OGBOURNE
ST ANDREW
MAIZEY
& ROCKLEY

VILLAGE DESIGN
STATEMENT

2004
1 INTRODUCTION

THE VILLAGE DESIGN STATEMENT

What is it?
This is a document produced by the community, free of vested interests, which describes the unique nature of the parish and its aspirations.

Why do we need it?
As Supplementary Planning Guidance, the Village Design Statement (VDS) is a material consideration that Kennet District Council and the Planning Inspectorate shall take into account and give due weight to in determining planning applications and appeals. Homeowners, developers and businesses are encouraged to take the design guidance into account when considering development to help maintain and enhance the attractiveness of the villages to the benefit of all.

The planning policy framework provided by the Development Plan is summarised in Appendix 3. The overarching policy stemming from the Area of Outstanding Natural Beauty (AONB) designation is the conservation of the natural beauty of the landscape. Where the Development Plan indicates some development is acceptable in principle, the VDS provides Supplementary Planning Guidance to encourage a detailed form that is appropriate, sympathetic and of good quality.

As explained later, good quality can be discerned through a range of factors such as precise siting, context, design, bulk and scale, materials, boundary treatment and the effective use of hard and soft landscaping.

The VDS along with other Supplementary Planning Guidance, such as the Kennet Landscape Conservation Strategy and the North Wessex Downs Plan, therefore provides guidance complementary to, and more detailed than, that found in the Development Plan.

What does it cover?
The Parish of Ogbourne St Andrew which lies within Kennet District, comprises the villages of Ogbourne St Andrew, Ogbourne Maizey and Rockley together with some isolated units such as Barbury Castle Farm. The villages are small settlements within the Marlborough Downs that form part of the North Wessex Downs Area of Outstanding Natural Beauty. They are predominantly residential but heavily influenced by agricultural and equestrian development and activity.

What does it include?
Various sections provide information on history, the parish today (landscape setting, character, etc.), design guidance and community aspirations.

How was it produced?
The preparation of this VDS has included extensive consultation and involvement of the local community. This is set out in more detail in Appendix 4. A key part of the process was a village exhibition in August 2003 which was attended by 55% of all households. At this exhibition, villagers expressed a number of views, preferences and aspirations that are reflected in this document.

A final draft was then submitted to Kennet District Council for formal approval and adoption, following which, copies of this document were sent to all householders, landowners and the Planning Authorities.
From Barbury Castle in the North West the parish of Ogbourne St. Andrew stretches for four miles to the crest of the valley side east of the A346. The villages of Ogbourne St. Andrew, Ogbourne Maizey and Rockley lie in valleys very near the southern edge of the parish. Away to the north and west stretch the almost deserted Downs, one of the most sparsely populated parts of Southern England (Refer to figure 1).

Four thousand years ago man transformed the primeval landscape, leaving behind faint traces of New Stone Age and Bronze Age habitation. The Iron Age is represented by the ramparts of Barbury Castle hill fort, through which passes what has been dubbed "the oldest road in England", the Ridgeway, forming the parish boundary along the northern limit.

In the sixth century AD, Saxon invaders founded (or took over) the present villages naming them, "Oceburna" meaning "Occa's stream". From the middle of the tenth century written records become more plentiful and both St Andrew and Rockley are mentioned in Domesday.

Around each of the settlements the traditional three field system of agriculture continued. Alongside these, however, large areas of land were farmed as single units - the demesnes (1) of the three manors in the parish. In 1780 the small area still remaining in open-field cultivation was enclosed and large farms emerged. Aerable land occupied the more fertile valleys, but vast tracts of the Downs were suitable only for sheep pastures.

Until the Nineteenth Century the three villages seem to have been more equal in size, experiencing slow growth with very little dramatic change. The core of St Andrew remained along the road, to the east of the church, which was part of the route from Marlborough to Ogbourne St. George and beyond. Southwards the same road went through Ogbourne Maizey and there were, until early in the Nineteenth Century, buildings in the fields between them.

From 1762 the main route from Marlborough to Swindon was the road via Rockley and Four Mile Clump which remained important until the coming of the railway in 1881, which was closed in 1961. The present A346 was turnpiked (2) in 1819 and then began to replace the downland route. Its existence also led to the building of houses by it and along the road linking it to the ancient core of St Andrew.

Towards the end of the Nineteenth Century a new element entered the landscape - the stables and gallops which now occupy several hundred acres.

In all three villages, the declining population has led to the demolition of some of the older cottages and the closure of the school and church in Rockley. The school in St Andrew has been in private hands for many years and is currently closed for reorganisation. Of the cottages remaining, most have either been extended or merged, so reducing the number of dwellings further. There was some building in the 1920’s and 30's, and six new houses in Maizey in the 1980's, but there have been large additions in the last ten years in both Maizey and St Andrew.

The new houses have begun to reverse the long decline in the population of the parish (see census figures opposite), but the number of people living in each is far fewer than it was in the past. The houses themselves are much larger than the traditional cottages and their inhabitants, of necessity, either work elsewhere as well paid employment or are retired. There are now comparatively few people who have lived all their lives in the parish and very few who have worked here all their days or, indeed, are employed in the parish.

2 HISTORICAL CONTEXT OF THE PARISH

Parish Census Data

<table>
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<th>Year</th>
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<td>352</td>
<td>49</td>
<td>60</td>
<td>23</td>
<td>17</td>
</tr>
</tbody>
</table>

* demesne - a manor house with lands adjacent to it not let out to tenants.
* turnpike - a road on which there are or were toll-gates, a main road.
A salient feature of the Parish as a whole is the backdrop provided by the Downs. Their broad sweep gives a sense of space and broad vistas which, in this document, we take as "open spaces", in lieu of the village green and leisure areas which other, better endowed, villages possess. The downland provides a picturesque and special setting, which requires careful and thoughtful guardianship.
4.1 Environmental and Landscape Setting

The parish of Ogbourne St. Andrew lies two miles north of Marlborough. Each of the three villages in the parish nestles in valleys below the surrounding chalk downland. Approaching the Parish from the North or South along the A346, one is presented with a broad riverine valley with fields bordered by trees and bushes set against a backdrop of sweeping downland. The villages of Ogbourne Maizey and St. Andrew appear quite suddenly, being hidden by folds in the ground (see fig 1). The approaches to Rockley are even more attractive, the road from Marlborough to Broad Hinton taking an elevated route above the deep valley leading to Bay Bridges, with Rockley nestling behind a thick screen of trees. Approached from the North, the wide sweeping vistas presented from the Downland heights are probably amongst the best in Wiltshire. The distinctive nature of this area has been recognised by Central Government and designated as an AONB.

Viewed from the top of the Downs, undulating downland, large arable fields and gallops create an attractive and varied tapestry. The Parish (5,387 acres) can be conveniently divided into two areas by the old coach road running northwards from Rockley to Barbury Castle. The land to the east of this line is almost exclusively arable with few mature trees; although in the last two years several small areas of woodland have been planted. To the west, around Rockley there are mature woodland strips consisting mainly of beech trees bordering the fields, in addition to several small woods. Around the perimeters of some of the fields training gallops can be seen.

