immediately after turning off the A420.

3.2.4 Hardenhuish Brook runs from west to east and in the vicinity of Allington is bordered on either side by extensive water meadows, particularly to the east where the water meadow runs continuously for a distance of nearly 3km from Allington to the A350 Chippenham bypass (Fig. 1). In marked contrast to the enclosed nature of the preceding banks, the bridge affords uninterrupted views along this entire reach of the brook, east towards Chippenham and west towards Lanhill presenting a fine and tranquil rural scene.

3.2.5 Situated on the eastern side of the lane overlooking the bridge, is Stonehayes (formerly Rose Cottage), a traditional Cotswold stone dwelling with a fine dry stone wall frontage and gardens. The character of the original building has been overwhelmed by significant modern extensions and alterations which do not always respect its scale and proportion. The original building at Stonehayes is believed to have been established some 300 years ago and during its life it served as the blacksmith and farrier for the village. Remains of the forge can still be seen at the rear of the building. Stonehayes has an attractive open aspect with fine views along Hardenhuish Brook, north to Heywood, east to The Gorse and west to Lanhill.

3.2.6 The meadows alongside Hardenhuish Brook are a distinctive and picturesque feature of the southern part of Allington. To the west of the bridge they extend roughly 100 metres along the southern bank of the brook and 400 metres along the northern bank until meeting ploughed agricultural fields. In this vicinity on the southern side of the brook is the recorded site of the quarry which in earlier times provided the stone for farmyards and road repairs in the southern part of Allington.

3.2.7 To the east of the bridge the meadows are extensive, and reach from Allington as far as the A350 bypass. The meadows, once regularly flooded purposefully by local farmers to improve the grazing pasture (the site of the old sluice can still be seen) remain a semi-improved grassland. The meadows are a locally important habitat for many species of wildlife.

3.2.8 Upon leaving the bridge and moving northwards, the lane enters a stretch where it rises in elevation and is enclosed on either side by trees and hedgerow (Fig.2). As it does so, the lane follows a left-hand curve and is then bordered by some fine examples of dry stone walling abutting the dwellings on both sides of

![Fig.1. The view along Hardenhuish Brook towards Chippenham, showing the water meadows, a pastoral, uncultivated rural envirionment.](image1)

![Fig.2. Immediately after the open aspect along the water meadows, the lane enters a more enclosed space as it passes Daisy House Farm. On the left-hand side of the road is the ditch which runs more like a small stream along parts of the lane.](image2)
the lane before arriving at a more open, straight course which leads to Manor Farm.

3.2.9 In following this course, the lane provides access on the left just after the bridge to Dairy House Farm, and as the lane straightens, to a pair of cottages on the right, White Cottage and The Cottage (Fig. 3).

![Image](image3.png)

Fig. 3. After passing Dairy House Farm, the vegetation recedes to give another more open aspect and a clear view of White Cottage and The Cottage. The tumbled verges, garden planting and overhead wires contrast with the more rural qualities of the prevailing landscapes in Fig. 1 & 2.

Dairy House Farm ceased to be used for farming in the 1980s and is now a private dwelling. The property is built of Cotswold stone, and is approached by a longish drive which has its entrance close to Hardenhuish Brook (Fig. 4). The entrance is unappealing and consists of a concrete ramp over the wayside ditch, but the house itself stands on higher ground and is of a more attractive appearance. Much of the house and its garden are screened from the road by trees and hedging, but where it does face the road it has a fine dry stone wall and presents a more positive image.

![Image](image4.png)

Fig. 4. The view of Dairy House Farm from the north. Verges, stone walls, stone building construction and stone mullioned windows are common elements throughout most buildings in Allington.

3.2.10 White Cottage and The Cottage are situated alongside one another. The Cottage is listed Grade II, and is known to have existed in 1741. The view from White Cottage is southerly and easterly along Hardenhuish Brook towards Chippenham, and the view from The Cottage is easterly across open fields towards Chippenham and north-easterly, again across open fields beyond which lie the woodlands of Heywood and The Gorse situated on elevated land. The Cottage has a mixture of stone mullioned windows and original timber framed windows, and on the rear of the building adjoining Green Lane there is still the original wooden pitching doorway to the hay loft on the first floor. Along the entire frontage of White Cottage with the lane there is a fine dry stone wall and mown grass verge, affording a good view of the cottage from the lane. This dry stone wall extends to The Cottage, but here it tends to become overgrown by tall hedging. On the opposite side of the lane are open fields which afford pleasant views towards Lanhill.

3.2.11 In this southerly section, there are two public footpaths. The first is encountered on the left-hand curve in the lane after leaving the bridge, and is accessed by a stone stile set in the dry stone wall which fronts White Cottage. It runs south-easterly from the lane, gives access to the water meadows of Hardenhuish Brook and then runs on to Chippenham. There is a sign indicating its existence, but the approach to the stile is often overgrown and obscured by stone markers for a water hydrant and other public services.

3.2.12 The second footpath is encountered immediately alongside The Cottage on its northern side. It is in fact more substantial than a footpath, and is better described as an agricultural cart-track (Fig. 5). Known locally as the Green Lane, it is distinguished by its deep ruts created by the passage of carts and agricultural vehicles over a very long period of time. It is bordered by high ancient hedgerows, punctuated by gateways which afford fine views to open countryside. This track provides access to the fields which lie to the east between Allington and Chippenham, and the fields to the south of Green Lane are designated a Locally Important Archaeological Site in the North Wiltshire Local Plan (Policy RB21). The track also leads to The Gorse, a woodland containing mature oak trees and, in Spring and early Summer, wild populations of snowdrops and bluebells. It is believed that this track was once used as a means for taking livestock and agricultural produce to the market at Chippenham.

![Image](image5.png)

Fig. 5. The entrance to Green Lane. The lane is probably an ancient cart track and is now a public footpath, giving access to the fields between Allington and Chippenham.
SIGNIFICANT FEATURES

**Topography:** Shallow river valley with brook running through it.

**Access:** Properties close to the lane and accessed off it mainly by short drives.

**Settlement Pattern:** Dispersed buildings with substantial areas of open space between, though some buildings close together or with outbuildings, forming small groups.

