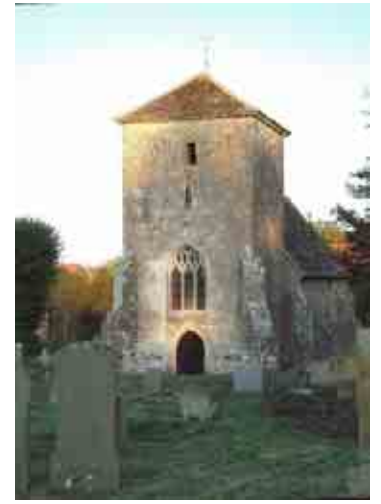




# LITTLE CHEVERELL

## VILLAGE DESIGN STATEMENT



# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## ACKNOWLEDGEMENTS

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Andrew Walker – Chairman Michael Maxwell – Treasurer Bill Palmer – Secretary  
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- Janet Weyland..... for photograph used to produce  
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# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## CONTENTS

<b>INTRODUCTION .....</b>	<b>5</b>
<b>2 HOW THE STATEMENT WAS PRODUCED .....</b>	<b>7</b>
FUNDS .....	7
VILLAGE PARTICIPATION .....	7
<i>An initial questionnaire</i> .....	7
<i>A photographic exhibition</i> .....	7
<i>Flyers and Bulletins</i> .....	8
<i>Specialised Subjects</i> .....	8
<i>Local Landowners and Service Providers</i> .....	8
<i>Marking of a Local Map</i> .....	8
<b>3 A SUMMARY OF VILLAGE HISTORY - SEE APPENDIX 1 FOR FULL VERSION .....</b>	<b>8</b>
<b>4 LANDSCAPE AND NATURAL HISTORY .....</b>	<b>10</b>
LANDSCAPE AND SETTING .....	10
NATURAL HISTORY (FLORA) .....	11
NATURAL HISTORY (FAUNA) .....	12
<b>5 VILLAGE DATA .....</b>	<b>13</b>
CURRENT VILLAGE POPULATION .....	13
CARS PER HOUSEHOLD .....	13
AGE OF BUILDINGS .....	13
<b>6 BUILDINGS AND MATERIALS .....</b>	<b>14</b>
STYLE .....	14
ROOFS .....	14
WALLS OF BUILDINGS .....	14
<i>Constructed from local red brick (including some with part local stone)</i> .....	14
<i>Modern Brick</i> .....	14
<i>Rendered or Painted</i> .....	14
<i>Other</i> .....	14
WINDOWS .....	14
SPECIAL OR UNUSUAL FEATURES .....	15
<b>7 STREETS AND STREET FURNITURE .....</b>	<b>15</b>
TREES .....	15
FOOTPATHS .....	15
OIL TANKS .....	16
HISTORIC FEATURES .....	16
PARKING .....	16
<b>8 BUILDING GUIDE LINES .....</b>	<b>16</b>
GENERAL .....	16
WINDOWS .....	16
LOCAL BRICK/STONE .....	17
LIME MORTAR POINTING .....	17
SIZE .....	17
ROOFS .....	17
MODERN DESIGN .....	17
RENDER COLOURS .....	17
<b>9 THE FUTURE OF THE VILLAGE .....</b>	<b>17</b>

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

<b>10</b>	<b>SUMMARY OF RECOMMENDATIONS.....</b>	<b>20</b>
	<b>Appendix I - Little Cheverell Village History .....</b>	<b>21</b>
<b>1</b>	<b>GENERAL .....</b>	<b>21</b>
<b>2</b>	<b>THE MANOR .....</b>	<b>21</b>
<b>3</b>	<b>THE CHURCH.....</b>	<b>22</b>
<b>4</b>	<b>THE RECTORY .....</b>	<b>22</b>
<b>5</b>	<b>SCHOOLING .....</b>	<b>23</b>
<b>6</b>	<b>VILLAGE BUSINESSES PAST AND PRESENT.....</b>	<b>23</b>
<b>7</b>	<b>CHANGING TIMES .....</b>	<b>23</b>

## List of Charts, Maps and Pictures

CHART 1 – WISHES FOR AREA USAGE BAR GRAPH (PART 1) .....	24
CHART 2 – WISHES FOR AREA USAGE BAR GRAPH (PART 2) .....	25
MAP 1 – GEOLOGY OF THE REGION .....	10
MAP 2 – AREA PROTECTION.....	26
MAP 3 – LOCATION OF PLACES MENTIONED IN THE TEXT.....	27
MAP 4 – IMPORTANT VIEWS.....	27
PICTURE 1 – AERIAL VIEW OF LITTLE CHEVERELL .....	5
PICTURE 2 – PLACES IMPORTANT TO THE COMMUNITY .....	6
PICTURE 3 – FEATURES .....	15
PICTURE 4 – VILLAGE BUILDINGS AND THEIR DISTRIBUTION.....	18
PICTURE 5 – SHOVEL WOOD AND SALISBURY PLAIN .....	19
PICTURE 6 – VISTAS .....	27

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## INTRODUCTION

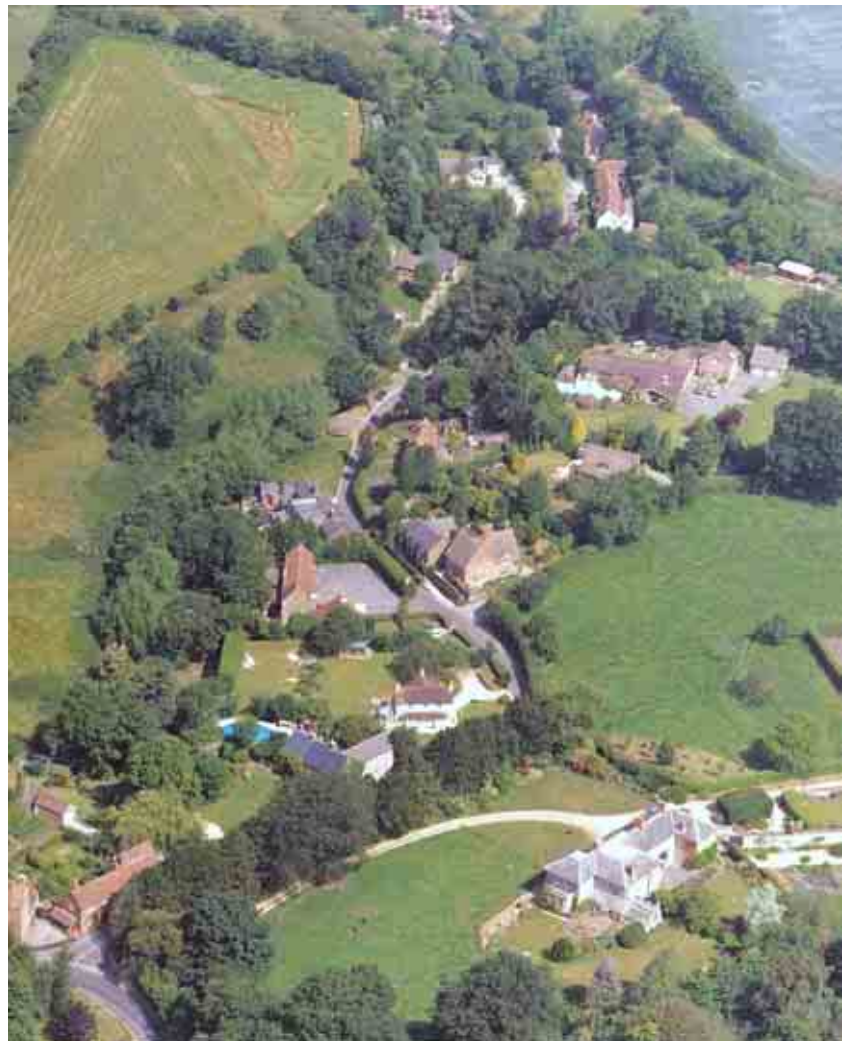
1.1 This is the Village Design Statement [Statement] of Little Cheverell produced by the village community. It describes the features and character of the village, which make it a special place for its current inhabitants. It also sets out the design objectives that residents and developers should meet when thinking about any building work in the village. It has been formally approved by the village and in March 2004, was adopted by the Kennet District Council, as Supplementary Planning Guidance for the interpretation of Policies of the emerging Replacement Kennet Local Plan. People applying for planning permission for a development in Little Cheverell will have to show that they have understood and accepted the guidance it contains, when drawing up their plans. The Statement will be as useful to an individual householder planning to build an extension or carryout minor alterations, as it will be to someone building a new house. It will also apply to a landowner or farmer planning tree felling, agricultural or any other development.

