



86 High Street

GREAT CHEVERELL CONSERVATION AREA STATEMENT

October 2003

Planning Services

 Development Control & Conservation

 Forward Planning & Transportation

 Building Control & Property Management



Rear of Manor House and St Peters parish church



The centre of the village

INTRODUCTION

The purpose of this Statement is to identify and record those special qualities of Great Cheverell that make up its architectural and historic character. This is important in providing a sound basis for the Local Plan policies and development decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of the area. The Conservation Area was designated in 1989. This Statement includes a review of the Great Cheverell Conservation Area and is intended for all those with an interest in the village, or undertaking work on the buildings, landscape, roads or public spaces. It is also essential reading for anyone contemplating development within the area. By drawing attention to the distinctive features of Great Cheverell it is intended that its character will be protected and enhanced for the benefit of this and future generations.

LOCATION

Great Cheverell is 4.5 miles south of Devizes close to the centre of Wiltshire. It is situated on a secondary road joining the A360 (Devizes - Salisbury road) to the B3098 (Westbury - West Lavington route) east of Erlestoke.

BRIEF DESCRIPTION

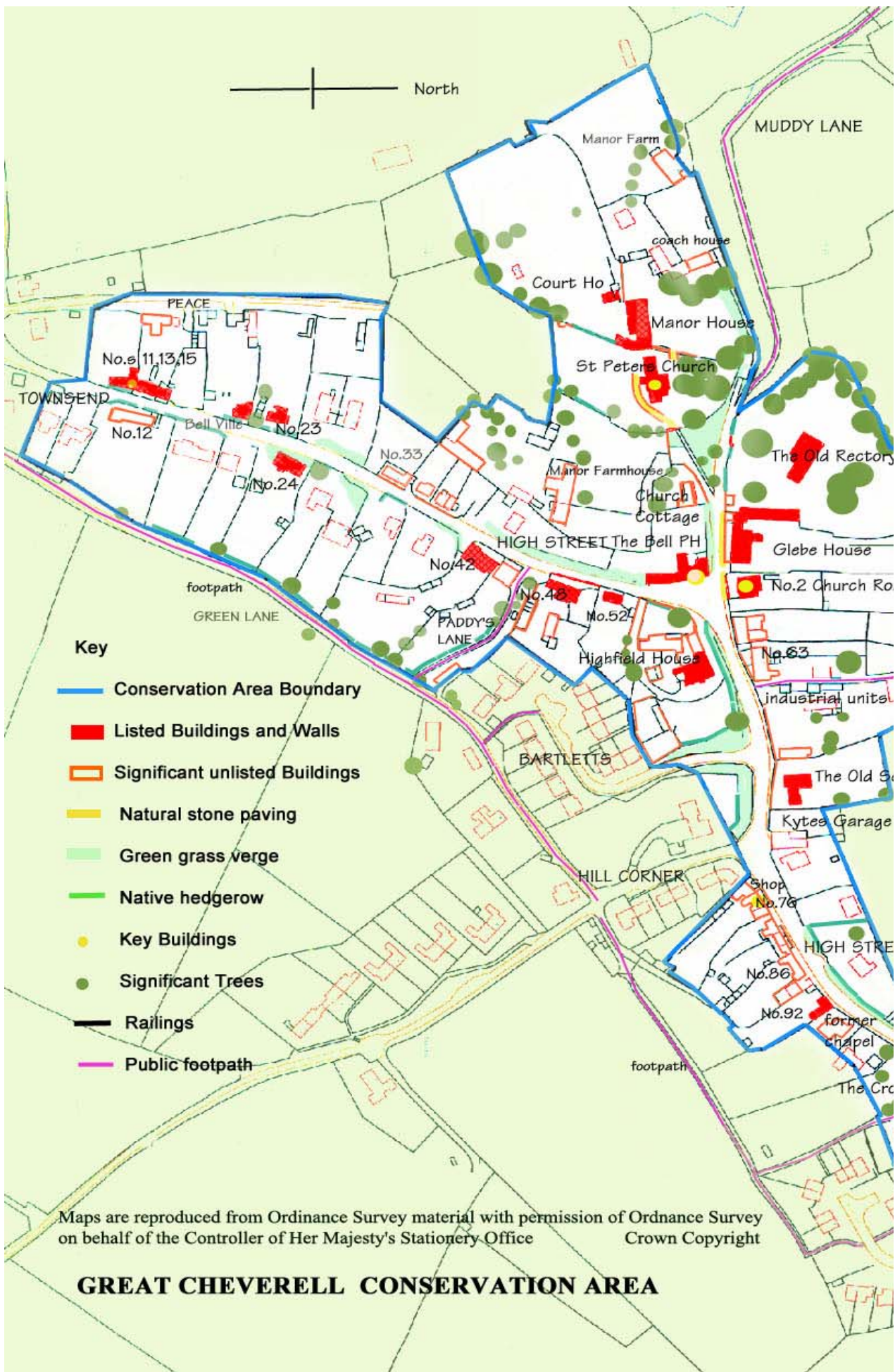
The village lies on a northeast facing hillside with the parish church high on the northern edge. The junction of High Street with Church Road forms the centre of the village. Here a cluster of brick and slate historic buildings includes the village inn, a mansion, orchard and a barn. Large mature trees on a sloping green are significant in the approach to the church, to the grounds of the former rectory and to the manor house beyond. Down hill from the centre lie the former school, and several historic buildings built-up above the street. Uphill to the south a sunken lane is lined by cottages and former farmhouses, some timber framed and thatched, others modern infill. Grassy banks, many trees and hedges, brick and stone garden walls and some stone pavement, are characteristic of the village.