**Morphology/Landscape:** A pastoral landscape of fields used for grazing and grass verges to the lane. A slow sporadic development over a long time, generally dictated by the needs of farming. Hedgerows, trees, a stream and embankments lining the lane. Small groups of trees in the general landscape together with hedgerows give a mild sense of enclosure. Stone walls lining the lane but often overgrown by hedges. Pylons and telephone wires much in evidence.

**Activities:** Generally residential and agricultural, though with some informal recreation.

**Space:** A rural landscape contained loosely by the landscape, trees and hedgerows.

**Buildings:** Detached buildings with outbuildings.

**Construction:** Generally stone or reconstituted stone, with some render.

**Details:** Roofs generally steeply pitched with graded Cotswold stone slates, some clay tiles. Windows to stone walled properties mainly with stone surrounds and mullions. Windows generally casements though some sash and modern variants in evidence.

**Development Guidelines**

1. The following views in and out of the Conservation Area should be protected:
   a) From the point in the lane immediately before Allington Bar Farm House looking towards Chippenham. This view features St. Paul's Church and St. Nicholas Church in the medium distance and, in the longer distance, the White Horse at Cherhill.
   b) From the same position in the opposite, westerly direction, towards Lanhill and Shipway's Brake.
   c) From the bridge over Hardenhuish Brook looking towards Lanhill and featuring the open pasture and water meadows.
   d) From the bridge over Hardenhuish Brook looking towards Cepen Park North, Chippenham, and featuring the open pasture and water meadows.
   e) From the field gate immediately before Broad Lane looking towards Lanhill. From this vantage point, there is a fine view of open countryside and the trees which border Hardenhuish Brook. (RB3, RB5, RB18)

2. Extensions to established buildings should respect and adopt architectural forms and use of materials which are consistent with their architectural character and form. (RB2, RB5, RE10, RB13, RH14)

3. In the alteration and renovation of grounds surrounding buildings, existing dry stone walls should be protected and retained and, whenever practical, extended and enhanced. (RB2, RB5)

4. Renewal and improvements to windows and doors should, wherever possible, retain mullioned stonework and other traditional or original features and should not be replaced by inappropriate or imitation traditional materials. (RB2, RB10, RB13, RH12, RH14)

5. Improvements to modern buildings should refer where possible in their design, to architectural forms and use materials consistent with the long established buildings in the conservation area whilst not appearing too incongruous with the main building. (RB2, RH14)

6. Any repairs necessary to the bridge over Hardenhuish Brook should respect the natural architectural style and use of materials (e.g. use of Cotswold stone rather than concrete). (RB2)

**Enhancement Proposals**

1. Investigate whether grant-aid can be made available to properties with boundary walls of inappropriate materials in order to effect replacement with a more suitable alternative. (RB2)

2. Establish a regular maintenance regime with the highway authority for stone stiles at the commencement of public footpaths from the lane to ensure they are kept clear of obstructing vegetation (e.g. public footpath from White Cottage running along Hardenhuish Brook to Chippenham). (RB2, RT727)
3.3 AREA 3: MANOR FARM, IVY COTTAGE, FOXHILL HOUSE & HOLLYBROOK LODGE

CHARACTER ANALYSIS

3.3.1 The oldest building in Allington is probably the barn at Manor Farm, which is the remnant of a house originally belonging to the Pryne family (Fig. 1). The Pryne coat of arms, taken from the large barn, is built into the wall of the adjoining Manor Farm, above the front door. The back door of this house is clearly of some antiquity and has a knocker dated 1612, also presumably taken from the Pryne house.

3.3.2 The barn is built of Cotswold stone, is clearly very old, but now carries an asbestos roof. Inside the barn it is still possible to see the original fireplaces set into the walls one above the other, serving separate floors and sharing a common chimney, and also the original roof timbers. Only a side elevation of the barn is visible from the road to which the barn stands adjacent.

3.3.3 Manor Farm itself is only partially visible from the lane due to the stone wall and hedge fronting the lane. The front of the building was renovated during the late 1800s using Bath stone by the then occupier, Mr Monkton, and a wing was also added on the south-easterly side. The rear of the house retains its original appearance.

3.3.4 From the front garden there is a fine south easterly view of the White Horse at Cherhill, and from the rear of the house, the garden and the farm there is an outstanding view across the fields towards Cepen Park North, The Gorse woodland, the water tower and Heywood. There are ruins of the original Manor farmhouse in the field opposite the front of Manor Farm, and in this direction pleasant westerly views towards Foxhill House (Fig. 2).

3.3.5 Also situated amongst the farm buildings and adjacent to the lane stands the former chapel (now a farm building) (Fig. 3). This chapel was operative for much of the 20th Century, and ceased to be functional around 25 years ago. The Chapel used to contain a World War I war memorial commemorating men from Allington, which is now in St. Paul’s Church, Chippenham. Prior to being a Chapel, the building served as the ox-shed for the farm.

3.3.6 At the northern end of the farm and in its own grounds stands Ivy Cottage, a Grade II listed building (Fig. 4). This is an exceptionally attractive building, and in many ways is a typical Cotswold country cottage. Built of Cotswold stone, it has stone mullioned windows on the ground floor, Cotswold stone tiles and a dry stone wall at the front bordering the lane, onto which it has an open aspect. It is best seen when travelling from north to south along the lane. Along the lane
frontage, the dry stone wall is covered with flowers with a well kept grass verge in front (note the use of natural stone strategically placed to prevent erosion by traffic). On the northern side of the cottage a footpath runs across the field behind the cottage, traversing the open fields to arrive at the rise in the land marked by the water tower and The Gorse woodland. This footpath is signed, but modern farming practices have now made it difficult to negotiate.