1.2 The fundamental nature of the village is a hamlet of randomly spaced dwellings, nestling along the course of a stream in a wooded valley.

The village itself comprises a core settlement centred on the church, which then extends along the line of the stream from near Hawkeswell<sup>Φ</sup>, until it meets the countryside after 'Edith's Marsh', approximately 1 mile to the north along Low Road. Around the core are a number of large houses,

Hawkeswell, East Sands, Manor Farm, in pure agricultural settings and to the West along the Westbury Road there is another group of houses, which have become a separate community in their own right, either by wish or as a result of location, being neither properly within Little Cheverell nor within Great Cheverell.

1.3 In essence, the Statement shows that whilst villagers are not averse to some minor infill development, it is their strong wish to preserve and not spoil the character and valley setting of Little Cheverell, with its views of



Picture 1 – Aerial View of Little Cheverell

*Φ referred to in this document as the Hawkeswell stream*

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

pastures and Salisbury Plain; and the random scattering of houses and cottages amidst trees around the church and along the path of the stream. Overwhelmingly, households have expressed views that are in accord with the recommendations of Kennet District Council that Little Cheverell is to be and remain an area of minimal change. The character of the village, built over a period of more than 800 years, is greatly valued by its residents. They feel that it is the responsibility of the present and future inhabitants to protect and maintain that character. Little Cheverell is a special place.



Picture 2 – Places important to the Community

2

HOW THE STATEMENT WAS

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## PRODUCED

- 2.1 The Village Design statement has evolved out of extensive consultations, more than two years of deliberation, meetings, presentations, exhibitions and visual displays, which have resulted in a statement of design for the community at large.
- 2.2 A Steering Team was set up at the request of the Little Cheverell Parish Council to prepare a Village Design Statement (VDS) that would express the views of the whole village. The task included raising sufficient funds to cover the cost, maximising the participation of villagers in the preparation of the data and, most importantly, preparing a document that reflects the consensus of village opinion.

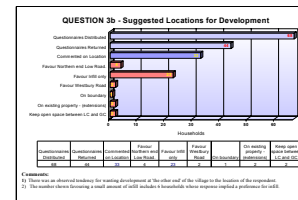
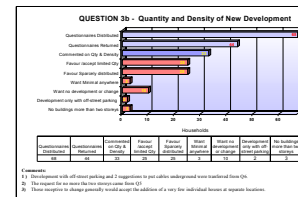
## Funds

- 2.3 Cost estimates were prepared to cover all the running costs of the project including the most expensive part, professional printing of the final VDS. Applications for support were made to many organisations, but the responses fell short of expectations and it was necessary to forego professional printing of the final document. However, the Team is most grateful to the Wiltshire Rural Initiatives Fund, the Wakeham Trust and the Parish Council for the funds that they provided. Additional funds were generated through the production and sale of a village Christmas card based on a photograph kindly provided by a village resident, Janet Weyland.

## Village Participation

### An initial questionnaire

- 2.4 The project commenced with the team preparing and issuing a questionnaire (questions derived from the Countryside Agency's guidelines). It was distributed to all 68 occupied village households and more than 40 were completed and returned. This was considered to be an above average success rate, as advised by Community First, who provided much helpful guidance to the team.
- 2.5 Four volunteer teams (about 20 villagers) were enlisted to analyse the questionnaire responses, based on the analysis technique for open form questionnaires recommended by 'Community First'. The results were presented to a village meeting. However, there were still many unanswered questions, particularly the marking up of village/parish map to show villagers' preferences for the future.



Typical results Chart

### A photographic exhibition

- 2.6 To elicit village opinion about the character of Little Cheverell, a Photographic Exhibition was displayed at The Owl and at the Village Hall.



The exhibition included 124 village photographs provided by village volunteers as well as the team. A simple questionnaire was used to ask which pictures best-represented specific aspects of the village character and its environment

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## **Flyers and Bulletins**

- 2.7 'Flyers' and bulletins were used extensively to keep the village informed. For example, the Steering Team was asked to clarify the true meaning of 'low cost housing'. It arranged a meeting with a major housing association to obtain the relevant data; the findings were then reported to the village in one of the team's bulletins, distributed to every household

## **Specialised Subjects**

- 2.8 The Team was fortunate in being able to obtain important contributions from village experts on subjects such as history, flora and fauna etc

## **Local Landowners and Service Providers**

- 2.9 Local, non- resident landowners and service providers were consulted about their plans and intentions for the future use of their land in and around Little Cheverell.

## **Marking of a Local Map**

- 2.10 The final task was to obtain clarification of villagers' wishes for the future by distributing a map of the area to every household with a request to mark the entire map to show their preferences. It was stressed that areas adjacent to the village should also be marked as changes to these could affect the community. The following choice of categories for marking areas on the map were:-

- In-fill or minor development (1/2 houses)
- Positive change
- Protect from change
- Protect to keep views
- Wish to be a conservation area

Marked up maps were received from 50% of the village households. The results were summarised and presented to the village using bar charts and colour coded maps, some of which have been included for reference at the end of this Statement (see Chart 1 & 2, Map 2 and Map 4). It may be noted that Map 4, which shows important views to be protected, differs from the one originally presented to the village. It now shows the points from which the views can be seen and their direction as this helps to identify the intermediate open spaces that need to be retained

- 2.11 The final draft of this Statement was delivered to every household with notice of a village Meeting to consider and approve it. This meeting was held on 10<sup>th</sup> October when the Statement was approved.

## **3 A SUMMARY OF VILLAGE HISTORY - SEE APPENDIX 1 FOR FULL VERSION**

- 3.1 Little Cheverell is a very old village neighbouring Great Cheverell, West Lavington, Worton and Imber. Retaining some characteristics of a Saxon Manor it features in the Domesday Book and, though pre-dating the Norman Conquest, its name suggests association with the roe-buck. The number of inhabitants has over the centuries remained constant at around 150 as now, although it numbered 250 in the mid 19<sup>th</sup> century, and, despite its small size, the village has produced six High Sheriffs of Wiltshire between 1308 and 1998.

## LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

- 3.2 The shape of the parish - following the line of the Hawkswell spring, 4 miles long but less than a mile wide – is typical of local Saxon manors and Little Cheverell grew up around the church and manor house with many sheep grazing on Salisbury Plain and arable land below.



**Recently restored Sheepwash**

The two ponds, fed by the Hawkswell spring, created the head and volume of water needed for the obsolete but still existing sheep wash – a solid masonry erection some 12 feet x 10 feet. Traces of ridge and furrow cultivation are reminders of the mediaeval ‘open field’ cultivation and the 6 acre Cheverell Copse is an ancient woodland. The old Bath – Salisbury ‘slow-coach’ road, a target for highwaymen in the 18<sup>th</sup> century, ran across the south of the parish and in 1943, 103 acres of downland became part of an Army firing range. The main railway line from Plymouth to Paddington crosses the parish to the north.

- 3.3 Until the 1950s most inhabitants worked on the farms – Manor, Glebe, Greenlands, Furze Hill, South View or Hillside – and such modernised old houses as Rose Cottage, Myrtle Cottage and Yew Tree Cottage still retain much of their old character although the present householders are mainly professionals working elsewhere. The Old School, which flourished between 1825 and 1922, and the adjoining Schoolmistress’s house have



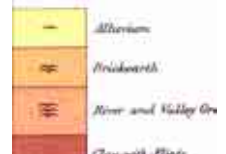
been turned into private dwellings. In the past there was also a shop, a bakery and a laundry; other activities, now ceased, were brick making, flour and malt milling and dairying - producing Bouverie’s Best Butter. The three largest houses were Hawkswell House built between 1914 and 1920; the 18<sup>th</sup> century Little Cheverell House, which was the Rectory until 1915; and Manor Farm house of varied dates.