4
THE VILLAGES TODAY

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fig 13. Winter evening on the Gallops

fig 14. Meadows between Bay Bridges and Maizey
4.2 Geology

The greater part of the parish is downland formed on Upper and Middle Chalk. Both layers are soft and permeable, so there is no surface water apart from the two winterbournes mentioned below. Upper Chalk is the source of the flints that occur profusely in the fields on the higher ground. At one time there would have been numbers of sarsen stones, but most have been cleared to allow cultivation and as a source of building material. At the highest point, Barbury Castle (216m) in the north east, the chalk is capped by clay with flints, forming a narrow strip extending in a south easterly direction as far south as Four Mile Clump.

Winterbournes are a notable feature of a chalk landscape, being rivers which rise only in winter time. There are two such bournes in the parish, the Hungerbourne, which rises below Barbury castle and only makes an appearance after a very prolonged wet spell, often not being seen for several years, and the Og (or Okebourne) which flows most winters.

The Og rises just north of Ogbourne St George and wends its way down the valley on the east of the parish, through St Andrew and Ogbourne Maizey to Bay Bridges and eventually joins the Kennet outside Marlborough.

The houses lying between the Og and the A346 lie within the designated flood plain of the river, and although no flooding has occurred within living memory, (the course of the Og at Ogbourne Maizey was straightened some thirty years ago, since which time there has been no flooding of houses), proper maintenance and cleaning of the riverbed are still essential to avoid problems in the future.

Rockley lies in the valley of the Hungerbourne, which, like the Og, runs through the alluvium and flint gravels which line the valley down to Bay Bridges, where the two bournes merge. The parish boundary follows this valley. The name “Bay Bridges” has come down to us from medieval times when the area was dammed to form a royal fish pond to supply Marlborough Castle.

Springs rise in all three villages but only in Rockley are they the sole supply of water, with the spring water being pumped to the reservoir in North Wood for treatment before it is piped back to the Manor and all the cottages.

From mid-winter onwards it is not unusual to see spring water bubbling through the tarmac of the roads in St Andrew and from the foundations of some of the older houses.

4.3 Flora and Fauna

The varied environment found in the Parish, allied with sparse human habitation and less intensive agricultural methods, has resulted in a wide range of flora and fauna. This rich diversity of plant and animal life is much valued and provides an added interest to the many walkers and riders who visit the Parish. The Railway Path, in particular, has a wide variety of indigenous plants and animals along its verges, including increasing swathes of cowslips in the Spring, with wild roses and blackberries later in the Summer. In Autumn the Path presents a glorious riot of colour from the wide mixture of leaves and berries along each side.

Elsewhere, cow and hedge parsley, hogweed, rough chervil, vetch, scabius, buttercup, daisies, lords and ladies are amongst the many plants bringing a colourful patchwork to the hedgerows and fields.

Copses and small woods are dotted around the Parish and provide not only a range of trees (beech, oak, poplar, ash, etc.) but also a haven for wildlife, with many larger animals such as deer, badgers, rabbit, hare, stoat, weasels, the occasional pole cat and escaped ferret. Hare coursing was a favourite sport at Rockley in earlier centuries and hares are still a common sight on the downs. Of special note is the presence of glow worms (Lampyris noctiluca) which can be found on warm summer nights.

The bournes (especially the Og) encourage water birds, including herons and, occasionally, kingfishers. The Willow trees are a particular feature along the Og at St Andrew.

The open upland downs provide a good hunting ground for buzzards and in recent years the red kite has been sighted. A few pairs of lapwings, once a very common Wiltshire bird, still breed in the parish. There is also a thriving colony of corn bunting with their distinctive jangling song. On warm summer evenings Bats are a common sight. Owls also abound in the Parish, mainly Tawny, but with the occasional Barn Owl and even Little Owl, darting along the hedgerows with its seemingly erratic flight.
4.4 Some Special Features Within the Parish

These are a selection of features in the Parish, identified at the Village Exhibition, which are considered to be of special note and which need protection.

St Andrew’s Church

Dating from the 12th century with additions over the succeeding centuries (including the bell tower in the 15th and the clerestory in the 16th), this building serves as a magnificent centrepiece to St Andrew. There are a number of interesting monuments inside the Church, with two fine examples dating from the 17th century of the Goddard family (fig 19). The sarsen churchyard walls and Victorian iron railings are noted in the Conservation Statement (fig 18). Next to the Church is a bowl barrow dating from 1000BC, which shows evidence of later Saxon and mediaeval burials.

The Railway Path

The Midland and South Western Railway, which was opened on 27th July 1881 and closed on 10th September 1961, ran parallel to the river and road (A346). The closure of the railway has left the parish with a much cherished amenity and landmark, the Marlborough to Chiseldon railway path (fig 20), open to walkers, cyclists and horse riders. It is like a nature reserve with many different species of wild flowers to be found along its length.

Ridgeway and Barbury Castle

The Iron Age hill fort lies on the Ridgeway and consists of an area of twelve acres enclosed by an impressive and well-preserved set of defensive banks and ditches. The Parish boundary runs through the ancient fort, the other half of which lies in the Parish of Wroughton.

Schools

St Andrew’s school was built in the late 19th century with a donation from John Bannerman to the church. Closed by the Local Council following the Plowden report, it operated as a private school from 1972. It is currently closed for reorganisation (fig 22). Rockley school was built at the same time as the chapel, by the Tanner family. It is now used as an antiques restoration workshop (fig 23).

Ogbourne Maizy Manor

Allegedly used by King John as a hunting lodge, the current Jacobean building is built from bands of stone and flint. The original ground floor mullioned windows have been replaced with arched Georgian frames. The dormers may be more recent (Pevsner). It is listed Grade II* (fig 24).
Rockley Manor
This Grade II* listed building dates from the eighteenth century and was built from stucco on stone and brick with a slate roof. In 1820, 1938 and now 2003 / 2004 it has been reconstructed. Set in parkland, the house presents a fine country house aspect, and is a valued and cherished landmark (fig 25).

Rockley Village Pond
Rockley is the only village in the parish with a village pond, recently relined and now re-establishing itself. Until the tractor took over as the principal source of power, the pond was vital for drinking water for livestock and to keep the cart wheels in working order, by swelling the wood to keep the iron bands in place (fig 26).

Rockley Chapel of All Saints
Built in 1872 by the Tanner family, at the same time as Rockley School, it is no longer used for worship and has been a cookery school, restaurant and lately a nursery school, now closed.

The Parish War Memorial
Erected in 1922, it now records the sad loss and suffering experienced in two World Wars.

The Gallops Cemetery
A unique landmark has been created on the downs, a small private cemetery at the top of Green Lane. In it are buried members of the Hartigan, Laye and Loudon families, one of whom (Mike Hartigan) gave his life overseas while serving his country in World War II. The cemetery is well cared for and surrounded by a mature beech hedge.