3.3.7 Outside the front of Manor Farm the lane forms a junction with Broad Lane (which runs in the direction of Lanhill and connects with the A420). At this junction stands a small triangle of grass and a young Horse Chestnut tree. Opposite this, and sited in the wall which fronts Manor Farm, is the original Victorian village post box. This is a focal point on the lane at the southern end of Allington. Broad Lane is a narrow single track lane, with high hedges which confine the view generally to the direction of the lane itself (Fig. 5). This is constantly changing and rarely far-seeing due to the small twists and turns. It is this sense of confined space, bordered by hedgerows and fields which defines the character of Broad Lane. Occasionally, a field gate will afford a view across open fields and into the distance.

Fig. 5 Looking towards Allington along Broad Lane. The high hedges and numerous twists and turns focus the view forward to the continually changing aspect of the lane.

3.3.8 Two properties within conservation area are reached by travelling along Broad Lane from this junction. The first, Foxhill House (formerly Sheepways Farm), is situated some distance from the lane and is not visible from it. However there is a long driveway up to the house and this driveway is planted along its length with young trees. Its existence is recorded on the 1885 map of Allington. The second building, Hollybrook Lodge (previously known as Burbank), is a more modern bungalow (Fig. 6). The building has adjacent to it a cattery which is run as a commercial business. The house and the cattery create a break in the continuous high hedges tightly defining the narrow Broad Lane. Built of stone, the house has lighter stone dressings, an imitation slate roof and distinctive timber porch giving it a positive impact on the open space, its distinctiveness defining it as the main feature on Broad Lane.

Fig. 6 A break in the hedgerows along Broad Lane reveals the modest Hollybrook Lodge. Although a more modern building, its sensitive use of materials ensures it does not appear out of character with the conservation area.

SIGNIFICANT FEATURES

Topography: Generally flat.
Access: Directly off the road on the lane and at Hollybrook Lodge and by a long driveway at Foxhill House.
Settlement Pattern: A concentration of buildings forming Manor Farm, a number of which are closely abutting the lane. An impression that this is the village centre is given by the concentration of buildings abutting the road, the junction of the lane and Broad Lane with its triangle of grass, the post box and old chapel.
Morphology & Landscape: High hedges and walls limit views across the relatively flat landscape, especially along Broad Lane. Overgrown dry stone walls soften the character of the lane though give a somewhat unkempt feel. Unsightly overhead wirescape much in evidence.
Activities: Manor Farm provides the main activity with residential and commercial use also in evidence.
Space: The tall hedges and walls define the highway as the primary space, leading to a more inward looking and enclosed feel to the area. The small triangle of grass at the junction of the lane and Broad Lane is a punctuation in the relatively narrow street scene and focal point.
Buildings: Manor Farm exhibits a variety of styles and sizes of farm buildings as part of the farm complex. Included in these are the former chapel and remains of the original Manor House. Ivy Cottage is a traditional vernacular dwelling in the Cotswold style. Hollybrook Lodge is a modern interpretation on the vernacular style.
Construction: Farm buildings generally of stone with graded stone roof tiles, though also including some corrugated iron and asbestos roofing. Domestic buildings in a Cotswold vernacular also generally of stone with graded stone roof tiles.
Details: Stone porches and chimneys with detailing. Stone mullioned windows with mouldings and casements. Dormers flush with walls. Stone boundary walls of low or medium height or deciduous hedgerows.
DEVELOPMENT GUIDELINES

1. The following views in and out of the Conservation Area should be protected.
   a) From Manor Farm looking north-easterly towards the water tower on The Gorse hill. Although clearly visible from the lane, the importance of this view is accentuated from within Manor Farm and is a prominent feature. Similarly, the view from the hill and The Gorse towards Allington is noteworthy and warrants protection.
   b) The view from the lane directly into the field opposite the main entrance to Manor Farm. This field is the site of the original Manor Farm in medieval times and is a noteworthy archaeological site, as well as providing a fine view towards Foxhill House. (RB3, RB5, RB18)

2. The character of the junction of the lane through Allington with Broad Lane is distinctive and a local focal point, currently consisting of a grass triangle planted with a Horse Chestnut tree. Any highway improvements or repairs should respect these features which are important to the character of the space. (RB3, RB5, RB18)

3. When alterations and improvements are made to modern properties, close attention should be given to both the retention of mature vegetation and the planting of natural species of vegetation. (RB2, RB18)

ENHANCEMENT PROPOSALS

1. The entrance to the cattery at Hollybrook Lodge can appear cluttered, especially by the need to site refuse bins at this point. The potential for providing suitable screening for the bins should be investigated. (RB2)

2. Investigate the possibility of replacing the asbestos roof on the barn at Manor Farm with one of more appropriate materials. (RB2, RB3, RB5, RB10, RB11, RB13)
3.4 AREA 4: ALLINGTON HOUSE & THE PITS COTTAGES

CHARACTER ANALYSIS

3.4.1 The principal dwelling in this part of the Conservation Area is Allington House (Fig. 1).

[Image of Allington House]

A house on this site is believed to have existed since 1777, the current house once belonging to Manor Farm. Allington House is now fronted by a mown verge and a high hedge which screens the house from the road (Fig. 2). From the house there is one of the finest views in the conservation area across the fields to the east, behind Manor Farm, across open countryside towards Cepen Park North, and in the far distance, of the White Horse at Cherhill. There are also views towards The Gorse woodland and the water tower further to the north.