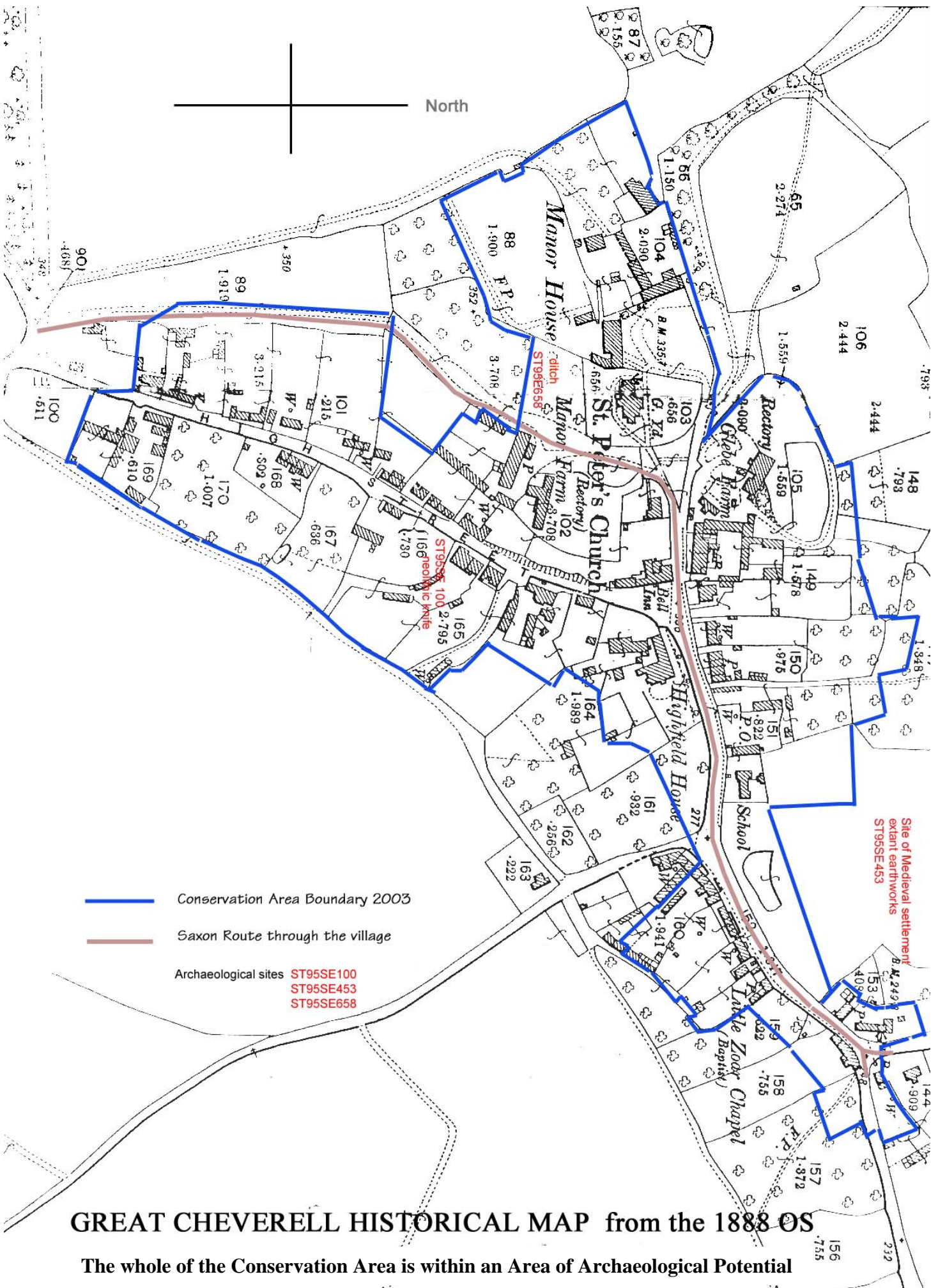
GEOLOGY

The village is on a Greensand ridge above the spring line to the south and the clay vale to the north.



The mature trees and chimneys of the Manor House on the Greensand ridge above the clay vale.





GREAT CHEVERELL HISTORICAL MAP from the 1888 OS

The whole of the Conservation Area is within an Area of Archaeological Potential



The south western fringe of the village and the tower of the parish church from the Peace

LANDSCAPE SETTING

Great Cheverell is typical of parishes along the spring line of Salisbury Plain in being relatively long, 4.25 miles, and narrow about 1.0 mile wide. The village lies in the northern part of the parish on a greensand ridge a half mile from the scarp slope of Salisbury Plain which dominates the village to the south.

North of the village there is a steep wooded hillside down to the clay vale while to the north east tree and hedgerow give way to mere fenced boundaries between cottage garden and field. To the east development occupies a gradual slope up to a boundary of hedgerow and trees with the meadows. In the south east Green Lane borders gardens at the rear of the High Street and fringes paddocks and arable land with fewer hedgerow trees but more woodland groups. Tree belts define the southern boundary of the village however these are weak where dead elms have left gaps.



Salisbury Plain to the south east viewed over the roofs and the many trees of the village

Archaeology

The archaeological sites and various finds in the village are shown on the historical map on p.4.

ORIGINS AND DEVELOPMENT

It is suggested that the name Cheverell originates from the Old English 'chervil' or 'cerville' a plant that grows commonly in the locality or a fertile upland region. Alternatively it could be from a mistranslation of the French word 'chevrueil' a goat or a roebuck. There are certain similarities to this origin in the names of Keevil, Deverill and Cherill. Cheverell Magna (*latin- the great*) and Cheverell Parva (*- the small*) are still used in the parochial context.