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

3.4 The church, dedicated in the Middle Ages to St Nicholas, had by the 19<sup>th</sup> century become St Peter's. Parts of the tower – square and, with pitched roof, reminiscent of a French church -



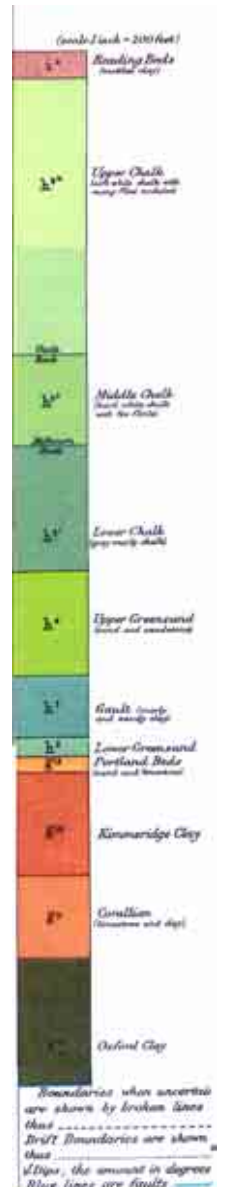
are of Saxon origin, but the main structure dates in its present form from the 13<sup>th</sup> or 14<sup>th</sup> century, the two bells having been cast in the 1340s. The church was, however, substantially rebuilt - at the joint expense of the Earl of Radnor and the Rector, the Rev. John Fishlake - in 1850 to the design of Thomas Cundy and the chancel, nave and the north vestry were 19<sup>th</sup> century erections. The 19<sup>th</sup> century East stained glass window is the work of Mayer and Co. of Munich and the coat of arms hanging on the west of the nave dates to the reign of William and Mary after the death of Mary. The War Memorial stands in the churchyard to the north-east. The other centres of activity are the Village Hall and 'The Owl' public house, which has at various past times been an alehouse or an off-licence.



## 4 LANDSCAPE AND NATURAL HISTORY

### Landscape and Setting

4.1 Little Cheverell lies at the foot of the North escarpment of Salisbury Plain along a stream nestling in a narrow tree filled valley, so important to the village's special appeal and tranquillity. In common with neighbouring parishes, it is long and thin, being approximately 4 miles long (north to south) by 1 mile wide. The parishes of Great Cheverell and West Lavington form its West and East boundaries. Much of the western boundary is marked by a stream, which flows from near 'Flintstones' farm on the B3098; it joins the Hawkeswell steam at 'Copse Wood'. The combined streams continue to mark the boundary to 'Greenlands Farm' at the northern extremity of the Parish. In area, the Parish is some 1000 hectares. The southern end of the built area of the village is crossed by the B3098, Westbury Road, which weaves down through bends, set between high, tree covered greensand banks by Little Cheverell House before climbing up passed the church out of the built area and on towards the small group of houses near the western boundary of the Parish. The northern pasture area of the parish is separated by the railway, which runs East/West at the northern end of Low Road.



4.2 The geology of the region may be seen in Map 1.

Map 1 – Geology of the Region

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

4.3 In the past, grazing land formed the level area, amounting to 120 acres in the north of the Parish. This area included 50 acres of Commonable lowland pasture. Crops were grown on the 600 acres of Greensand, Lower and Middle Chalk and there was 150 acres of rough grazing on the Upper Chalk region. Today, most of the area to the north of the parish is still used for grazing, but some has been adopted for equestrian use. Further south, much of the Greensand area is cultivated as before, but some of the area is now used for grazing and equestrian purposes.



4.4 The village buildings are clustered around St Peter's Church and stretch north along most of Low Road, some set well back into the Greensand valley sides.



Low Road is a picturesque undulating single track road. It, closely follows the path of the valley and the village stream, which flows from the lakes on the east side of 'Hawkeswell House' and the church, passes under the B3098, adjacent to the old carriage ford, meanders northwards along the valley to the 'Owl', passing Hoddinotts Cottage and a much appreciated new tree plantation on the eastern slopes. Here the valley widens; until it meets

an ancient oak wood (Shovel Wood) at Copsewood. At this point the village stream (the Hawkeswell stream) is joined by the stream that marks the Parish western boundary. The remaining houses continue for a short distance until the road and stream separate.

4.5 From the top of the eastern side of the valley, the viewer can take in a magnificent vista, which stretches from Strawberry Hill in the south, along the Salisbury Plain escarpment, covered by a large forestry plantation; with Little Cheverell itself, set among the trees in the valley below. After this the view is cut by the expanse of Shovel Wood, a swath of gold and red in autumn; then onto the village of Great Cheverell, in its hillside setting, followed by open fields with Claverton Down far behind (only seen in the distance on a clear day). Continuing round, one can then see the distinctive outline of Roundway Hill behind Devizes and onto the more distant Malborough Downs.

## Natural History (Flora)

4.6 Little Cheverell, in common with many rural villages, originally had its parish boundaries determined by ancient agricultural practices rather than any political considerations and it is this that leads to the diversity of flora found within the parish boundaries. The geology of the parish runs from the rendzina of the chalk at the southern end of the parish through the glauconitic soils of the Upper Greensand to the Gault clays (at the site of the old brickworks) and then onto Kimmeridge clays.

4.7 As far as the original flora is concerned, only the poor soils of the Plain have prevented the loss of most of our traditional flora to agriculture and even there, on the edges of the Plain, agricultural ploughing in the Second World War and forestry plantations designed for military training (or pheasant shoots) have reduced the extent of the original rich flora traditionally associated with



## LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

chalk downland although the edges are now populated by White Helleborine (*Cephalanthera damasonium*) and even Fly Orchid (*Ophrys insectifera*). Below the Plain there is virtually nothing left of the original flora as a result of human influences via agriculture and housing.

4.8 Early Spring sees banks of Snowdrops (*Galanthus nivalis*) on the road verges. Originally introduced, these flowers have naturalised and brighten many of the otherwise dark uninteresting cuttings and banks within the village. Primroses (*Primula vulgaris*) still flourish in the hedgerows whilst cowslips (*Primula veris*) appear to be making a welcome return. Boggy areas alongside the stream harbour Ladies Smock and the road verges are brightened by Common Mallow (*Malva sylvestris*). As Spring moves into Summer the chalklands, especially the SSSIs, come into their own with a spectacular show of wild flowers. In particular the area south of the village is well known for the preponderance of orchids – 11 species are found within the parish and indeed Common Spotted (*Dactylorhiza fuchsii*), Scented (*Gymnadenia conopsea*) and Green Veined orchids (*Orchis morio*) are still found within the village, in Low Road. The new bank cut on Westbury Road by School Lane gives a clue to the traditional flora and in early Summer is a mass of colour with Oxeye daisy (*Chrysanthemum leucanthemum*), many of the vetches and even Common Spotted Orchid (*Dactylorhiza fuchsii*).



4.9 The streams harbour their own flora with the banks covered in the untended areas with Figwort (*Scrophularia nodosa*) and Juncus species especially Soft Rush (*J. effusus*) whilst Watercress (*Rorippa nasturtium-aquaticum*) and Fools Watercress (*Apium nodiflorium*) are still to be found in the quieter areas near Shovel Wood and Comfrey (*Symphytum officinale*) brightens the banks with its drooping cream-coloured flowers. Many of the banks and old trees are covered with ivy (*Hedera helix*) and these together with the Holly (*spp Ilex*) found in many gardens, account for the relative common occurrence of the Holly Blue butterfly (*Celastrina argiolus*) in Spring and early Summer.

### Natural history (Fauna)

4.10 The relative low density of housing and mixed countryside within the parish has led to a diverse local fauna.

4.11 Badgers are currently found throughout the parish but may be killed off in the next year or so by the controversial DEFRA experiment to control bovine TB, which includes Little Cheverell in its Wiltshire killing field. The other species known to carry TB are however increasing in number and both Roe and Muntjac deer are regularly seen in the village – their numbers have increased thanks to the increased areas of woodlands on the Plain.

4.12 The fox population remains healthy and most gardens are visited of an evening by some of the local population whilst the rabbit colonies along the banks provide food for the foxes and resident buzzards.

4.13 Hedgehogs are virtually absent from the parish and while it is not confirmed as the major reason for their absence, it is suspected that badgers include hedgehogs in their diet and this may explain the dearth of sightings.

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

4.14 The stream is home to the Water vole, a fast-declining species nationally. Its territories can be recognised by the neatly cropped “lawn” close to the main nest tunnels.

4.15 The bat population appears to be unstudied although colonies of pipistrelle, brown long-eared bat and noctules are known to be present in the village, feeding on insects especially over the marshy fields.