Other Special Features, which were identified at the Village Exhibition and which are considered worthy of conserving are:

- Four Mile Clump
- The Gallops (cover & fig 31)
- The River Og (fig 36)
- The "Lone Beech Tree" (grid ref SU171729) (fig 96)
- Kissing Gate at Maizery
- Maizery Manor Gates (fig 52)
- Churchill Commemorative Tree (on triangle by St Andrews Church)
- Coronation Memorial at St Andrews School
- Godfrey's Barn (grid ref SU171729) (fig 96)
- Milestones at Rockley (fig 34)
- "Here let the sleeping horseman lie
Nor from his darlings sunder
And as the thoroughbreds flash by
This turf shall quicken suddenly
to hear the hoof beats thunder"
4.5 Employment & Equestrianism

Although there are various farms in the Parish, modern farming methods have reduced the number of agricultural employees to very small numbers. Other sources of employment are provided by a small office development, an educational venture and a restaurant in St Andrew, a riding tack shop, saddler and antique restorer in Rockley, supplemented by several people throughout the Parish running businesses from their homes. However the major employer is the 'equine industry'.

The location of the Parish, set in 5,387 acres of downland, criss-crossed with footpaths, bridleways and byways (possibly more miles of 'rights of way' than any other county) is a fabulous setting for the horse owner. It is not surprising therefore that the horse has played such a significant role in the area over the last couple of hundred years.

Ogbourne Maizy sprang to racing prominence in the late 1890s when theatrical impresario George Edwardes bought the 1000 acre estate and Manor and installed his younger brother "The Major" as trainer. He was succeeded by Paddy Hartigan, Sir Gordon Richards, Bill Marshall and Bob Turrill amongst others. Famous winners were Pat Seul who won the Cheltenham Gold Cup in 1960 and Salmon Spray, winner of The Champion Hurdle in 1966.

Barbury Castle Estate (1200 acres) has an equally impressive history. Horse racing and training have been a feature of this part of the downs since the 1800s and some of the gallops are over 100 years old. Ascot's most popular horse, Brown Jack, was trained on the Barbury Castle gallops to win the Champion Hurdle in March 1928 and became a legend by winning at Royal Ascot every year from 1928 to 1934. In the early 1990s the point-to-point course was recreated and the Marborough Cup timber race inaugurated. In 2005 Barbury Castle will host an international CIC*** horse trials.

Equine interest has grown significantly in the area over the last fifteen years or so and its importance is best demonstrated by the following figures (Note these are estimates as numbers constantly change).

<table>
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<th>Employees</th>
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<td>National Hunt</td>
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</tr>
<tr>
<td>Flat racing</td>
<td>70</td>
</tr>
<tr>
<td>Point to Point</td>
<td>8</td>
</tr>
<tr>
<td>Breeding</td>
<td>35</td>
</tr>
<tr>
<td>Leisure</td>
<td>66</td>
</tr>
<tr>
<td>Totals</td>
<td>363</td>
</tr>
</tbody>
</table>

Comparison of these figures to the latest census population figures for the Parish (page 4) shows that horses slightly outnumber people!
5.1 The Road System

The Parish is situated close to Marlborough, with Swindon (the largest local town) within easy reach. The A346, which runs through St Andrew and Maizey, provides a fast route to Marlborough, Swindon and the M4 corridor, placing London and Bristol with their airports within a 70 mile drive. From Marlborough, the A4 provides good access East or West to towns such as Newbury, Reading, and Bath.

The A346 trunk road forms part of a main North-South route from Gloucester and the M5, by fast modern dual carriageway (A 417), past Swindon to Junction 15 of the M4. The route then narrows into a bottleneck for its whole length through the villages, Marlborough and further south where it joins major dual carriageways feeding Southampton, Portsmouth, Bournemouth and Poole. The route carries a large number of heavy goods vehicles and about 15,000 vehicles in total pass through St Andrew each day. During the process of consultation with villagers, the problems experienced with moving in and out of the villages by vehicle, horse or on foot, were major concerns.

This road is always busy, but at rush hours and at holiday times it is very difficult to get out of the village onto the main road or to cross on foot. Cycling on the A346 is an option that only the most brave or foolhardy would contemplate.

With traffic often exceeding the 40 mph speed limit, and the road only just wide enough for large trucks to pass each other, pedestrians are at risk on the narrow pavement between St Andrew and Maizey, particularly when walking in the direction of the traffic. Parents with small children and pushchairs have to use the path to reach their houses sited along the main road. Children use it to reach the school bus and to visit friends; those taking the bus have to cross the road either morning or evening (depending on which side of the road they live), a hazardous undertaking. A particular problem is faced by wheelchair users - the footpath is impossible to use, effectively trapping such people in their homes.

Noise is also a problem, especially at rush hour and holidays, when a continuous roar precludes enjoyment of the gardens of properties bordering the road, and indeed for some way into the villages of Maizey and St Andrew. Some noise relief would be obtained by laying a low noise surface through the length of the village.

Predictions of the likely increase in traffic density present a sombre picture with respect to the problems stated above. Access and pedestrian safety will deteriorate and noise levels will increase. Urgent action is required in the near future to alleviate the existing problems and negate the effect of the inevitable increase in traffic. The recommendations of the A338/A346 Working Group should lead to some alleviation of the problems, if fully implemented.

Rockley lies just off the Marlborough to Broad Hinton road. The village road exits on a curve masked by a hedge and a poor sight line. Concerns are expressed by villagers that the junction is very dangerous and that traffic calming is required to slow the speeding vehicles.

The road from Maizey to Rockley is a steep single track with passing places formed over the years by vehicles climbing the banks and is frequented by strings of racehorses and heavy farm vehicles. However, any improvement in width would almost certainly result in its being used as a short cut by many more vehicles, and it is felt that the best solution would be some form of restriction signs at both ends of the road.
5.2 Public Transport and Connections
There is an hourly bus service along the A346 to both Marlborough and Swindon, from where wide ranging coach services are available. Rockley has a limited shoppers’ bus service, used at present by only one Rockley couple, and they now need to telephone to call for the bus. Obviously this route is in danger of closure from lack of use. Good rail connections exist from Swindon, Pewsey and Great Bedwyn.

A charity volunteer local taxi service (Link) exists for elderly or handicapped people, which can be called upon if necessary. There is no charge for the service but users are asked to make a donation towards expenses. This service is greatly valued by those who use it.

5.3 Footpaths and by-ways
There is a wealth of well-used footpaths and bridleways across the parish, the Marlborough Downs offering a wonderful open landscape for walking and riding away from roads (see appendix 5).

Of particular note are:
1. A footpath from Maizy to St Andrew following a right of way with stiles and a kissing gate across the fields.
2. A cycle and foot path following the track of the old Swindon-Marlborough railway from Chiseldon to Marlborough. The path is used by many villagers and visitors to the area; it has a wide variety of wildflowers and is a great asset to the area.

However, to the many riders in the area the A346 presents a hazard to crossing, as it does to pedestrians, and there is no bridleway from Maizy to St Andrew to reach a safer crossing point.

The parish is also crossed by some byways, with a part of The Ridgeway forming the northern limit to the Parish boundary. There is some misuse of, and damage to, these byways by a few inconsiderate vehicle users. There is support in the Parish for the proposed closure of these byways to leisure vehicle traffic in wintertime. The Conservation Statement suggests that the use of leisure vehicles on the byway from Wetpits to St George is undesirable.
The History and Landscape Setting sections (pp 4 & 8) described how the three settlements became established in the Parish many years ago. The buildings set around the manors and built substantially from local materials cleared from the fields, were designed to house the estates’ workers. Some of the special features illustrated (pp 12 & 14) give an evocative glimpse of the Parish’s past and present character. These small, old settlements set against the expansive Downland sweep (as outlined on pp 6 & 7), define the very essence of the Parish.