Green Lane on the eastern edge of the village

In 1334 and 1377 it was a settlement second only in size to Market Lavington in the area. By 1801 the population was 457. It rose to 576 in 1831 but thereafter declined to 415 in 1971. However the parish population had swelled to 800 by 2003 due to the construction of Victoria Park (housing for Erlestoke Prison staff) and the village school roll is currently about 100.



Meadows on the southern edge of the village and the scarp slope of Salisbury Plain beyond

In 1086 land at Great Cheverell was held by the king and deemed part of Amesbury Manor. After ownership by the de Ballon family it was sold in 1288 to The Bishop of Bath and Wells and was retained in his widow's family, the Burnells, until, through marriage it was settled on Walter Lord Hungerford in 1420. In 1447 he conveyed the estate of Cheverell Burnell to trustees for the endowment of the almshouses at Heytesbury Hospital. However this did not take effect until 1472. From then on however it was retained for the endowment purpose until 1863 when Simon Watson-Taylor exchanged it for land at Urchfont in order to enlarge his Erlestoke Manor Estate. With the estate it was sold in 1919 to JH and FW Green and in 1933 the land on Salisbury Plain passed to the MoD.



The upper High Street is a sunken lane in the Greensand

Two manors existed in Great Cheverell:- Cheverell Hales and Cheverell Burnell. Both were owned by Lord Hungerford in 1425 and descended as the Erlestoke Park Estate to JH and FW Green in 1920. The estates included the Manor House and the Manor Farmhouse and these were sold to become private residences.

The village has throughout its history been by-passed by the major routes, although the old coach road from Salisbury to Bath passed through the parish on the downs 3 miles away. The present B3098, turnpiked in 1758, passes a half mile to the south and the A360 Devizes to Salisbury Road is a half mile away to the east. The 1900 London to Exeter railway is nearby to the north but the station was at Littleton Panell. Centuries before the upper High Street became the accepted route through the village an old route entered from the south called 'Peace' and passing just west of Manor Farm joined its drive to exit out on to Church Road to rejoin with the present day route at the Bell Inn. Green Lane was a drovers' road passing the village to Pear Tree Down on Salisbury Plain.



The Old Rectory - north side

In the early 13th century the Church was dedicated to both St Peter and St Paul but was rededicated to St Peter only in 1705. The Glebe or church estate in 1677 was reckoned to be 30 acres of land in different parts of the parish. By 1729 part of the Common had been inclosed and land was given in compensation for lost pasture rights and the acreage rose to 40. It was farmed by a leaseholder who lived at Glebe House. The rector himself farmed the land from 1733 and planted a 2 acre coppice on the Common. More trees were planted within the Glebe by his successor Dr James Stonehouse between 1780 and 1795. In the early 19th century several landowners planted broadleaf trees in the north west of the parish. At the inclosure of 1802 more land was allotted in place of tithes to the Glebe which then formed an estate of 330 acres. This consisted of pasture to the north and arable land to the south east and south of the West Lavington to Westbury Road. All the Glebe land was sold in 1918.



The Bell Inn at the centre of the village

The parsonage house existing in 1677 was demolished to make way for the present building in 1844. The 18th century gate piers of the older house still mark the entrance to the driveway. The present building was vacated by the incumbent in 1936 and sold for private occupation. It is now known as the Old Rectory. The church was for many years served by curates but is now a 'Combined Beneficiary' with Little Cheverell, Easterton, West and Market Lavington presided over by the incumbent at Market Lavington.

The village has been a centre of rural industry and traditional crafts. In 1802 William Giles opened a clay pit near the Green off the Worton Road and seven men were employed at brickworks there in 1851. It continued at least until 1867. A row of cottages in the area was built to house the workmen and their families.



Highfield House of 1852

From 1827 the Potter family made tools and sheep bells at a small foundry behind No.42 High Street. In 1880 the business was acquired by Willum Lancaster a long established farrier who carried on making bells for sheep and cattle in his workshops at 21 High Street.

For centuries sheep, dairy farming, cereal growing and market gardening have been important to the local economy. Wool, cheeses and malt produced in the early 19th century were of exceptional quality. However in 1834 the first of the several malthouses in the village was closed and converted to four cottages as the bigger maltings in the towns took business away. In 1851 Mark Sawyer employed 7 men and 3 boys to make machinery for water mills in workshops behind No.48 High Street. The Dunford family took over the business in 1867 and it continued well into the 20th century.

During the period of the Erlestoke Park Estate No.63 High Street was for a time the estate secretary's office with the estate builders' yard nearby at the site of the Industrial Units. Laurel House was the estate office. In 1922 The Estate was acquired by F and W Green who steadily broke it up as property was sold.

ARCHITECTURAL AND HISTORIC CHARACTER

The village Centre

The junction of High Street with Church Road, the forecourt of the Bell Inn is regarded as the centre of the village. Here a variety of buildings, trees, walls and hedge enclose the area. It slopes down to the north east into the relatively wide lower part of the High Street. To the south it slopes up into a narrow sunken lane of rural character that is the upper part of the High Street. Church Road leaves the forecourt between buildings along a level contour north of the inn.