[Image of view from Allington House]

3.4.2 In the fields behind Allington House and accessed by a long rough stone track running north west from the lane stands the Pits Cottages and adjacent ruined cottages (Fig. 3). Their original construction is late medieval, with a record of their existence in 1523 and extension during the 1600s. They are built of natural stone, though the front is now faced in concrete. The Cottages enjoy a remote position, and lie on a rise in the land which overlooks Allington and the fields that extend towards Chippenham. To the north-east of the Cottages is a shallow valley where a brook rises, and beyond lies Bolehyde Manor of which there is a very fine view from these Cottages (Fig. 4). The views from these Cottages are some of the best in the conservation area, and take in a very broad aspect with clear views to Chippenham and the White Horse beyond (Fig. 5). The valley between the Cottages and Bolehyde can be crossed by a footpath. The footpath is signed at Bolehyde and its path across the brook has recently been cleared of overgrown scrub and the route restored.
3.4.3 Adjacent to The Pitts Cottages are the standing remains of old agricultural cottages in the ownership of Manor Farm. The ruin is known as Hazel's Cottage and is physical evidence of the history of the settlement (Fig. 6). Names of cottages in Allington often derive from a former occupant, and in the case of Pitts Cottages the occupant was one Thomas Pytt. In the case of Rose Cottage (now Stonehayes) the name derives from an occupant named Rose, the same applying to Ivy Cottage.

3.4.4 Between Ivy Cottage and Allington House exists an area of woodland (the former site of the well for Boleshyde Manor) with a canopy overhanging the lane, giving a sense of enclosure and contrasting with the more open aspect near Allington House. Running alongside the lane in places are the drainage channels which appear more like small brooks rather than ditches. These are attractive features in the landscape due to their natural appearance and little evidence of engineered construction.

**SIGNIFICANT FEATURES**

**Topography:** Undulating, though generally rising to the north.

**Access:** Informal driveway and long, unmade track.

**Settlement Pattern:** Only two properties, one being some distance from, and not visible from the lane and the other well screened by vegetation and only partly visible from the lane.

**Morphology & Landscape:** The lane is undulating and windy and bound to the north and south by a dense canopy of vegetation. This emphasises the space outside Allington House as a punctuation and focal point in the lane and the land form allows only the dramatic view eastwards towards Chippenham and the White Horse at Cherhill. Ruins are evidence of the gradual changes in the village over time and its relationship to farming.

**Activities:** Residential, pastoral farming.

**Space:** An almost wholly rural environment with only one local building partly visible. Untilled fields, copse and nearby woodland create a distinctly rural character which is heightened by the contrasting long distance views of Chippenham.

**Buildings:** Two properties and one ruin. Allington House is more formal and imposing than The Pitts.

**Construction:** Rubble stone and concrete to The Pitts; render, probably covering brick and/or rubble stone to Allington House.

**Details:** Painted sash windows, stone tiled roof and imposing chimneys to Allington House, dormers and a variety of modern window styles to The Pitts.

**DEVELOPMENT GUIDELINES**

1. The following views in and out of the Conservation Area should be protected:
   a) The view looking east towards Chippenham and beyond from the lane outside the entrance to Allington House and the entrance to the track leading to The Pitts Cottages.
   b) The same easterly view from higher ground on the track to The Pitts Cottages.
   c) The view from The Pitts Cottages looking across the valley towards Boleshyde Manor.
   d) The view from the lane outside Allington House towards The Gorse woodland.

2. The woodland alongside the lane between Ivy Cottage and Allington House which provides an overhanging canopy to the lane should be maintained as it is an important element of the character of the conservation area. (RB3, RB5, RB18)

3. The dry stone walls which border the lane opposite Ivy Cottage and along the lane opposite this woodland are important elements of the character of the conservation area and should be maintained in good repair. (RB5)

4. Repairs to properties within the conservation area should be sympathetic to the architectural character of the building. (RB2)

5. The drainage channels on the lane alongside the woodland between Allington House and Ivy Cottage have a natural, unengineered character and are an important element of the conservation area character which should be maintained. (RB5)

**ENHANCEMENT PROPOSALS**

1. Repairs to windows at The Pitts Cottages (listed Grade II) are not consistent. Future repairs and replacements of windows at this property, which may require Listed Building Consent, should seek to eliminate this inconsistency. (RB2, RB10, RB13)

2. The verge on the lane outside the entrance to the track to The Pitts Cottages should be considered by the Parish Council as a site for a new bench. (RB2)

3. The open drainage channels alongside the lane are occasionally prone to flooding. The highway authority should be consulted with a view to agree and adopt an adequate regime for the clearance of these channels to prevent flooding and help maintain the character of the conservation area. (RB2, RB3)

4. The brook which drains the valley passes under the lane just north of Allington House. This passage of the brook under the lane is blocked by debris and thus leads to regular flooding of the lane at this point. The highway authority should be consulted with a view to implementing a long term solution to maintain this passage in good, free-flowing condition, possibly by attaching a grille to the tunnel mouths, and thus allowing removal of the inappropriate concrete kerbing recently installed on the road above. (RB2, RC9)
3.5 AREA 5: BOLEHYDE MANOR

CHARACTER ANALYSIS

3.5.1 According to Pevsner, part of the house dates back to the late 13th Century, but most of it dates from the 17th Century (Fig. 1). Two oblong pavilions to the east of the house are Elizabethan, and the gate piers attached to them suggest that they may have flanked the original entrance to the house, although there is no evidence of this in the immediate landscape. To the south-east of the house are two square pavilions, or gazebos, dating from the early 18th Century, and between these pavilions a causeway over a moat led into the courtyard at the east of the house (Fig. 2). Although the moat no longer exists, all these other features essentially remain.

3.5.2 The name of the Manor would appear to derive from Thomas de Bolehyde, a tenant of the Abbot of Glastonbury during the reign of Edward I. After being in the Gale family for nearly 300 years since 1635, the property was bought by Mrs Mallet du Cross in 1929, and remained with this family until 1954. During this period the formal gardens were designed and created, using the plan by Norman Wilkinson. The courtyard in front of the house was enlarged and a new wall was built closer to the lane. This front garden and wall is now an exceptional feature of the house. Also alongside the pavilions which provide an entrance to the property from the lane stands a superb mature Horse Chestnut tree, an important feature in the view from the north. The tree sits in the corner of an attractive sunken garden and pool, largely hidden behind walls and hedges, though visible from between the tree and pavilion (Fig. 3).