The next three sections look more closely at the detail within each of the villages.

6.1 Rockley (20 houses)
This village is currently undergoing considerable refurbishment, as most of the buildings are owned by the Manor, which is itself under extensive but sympathetic re-development. The housing stock has remained unchanged for many years and is mostly clustered around the manor. Beyond Rockley lies Temple Estate, an arable farm with some livestock and equestrian interests. Only part of this estate lies within the Parish.

The predominant features of the houses (which is reflected in all three villages) is the use of local materials for their construction. Sarsen stone and flint are extensively used, often hatched by mellow red brick. Where brick walls exist, Flemish Bond (4) is often used with glazed or darker headers (5) (see photos). Some excellent geometric patterned brickwork exists (fig 87) and there is also some decorative tile hung construction in place (fig 46).

Timber framing is evident in some of the older properties.

6 CHARACTER ASSESSMENT OF THE VILLAGES

fig 43. Windows are small paneled, with glazing bars painted white, typically with arched brick heads over, although some straight lintels are also seen.

fig 44. Sarsen, flint and brick walls
Low Sarsen boundary walls
Semi-hipped roof (6)

fig 44. Only three thatched properties exist today although there were certainly more in earlier times. These are all hipped roof constructions.

fig 45. Decorative hung tiles
Slate roof

fig 46. Flemish bond brickwork with glazed headers
Arched and straight lintel window openings
Most doors are painted white and have simple porches or hoods of various designs (fig 48 & 49).

Square brick chimneys have survived in all of the buildings with some element of design in their construction and are often a central feature of the house structure (fig 50 & 51).

Roofs are mostly slate tiles (fig 52), often hipped (or semi hipped) with vertical ventilation features in end walls (fig 53). There are also several examples of dormer windows (see page 27 examples) (fig 52).

The roofs overhang at the eaves with barge boards and exposed purlins (fig 53).

Local sarsen stone has been used widely to create low boundary walls to each property along with hedging (fig 54).

Also of note are the uses put to some of the existing buildings; the old school as an antiques restoration centre; the church (recently re-roofed) as a nursery; a riding centre and saddler (mid way between the village and Muxley) and an equestrian supplies store.

The whole area can be described as a peaceful rural setting in which the use of local materials and existing buildings has created a residential area intermingled with small businesses in a harmonious and secluded environment. The houses are in proportion to their plot sizes, gardens are generally large compared to their modern counterparts and the mature trees and hedgerows provide a soft and rural backdrop.

Street Furniture

There are no street lights in Rockley, and it is considered by the village that none should be provided as they would destroy the essentially rural nature of the area. Signage is also fairly limited at present and should be kept that way, excepting that traffic calming is needed on the Marlborough - Broad Hinton road at the entrance to the village.

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8 Dormer window — a small gabled window projecting from a sloping roof.
9 Eaves — the projecting edge of a roof beyond the supporting walls.
10 Barge boards — board along the edge of a gable to cover the rafters.
11 Purlins — the supporting timbers running along the length of a roof to support the rafters.

fig 55. With the completion of the refurbishment of Rockley Manor, it is once again a significant landmark in the village.
6.2 Ogbourne Maizey (46 houses)

Ogbourne Maizey provides an interesting comparison with Rockley. The Manor, as with Rockley, owned most of the houses in the village in the 1950's, but subsequently sold off parts of the estate. This resulted in considerable new building activity. Three quarters of the existing houses have been built (or converted) since 1950, with the greatest change occurring from the late 1980's. In this period there has been minimal development of the infrastructure. The village, despite its proximity to the A346, still retains an air of ancient charm in a peaceful and essentially secluded setting.

The original buildings are again built of local materials: sarsen, flint and mellow red brick, often panelled. Roofs were thatch (four remaining), slate or red clay tiles. Hipped (or semi hipped) roofs were evident but are now mostly gabled after re-roofing over the years. Roofs again overhang walls at the eaves with barge boards and some with exposed purlins. Windows are small paned with white glazing bars. Boundaries of the older properties tend to be a mixture of hedging and trees surrounding large gardens (fig. 57).

The newer houses are a mixture of designs, usually detached, built using modern materials which mostly blend in with their surroundings and have tried to reflect local architectural detail (fig. 58 & 59).

The latest developments around the Manor have used local sarsen stone for boundary walls and in some of the house walls with flint, but mostly the houses are half clad in black timber with dark slate gabled roofs with many dormer windows and roof lights (fig. 60 & 61).

Overall, this results in starker buildings accentuated by white windows. With smaller plots within high sarsen walling, this results in an enclosed settlement at odds with its more open neighbours and not lightened, as yet, by any significant landscaping although this will mellow with time.

The Manor is a fine flint and sarsen stone building with some mullioned windows and has seen many changes to its façade over the years but remains a very attractive Grade II* listed building (fig. 62).

Maizey also contains Bonita Racing Stables with a fine Edwardian (c. 1903) house and racing yards providing local employment.

Street furniture

There are only three streetlamps throughout the settlement, and yet several within the Manor Stables development. As with Rockley, there is a consensus that extra lighting would be detrimental to the character of the area. Signage is more detailed than in Rockley, and is clearly necessary along, and leading to, the A346.

---

12. Gable - the triangular part of side walls supporting the roof
13. Roof lights - windows inset into the slope of the roof
14. Stretcher Bond - courses of bricks with just the long section of brick exposed
15. Mullioned windows - the upright divisions of stone or iron between panes or casements
6.3 Ogbourne St Andrew (77 houses)

The village consists of two parts: the original "core" to the west of the A346, and the houses along the Main road. The latter were built mainly in the 19th and 20th century. In the "core" of the village, the majority of the building stock is long established and matches the character of Rockley. The Conservation Statement strongly recommends that the character and appearance of this "core" should be preserved. There are more houses than the other two villages combined but new buildings are mostly restricted to two small developments (Olympia and Sheepridge) of just 13 detached houses in total, the conversion of Poughcombe Farm's farmyard into a house and offices and one further house, just completed, next to the School. Other new buildings are farm or equestrian related, at Poulton Down and Maizey Manor Farms.

Generally, the design of the new houses reflects some of the local architectural characteristics in their design, incorporating for example:

- Semi hipped roofs and red clay tiles
- White windows, dormers and some arched brick lintels
- Some dentillation of brickwork around eaves and vertical roof ventilation features in end walls
- Inclusion of square brick chimneys
- Red brick walls some with flint facades (it should be noted that some of the pre-formed flint inserts used in recent buildings do not look natural).

Street furniture

The street lighting is limited throughout the older part of the village and this is considered adequate by the inhabitants, although a less urban and more rural style of lamp would be welcomed. In Sheepridge, however, there are five modern lamp posts in a very short cul de sac, and this is considered excessive by the residents. Along the A346 are five lamp posts. Signage is mixed, with several essential signs, but that indicating the Village Centre is both unnecessary and misleading.