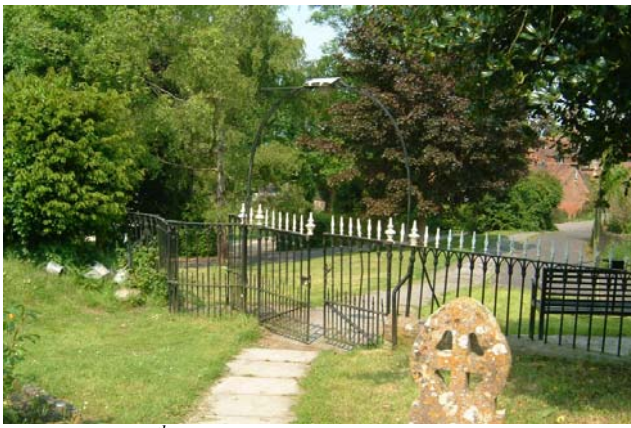
Highfield House. The drive from the High Street

The Bell was purpose-built as an Inn in 1740. Characteristic of the village it is raised up with steps to the ground floor. It is of brick and tile with casement and dormer windows. The wing at lower level is a former carriage house, stabling and a function room above. With curved door and window openings it is externally much as original and of particular character.

Highfield House, originally Grant's House, was built by William Bartlett in 1852. It was for a time the land agent's house for the Erlestoke Park Estate. Approached from the rear by a level drive along side the service wing a high hedge on a grassy bank separates the grounds from the High Street. The façade is handsome and symmetrical with an enclosed Doric porch. To the left there is a 2-storey bay window extension with sash windows of the early 20th century. The grounds are partly walled and once extended down to Hill Corner but the boundary hedge now turns along the edge of Bartletts, a modern housing development. At the rear of the mansion and facing The Bell Inn are historic timber framed and weather boarded agricultural buildings enclosing a yard. There is a barn and a good granary on staddle stones.



The 'green' off, Church Road



The listed 19th century churchyard gates and rails



The Manor House with gateway from the



The churchyard, the Court House, the Manor House the ancient box hedge and tall Scots pines



The Early 17th century Manor Farmhouse

The barn, screened by a high hedge above a low brick wall, stands in a small orchard of strong agricultural character. The rear view of the mansion, its drive and outbuildings are entirely peculiar to Great Cheverell and together with the several buildings enclosing the central forecourt are of special character.

Church Road

Turning west into Church Road No.2 and Glebe House are on the north side and then a small triangular 'green'. This divides into a slope up to the church gate and down into Lower Street. Historic buildings, mellow brick walls and hedges loosely enclose this sloping 'green' which supports a variety of mature trees of great character and environmental quality.

The Church of St Peter is situated to the north of its churchyard on the edge of the greensand escarpment west of the village. The 14th century crenellated tower however stands above its surroundings and can be glimpsed between the trees from most directions. Yew trees and tall broadleaf trees in the churchyard and the grounds of the Manor House screen the church from the north west. The church includes a chancel of 13th century origins, a 14th century nave, and a north chapel of the 15th century.

The latter has early 18th century enrichments, including the Townsend monument, that are of particular quality. The church was extensively restored and refitted in 1868 when the vestry extension was added. The churchyard extends south to the brow of the ridge bounded to the west by the old box hedge, gazebo wall and trees of the Manor grounds. A flight of stone steps and an iron gate in a brick wall is an historic access between church and manor house.

The Manor House lies immediately west of the church on lower ground but well sited for commanding views north over the clay vale. From the 'green' the drive divides; one to Muddy Lane, one to the manor and another crosses north of the house to the buildings and Manor Farm. These include a late 18th century coachhouse that is prominent on the edge of the ridge facing the inclined gravelled approach but screened by very tall Scots pines.

Built in about 1690 for James Townsend the manor was originally 'U' shaped in plan. The house incorporates several late 18th century alterations that fill in the original central open courtyard and join an adjacent 2-storey dwelling, once detached, to the main house as a kitchen wing. The whole is constructed of mellow red brick and old plain clay tile roofs hipped steeply over the original and kitchen wings but gabled over the late 18th century infilling.

The front door has a painted stone door-case with a pediment on brackets with steps up and an iron handrail. Most windows in the early parts are stone mullioned casements while in the later additions and alterations there are sashes of both the flush and the recessed box period installed adjacent. Two tall main chimneys are part of early 18th century design whereas two other smaller stacks are additions with the alterations to the kitchen wing.

The grounds include lawns, mature trees and shrubs including yew and box hedges that extend south and west. Sited near the house is a 2-storey gazebo that incorporates a game larder on the ground floor Grade II star listed. The interior of the latter is fitted with a desk said to have been for a local court. The building is of fine brickwork with stone quoins and elegant sash windows, a slate pyramid roof with stone finial and ball. The upper storey is reached by three flights of stone steps fine brick balustrades and stone copings with scrolled ends.



Church Road. Late 17th century Glebe House

Beyond the Manor House and standing on the edge of the escarpment is a traditional house now known as Manor Farm of red brick and a half hipped tile roof but substantially a 20th century refurbishment of an older building that was once part of the larger group that were the manor outhouses but now quite detached.

The historic Manor Farmhouse stands in grounds adjoining the churchyard to the south-east. Although not listed it nevertheless has interesting features remaining of a substantial historic building of the 17th century including a timber framed range. An early 19th century extension to the south west replaced earlier buildings. The main roof is a 19th century alteration of the steep pitched and thatched original over projecting gables to its present low pitched slate simple form. The pattern and arrangement of window openings have also been altered.