4.16 Birdlife is varied reflecting the diverse habitats available for nesting within the village. Although there have been significant local declines in species such as house sparrow, tree sparrow and starling reflecting national trends, other nationally declining species such as song thrush, skylark and corn bunting remain frequent throughout the parish. Common Buzzard, Sparrowhawk and Kestrel are all to be found together with Tawny and Little Owl, reflecting a consistent source of food species from worms through mice and voles to rabbits on the hillsides.

4.17 The number of mature trees and new woodlands provide homes for large numbers of smaller birds especially the tits together with goldcrests, nuthatches and treecreepers.



## 5 VILLAGE DATA

### Current Village Population

5.1	<b>Age and gender</b>	<b>Number</b>	
	Adult (F)	66 }	Total 150
	Adult (M)	61 }	
	Under 18 (F)	11 }	
	Under 18 (M)	12 }	

### Cars per Household

5.2 Analysis of the data gathered on cars indicated that there are about 103 cars in the village (excluding those laid up in garages), distributed among the households as follows,

Number of Households	Number of cars per household
5	0
20	1
31	2
3	3
3	4+

### Age of Buildings

5.3 Estimated age of Village Properties (original building pre any extension)

Period of Construction	Number of Buildings
Pre 1800	15
1800s	25
The war years (1914 – 1945)	2
1950s	12
1960s (houses)	2
1960s (bungalows)	7
1970s-1980s	2
1990 – 2000	2

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## 6 BUILDINGS AND MATERIALS

### Style

6.1 The numbers of buildings in the village, categorised in broad bands of style are as indicated in the table below:-

Style Category	No of Buildings
Cottages – stand alone, semi-detached and terraced (1800s or earlier)	28
Early Farm Houses (large and small – none still used as true farmhouses)	5
Farm house (1990s)	1
Modern Semi detached (1950s +)	14
Bungalows (1960s, when local authority imposed height restriction)	7
Large Houses (1800s or earlier)	4
Large Houses (1800s to 2000)	2
Small houses (Majority 1800s)	6

### Roofs

6.2 Although there are a few exceptions, mainly the few more modern buildings in the village, the majority of roofs are constructed from clay pantiles or slate with flush gable ends, no extended overhanging eaves and a pitch of 45 degrees. All the early original thatched roofs have been replaced with clay tiles. The church roof is constructed from stone tiles.

### Walls of Buildings

#### Constructed from local red brick (including some with part local stone)

6.3 Local red brick or brick that closely matches the local brick is used predominantly throughout the village, comprising:-

- 18 buildings in Westbury Rd
- 22 buildings in Low Rd

#### Modern Brick

6.4 A total of 14 houses are constructed from modern bricks (colours vary)

#### Rendered or Painted

6.5 A total of 7 buildings have rendered or painted walls

#### Other

6.6 Cedar wood and stone have also been used; notable buildings in stone include Little Cheverell House and the church.

### Windows

6.7 The majority of buildings (mainly 1800s and earlier) have small paned, white painted, timber frame windows. Sizes vary from small two paned windows to larger windows with 8/10 panes, the latter often being sash type windows. Most of these have the typical local curved brick arch over the windows. The few more modern bungalows and houses have large picture windows. A small number of the older properties have now been converted to UPVC or stained wooden frame double glazed windows with thicker frames that do not match the traditional village style.

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## Special or Unusual Features

- 6.8 A number of properties, excluding the large houses, have a variety of character features, some of these traditional features are depicted in photographs shown on the right of this text. Features include elaborate chimney design, decorative brickwork/stonework and bottles set in gable ends.



## 7 STREETS AND STREET FURNITURE

- 7.1 The character of the village is to a great extent contained in the single-track tree-lined Low Road, which follows the line of the stream through the village. Sadly, the installers of electricity and telephone cables, for reasons of expediency, have used pole mounted overhead wires, which detract from the general 'villagescape' in a number of areas, as would the addition of telecom towers, should the situation arise. A lot of the motorists use Low Road to take shortcuts between the Westbury Road and the Great Cheverell/Devizes Road. Although a 30 mph was introduced not long ago, vehicles still travel too fast for the conditions. Traffic calming humps would be detrimental to the character of the village, but a lower speed limit of 20 mph is favoured, as the current 30 mph limit seems to be ineffective.



- 7.2 A particular feature of some property boundaries are the fine stepped stonewalls, some over a hundred years old (see Laundry Cottage for a good example – Picture3). At the other end of the spectrum are the galvanised sheet metal gates installed on the barn site, which it is hoped, when the temporary lease expires, will be returned to agricultural barred gates. Another matter of particular importance is light pollution at night, so both street lights and modern home security lights need to be carefully positioned and angled to avoid spoiling the rural environment. The current sodium street lighting is not liked, but is tolerated, but any additional lighting would be resisted.



- 7.3 The retention of the traditional telephone kiosk and letterbox are important.



- 7.4 The treatment of boundaries around any In-fill development needs to be in sympathy with the surrounding properties.



## Trees

- 7.5 The current dispersion of shrubs and trees alongside most of the roads around the village greatly enhance the village character, though some husbandry would not go amiss in certain locations. However, Leylandii is an inappropriate species for planting along boundaries.



## Footpaths

- 7.6 The village has a significant number of important Public Footpaths, many of which require more frequent maintenance to ensure they remain useable throughout the year. Recently, an



Picture 3 – Features

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

unofficial footpath, regularly used throughout the 20<sup>th</sup> century, was officially instated as a Public Footpath between Low Road and School Lane.

## Oil tanks

- 7.7 It is strongly recommended that oil tanks and gas cylinders, frequently installed for modern heating systems, be screened from view or at least made to blend harmoniously with the environment.

## Historic Features

- 7.8 There are still the remains of a number of old spring fed dipping wells dispersed along the sides of Low Road, which are an important part of village history. At some future date it is planned to restore as many as possible to make them a special feature. There is also an old carriage ford on the Westbury Road near Bridge House, which should be restored. These tasks are to be considered after the restoration of a village Sheep Wash near the Village Hall has been completed, work on which commenced in August 2003, thanks to support received from Local Heritage Initiative (LHI).



## Parking

- 7.9 Parking in the village is a problem, primarily due to the fact that Low Road is a narrow single-track road where some old properties have little or no 'off road' parking facilities. There is also a similar problem for parking near the Church and the Village Hall, but the present owner of Hawkeswell Lodge has kindly offered parking for about 4 cars, which helps the situation at the Village Hall. However, if the Village Hall is to continue to flourish in the future, a dedicated nearby 'off road' site is needed to permit a number of vehicles to be unobtrusively parked. Alternatively, at some time in the future, a new Village Hall could perhaps be built at another location where parking space is available. As stated elsewhere, all new property must include space for off road parking.

## 8 BUILDING GUIDE LINES

### General

- 8.1 In general, traditional building materials in keeping with the older existing village properties shall be used for extensions and new building construction, but the use of alternative new designs that truly harmonise with other properties would not necessarily be opposed. Also, the size of a new extension should not be excessive, it needs to be in proportion to the size of the original building.

### Windows

- 8.2 The size and style of replacement windows must be in keeping with the style and period of the building. UPVC windows are inappropriate for older traditional style properties unless they are designed to closely match the original timber framed window frames and the windows of similar adjacent properties, otherwise the harmony of the village may be destroyed.



# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## Local Brick/Stone

- 8.3 If a house is of locally made red brick construction, then it is important that this feature of the locality is not lost through the use of rendering, unless there is no alternative means to preserve a property



## Lime Mortar Pointing

- 8.4 Another important and attractive feature of many of the older cottages throughout the village is the narrow lime mortar pointing. Owners should re-point in the same manner and match this construction for any new extensions, despite builders' pressure to do otherwise.

## Size

- 8.5 Two storey buildings are recommended as the 'norm', thus providing greater accommodation on a smaller foundation footprint.

## Roofs

- 8.6 While clay pantiles rather than the concrete equivalent are the most appropriate roofing material, slates are also acceptable.



However, owners are welcome to thatch their properties as this accords with the material used on various cottages 100 years ago. Roof windows/skylights and chimneys should match the style of building with clay pots, not metal stacks. Care needs exercising on the siting of satellite dishes, to minimise the affect on the 'villagescape'.

## Modern Design

- 8.7 While in no way stifling architectural design, the introduction of metal /glass structures are felt by many to be at odds with the character of Little Cheverell.