3.5.3 The valley between Bolehyde Manor and Atlington House affords clear views from one part of the conservation area to another, and is a particular feature of the area. Indeed, the view from the front of Bolehyde Manor is centred on this characteristic and affords an open countryside aspect from both the Manor and the lane at this point.

3.5.4 The gardens to the east of the house and the rear courtyard are a significant landscape feature of particular note. They consist of a series of self-contained but interlocked gardens, each with their own distinctive character, leading to the long garden with an impressive vista to the open fields to the east of the property and, in the distance, the White Horse at Cherhill.

3.5.5 Bolehyde occupies a commanding position in Atlington terms, yet it is in fact surprisingly unobtrusive. The existence of the Manor is not evident until one suddenly arrives at it from either direction of the lane, and even then its full extent is not visible (Fig. 4). In

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Fig. 1. The impressive south-west front of Bolehyde Manor. It is listed Grade II*, parts of it dating back to the late 13th Century, though most dating from the 17th Century.

Fig. 2. The main entrance to Bolehyde Manor from the Lane passes over the site of a moat and between two 18th Century pavilions. The wrought iron gates are the only example in Atlington of an enclosed drive way.

Fig. 3. The picturesque sunken garden and pool adjacent to the entrance to Bolehyde Manor. It is largely hidden by walls, hedges and the mature horse chestnut tree.

Fig. 4. The approach to the Manor from the south. As one rounds the bend and reaches the top of the rise, the vista opens out to give longer views across the valley to the left, and reveals the impressive facade of the Manor to the right.
many ways, Bolehyde is a quintessential Cotswold stone manor, and the gardens are the epitome of an English country garden.

3.5.6 The bend in the road, the rising land, the denser vegetation and tree canopy create a distinct transition into this part of the conservation area. Outside Bolehyde Manor the land levels out and a more open aspect is afforded towards The Pitts Cottages. Viewed from the north, the vegetation defines the space, terminating the view along the lane and deflecting attention sideways to the Manor and the view to The Pitts Cottages (Fig. 5). Further north is a picturesque stone built, clay tiled cowshed in the field opposite the farm entrance to Bolehyde Manor, a remnant of the area's agricultural history which seems almost a natural part of the landscape itself.

**DEVELOPMENT GUIDELINES**

1. The following views in and out of the Conservation Area should be protected:
   - The view from Bolehyde Manor looking towards The Pitts Cottages.
   - The view from the gardens at Bolehyde Manor looking south-easterly across open countryside towards Chippenham and the White Horse at Cherhill.
   (RB3, RB5, RB18)

2. The natural vegetation which affords a canopy over the lane at the point, travelling south to north, where the lane climbs towards Bolehyde Manor is a most distinctive feature, and merits protection. (RB3, RB18, RC17A)

3. The natural stone, clay tiled cowshed in the field opposite the farm entrance to Bolehyde Manor should be retained for its historical and architectural value and its contribution to the character of the conservation area. (RB2)

**ENHANCEMENT PROPOSALS**

None

**SIGNIFICANT FEATURES**

**Topography:** Land rising from Allington House to a plateau at Bolehyde Manor.

**Access:** Formal impressive entrance to Bolehyde Manor.

**Settlement Pattern:** A single large manor house with landscaped gardens and associated farm.

**Morphology & Landscape:** A single large property set in formal landscaped grounds evolving to its current state over a long period of time, the tended nature extending to the well kept verges and mown lawn across the lane. The rise in the land from the south, curve in the road and dense vegetation contrast with the open aspect in front of the Manor.

**Activities:** Residential, pastoral farming.

**Space:** A rural landscape formalised around the focal point in front of Bolehyde Manor. Pastoral farmland in the middle distance with occasional longer views.

**Buildings:** Single large manor house with associated farm outbuildings and garden.

**Construction:** Cotswold stone with graded stone tile roof

**Details:** Stone mullioned windows, timber and metal framed casements with either glazing bars or leading. Boundary walls of dry or mortared stone.
3.6 AREA 6: GRANGE COTTAGE, THE GRANGE & CEDAR LODGE

CHARACTER ANALYSIS

3.6.1 Grange Cottage is known to date from at least the early 1700s and the present cottage is an amalgamation of two cottages. The land to the rear was once common land and an Ebenezer Chapel used to stand between Batten's Farm and Allington Grange.

3.6.2 Grange Cottage is built of Cotswold stone, stands at an oblique angle to the road and is best seen either from its driveway onto the lane or from a northerly position on the lane (Fig. 1). From the rear of the cottage there is a clear view of The Pitts and across the open fields to the woodland at Shipway's Brake. A footpath runs across the field between Grange Cottage and The Grange, and is signed.

Fig. 1. Grange Cottage dates from the early 1700s and is an amalgamation of two cottages. The field to the rear was once common ground.

3.6.3 Allington Grange is a fine Cotswold stone farmhouse with an extensive range of outbuildings. The Grange can be seen clearly from the lane, and its driveway has a natural, curved stone wall flanking its entrance with its length lined by an imposing avenue of Horse Chestnut trees (Fig. 2). There has been a house on the site since the early 16th Century originally known as Beard's Farm. The house enjoys fine views of the surrounding area, particularly to the north and, from the farm, to the west. The house possesses a fine Cotswold stone walled garden, and is to be noted for its lead mullioned windows and original ironwork guttering.

Fig. 2. Allington Grange is a compact farm complex with attractive listed farmhouse and, like Bolitho, a formal entrance, though in this case achieved by an avenue of Horse Chestnut trees.

3.6.4 The farm buildings contain some notable features. These include some fine old stables, traditional cowsheds with stone pillars, and a particularly fine old barn all of which are worthy of preservation. Alongside the old milking parlour and some cottages (almost certainly linked to former employment on the farm) known as The Lodge. It should be noted that the farm buildings have a distinct character consistent with the rural and farming nature of Allington, and that the rural views from the old barn across the open fields to the west, and north-west to Fowleswick and Batten's Farm are particularly fine (Fig. 3).