No.2 Church Road of 1840, stone copings and gate piers, iron railings and pitched limestone

Church Cottage stands on an embanked front garden overlooking the 'green'. It has a symmetrical 2-storey brick façade with modern casements, a red clay tile roof and a single storey outhouse now a garage. The old brick garden retaining wall, shrubs and trees growing against the building contribute much to the pleasant rural character of the church approach although the modern garage door colour and design strikes an unharmonious note.

Glebe House was the farmhouse with farmyard and buildings to the Glebe the church estate of pre 1918. It was managed by a tenant farmer to provide a living for the rector. The house is of fine quality chequered brickwork and stone dressings including elegant stone mullioned and transomed iron casements which date the building at the very beginning of the 1700s. Since that date there have been alterations including additional windows inserted and the roof is early 20th century. The low garden wall is of mellow red bricks while the footway beside the lane is a rare pitched limestone pavement and kerbs. Between the house and its former single storey outbuilding is a 20th century 2-storey rebuilding.



Cottages with greensand stone garden walls



*Glebe House.
Pitched limestone pavement*



High Street. The former estate builders' yard is now engineering and commercial units .

No.2 Church Road is a key building in the centre of the village. It is a well-proportioned house of 1840 retaining most of the original detail features. The Flemish bond brick walls have raised brick quoins. There is a hipped slate roof with a pair of sturdy symmetrically placed brick stacks. The three first floor and two ground floor sash windows are of 16 panes with fine glazing bars. The six-panel front door has a radial fanlight and a wrought iron porch with a swept lead roof. A low brick wall with stone coping and gate piers enclose the small front garden. Arrowhead iron railings match the gate that opens to a rare pitched limestone pavement.



High Street. Mrs Ridout's cottage, the greensand stone brick retaining walls and the Old School

The lower High Street

Opposite the long hedge to Highfield House a closely built-up row of cottages extend down one side of the High Street. All are set above the pavement behind small front gardens and stone retaining walls with steps up to front doors.

The upper pair are of brick painted white at the front in the current fashion, have good steep pitched roofs of slate and gable chimneys. The casements however have been replaced and include modern patterns some bays under a flat roofed pent. The adjacent pair are not so handsome but have retained most of the traditional features including the original red brick walls, simple casements and one a gabled porch. The row of buildings down the hillside from Glebe House to No.65 including the roadside walls and gardens are a particularly characterful group in the Conservation Area.



Kytes Garage

A rarely used public footpath through the frontage shares the driveway to No.65 and passes between outbuildings via a stile into the meadows towards the railway line and along it to the Green in the north east.

Adjacent to the cottages is a small development of industrial units, Wildings, occupying a former builders' and estate yard. Relatively unobtrusive it adds variety and some vitality to village life. Opposite the wide approach road to Bartletts has considerable impact on the Conservation Area. The wide excavated visibility splay, urban pavement and engineering brick retaining walls detract from village character.



Hill Corner. The Shop with cottages and bungalows

Set back above the street and standing in some isolation is No.67 'Mrs Ridout's Cottage' now owned by the Wilding family. Facing west with gable wall to the street it is raised above the street in a sort of isolation. It is however of traditional form and construction with mellow half hipped tiled roof, a central sturdy chimney stack, gable lean-tos and a hipped porch. The walls however have been painted white and the windows replaced in UPVC.

The Old School, now serving usefully as a nursery, is the archetype of early village school. With entwined cross emblem dated 1844 it is a pretty building with most of the original architectural features. However the coarse roughcast is not original and neither is the utilitarian chain link fence with stark black posts.

Kytes Garage, now also Wilding's, is a thriving village business housed in small span corrugated sheds that are perhaps not of special character but of such low key that they do not detract in any way from the village scene. Whilst the overflow of customers' vehicles into the street may cause occasional obstruction they add vitality to the scene.



Lower part of High Street. A variety of buildings in a closely built up frontage curve and step down with the hill.

Below Hill Corner the High Street begins to live up to its name. The brick and tile buildings are closely built-up. These like many in the village were originally 17th century and timber framed with thatched roofs. Set behind and above a frontage boundary wall the buildings appear tall but are essentially only 2-storey. The houses and shop are raised over cellars built into the high ground behind. The row once included an alehouse known as The General Wolfe and a bakery adjoined the shop. The corner block of three on a curved alignment is in various shades of red brick with a roofline stepped with the hill.



Lower part of High Street from the north east

Quite distinctive are the flights of steps to the doors to the main floor above the cellars. No.76 has imposing steps and a hipped porch to the front door landing at the top. No.86 has a similar arrangement. Once there were cottages adjoining of similar materials and outline converted from a malt house and a barn (see reference in Origins and Development) but now demolished and replaced in the 20th century by bungalows along the bank.

Further on down the street several cottages including a pair No.s 80-82 are raised above the pavement level due to the relative difference in road and natural ground levels. A narrow cottage No. 84 however is an exception in the row set low and level with the pavement and built into, rather than on, the bank. All the buildings are predominantly brick and plain clay tile with several of brick painted. Also casements are the common type of window throughout.



High Street The 1907 former Baptist Chapel

Unlisted No.86 is of timber frame with brick noggin on a brick basement over a greensand stone plinth. It has a hipped roof tiled in double roman clays with the main chimney on the rear slope. Originally the roof was thatched and the walls, doors and windows have all been altered. (see Building Materials and Details).

The historic buildings of the High Street are picturesque and those with external steps unique to Great Cheverell.

Opposite there are two 20th century detached bungalows sited in large gardens where there was once one of the numerous village ponds in the meadow known as Tomkin's. The wide grass verge and the finely clipped native species hedges are however an asset to the street.