## Render Colours

- 8.8 The use of strong colours on those premises, which have to be rendered, will spoil the visual amenity of the remaining area, so care to blend is important. Particular care is needed around the edges of the community, as it will be viewed from many standpoints on high ground above the village

## 9 THE FUTURE OF THE VILLAGE

- 9.1 After extensive and lengthy village consultations, this statement contains the views of more than half the households in the village of Little Cheverell regarding its future and how it should evolve. The Team have been guided both by the Replacement Kennet District Local Plan and the feelings of the residents. Obviously, minority extreme opinions from 'no change whatsoever' to the 'creation of a dormitory of Devizes' have been expressed, but we believe this document reflects the consensus of the villagers' views gathered from an unusually large percentage of responses for an exercise such as this.

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

9.2 One of the issues discussed for inclusion in the VDS, is the wish expressed by the village for Little Cheverell to be designated a Conservation Area. There was not a unanimous view on this, but after consultations and a public meeting, the following majority view expressed is - “It is the wish of the village that Little Cheverell be designated a Conservation Area”.

9.3 A very large proportion of the village considers that the random loosely knit spacing of



properties along Low Road is most important, being a particular feature of the village. This has implications for limited in filling, which many villagers find acceptable, that is, provided it avoids serried lines of dwellings.

**Picture 4 – Village Buildings and their Distribution**



9.4 Villagers have specifically



indicated that some existing areas of open space within the built area of the village shall be retained as open spaces. In the case of Deacon’s field, this view is supported by English Nature, as it is an important area of Wetland

## LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

- 9.5 In addition to the acceptance of limited in-fill within the built area of the village, the requirement was strongly expressed that traditional brick and tile construction be used and that details like windows must be in sympathy with the other properties in the village. Any site for in-fill must provide off road parking for two at least cars. It is preferred that pitched, not flat, roofs be used, but these should not project above the skyline of the valley in Low Road.
- 9.6 The two most important natural features of the village, chosen by the villagers, were Shovel Wood (an ancient Oak wood), which lies on the left hand side of Low Road as it meanders north towards the railway and the undeveloped open vistas of Salisbury Plain, glimpsed from many points within the village.



**Picture 5 – Shovel Wood and Salisbury Plain**

- 9.7 Despite the temporary industrial use existing at the barn site at the northern end of Low Road, the view in the village is strongly against such use for that site and on expiry of the consent, the clear view is that it should revert to agricultural or equivalent use. In a village photographic exhibition, the site was chosen as the least liked feature of the village. Similarly, the prospect of joining the villages of Little Cheverell and Great Cheverell by development was resoundingly rejected, as both villages would lose their individual identities.
- 9.8 The remaining matter, which users of this document should bear in mind, is the fundamental part that trees play in forming the special character of the village, and thus, in view of the many unusual and special trees found throughout the village, a programme of tree preservation orders is to be sought through the Parish Council, to protect the more valuable specimens and to review the northern end of the village. Shovel Wood's preservation is being negotiated with the owner, the Forestry Commission and Kennet District Council.

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## 10 SUMMARY OF RECOMMENDATIONS

- 10.1 Little Cheverell is to be and remain an area of minimal change and its character and setting should be preserved: [paragraph 1.3].
- 10.2 In view of the village's expressed intent [paragraph 9.2], it is recommended that KDC be requested to consider designating Little Cheverell a Conservation Area in the future.
- 10.3 The village would accept a limited amount of in-filling provided that the random loose knit spacing of properties along Low Road is preserved [paragraphs 1.3 and 9.2], the treatment of boundaries is in sympathy with the surrounding properties [paragraph 7.4] and the character and valley setting of the village, with its views of pastures and Salisbury Plain is unaffected.[paragraph 1.3].
- 10.4 Any development, whether it is an extension to an existing building or a new building, must comply with the Building Guidelines in paragraph 8 [paragraph 9.4].
- 10.5 Any new development must provide off road parking for at least two cars [paragraph 9.4].
- 10.6 The telephone kiosk and letterbox should be preserved [paragraph 7.3].
- 10.7 Open spaces within the Village are valued and Deacon's field should remain undeveloped [paragraph 9.3].
- 10.8 Shovel Wood and the undeveloped open vistas to the Plain are especially valued [paragraph 9.6, Picture 5, Maps 3 and 4].
- 10.9 Additional street lighting would be unwelcome and residents should bear in mind the problem of light pollution from security and other lighting [paragraph 7.2].
- 10.10 Footpaths need more frequent maintenance [paragraph 7.6].
- 10.11 Oil tanks and gas cylinders should be screened or otherwise made to blend harmoniously with the environment [paragraph 7.7].
- 10.12 The temporary permission for industrial use of the barn at the northern end of Low Road should not be extended and, on expiry, the property should revert to agricultural or equivalent use [paragraphs 7.2 and 9.7].
- 10.13 Trees greatly enhance the village character and the village supports the move to protect specific trees by Tree Preservation Orders, in the absence of Little Cheverell's designation as a Conservation Area [paragraphs 7.5 and 9.6]



**Glebe Farm House**



**Gardener's Cottage and Hawkeswell**

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT



## rell Village History

### 1

#### 1.1.

to before the ninth century and it retains some s probably occupied earlier by the Celtic – later cts have been found in or near the parish. The st, suggests most plausibly – like the French uck. The number of inhabitants has remained ough in the middle of the 19<sup>th</sup> century it reached ell has produced six High Sheriffs of Wiltshire

#### 1.2.

The parish's ancient limits form a long thin strip stretching from Imber to Worton, 4 miles long but less than a mile wide. This shape – usually following the line of a spring – is typical of Saxon manors in the area. Little Cheverell grew up around the church and manor and along the Hawkswell stream with meadow and pasture on the sandy soils of the Upper Greensand: tilling on the clay soils and pasturing on the Upper Chalk with drove roads leading to the uplands on Salisbury Plain. The enclosures of the late eighteenth and early nineteenth centuries ended the 'open field' strip cultivation of mediaeval times, though traces of ridge and furrow typical of such methods are still visible. There is one 6-acre area of ancient woodland, Cheverell Copse, in the north of the parish

#### 1.3.

The neighbouring parishes are: to the west Great Cheverell, separated in part by the Hawkswell stream – and West Lavington and Littleton Pannell to the east. The old Bath – Salisbury 'slow-coach' road, a target for highwaymen in the 18<sup>th</sup> century, ran across the far south of the parish. It was given the name 'slow-coach, because unlike the B3098, it was not a toll road. In 1943 about 103 acres of down land in the south of the parish became part of an Army firing range. The main railway line from Exeter via Reading to Paddington crosses the north side of the parish and trains going by in both directions can be heard in the village. The station at Lavington was used by people in the village until the closures by Lord Beeching in the 1960s. For many centuries thousands of sheep grazed on the hills of Salisbury Plain above Little Cheverell and the two ponds, through which the Hawkswell stream flows, were probably created to produce the head and volume of water needed for the sheep wash – a solid masonry erection some 12 feet x 10 feet.

#### 1.4.

Until the 20<sup>th</sup> century virtually all the land and houses, were owned either by the Lord of the Manor or the Rector as his Glebe and - until the 1950s - the inhabitants mainly worked on the Manor or Glebe Farms, though latterly there were also other farms such as Greenlands, Furze Hill, South View and Hillside. The larger houses - Hawkswell, Little Cheverell House, the Rectory, Manor Farm, Glebe Farm and Greenlands - all have historical associations with the old manor and church and most houses along Low Road – with such names as Rose Cottage, Myrtle Cottage and Yew Tree Cottage - date from the days when the whole community depended on farming. Though modernised, these houses still retain something of their old character even though the occupations of the householders differ greatly from those of the past. Names like Boulter, Bolter and Axford, once common, have now disappeared from the village completely. Few houses have been added in the last fifty years apart from three or four bungalows along Low Road and the former Council and Estate houses on or adjoining the Westbury Road. Surrounded as it is, therefore, by agricultural lands, Little Cheverell has retained its integrity of form, much of its ancient shape and many old houses.