---

**dentillation** - bricks, often at an angle, projecting from the wall, forming a pattern or frieze.
Five thatched properties remain, including a fine example of a raised grain store on staddle stones at The Old Manor (fig 69). Another significant building is "The Old Cottage", elements of which are mediaeval, and are said to be amongst the oldest building structures in Wiltshire (fig 67).

A variety of other buildings add to the character of the village:

Ogbourne St Andrew has a local pub, The Wheatsheaf, which is now a popular restaurant. St Andrew’s beautiful Church has twelfth century origins. There is a private education establishment using the old village school premises. Two equestrian establishments for eventing are to be found at Maizey Manor Farm, and there are two farms at Poulton Down and New Barn which are mainly arable, but with some livestock. These all provide some local employment. Finally, on the North Western edge of the Parish at Barbury Castle is the Barbury Castle Estate comprising farm, racing stables, and a point-to-point course again providing some local employment to the Parish.

The open gardens of Poughcombe Farmhouse (fig 70) and The Old Manor (fig 71), together with the churchyard and paddock, form part of the open area at the "core" of the village, as defined in the Conservation Statement. The unique nature of this setting requires conservation.

The village of St Andrew has retained its rural nature and its core, protected by the designated Conservation Area, remains mostly undeveloped. It contains a high proportion of listed buildings and enjoys a peaceful setting undisturbed by any through traffic. Surrounded by open fields and meadows, it benefits from many beautiful views with a superb backdrop of rising downlands.
Before considering the Design Guidance that this VDS sets out for the future, it is worth reflecting on how well equipped the Parish is to support itself and to encourage its inhabitants. The sparsely populated area, with its three small settlements at the southern boundary, lacks the basic amenities of shops, state schools, meeting places and leisure facilities, and consequently faces considerable challenges for the 21st century. There is clearly a spirit of community, but this is

in spite of the obvious constraints detailed elsewhere in this document. A major challenge is to nurture and expand this spirit and the VDS project has offered the means to begin the process and demonstrate that self-help is a way forward.

There is a need to encourage the obvious pride and interest in the Parish which has been exhibited during the VDS exercise and to nurture the feelings of shared purpose and common aspirations. As with any community, collective and personal responsibilities are to be encouraged, in a spirit of inclusivity and openness. To aid these ambitions, there is a need for effective communication, which can be achieved in a variety of ways: village events, clubs, societies, newsletters, web page, etc. However, the lack of a Parish meeting place, with no shop, no school, no village centre, no sports area poses a challenge in bringing people together. At present there are active: the Church, a Parish Council, the Women’s Institute and the VDS committee.

As a result of the VDS Village Exhibition, however, a parish History Group has been formed; a theatre group and an arts group are being discussed and regular concerts have started in the Church. Other ideas are also actively being considered.

There are two possible routes forward to provide a meeting place: (1) modification of the Church interior to create a usable space for meetings and concerts, or: (2) fund-raising to provide a village hall (provided a suitable plot of land can be found and running costs can be afforded).

Provision of a shop and school does not seem a viable option, given the small population and demographics of the villages, but this inevitably increases the pressure to own and use a car, with the consequential impact on parking and congestion.

Acquisition of a village green with a sports or play area might be possible if a suitable site(s) and funding can be found. This is an important project, given that 22% of the population are aged 14 or under; and a further 11% are aged 15 - 24 (Census 2001).

Economic pressures also serve to define the villages, with little work being currently available and even that is under threat from a continuing loss of local agricultural jobs and their attendant tied cottages. The growth of leisure activities to some little extent counterbalances this trend, but lack of affordable housing and the relatively high cost of country living presents a barrier for younger families and the lower paid. Also there are few Housing Association properties within the Parish.

The net result is a population growing in affluence, some of whom work from home. The provision of better internet access and more flexible working practices will accelerate this trend. This is generally beneficial as such workers do not have to commute by car, especially during peak hours. Their presence during the day can also contribute to the liveliness of the community and the use of local facilities. Such workers are also more likely to have time to participate in community events and to achieve a good balance between family and working life, which is also good for the overall well being of the area.

This VDS project has produced much thought and debate amongst the villagers about how they would like to see their communities develop. The aspirations which emerged from these discussions are detailed in appendices 1 & 2.
At the Village Exhibition, the community was asked to express their likes and dislikes on a range of issues, and encouraged to comment on all aspects of life in the Parish. In this section of the Design Statement, just those comments relating to housing design are described. As with all good design, any change needs to take into account the wider issues and context to be successful. Therefore, any development within the Parish needs to encompass these guidelines in the context of the overall Village Design Statement in order to preserve the unique character of the Parish.

These are the preferred designs of the Parish community but do not mean that future designs must include every feature. Indeed one of the fundamental conclusions from the consultation process was that any new build or alteration needs to be in proportion and be appropriate to its function with its various design elements in harmony with one another and their surroundings. Since there is a mixture of village and rural environments, the constraints detailed in the Kennet Local Plan (replacement) should be upheld, i.e.:

- Firm emphasis on the protection of the countryside for its own sake.
- Management or enhancement should aim to reinforce or restore the local landscape vernacular.
- Particular priority should be given to the mitigation of intrusive features or influences which detract from the rural character of the landscape (e.g. hard edges, unsightly buildings, etc.)

Given these guidelines and the opinions expressed by the three villages, the following preferences can be detailed:

Walls of sarsen stone, flint and mellow red brick (matching existing colours) either banded or in some combination is preferred (fig 74). Plain red brick softened with dark header patterning and decorative tile hung finishing is also welcome (fig 75 & 76). Unrelieved plain red brick finishes should be avoided. Lime mortar and not cement should be used wherever appropriate, especially when repairing or renovating old walls.

Where sarsens is used, it should be from re-cycled sources only.

Dentillated brickwork below eaves and vertical ventilation detail in end walls adds interest (fig 77 & 78), as do exposed purlins with barge boards (fig 79).
Roofs should be thatch (using long straw in preference to reed), slate or red clay tiles, hipped (or semi-hipped) with overhanging eaves and, preferably, exposed parapets (where building regulations allow). Concrete tile and flat roofs are to be discouraged. Dormer windows, where appropriate, should conform to the style shown in figure 80.

Roof lines and building heights should complement existing structures and be in harmony with their surroundings.

Windows should be small paneled with glazing bars, light coloured preferably with arched brick lintels over, although flat finishes are acceptable. Wherever possible, wooden frames are preferred (fig 81 & 82).

Doors with porches or hoods are preferred (fig 83 & 84).

Chimneys add interest and balance to a house design and should be square with corbelled courses and decorative pots rather than plain cylinders (fig 85 & 86).

Rainwater Fittings should be unobtrusive, both in design and colour (preferably black).

Boundaries need to reflect their rural surroundings with appropriate hedging, post and rail fencing or low walls in sarsen stone, flint brick or a suitable combination.

Services need to be underground with unobtrusive meter boxes.

Restoration, Conversion and Extensions

Sympathetic restoration, conversions or extensions to existing properties will take account of the current:

1. Roofing materials, size shape and pitch
2. Wall material and pointing - use of lime mortar
3. Style, shape and size of existing windows and doors

Repair or renovation rather than replacement should be a guiding principle.