No.92 is thatched on a very steep pitched roof. The walls entirely of painted brick have tie plates and early 20th century windows. The west gable stack has two flues which taken in combination with the oblique view of the house, the wall and railings of the former Baptist Chapel all make a very pleasing view of the High Street. In addition natural stone kerbs subtly define the edge of the roadway over the entire length of the street.

The former Baptist Chapel built in 1907 is a neat and solid design that has lost little externally through its conversion to residential use. The main external alteration from the original is the addition of triangular dormer windows to the roof above the inserted upper floor.

Mature trees overhanging both sides of the street frame the view and endow the area with a character quintessential of the English village street. Only the usual poles and overhead wires detract from the scene.

The Croft is a most appropriate design of building for the entry into the village. The high gable wall raised above the road and the wide upper floor oriel with a well placed chimney stack is an impressive 'look-out' over the approach to the east of the village. Of late 19th century construction based on an earlier cottage it has painted brick and render walls and a tiled roof traditional in character. Perhaps of no special architectural interest it is nevertheless vital to the village scene. A dense high hedge on the verge opposite defines the narrow road junction.

From 1919 The Croft's single storey wing and outbuilding was part of Mr Sidney Kyte's garage and filling station before the opening of the present garage in 1929.



The single storey wing of The Croft



The Croft and Chapel House at the entry into the village.



Outbuilding to Chapel House. The former chapel

The outbuilding's relationship to the carriageway edge is of particular character that is important to preserve. Massive kerb corner stones defend the buildings against vehicles. Chapel House is another key building that with The Croft endows this part of the village with a particular character. It is listed as early-mid 18th century with several features of architectural interest including extensions of at least two later periods, brick walls with a dentilled platt band, original central panel door with flat hood on brackets and gable chimney stacks. The casement windows are of early 19th century pattern, as are those in the extensions.

To the west side is the outhouse converted between 1760-1780 to a Baptist chapel. This is dilapidated but still retaining some ecclesiastical architectural features includes a gothic window on the south side and cusped barge boards to the once roofed-over roadside chimney.

Upper High Street

From the village centre the High Street is little more than a sunken lane climbing south. To begin houses and cottages are built into or on the top of the bank. As a general principle the historic and traditional buildings lie close to the lane while the more recent are set further back.

To the south of the Bell Inn the grass bank is prominent and extends well up the west side of the lane to a drive entrance of a modern house hidden by the hedge along the top.

Opposite on the east side No.52 set in a garden that is level with the street. It is an early 18th century 2-storey cottage of painted brick with a thatched roof. It retains much of its original form of gable with single chimney, a half-hipped south end and a lean-to to the north. There have been single storey extensions added to the south and the rear but these screened by native hedge and climbing shrubs are inconspicuous from the road edge.

Next fine iron railings on a low brick wall front No. 48 Laurel house. It is dated 1843 of red brick, has handsome glazing bar sash windows and a slate roof with wide eaves in the style of the period. Of historical significance to the village, it was built for Mark Sawyer a prominent local non-conformist and millwright. To the rear are several significant brick and tile outbuildings that include his former smithy and carpenters' workshops. In 1867 his millwright's business passed to the Dunford family who carried on until the early 20th century after which the house became the estate office for the sale of the Erlestoke Park Estate.

Adjacent a public footpath known as Paddy's Lane, opens off the frontage and passes between trees and wattle fencing of a long cottage garden towards Green Lane.

No.42 is a house dated 1757 built by E H Potter the family of whom, in the 19th century, forged sheep bells in a building at the rear until 1880. The house is small of red brick with stone dressings including a stylish Venetian window in the centre of the narrow symmetrical façade. The windows are sashes with 8 panes on the first and sixteen on the ground. The roof is of steep pitch with new bright red pantiles between raised gables and tall stone capped stacks. The shallow front garden is bounded by a low wall of flints with early 19th century spearhead railings that cease abruptly in front of the modern single storey wing where some shrubs continue above the wall.



No.52 High Street



No.48 High Street Laurel House



No.42 High Street dated 1757



No.35 the former symmetrical Police House, extended.

Adjacent a high bank edges the road and a hedgerow with mature trees defines the garden of a modern house behind.

Opposite on the west side a group of four 18th -19th century cottages stand close to the road edge are particularly significant to village character. The cottage at No.33, formerly two thatched cottages, is now one house with a clay tile roof and a sturdy red brick chimney and casements of a modern pattern but fitting the original openings No.35 was the former police house, built with a smart symmetrical façade it has been recently extended in-keeping with an additional bay to the south gable end. No.s 37 and 39 are a semi-detached pair of the early 20th century.

To the south side however a recent excavation into the bank for a wide vehicle standing and the brick walls painted yellow tend to detract from local character.



24 High Street Rosemary Cottage

No.24 Rosemary Cottage levels with the lane close behind a green hedge and verge. It is a two-storey farmhouse of the 17th century with a lobby entry plan. Much of it was timber framed with at least one greensand stone gable wall but is now mainly of brickwork in English garden-wall bond painted white. The thatched roof is steeply pitched with a simple eaves. The original central chimney has chalkstone internal breasts. The north gable chimney is probably contemporary with the 19th century facing in brick when the house was divided into two cottages. Some windows on the street front are early 20th century pattern 'estate' casements in cambered brick openings. Along the rear there are 20th century extensions. In 1982 there was a Norwich Union fire plate.