3.6.5 Cedar Lodge is a Colt-timber frame building of post-war construction originally serving as a cowman's cottage attached to the farm at Bolitho and known as Bulidge Cottage. It is of prefabricated wood and stone construction, is single storey and was extended at the end of the 1970s (Fig. 4). Its front borders the lane and is marked by post and rail fencing, but is partly obscured by its garage and vegetation, and the rear of the house enjoys a fine view of open fields to the north-east. Although its construction materials and architectural design are not consistent with the majority of other buildings in Allington, and its origins as an older building are no longer clearly discernible from the road.

Fig. 3. The view north-west from Allington Grange to Batten's Farm. A tranquil rural scene which, on this flatter landscape, is limited to the middle distance by the bands of mature trees and vegetation which mark the field boundaries.

Fig. 4. Cedar Lodge is the only clearly modern looking building in Allington although it is a greatly altered and enlarged older building. Although it does not relate well to other buildings in the conservation area, it is well screened and is only clearly visible at close proximity.
it is adequately screened with vegetation to enable it not to appear too bold or incongruous an element in the landscape. Along the southern side of Cedar Lodge runs a footpath which runs to Heywood and Kington St Michael. This footpath is signed and easily followed.

**SIGNIFICANT FEATURES**

**Topography:** Generally flat.

**Access:** Short drives to Grange Cottage and Cedar Lodge, formal tree lined avenue to The Grange.

**Settlement pattern:** Informal and dispersed, the only groups of buildings are found in the context of the farm and its outbuildings.

**Morphology & Landscape:** Farm complex and former farm workers cottages, with only one non farm related suburban dwelling. Landscape dominated by hedges & vegetation along the lane with occasional glimpses of mid-distance views of a tranquil and well established rural scene defined by often dense hedgerow vegetation & trees. Landscape and sky combine to define the basis of the rural character.

**Activities:** Residential, arable & pastoral agriculture, informal recreation.

**Space:** A rural scene, with the occasional building/group, rather than single buildings separated by spaces.

**Buildings:** Vernacular Cotswold stone cottage and farmhouse. Cedar Lodge appears as a modern bungalow.

**Construction:** Houses are of stone and stone tiles. Farm buildings of stone with slate roofs, some modern materials. Corrugated Dutch barns. Cedar Lodge also uses timber panelling.

**Details:** Farmhouse with windows of stone surrounds & mullions, cottages with painted casement windows and brick quoin. Simple square leaded casements and 2nd storey attic dormer to farmhouse. Main barn double height with hipped gable. Long, low barns with open sides in part.

**DEVELOPMENT GUIDELINES**

1. The following views in and out of the Conservation Area should be protected:
   a) The views looking westerly from the lane, Grange Cottage and Allington Grange across the open countryside.
   b) The view from Allington Grange looking north-westerly towards Fowleswick and Batten's Farm.
   c) The view from Cedar Lodge looking north-easterly across open countryside and from the public footpath which runs from Cedar Lodge towards the woodland at Heywood.
   d) The view south from Grange Cottage to The Pitts Cottages.
   (RB3, RB5, RB18)

2. Any re-development at Allington Grange needs particularly careful consideration, and should be sympathetic to the existing buildings in terms of the form and scale of any new buildings, retention of the original form and distinctive features of existing buildings, use of appropriate materials and architectural features, and appropriate uses and traffic generation.
   (RH10, RH11, RE19, RT27, RB2, RB3, RB5, RB6, RB10, RB11, RB13, RB18, RB20, RB23, RC9, RC10)

3. The modest nature of Cedar Lodge and its ability to blend into the landscape are the key elements which aid its successful integration into the conservation area despite its differences to the prevailing form and materials, and thus a restrained and modest style and good use of landscaping should serve as guidelines for future development elsewhere in the conservation area.
   (RB2)

**ENHANCEMENT PROPOSALS**

None
PART 4: ACTION PLAN

4.0 THE ACTION PLAN

4.0.1 This Action Plan is comprised of three separate elements by which the recommendations of this Statement may be implemented, and are as follows:

Control Through Policies

4.0.2 Allington is fortunate in having a number of historic buildings and a development pattern based on a loose collection of buildings along the lane which has remained throughout its history. Despite its close proximity to the expanding nearby town of Chippenham, Allington has remained, until relatively recently, free from development pressure and the threat of urban sprawl. The surrounding landscape is a key element of the character of Allington and it is therefore important that no future action results in the permanent loss of this landscape. The most appropriate method of ensuring this is through planning policy at the County and District levels and through Supplementary Planning Guidance.

4.0.3 The analysis of Allington in this Statement leads to the conclusion that the primary elements of character which define its special interest are the lane, the rural landscape setting and associated views and the dispersed settlement pattern. It is considered that any erosion of these elements of character is likely to have an adverse effect on the character of the Conservation Area.

Development Guidelines

4.0.4 The Development Guidelines are derived from the character analysis of the conservation area and are intended to inform Local Plan policies by aiding the assessment of planning applications and informing prospective applicants about what is likely to be acceptable development. Their aim is to help ensure the preservation of the character of the conservation area. Development Guidelines for the conservation area are listed in Part 4.1.

Enhancement Proposals

4.0.5 Enhancement Proposals are also derived from the character analysis of the conservation area where areas for improvement and enhancement are identified from the analysis. These identify the scope for improving or enhancing the character of the conservation area by identifying specific actions which can be undertaken by various bodies, including the District Council, Parish Council, the highway authority, local amenity groups and statutory undertakers. The implementation of schemes is usually dependant on available finance and this will often determine when such schemes can be implemented. Their aim is to help enhance the character of the conservation area. Enhancement Schemes for the conservation area are listed in Part 4.2.

4.1 DEVELOPMENT GUIDELINES

4.1.1 Development Guidelines are listed in the summary table below and aim to reflect the contribution to the character of the conservation area by each character area. In order to help ensure that Development Guidelines are adhered to, those involved in the planning and development process have been identified in the summary table. Where these parties are able to influence the development process and help ensure adherence of the guidelines, they have been highlighted according to each particular Guideline.