### 2

#### The Manor

Whilst the Cheverell family from the manor house close to the church probably administered the manor from the 13th to the 14th century, the lordship was from about 1350 held elsewhere for over five hundred years. Members of the Cheverell family or their descendants and heirs,

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

including the Hungerford family continued to hold it until 1718, when it was sold by Lord Lexington to Sir Edward des Bouverie, whose descendant was created Earl of Radnor in 1765. Thereafter, it was held by the Bouverie family, one of whom Walter Pleydell-Bouverie, who lived in Manor Farm house from 1880 until 1890, held it briefly on behalf of his father. Otherwise, it descended in the same way as the manor of West Lavington until the death of Charles Awdry, who bought the whole estate in 1902 and whose son Robert not only inherited the lordship of the manor of Little Cheverell but built Hawkswell House between 1914 and 1920. The majority of the land, however, was sold in 1914 to John Nosworthy, who had previously been a tenant farmer. In 1934 the War Department (later Ministry of Defence) bought the manor, even though Robert Awdry lived at Hawkswell House until 1941, after which the War Department acquired the house and land. During the centuries when the manor was held by a non-resident, the principle figures in the village community were the Rector and the tenant of the Manor Farm, which was divided from time to time such as when it was split into three farms in 1860: Little Cheverell, Mill and Greenlands Farms.

### 3 The Church

The church, dedicated in the Middle Ages to St Nicholas, had by the 19<sup>th</sup> century become St. Peter's. Some of the masonry in the tower is of Saxon origin and the square tower – reminiscent with its pitched roof of some French churches - may date in its present form from the 13<sup>th</sup> century or earlier. There was certainly a church on the site in 1291 and the two bells were cast in the 1340s. The church was substantially rebuilt, at the joint expense of the Earl of Radnor and the Rector, the Rev. John Fishlake, in 1850 to designs of Thomas Cundy. The tower, the high perpendicular arch giving on to the nave, the tracery of the west window, the porch and part of the vestry are of early date but the chancel, nave and the north vestry were 19<sup>th</sup> century erections. The East window of stained glass is the work of Mayer and Co. of Munich and the coat of arms hanging on the west of the nave dates to the reign of William and Mary after the death of Mary. The War Memorial stands in the churchyard to the northeast.



### 4 The Rectory

Little Cheverell House, which in its present form dates from the 1780s, was the Rectory until 1915 and earlier houses for the Rector stood there or close by. Certainly there was by 1608 a Glebe-House consisting of seven bays in the form of a half quadrangle and by the 1720s the property consisted of a house, barn, stables, 'backside', orchard and garden covering 2 acres. The present house was begun by Sir James Stonhouse in 1782, but major additions were made by subsequent Rectors and, after the Church sold it, a billiards room with a bedroom above was grafted on in the early 1920s. In 2001 the immediate property was divided into two and Cheverell Place created by substantial additions to the old Rector's coach house.



### 5 Schooling

Little Cheverell children may have gone to school in the late 18<sup>th</sup> century but

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

certainly a school for 25 children was opened in 1825 and replaced in the 1840s by a new school – run and maintained by the Rector. It closed in 1922 but two houses near the junction between Low Road and Westbury Road were originally the Old School itself and the Schoolmistress's house.

## **6 Village Businesses Past and Present**

'The Owl' public house has at various times been an alehouse and at others an off-licence, but it has remained a central feature of the village. In the past there was also a shop, a bakery and a laundry; other activities, now ceased, were brick making, dairying and milling. Brick kilns on a twenty-acre site were worked from the eighteenth to the twentieth century. The Little Cheverell Dairy, using Bridge House and founded by Walter Pleydell-Bouverie in the late 19<sup>th</sup> century, was a very successful business – later merged into a larger dairy. Dairy products were sent to London, bearing the mark BBB (Bouverie's Best Butter). Earlier, a malt mill was operated from Bridge House from at least the middle of the eighteenth century for more than a hundred years. A water mill in Little Cheverell is recorded in 1086, but there is no certainty that Cheverell Mill was in continuous operation as a flourmill until 1439. It continued operations until 1914.

## **7 Changing Times**

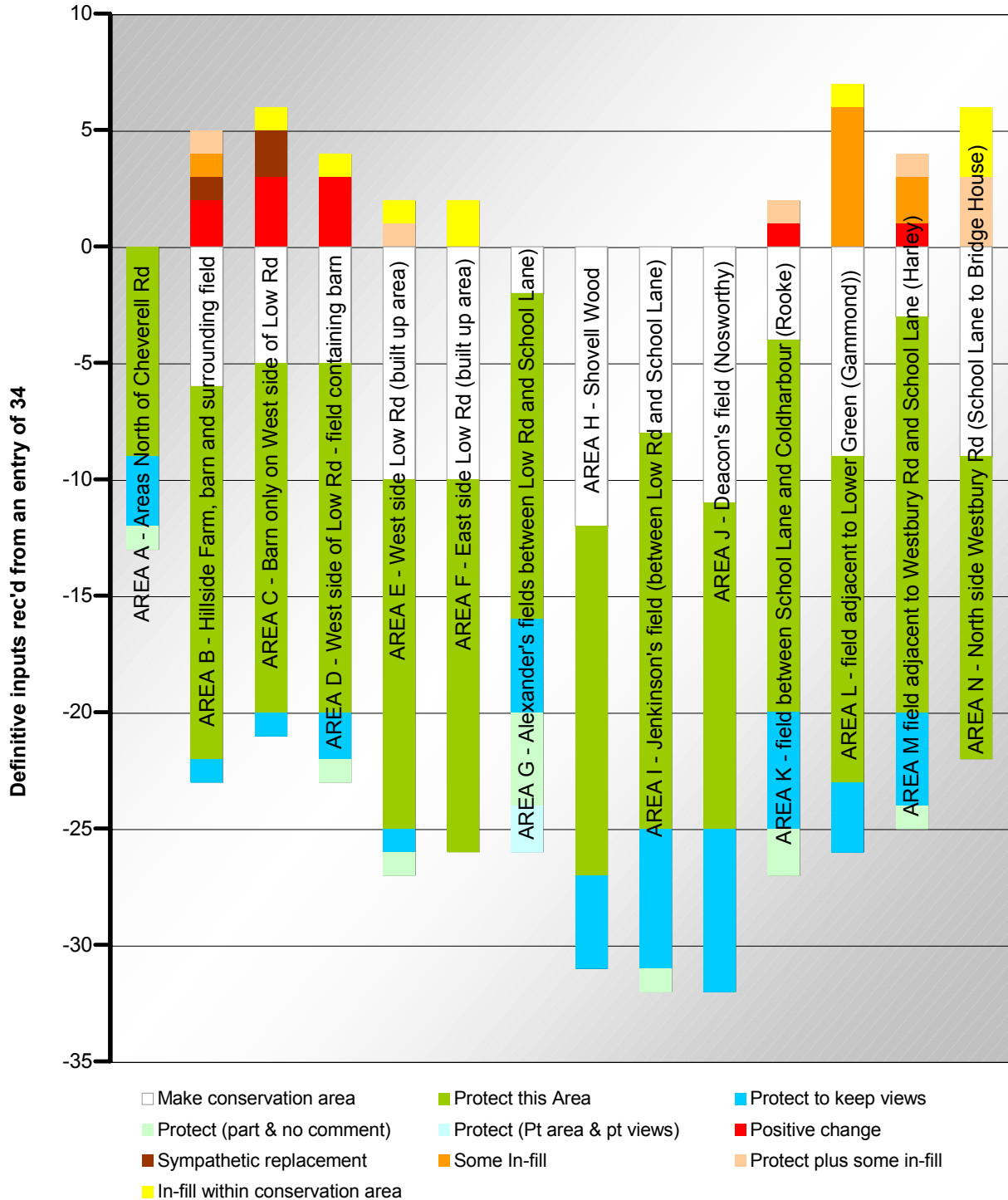
In the fifty years from 1950 to 2000 the village has changed from one dependent on agriculture and village crafts to one where there is large scale farming but virtually all the houses are occupied by professionals and others working elsewhere - in neighbouring towns or even in London.