No.23 High Street Box Cottage is a 17-18th century thatched farmhouse lying behind hedge and a small front garden. As in No.24, it is in English garden-wall bond brickwork facing original timber-frame. There has apparently been several rebuildings including the facing in brickwork during the 18th and 19th centuries. Both chimneys have been re-built with the gable walls. The casement windows are the small size similar to the original although one has been a doorway. The thatched porch is an addition and the 2-storey timber outbuilding behind the chestnut tree both contribute positively to the rural character of the street scene.



21 High Street - Bell Ville

No.21 'Bell Ville' was once the home and workplace of Willum Lancaster although his workshops there no longer exist. Outbuildings in the rear yard have been demolished and in 1991 a single storey outbuilding attached to the house was replaced with one of similar form but in modern brick and tile. The cottage retains the thatched roof and the original exposed timber frame structure. Interestingly the front wall has clearly been raised from the original 17th century single storey and attic cottage to a full 2-storey house using timber framed construction of similar character. In addition brick noggin has replaced the original wattle panels and the north gable wall has been re-built in brickwork. The south gable wall was demolished in 1931 and the cottage extended in brick with an additional first floor window. Also the wooden posts to the porch were replaced with brick piers. Some windows are the 'estate' casements of the early 20th century.

No.s 11-15 is an interesting group of three cottages all with lobby-entry plans, thatched and faced in a greater or lesser degree in red brick.



No.s 11-15 High Street Cottages timber framed before 1600 are now faced in 19th century brick



12 High Street A former farmhouse

The roof structure in No.11 has been found to include a cruck-truss of not later than 1600 with a timber frame jettied first floor all now faced in brick. The windows are 'estate' casements of the early 20th century. The cottages include the home of the Hayward family who have lived in the village since before 1630 and the initials L H in dark brickwork almost certainly refer to a Hayward of the early 19th century.

Opposite is No. 12 a handsome brick and tiled former farmhouse. The outbuildings behind and the plots of recent houses to the south were the area of its farmyard. The house's narrow span structure is a combination of facing and load-bearing brickwork built in different bricks and brick bonds incorporating 'estate' casements. Much altered but retaining a hipped steep roof it is of pre 19th century origins. Close to the road and screened by native mixed hedging the house is significantly on the original edge of the village and important to its rural character.



No.86 High Street. An 18th century timber framed house, brick lower walls but retaining the original greensand stone plinth base painted black.

The roof is steep and fully hipped was once thatched now covered in 19th century clay double roman tiles

BUILDING MATERIALS AND DETAILS

Walls

The earliest surviving construction has been timber framing for walls and roof structure hewn from oak but also of elm and pine. These trees would have been cut from the native woods along the spring line valleys below Salisbury Plain nearby.

As a solid damp resisting base for these frames the hard greensand stone was also found in the locality. Less usual would have been use of the softer malmstone or a low flint wall. Dwellings constructed of inferior or unstable materials would not have survived to the present day. Infill panels to these frames would be of wattle and daub both from materials also available locally. Hazel would be cut regularly from cultivated coppice for a variety of purposes and the daub from cow dung and the lime from the chalk downs. Split lath and lime plaster might also be used to line the frame internally.



23 High Street The 'long straw' thatched roof

Few examples of the exposed timber frame now survive. No. 23 and No.86 High Street are examples. The excavation of clay and brick made locally in 1802 gave rise to a surge in the use of bricks in the village. This was both in the repair of existing cottages and the building of new. It is known that many buildings faced in brick are of timber frame and still retain much of the original roof and timber wall structures internally. Cottages faced in this way are recognizable by the garden-wall bond of the brickwork where stretchers simply make a thin skin wall. Examples can be found at No.s 11-15, 23 and 24 High Street.

The lower part of the timber frame and wattle walls to cottages were the first areas to decay due to splash from the thatch roofs. Using temporary support and removing the frass bricks would be built up on the greensand stone base to meet the lowest sound timber of the frame above and infill the panels between to replace the rotten wattle. Examples can be found of this procedure at No.s 52 , 86 and 92.



No.s 13 and 15 High Street

Buildings originally built of brick have load bearing brick walls and are invariably of English or Flemish bond where half the bricks are headers making a thick wall. Examples are at Glebe House, No.2 Church Road, Laurel House and Chapel House.

Roofs

Traditionally roofs, almost without exception, were thatched. Straw was readily available in quantity after every harvest and the farm labourers who thatched the ricks could also turn their hands to roofs. Several thatched cottages survive in the village and others have the distinctive steep roof hipped or half hipped of those originally thatched. Cottages are generally of one storey and an attic lit by dormer windows below a low steep roof. Several cottages have been altered to increase the height of low ceilings on the upper floor.



33 High Street 18th century altered

The terrace at No.s 11-15 High Street was originally three similar cottages. No.15 however is of the earlier form retaining pre 19th century type dormer windows set within a timber framed upper storey wall. However No.s 11 and 13 are faced and built-up in brick to a plain eaves incorporating early 20th century 'estate' casements.

The evolution of the roof over No.33 High Street is typical. Formerly a pair of cottages steeply pitched and half hipped over both end walls and entirely roofed in thatch. The north cottage remained thatched until the mid 20th century with its half hipped end. The south cottage was extended from the gable chimney and the new end wall built up as a plain gable. At the same time tiling was completed over both cottages.

Windows

Many of the cottages and small farmhouses have casement windows of a consistent detail pattern having a projecting sub or fixed frame. These are early 20th century timber replacement windows made in the estate yard.



Typical 'estate' casements in the High Street

Sash windows are characteristic of architecturally designed houses of the late 18th century at for example:- 42 High Street, Laurel House, Highfield House, No.2 Church Road, The Manor and The Old Rectory.