4.1.2 The roles of each party involved in the process can be expanded upon as follows:

District Council

[Items discussing roles and responsibilities of District Council are not visible in the image.]

County Council

[Items discussing roles and responsibilities of County Council are not visible in the image.]

Utilities & Statutory Undertakers

[Items discussing roles of utilities and statutory undertakers are not visible in the image.]

Parish Council

[Items discussing roles of Parish Council are not visible in the image.]

Residents

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<td>RB3, RB18, RC17A</td>
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<td>3</td>
<td></td>
<td>RETAIN TRADITIONAL COWSHED</td>
<td>RB2</td>
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<td>6</td>
<td>1</td>
<td>PROTECT VIEWS IN &amp; OUT OF CONSERVATION AREA</td>
<td>RB3, RB5, RB18</td>
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<td>2</td>
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<td>ANY REDEVELOPMENT AT ALLINGTON GRANGE TO BE SYMPATHETIC TO EXISTING BUILDINGS</td>
<td>RH10, RH11, RE9, RT27, RB2, RB3, RB5, RB6, RB10, RB11, RB13, RB18, RB20, RB23, RC9, RC10</td>
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<td>3</td>
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<td>VEGETATION AT CEDAR LODGE TO BE GUIDELINE FOR FUTURE DEVELOPMENT</td>
<td>RB2</td>
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<td>AREA NO.</td>
<td>ENHANCEMENT NO.</td>
<td>SUBJECT (summarised)</td>
<td>PRIORITY</td>
<td>RELEVANT LOCAL PLAN POLICIES</td>
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<td>Residents groups</td>
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<td>Land Owners</td>
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<td>Other organisations</td>
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<td>REMEDIAL MEASURES AGAINST RAT-RUNNING</td>
<td>1 RB2</td>
<td>✓</td>
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<tr>
<td>2</td>
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<td>IMPROVEMENTS AT BRISTOL ROAD JUNCTION</td>
<td>1 RB2, RB3, RB5</td>
<td>✓</td>
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<tr>
<td>3</td>
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<td>RELOCATE PARISH NOTICE BOARD AND SEAT</td>
<td>1 RB2</td>
<td>✓</td>
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<tr>
<td>4</td>
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<td>REPAINT LETTER BOX</td>
<td>1 RB2</td>
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<td>5</td>
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<td>REPAIRS TO CHAPEL AT MANOR FARM</td>
<td>1 RB2</td>
<td>✓</td>
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<td>6</td>
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<td>RELOCATION OF WAR MEMORIAL</td>
<td>1 RB2</td>
<td>✓</td>
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<td>7</td>
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<td>INVESTIGATE REMOVAL OF OVERHEAD WIRES</td>
<td>1 RB2</td>
<td>✓</td>
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<td>8</td>
<td>8</td>
<td>REPLACE OR REMOVE PLASTIC BOLLARDS/REFLECTORS</td>
<td>1 RB2</td>
<td>✓</td>
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<tr>
<td>9</td>
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<td>OWNERS TO REPAIR OVERGROWN DRY STONE WALLS</td>
<td>2 RB2, RB5</td>
<td>✓</td>
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<td>10</td>
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<td>REMOVE INAPPROPRIATE CONCRETE KERBS WHERE THE STREAM CROSSES THE LANE</td>
<td>1 RB2</td>
<td>✓</td>
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<tr>
<td>11</td>
<td>11</td>
<td>INVESTIGATE PROTECTED STATUS FOR VERGES</td>
<td>1 RB2, RC9, RC17A</td>
<td>✓</td>
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<tr>
<td>12</td>
<td>12</td>
<td>INVESTIGATE REDUCING LIGHT POLLUTION FROM GOLF DRIVING RANGE</td>
<td>1 RLF12</td>
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<td>13</td>
<td>13</td>
<td>INVESTIGATE MEASURES TO REDUCE FLOODING</td>
<td>2 RC9, RC10</td>
<td>✓</td>
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<td>2</td>
<td>2</td>
<td>INVESTIGATE GRANT AID FOR REPLACEMENT OF INAPPROPRIATE BOUNDARY WALLS</td>
<td>2 RB2</td>
<td>✓</td>
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<td></td>
<td></td>
<td>REGULAR MAINTENANCE REGIME TO KEEP PUBLIC FOOTPATHS CLEAR</td>
<td>1 RB2, RT27</td>
<td>✓</td>
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<td>3</td>
<td>3</td>
<td>SCREENING FOR BIN AT HOLLYBROOK LODGE</td>
<td>2 RB2</td>
<td>✓</td>
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<td>4</td>
<td>4</td>
<td>REPLACEMENT ROOF FOR BARN AT MANOR FARM</td>
<td>2 RB2, RB3, RB5, RB10, RB11, RB13</td>
<td>✓</td>
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<tr>
<td>4</td>
<td>1</td>
<td>REPAIRS TO THE PITTS COTTAGES</td>
<td>2 RB2, RB10, RB13</td>
<td>✓</td>
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<td>2</td>
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<td>NEW BENCH AT ENTRANCE TO THE PITTS COTTAGES</td>
<td>1 RB5</td>
<td>✓</td>
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<td>3</td>
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<td>ADEQUATE MAINTENANCE REGIME FOR CLEARANCE OF DRAINAGE CHANNELS ALONG THE LANE</td>
<td>1 RB2</td>
<td>✓</td>
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<tr>
<td>4</td>
<td>4</td>
<td>PERMANENT SOLUTION TO BLOCKING &amp; FLOODING OF THE STREAM TUNNEL UNDER THE LANE</td>
<td>1 RB5</td>
<td>✓</td>
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**NOTES:**

RED TICK DENOTES PARTICIPANTS WITH PRIMARY RESPONSIBILITY FOR IMPLEMENTING EACH GUIDELINE AND ENHANCEMENT

**PRIORITY LEVELS:**

1. HIGH PRIORITY
2. LONGER TERM PRIORITY
4.2 ENHANCEMENT PROPOSALS

4.2.1 The Enhancement Proposals often involve works which are not the responsibility of the District Council. Therefore, to achieve their successful implementation requires partnership with, and co-operation from those parties who have the authority and means to take the necessary action. The summary table on page 39 identifies the parties likely to be involved in implementing the Enhancement Proposals and, for each Proposal, identifies the primary participant whose involvement is necessary for the Proposal to be successfully implemented. The roles of each party involved in the process can be expanded upon as follows:

District Council

4.2.2 The District Council's role in achieving the Enhancement Proposals for Allington will be mainly that of an advisor and facilitator to bring together the necessary parties. The District Council may also be able to provide limited financial support in certain cases.