Many children in the village now go to the Holy Trinity Primary School in Great Cheverell and the village maintains a direct connection with this school, as one Governor is always appointed by the Little Cheverell Parochial Church Council. At Secondary level the nearest schools are the Lavington School and Dauntsey's School in West Lavington

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## Villagers' indicated wishes regarding preservation or development of specific areas in and around the village of Little Cheverell Part 1

Part 2 continued on next page



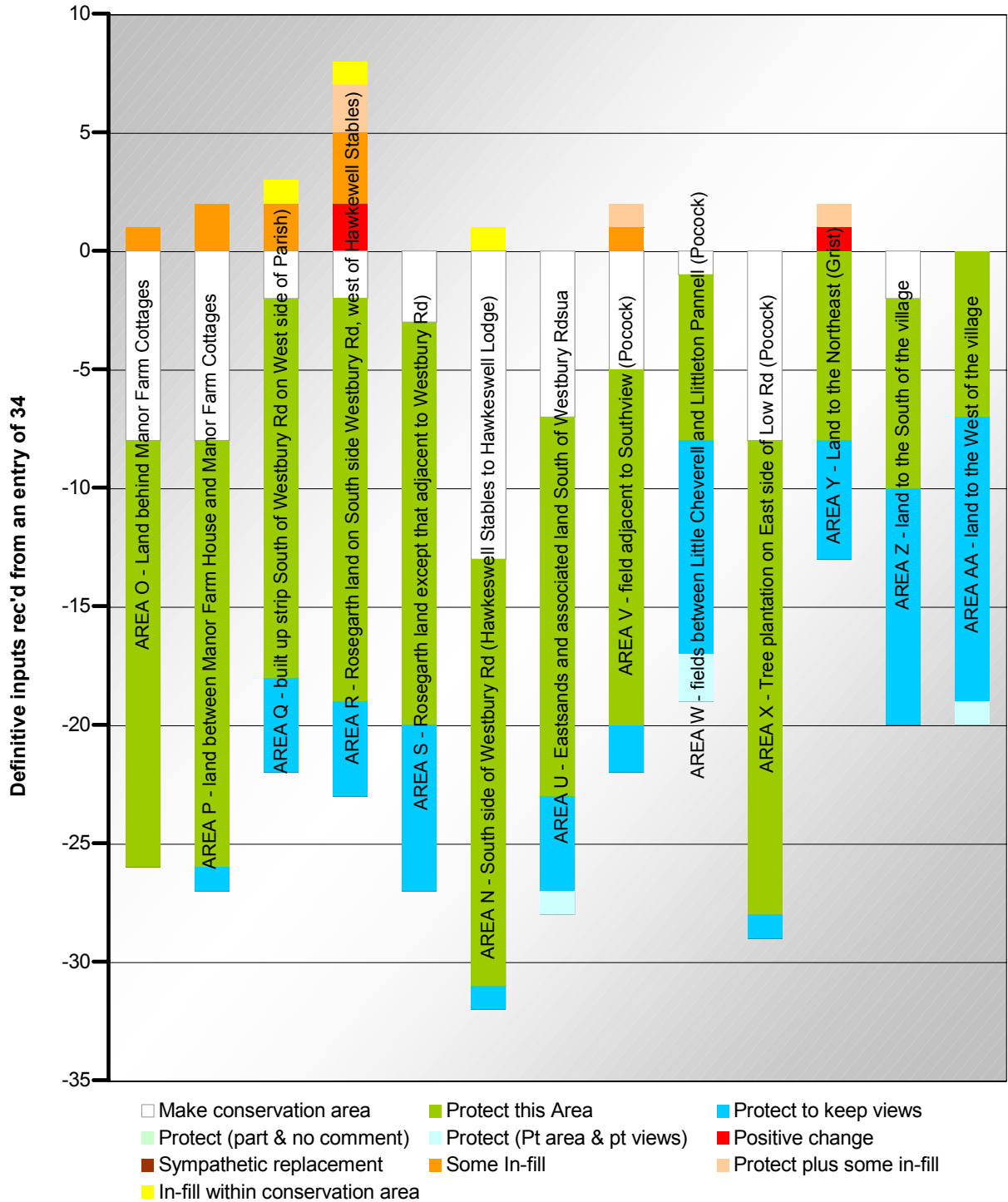
**Note:** Map 2 may be used to find the location of the coded areas

**Chart 1 – Wishes for Area Usage Bar Graph (part 1)**

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

## Villagers' indicated wishes regarding preservation or development of specific areas in and around the village of Little Cheverell Part 2