PRESERVATION

Listed and significant buildings

Wherever possible traditional red brickwork should be left to breathe and only over-painted if exceptional circumstances should apply.

Existing thatched roofs should be maintained in straw thatch and the traditional 'long straw' method should be replicated where it is found to survive.

Windows should be repaired wherever possible, but if because of decay have to be replaced, should be purpose-made to exactly match the existing. This applies to 'estate' casements as much as to sash windows.

Roadside features

No.2 Church Road and Glebe House have pitched limestone pavement. This increasingly rare historic surfacing should be preserved.

Several roadside garden walls are in poor condition and should be repaired before collapse and the original bricks are discarded as rubble.

Stone or brick walls and native hedges are the best boundary treatment. Non native hedge and boarded fences are not in-keeping.

Vehicular access where proposed off the upper High Street should not exceed the width needed for one car. Parking space for two cars or more leads to an excessive loss of the roadside bank. If required, standing for more than one vehicle should be accommodated within the site.



Church Cottage wall



Glebe House wall

Walls requiring urgent repair



Parking in the narrow High Street discourages the high traffic speeds that would endanger pedestrians.

PROBLEMS

Traffic

Through traffic travelling between the A360 and the B3098, the Devizes and Westbury Roads tends to exceed the 30mph speed limit. Car parking in certain parts of the narrow upper High Street creates some difficulty when wide bus and emergency vehicles try to pass but under normal conditions discourages excessive speed of through traffic. The provision of a footway would not be practical and would detract from the rural character of the street scene.

In addition the formation of off-street car parking may detract from the character of the lane. The 'status quo' therefore seems entirely consistent with conservation.



The Old School Nursery chain link fencing.

ENHANCEMENTS

At The Old School Nursery the chain link fence is an eyesore. It should be replaced by a scheme of slender posts and railings along the top of the roadside wall with returns around the steps to the entrance gate.

Dead elms should be removed from the hedgerows south of the parish church. Yew trees in and around the churchyard should be kept clear of debris and grass mowings so that decay is not a threat to the trees



The Barn at Highfield House.

AREAS OF POTENTIAL CHANGE

Within the Conservation Area. Although the village has a range of facilities and new housing may be considered under general planning policy there are no significant areas of potential change within the historic core. The most probable changes are likely to occur with the conversion of former farm or outbuildings to new uses.

The Barn to the rear of Highfield house has received consent for conversion to a dwelling. This use should preserve the character of the orchard; its surfacings and the walls and hedges that form the boundary to the site. The historic granary should be properly maintained.



The gap in the hedgerow left by dead elm trees with a view of the parish church. This meadow is proposed for housing development.

Outside but adjoining the Conservation Area. The area north of Witchcombe Lane is proposed for housing development and a community centre. This is a green field site where only the provision of the community centre is an enhancement of the village.

The choice of building materials should respect those traditional in the Conservation Area and estate road construction should be consistent with village character.



Paddy's Lane public footpath off the High Street. Its surfacing, fencing and trees are typical of the rural character of much of the village.



The variety of trees in Church Road

THE PLANNING CONTEXT

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which parts of their area are "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act, and advice given in Planning Policy Guidance Note 15 - Planning and the Historic Environment, states that the local planning authority should formulate and publish proposals for the preservation and enhancement of all Conservation Areas and this assessment, published as the Great Cheverell Conservation Area Statement is part of the process.

This Conservation Area Statement was adopted by the Council as Supplementary Planning Guidance (SPG) on 24 October 2003. SPG provides guidance on the interpretation and implementation of policies and proposals contained in the Local Plan.

Kennet District Council considers that the consultation undertaken meets with obligations set out in PPG12.

The Replacement Kennet Local Plan 2001-2011 has been subject to a Public Local Inquiry and the Inspector's Report has been received. The Inspector's Recommendations will be published as Proposed Modifications during the Winter 2003 and adoption anticipated during Spring / Summer 2004. This SPG provides detailed background information for the interpretation of policies contained in the Replacement Local Plan, particularly Policies PD1, HH5, HH6, HC22, HC32a, HH1, ED9, ED11a, HH12 and TR1.

This statement has been prepared consistent with advice contained in paragraph 4.7 of PPG15 – *Planning and the Historic Environment*, have been undertaken during the preparation of this Statement. Paragraph 3.16 of PPG12 – *Development Plans*, also states that adequate consultation is a requirement for adoption of SPG.

SUMMARY

Great Cheverell is a picturesque estate village where preservation of the 'status quo' should be the preferred policy of conservation. Further blocks of development in meadows adjoining the village would not be appropriate.

Trees, verges and other landscape features are important to preserve but are most vulnerable to change through neglect.



St Peter's Church in the landscape

CONCLUSIONS

The potential for development within the Conservation Area is very limited. It is important to recognize the shape and layout of the village taking into account its historic boundaries and the low density of buildings.

The character of the village would be adversely affected by changes to the buildings. Erosion of character would occur through the application of standard solutions. The historic interest of buildings might be diminished through inattention to the preservation of external architectural detail and traditional materials.

Changes to the natural environment both private and public may occur through lack of expertise or attention to traditional rural practices. Change to the 'status quo' may emanate from neglect of the public domain.

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Great Cheverell A Village with Memories Ann Heath and Jane Andrew

CONSULTATIONS

Great Cheverell Parish Council

Wiltshire County Council

The Director of Environmental Services

The County Archaeologist

Wiltshire Buildings Record

The Council for the Protection of Rural England

English Heritage

ACKNOWLEDGEMENT

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This booklet and future www.pages is one of a series of Conservation Area Statements and Guidance Notes.

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