Changes must be in sympathy with the existing structure and its surroundings, retaining, where possible, traditional styles and materials. Flat roofs should be avoided.

Extensions shall be in proportion and balanced with the original building. A good example of a sympathetic extension is shown (fig 87):

Chimneys with corbelled brickwork

Rainwater Fittings should be unobtrusive, both in design and colour (preferably black).

Boundaries need to reflect their rural surroundings with appropriate hedging, post and rail fencing or low walls in sarsen stone, flint brick or a suitable combination.

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Extensions shall be in proportion and balanced with the original building. A good example of a sympathetic extension is shown (fig 87):

Chimneys with corbelled brickwork
Where development is of a scale or kind that could appropriately be the subject of a planning agreement under Section 106 of the Town and Country Planning Act 1990, as amended, either volunteered or as a requirement of planning policy, the provision or contribution towards community facilities will be encouraged. By way of example, this could be the provision of land for a community hall, open space or play areas, or parking and/or funds for their development. The provision or contribution towards such facilities will generally be a material consideration in favour of a development scheme in principle. However, the willingness of a developer to include such an offer should not be regarded on its own as an inducement to allow development that would otherwise be wholly unacceptable, when assessed against the Development Plan and this VDS.

COMMUNITY FACILITIES

It can be seen in the previous sections of this Design Statement how the past involvement of the Parish in farming and equestrianism, sited in excess of 5,000 acres of downland within a designated Area of Outstanding Natural Beauty, has created a special and unique environment. This is reflected in the distinctive character of the villages and their special features, which have been highlighted in this document.

The changes that would be needed to support and encourage the Parish in the 21st century, and how they might be achieved, have been set out.

There are clear guidelines to aid future property changes, large or small.

Detailed in the annexes are the planning policies which govern the development of the Parish and the course of the consultation process used for the preparation of this Village Design Statement, which will, in due course, be accepted as supplementary planning guidance.

Finally and most importantly, annexes 1 and 2 list the aspirations of the Parish and the specific changes that should be pursued.

SUMMARY
## Agenda for Change

### The Community Aspirations

| **Integrated Community:** | **The Parish aspires to become a more integrated**
| | **community with its own identity, reflecting the rural**
| | **context, independent of, but related to, its neighbouring**
| | **townships, notably Marlborough.**
| | **Safety - The Roads**
| | **Provision of a by-pass (L)**
| | **Acquisition of a play area/leisure facilities (L)**
| | **Increased social interaction (societies, etc) (S)**
| | **Communication:**
| | **A modern community requires communication both**
| | **face to face and through other media. Easier access**
| | **between Andrew and Maurey/Rockley is desirable. This**
| | **could be achieved by enhancing the existing footpaths**
| | **and cycle track connections between the villages to**
| | **provide an all-weather, accessible, safe, and (possibly)**
| | **discretely lit pedestrian route.**
| | **Development:**
| | **Many inhabitants have deliberately opted for a village**
| | **life. This implies a sense of community, rural character**
| | **and peace. Any development of the villages should**
| | **recognise these overriding characteristics.**
| | **Affordable Housing:**
| | **We aspire to keep our families close to us. At present all**
| | **of the housing in the village is too expensive for first**
| | **time buyers so there is no hope of generations living**
| | **together in the same village. When new developments**
| | **are planned some inexpensive housing, at an appropriate**
| | **density and style to match local characteristics should**
| | **be included.**
| | **Employment:**
| | **We would like to encourage small businesses within the**
| | **community, either by expansion of existing enterprises**
| | **or by the creation of new ones. Suitable conversion of**
| | **existing buildings for such purposes should be**
| | **encouraged. Any expansion should take into account**
| | **the Design Guidance principles and the example of**
| | **successful integration of business in the rural**
| | **environment as exemplified in Rockley.**
| | **(L)≥ > 10 years (M)≤ 5 - 10 years (S)≤ < 5 years**
| | **(L)≥ > 10 years (M)≤ 5 - 10 years (S)≤ < 5 years**
| | **Village Green:**
| | **There is no formal recreational area for the children of**
| | **the villages. The villages aspire to having safe and**
| | **attractive public recreational areas in the village complex.**
| | **Leisure activities:**
| | **These should be supported and encouraged by our villages.**
| | **Equestrian activity is an important leisure and business**
| | **activity in the villages and this should be recognised and**
| | **supported. But there are many young children for whom**
| | **there is nothing. A vibrant mix of activities could be**
| | **supported by good outdoor and indoor facilities.**
| | **Off-road parking**
| | **This is unsightly and hazardous to pedestrians. It is**
| | **desirable that adequate off-road parking is provided**
| | **where possible for existing residents and new houses**
| | **should have sufficient parking space for the vehicles of**
| | **occupants, teenage children and visitors.**
| | **Environment:**
| | **Any development or change of use which threatens any**
| | **aspect of the environment should be actively discouraged,**
| | **whilst encouragement should be given to those proposals**
| | **which augment, safeguard wildlife and the natural habitat,**
| | **or improve the visual impact of the Parish.**

### APPENDIX 1

**The Community Aspirations**

<table>
<thead>
<tr>
<th>Integrated Community:</th>
<th>The Parish aspires to become a more integrated community with its own identity, reflecting the rural context, independent of, but related to, its neighbouring townships, notably Marlborough.</th>
</tr>
</thead>
</table>
| Safety - The Roads | **Provision of a by-pass (L)**
| | **Acquisition of a play area/leisure facilities (L)**
| | **Increased social interaction (societies, etc) (S)**
| Communication: | **A modern community requires communication both face to face and through other media. Easier access between Andrew and Maurey/Rockley is desirable. This could be achieved by enhancing the existing footpaths and cycle track connections between the villages to provide an all-weather, accessible, safe, and (possibly) discretely lit pedestrian route.**
| Development: | **Many inhabitants have deliberately opted for a village life. This implies a sense of community, rural character and peace. Any development of the villages should recognise these overriding characteristics.**
| Affordable Housing: | **We aspire to keep our families close to us. At present all of the housing in the village is too expensive for first time buyers so there is no hope of generations living together in the same village. When new developments are planned some inexpensive housing, at an appropriate density and style to match local characteristics should be included.**
| Employment: | **We would like to encourage small businesses within the community, either by expansion of existing enterprises or by the creation of new ones. Suitable conversion of existing buildings for such purposes should be encouraged. Any expansion should take into account the Design Guidance principles and the example of successful integration of business in the rural environment as exemplified in Rockley.**

### APPENDIX 2

**The Community Aspirations**

<table>
<thead>
<tr>
<th>Safety - The Roads</th>
<th>The greatest obstacle to the villages achieving a degree of integration, peace and identity is the A46. The density and speed of the traffic prevents villagers from walking along this route. It prevents any social interaction along the route and is a hazard to safety. The aspiration of the villages is to have a by-pass which would remove the hazard, pollution and social blight which result from the main road. Traffic calming is essential.</th>
</tr>
</thead>
</table>
| **Provision of a by-pass (L)** | **Low noise road surface to be laid (S)**
| | **Streeter imposition of existing-speed limit (S)**
| | **Reduce limit to 30mph (S)**
| | **Improve wheelchair access (S)**
| | **Improve safety for pedestrians on footpath (L)**
| | **Pedestrian Crossing on A346 (S)**
| | **(alternative solutions - bridge / subway to be considered)**
| **The Rockley turning on the Marlborough to Broad Hinton road is dangerous, with poor sight lines. At Old Eagle the road is prone to flooding and icing.** | **Effective traffic calming required (S)**
| | **Improved drainage required (S)**
| | **Increased social interaction (societies, etc) (S)**
| | **Pedestrian Crossing on A346 (S)**
| | **Effective traffic calming required (S)**
| | **Improved drainage required (S)**
| | **Increased social interaction (societies, etc) (S)**
| | **Pedestrian Crossing on A346 (S)**