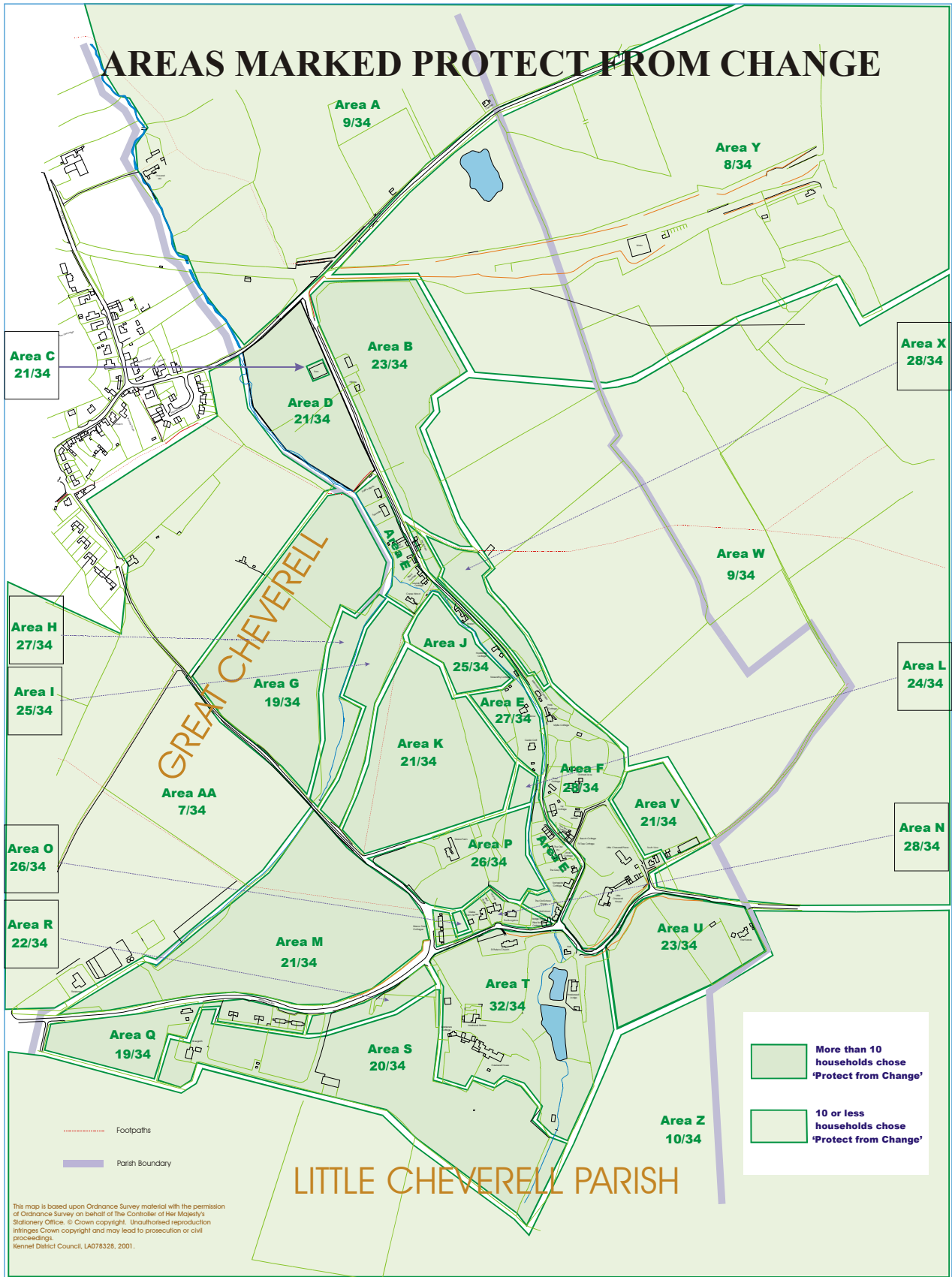
Part 1 on previous page



Note: Map 2 may be used to find the location of the coded areas

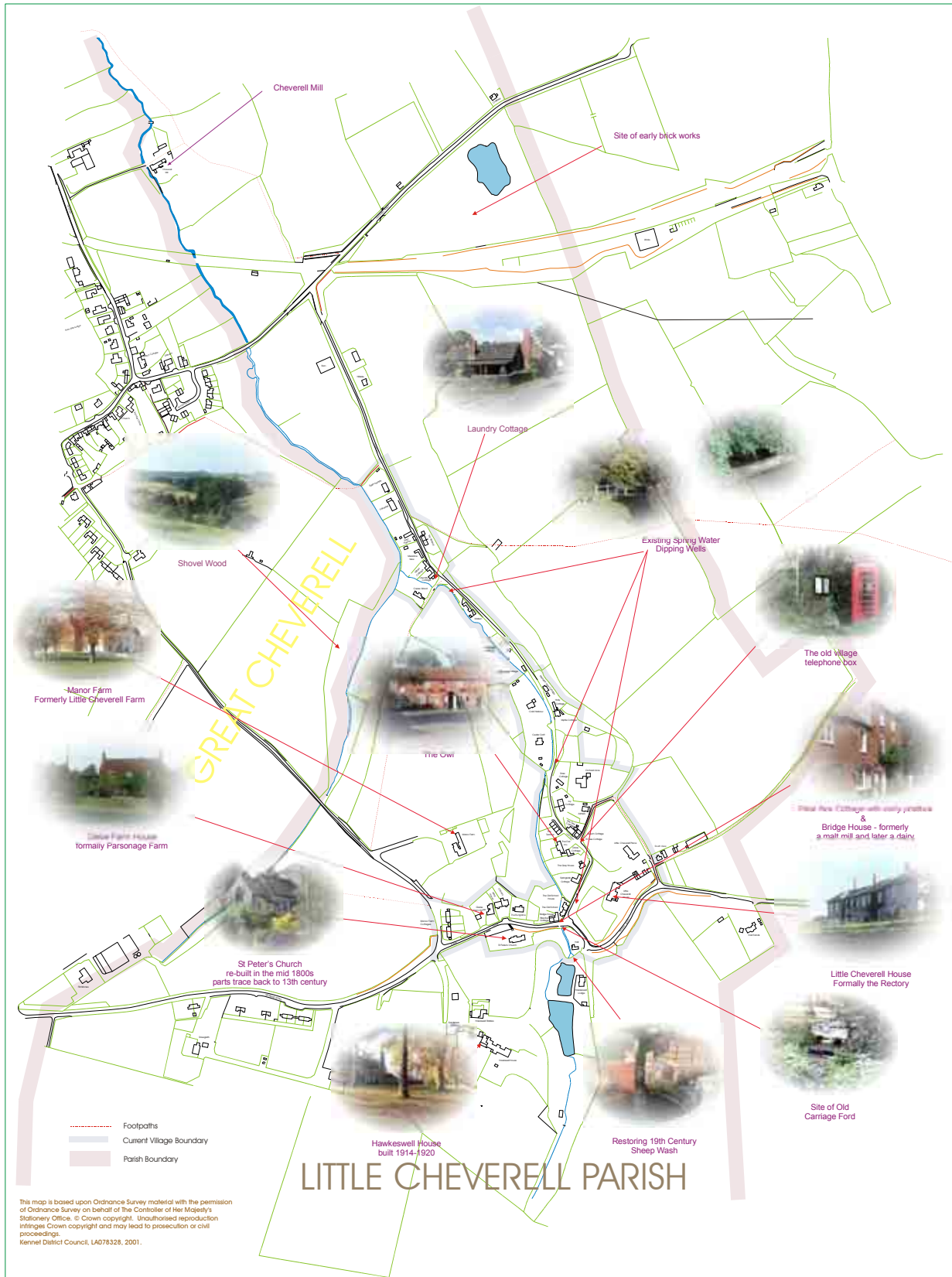
Chart 2 – Wishes for Area Usage Bar Graph (part 2)

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT



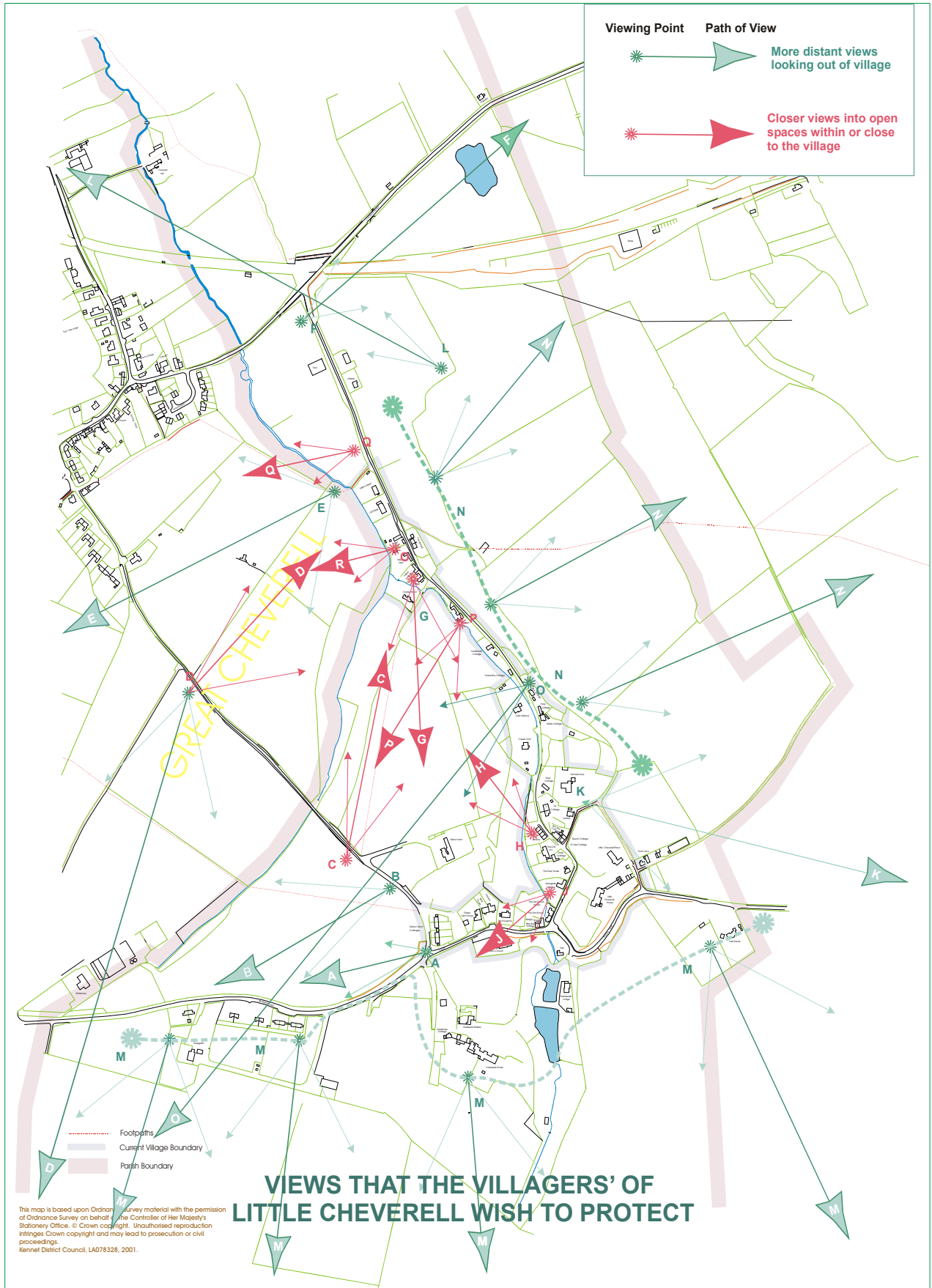
Map 2 – Area Protection

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT



**Map 3 – Location of places mentioned in the Text**

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

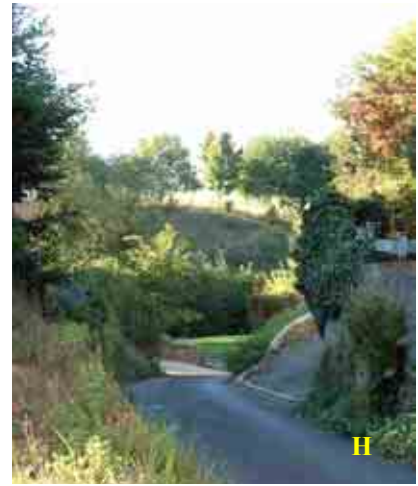


**Map 4 – Important Views**

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

**Note:** There are many more views not included, some only visible from within the boundaries of individual properties.

# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT



Picture 6 – Vistas



# LITTLE CHEVERELL VILLAGE DESIGN STATEMENT