County Council

4.2.3 Many Enhancement Proposals involve works to the highway and, as highway authority, the County Council will be the key organisation involved in achieving these proposals. Close liaison with residents and the District Council will help ensure successful implementation of these Enhancement Proposals.

Utilities & Statutory Undertakers

4.2.4 Utility companies which are likely to have a role in achieving the Enhancement Proposals include telephone and electricity companies and the Post Office. The District Council is also likely to have a key role to play in organising the undergrounding of overhead wires.

Parish Council & Residents Groups

4.2.5 The Parish Council and residents groups are best placed to play the key role on achieving other, community related Enhancements, which have little planning or highway implications. Again, the District Council is likely to play an advisory role in achieving these Enhancements.

Residents & Owners

4.2.6 Residents and landowners can contribute to achieving Enhancement Proposals by ensuring good maintenance of their properties and boundary walls, and by using appropriate materials and detailing.

4.3 MAINTAINING THE CHARACTER OF ALLINGTON

The Design of New Development

Siting

4.3.1 The general character of the site should inform the siting of any new development. Any new building or extension should be seen to be in harmony with the landscape, not competing with it. Site levels and existing natural features are important elements of the landscape and where possible trees, hedges, walls and open spaces should be maintained. Views are an important element of the landscape character of Allington and new development should be sited so as not to detract from, disrupt or compete with the key views identified in this Statement.

Form

4.3.2 Most buildings are either one or two storeys, often with dormer windows to attic storeys. Farm and Manor houses are larger in scale and proportion to the more humble scale of farm workers cottages. Roof pitches are usually relatively steep, as necessitated by the use of graded Cotswold stone tiles. Buildings are usually detached and set well apart from others.

Landscaping

4.3.3 Buildings and farm complexes are usually set in the wider landscape setting of the open countryside and, although relatively close to other farms and properties, do not readily appear so. Buildings are generally subervient to the landscape of the countryside, with only the Manor houses and large barns of the farms making any significant visual impact. The landscape of the countryside is dominant, its topography, hedgerows, trees and copses creating the setting for the buildings. Larger properties often have significant domestic planting which, in the main, makes a positive contribution to the character of the conservation area. These elements of the landscape should not be undermined in any new development.

Materials

4.3.4 Rubble Cotswold stone is the predominant and traditional building material. It is usually left bare, though where it is not, limewash is the most appropriate finish. Imitation or regular shaped stones are not appropriate. Boundary walls are generally dry Cotswold stone. Roof tiles are also predominantly of graded Cotswold stone, imitations are generally unconvincing for such a detail and are therefore inappropriate. Use of slates and clay tiles is very limited and should generally be avoided. Use should be limited to ancillary buildings and extensions to buildings already using these materials.

Details

4.3.5 Windows in Allington are generally of three types, stone framed windows with either simple painted timber or metal casements, or simple painted timber casements, with sashes being rarer, usually on earlier extensions to older properties. All are generally suitable, though their use should be carefully suited to the immediate context. UPVC, stained timber, unbalanced lights and diamond leading are not appropriate. Dormers are generally small, pitched, hipped and, on larger buildings set well back into the roof slope, and on smaller buildings flush with the building elevation. Large, out of scale dormers are not appropriate, size should be in proportion to the rest of the building and materials should match the remainder of the building. Chimneys should generally be of stone, have corbels and either have stone pots or pots incorporated into the stack.

Colours

4.3.6 Colours should generally be muted and natural. Timber should be painted in subtle or strong but not garish shades. Limewash should be used in preference to paint and use traditional or natural pigments.
Examples of Good and Bad Building Details

Roofs
New roofs and repairs or replacements should be in natural materials appropriate to the building. In Allington this will usually be Cotswold stone slates on main buildings and clay tiles or natural slate on ancillary buildings such as cow-sheds or barns. Roof pitches should be appropriate to the roofing materials used.

Walls
New walls and repairs should be in natural materials. Traditional render or limewash finishes should be used where appropriate and inappropriate coverings such as paint should be removed when the opportunity arises. Boundary walls are traditionally of dry stone construction and mortared, regular shaped blockwork walls are not appropriate in the conservation area.

Windows
Traditional windows in Allington are stone mullioned and transomed with leaded metal casements on the grander houses, and painted timber sashes or casements on other dwellings. Openings and pane sizes should be in proportion to the façade and not out of scale with other details. Unbalanced lights, stained timber and UPVC are not appropriate forms, materials or finishes.

Dormers
Dormers are traditionally hipped and pitched and either in line with the elevation and breaking the eaves line, or set well back into the roof. Dormers are generally small, do not visually dominate the roof and contain painted timber casement windows. Roof covering matches that of the main roof. Flat roofed or oversized dormers are not appropriate in the conservation area.

Chimneys
Chimneys are predominantly of stone with simple corbel and lower moulding. Older repairs and replacements would appear to have been done in brick though this is not generally in character and should be avoided for future repairs and reversed where possible.

Doors
A variety of doors are to be found in Allington, though many are not visible from the highway. Traditional doors on farmhouses and cottages would generally be solid timber with a minimal amount of glazing.

Porches
A variety of porches are also to be found in Allington, with no particular style dominant. Porches should therefore be complementary to the character of the building as a whole, and use appropriate matching materials and be in scale and proportion with the building.