**Village Green:**

| **The practicality of finding a suitable site and funding should be pursued (L)** | **Acquisition of a play area / leisure facilities (L)**
|---|---|
| **Leisure activities:** | **The practicality of finding a suitable site and funding should be pursued (L)**
| **These should be supported and encouraged by our villages.** | **Acquisition of a play area / leisure facilities (L)**
| | **Equestrian activity is an important leisure and business activity in the villages and this should be recognised and supported. But there are many young children for whom there is nothing. A vibrant mix of activities could be supported by good outdoor and indoor facilities.**
| **Off-road parking** | **Require adequate parking provision in all developments, new buildings or extensions: (S)**
| **This is unsightly and hazardous to pedestrians. It is desirable that adequate off-road parking is provided where possible for existing residents and new houses should have sufficient parking space for the vehicles of occupants, teenage children and visitors.** | **Require adequate parking provision in all developments, new buildings or extensions: (S)**
| **Environment:** | **Adherence to Kennet Local Plan guidance (S)**
| | **Ensure River Og is properly maintained (S)**
| | **Create Nature Reserve along all busy track (M)**
| | **Re-instate water meadow by A346 (L)**
| | **Stop 84 & motor cycles using By-Ways & Bradways (S)**
| | **Remove unnecessary & unattractive signage (S)**
| | **Replace dilapidated bus shelters (S)**
Our approach to this exercise has been driven constantly by a desire to consult widely and communicate regularly with the whole Parish and interested parties. A committee of 11 Parishioners representing the three villages in proportion to the number of households in each village was convened in January 2003 and has met fifteen times, producing six Newsletters (delivered to every home) detailing both VDS progress and results amongst many other items of interest. A Village Exhibition was held in August 2003 to gather Parishioners views and feedback to ideas (126 villagers attended, from 58% of households).

We have worked closely with Kennet District Council and Community First to ensure we maximised our results via a valid, thorough, consultation processes. Both organisations received all of our Newsletters and we would like to take this opportunity to thank them for their time, help and advice throughout the project.

### Attendees by age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>% people</th>
<th>% (Villagers aged)</th>
<th>% of homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;15</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>16-30</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>31-40</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>41-50</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>51-60</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>61-75</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
<tr>
<td>&gt;75</td>
<td>25</td>
<td>17%</td>
<td>6%</td>
</tr>
</tbody>
</table>

### Attendees by gender

<table>
<thead>
<tr>
<th>Gender</th>
<th>% Male</th>
<th>% Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>59%</td>
<td>41%</td>
</tr>
<tr>
<td>Female</td>
<td>41%</td>
<td>59%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DATE</th>
<th>ACTIVITY</th>
<th>RESULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-Jun-02</td>
<td>Survey of Parishioners</td>
<td>91% Yes vote</td>
</tr>
<tr>
<td>12-Nov-02</td>
<td>Invitation to Public Meeting</td>
<td>78% Yes Vote</td>
</tr>
<tr>
<td>01-Dec-02</td>
<td>Public Meeting</td>
<td>Processes &amp; procedures agreed</td>
</tr>
<tr>
<td>29-Jan-03</td>
<td>Meeting with KDC</td>
<td>Planning detail for Village Exhibition</td>
</tr>
<tr>
<td>29-May-03</td>
<td>Meeting with Community First</td>
<td>Parish Maps &amp; Reference Material updated</td>
</tr>
<tr>
<td>04-Jun-03</td>
<td>Meeting with KDC</td>
<td>55% of households attend Exhibition</td>
</tr>
<tr>
<td>9/10-Aug-03</td>
<td>Exhibition &amp; Fund Raising Events</td>
<td>Exhibition &amp; results discussed &amp; next steps discussed money raised for VDS</td>
</tr>
<tr>
<td>11-Sep-03</td>
<td>Meeting with KDC</td>
<td>General approval - minor detail to be changed money raised for VDS</td>
</tr>
<tr>
<td>October-04</td>
<td>First Village concert</td>
<td>34 people attend</td>
</tr>
<tr>
<td>Feb-04</td>
<td>First draft submitted to KDC</td>
<td>20% response to questionnaire</td>
</tr>
<tr>
<td>March-04</td>
<td>Second Village concert</td>
<td></td>
</tr>
<tr>
<td>22-April-04</td>
<td>Presentation of Draft VDS to major landowners</td>
<td></td>
</tr>
<tr>
<td>28-April-04</td>
<td>Public Meeting to launch draft VDS</td>
<td></td>
</tr>
<tr>
<td>May-04</td>
<td>Draft VDS circulated to all households</td>
<td></td>
</tr>
<tr>
<td>May-04</td>
<td>Feedback and amendments incorporated</td>
<td></td>
</tr>
<tr>
<td>Graphic design process started</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aug-04</td>
<td>Final draft submitted to KDC</td>
<td></td>
</tr>
<tr>
<td>Sept-04</td>
<td>VDS accepted by KDC</td>
<td></td>
</tr>
</tbody>
</table>
MAP OF PARISH

LISTED BUILDINGS IN THE PARISH

<table>
<thead>
<tr>
<th>HIR REF</th>
<th>BUILDING NAME</th>
<th>L B REF</th>
<th>GRADE</th>
</tr>
</thead>
<tbody>
<tr>
<td>049/001</td>
<td>The Manor</td>
<td>007/045</td>
<td>II*</td>
</tr>
<tr>
<td>049/002</td>
<td>Gatepiers, Ogbourne Maizey Manor</td>
<td>007/046</td>
<td>II</td>
</tr>
<tr>
<td>049/003</td>
<td>The Thatch</td>
<td>007/047</td>
<td>II</td>
</tr>
<tr>
<td>049/004</td>
<td>The Haven</td>
<td>007/048</td>
<td>II</td>
</tr>
<tr>
<td>049/005</td>
<td>Well Cottage</td>
<td>007/049</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td><strong>Ogbourne Maizey</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>049/006</td>
<td>Tencox House, Main Road</td>
<td>007/044</td>
<td>II</td>
</tr>
<tr>
<td>049/007</td>
<td>Poughcombe Farmhouse</td>
<td>007/047</td>
<td>II</td>
</tr>
<tr>
<td>049/008</td>
<td>The Old Manor</td>
<td>007/048</td>
<td>II</td>
</tr>
<tr>
<td>049/009</td>
<td>Grainary at The Old Manor</td>
<td>007/049</td>
<td>II</td>
</tr>
<tr>
<td>049/010</td>
<td>Little Thatch</td>
<td>007/051</td>
<td>II</td>
</tr>
<tr>
<td>049/012</td>
<td>Snail Cottage</td>
<td>007/052</td>
<td>II</td>
</tr>
<tr>
<td>049/013</td>
<td>The Old Cottage</td>
<td>007/053</td>
<td>II</td>
</tr>
<tr>
<td>049/014</td>
<td>Sunrise</td>
<td>007/054</td>
<td>II</td>
</tr>
<tr>
<td>049/015</td>
<td>Garden View</td>
<td>007/055</td>
<td>II</td>
</tr>
<tr>
<td>049/016</td>
<td>The Forge</td>
<td>007/056</td>
<td>II</td>
</tr>
<tr>
<td>049/017</td>
<td>Church of St Andrew</td>
<td>007/057</td>
<td>II</td>
</tr>
<tr>
<td>049/018</td>
<td>Group of 4 Goddard and asoc monuments in Church of St Andrew</td>
<td>007/058</td>
<td>II</td>
</tr>
<tr>
<td>049/019</td>
<td>Pair of Large monuments in churchyard 9m south of chancel</td>
<td>007/059</td>
<td>II</td>
</tr>
<tr>
<td>049/020</td>
<td>Unidentified monument in churchyard 14m northeast of chancel</td>
<td>007/060</td>
<td>II</td>
</tr>
<tr>
<td>049/021</td>
<td>Churchyard Wall</td>
<td>007/061</td>
<td>II</td>
</tr>
<tr>
<td>049/035</td>
<td>Milestone east of village centre, A346</td>
<td>007/062</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td><strong>Ogbourne St Andrew</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>049/022</td>
<td>Southview</td>
<td>007/063</td>
<td>II</td>
</tr>
<tr>
<td>049/023</td>
<td>Downview</td>
<td>007/064</td>
<td>II</td>
</tr>
<tr>
<td>049/024</td>
<td>Rockley Manor</td>
<td>007/065</td>
<td>II*</td>
</tr>
<tr>
<td>049/025</td>
<td>Outbuilding, North Rockley Manor</td>
<td>007/066</td>
<td>II</td>
</tr>
<tr>
<td>049/026</td>
<td>Stables at Rockley Manor</td>
<td>007/067</td>
<td>II</td>
</tr>
<tr>
<td>049/027</td>
<td>Barn at Rockley Manor</td>
<td>007/068</td>
<td>II</td>
</tr>
<tr>
<td>049/028</td>
<td>Gatepiers, Rockley Manor</td>
<td>007/069</td>
<td>II</td>
</tr>
<tr>
<td>049/029</td>
<td>Farleys Cottage</td>
<td>007/070</td>
<td>II</td>
</tr>
<tr>
<td>049/030</td>
<td>Old Chapel Rockley</td>
<td>007/071</td>
<td>II</td>
</tr>
<tr>
<td>049/031</td>
<td>Wick Bottom Barn</td>
<td>007/072</td>
<td>II</td>
</tr>
<tr>
<td>049/032</td>
<td>Milestone on Rockley Gravelake</td>
<td>007/073</td>
<td>II</td>
</tr>
<tr>
<td></td>
<td><strong>Rockley</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>049/033</td>
<td>Milestone west of Dean Bottom</td>
<td>007/074</td>
<td>II</td>
</tr>
<tr>
<td>049/034</td>
<td>Milestone in Rockley Plantation</td>
<td>007/075</td>
<td>II</td>
</tr>
<tr>
<td>049/036</td>
<td>Milestone at Four Mile Clump</td>
<td>007/076</td>
<td>II</td>
</tr>
<tr>
<td>049/037</td>
<td>Milestone Down -1 mile N of Old Eagle</td>
<td>007/077</td>
<td>II</td>
</tr>
<tr>
<td>049/038</td>
<td>Two waymarking and boundary stones 12m &amp; 52m W of Enso oil pipeline The Ridgeway</td>
<td>007/078</td>
<td>II</td>
</tr>
</tbody>
</table>

The definitive map (Kennet District Council) lists:
- 17 footpaths
- 10 byways
- 11 bridleways
- The railway path is denoted by
- Approximate parish boundary only

16 March 2004
A considerable number of people have been involved in this project and without their enthusiasm, commitment and unremitting support, this Village Design statement would not have been produced. The VDS team would like to take this opportunity to thank all those who have contributed and made the exercise not only possible, but enjoyable.

**Individuals**
- Bob Berry
- Nigel Bunter
- Kerry Fleming & Cheryl Swan
- Jane & Bruce Fox
- David Green, Catherine Burrell & their teams
- Kathryn Lang
- John Leathart
- Alex & Margaret Matthews
- Ivan & Sally Page Ratcliffe
- Bill Turner
- Raffle Prize donors

**Organisations**
- Community First
- Kennet District Council
- Marlborough Photographic
- Memory-Map UK Ltd
- Ordnance Survey
- The Marketing Machine
- The Medici Society Limited
- The Parish Council
- The Parochial Church Council
- The Women’s Institute
- Voluntary Action Kennet

**VDS Team**
- Carol Davis
- Bruce Fox
- Steve Heaven
- John Hetherington
- Margaret Matthews
- Ivan Page Ratcliffe
- Mary Roberts
- Saleem Shamash
- Roger Swan
- Liz Turner
- Liz Wright

**Logo Design**

Our Logo emerged from a children’s competition won by Alice Scoble Rees (aged 13), whose submission captured the backdrop of the Downs to the three villages in a colourful and innovative design.

**ACKNOWLEDGEMENTS**

1. This Village Design Statement was adopted by Kennet District Council as Supplementary Planning Guidance on *** ****** 2004. Supplementary Planning Guidance (SPG) provides guidance on the interpretation and implementation of policies and proposals contained in a Local Plan.

   Although it does not form a part of the Local Plan and, therefore, does not have the status that Section 54A of the 1990 Act provides in deciding planning applications, SPG may be taken into account as a material consideration. The Secretary of State will give substantial weight to SPG when making decisions on matters that come before him, providing that it is consistent with the Local Plan, and has been prepared in the proper manner.

2. Paragraph 3.16 of PPG12 - Development Plan states that adequate consultation is a requirement for adoption of SPG. Kennet District Council considers that the consultation undertaken in the preparation of the Ogbourne St Andrew Village Design Statement, as outlined in this publication, is consistent with Government advice and meets the obligations set out in PPG12.

3. The Replacement Kennet Local Plan (March 2001) applies to this document. This SPG provides detailed background information for the interpretation of policies contained in the Replacement Local Plan, particularly Policies HC24, HC26; NR5 and NR6.

**APPENDIX 7**

**APPENDIX 8**
REFERENCES

A336 / A346 Working Group (reports - various)
Area Community Plan
Census (2001)
Kennet District Council
   Replacement Local Plan (March 2001)
   Conservation Statement for Ogbourne St Andrew (June 2004)
   Landscape Conservation Strategy (Final Consultation Draft June 2001)
Millennium History of St Andrew’s Church (M.S. Smith 2000)
North Wessex Downs Management Plan (January 2004)
Ogbourne St Andrew Women’s Institute Commemorative Book 1965
Wiltshire & Swindon Structure Plan 2016