Hilperton Village Design Statement



Hilperton Village Design Statement

2005

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I. INTRODUCTION

Any village in this Country today is always likely to be subject to change. It is not only large developments which can alter a village, but it can be equally affected by smaller alterations. Conversions, additions to buildings, homes, gardens, pressure on open spaces, footpaths, hedgerows, even street signs can also affect the look and feel of a village. Change cannot be prevented or undone and there will always be a need to move with the times if the village is to remain a lively and attractive community. However, new developments large and small can be planned and designed in a way that will enhance the existing character of the village and this document provides advice on how to do that.

The aim of the advice is to minimise the impact on Hilperton as a whole, and to ensure that any further development or change will protect and enhance the character of the village and its surrounding area. As Supplementary Planning Guidance, the recommendations will help to guide the decisions of the Planning Authority, and so will have to be taken into account by: statutory bodies, public authorities, planners, developers, builders, architects, designers, engineers, local community groups, commercial enterprises, and by individuals, making planning applications.

The area that was studied for the purpose of this Statement comprises everything contained within the Parish Boundary plus a small area which falls outside the Parish Boundary, altogether covering some 800 hectares. This consists of the old village of Hilperton, Hilperton Marsh, the settlement at Whaddon, and the whole of new development at Paxcroft Mead.

A large part of the old village is designated a Conservation Area. The Planning Authority (West Wiltshire District Council) has also defined a Village Policy Limit enclosing the conservation area, much of the old village outside it and Hilperton Marsh, restricting development outside. Paxcroft Mead is a new housing development adjoining Trowbridge and covered by urban planning guidance.

This document, which has been produced by a Steering Group made up of local people, is based on a considered understanding of Hilperton's past; describes the village as it is today and makes recommendations for the future. It highlights the qualities valued by its residents, whose views, and opinions were obtained at a series of public exhibitions held in April 2002.

Please pass this document on to any future occupant of your house.

2. A TOUR OF THE PARISH

Hilperton is a village in the county of Wiltshire, in the West Wiltshire District Council area. It is a long ribbon settlement, one mile to the east of Wiltshire's county town, Trowbridge, The towns of Bradford-on-Avon, Melksham, Devizes and Westbury are all less than ten miles away, and it is twelve miles to the south east of the historic city of Bath. It is at the top of a gradual incline on a bed of mainly Oxford Clay with Alluvium in parts. The highest point in the Parish, at the Parish Church of St Michael, is sixty-four metres above sea level, and is on a par with the top of the spire of St James Church in Trowbridge. The land drops away to 30 metres on the northern Parish boundary formed by the River Avon and the Kennet and Avon canal. And at 40 metres, on the southern boundary is Paxcroft Mead, a housing development commenced in 2000, which has doubled the number of houses in the parish. The population of Hilperton in April 2002 was 4296, based on the Electoral Roll. There were 1796 dwellings of a great variety, types, ages and styles, from the oldest found in the Conservation Area, surrounding St Michael and All Angels Church to the newest at the Paxcroft Mead development. The key roads running through the Parish are the B3105 to Staverton, and through to join the A363 north of Bradford-on-Avon; and the A361. recently diverted to pass through the Paxcroft Mead development. Unfortunately the level of traffic through the village, especially heavy goods vehicles, detract from its rural character. The proposed expansion and development east of Trowbridge will inevitably increase these levels. There is a regular bus service to Trowbridge and Melksham.

Hilperton has a strong sense of community spirit, with many thriving special interest groups. The village hall and playing field in Whaddon Lane, St Mary's Church which doubles as a centre for those in the Marsh area and the new centre at Paxcroft Mead are all well used by groups as their base. A wide range of activities for all ages are covered, from toddlers, play-groups, scouting and guiding groups, walkers, gardeners, women's institute to over sixties. Football, skittles and darts are the main sports played. Events such as coffee mornings, church fete, open garden day, and Christmas pantomime raise money for village charities, and take place throughout the year. three churches presently serve the community, St Michael's and All Angels in the old village, used for worship by Methodists and Anglicans, also used by Anglicans is St Mary Magdalen at Hilperton Marsh, and St Mary the Virgin at Whaddon. There are two primary schools, Hilperton Church of England School, Newleaze and The Mead, Paxcroft. Older children travel across Trowbridge to attend secondary schools.

The Canal Road Trading Estate abuts the Parish boundary to the north so there is no dedicated commercial area in the village, but a wide variety of small-scale commercial enterprises are spread throughout the Village, such as a garden centre; kitchen suppliers; ice cream seller; as well as two public houses, two post offices/shops, a supermarket, a gift shop, two take-aways, petrol station and car sales., private children's nursery, together with a number of active



Hilperton House

small businesses. Some of the newest enterprises are the development of those associated with the Kennet and Avon canal, where there is a holiday boat hire company, moorings and boat supplies and a small Touring Caravan Park. In the countryside surrounding the built-up areas are many farms, about 50% having an interest in arable and 50% in animals, beef, and dairy. Some of these have diversified with small business units along side their agricultural interests.

There is evidence of both Iron Age settlement and Roman habitation at Whaddon. East of the church is a well preserved example of an abandoned medieval settlement. The settlement is well documented and its ownership can be traced from 1086 to the present day. It is a Scheduled Monument, protected by English Heritage. Throughout the parish there is documented evidence at 30 sites of artifacts and settlements ranging from bronze age flints and iron age pottery to evidence of early farming.

The earliest written mention of a settlement in the area first appeared in the ancient Saxon book, Cantularium Saxonium of 964AD, was that of Hulpryngmor. In the Saxon language, it is also recorded as Hylpric, a form

of Helpric, a personal name, and as the 'ingtun' at the end means dwelling or homestead. The derivation of the name Hilperton could simply have meant Hylpric's Farm. In the

Domesday Book of 1086 there is an entry of a settlement called Helprintone, with two tenants of the King. Since then the manors or lands of Hilperton have passed through many different families, owners and tenants, with slight variations in the spelling of



Andrews and Dury map 1773

the name of Hilperton, but still bearing the Saxon influence.

Apart from the names of numerous owners and tenants of land, little seems to have been recorded of any events in Hilperton's history until the first official census in 1801, when a working population of 708 was recorded. Only 20 people were employed in agriculture, compared with 688 employed in Trade, Manufacturing and Handicrafts' industries, probably linked to the existence of the large Woollen Industry in Trowbridge and also that the owners of the Mills lived in Hilperton, so it seems safe to assume that their workers also lived here. Many of the older cottages in the village are thought to have been weavers' homes.

There are four visually distinctive residential areas in Hilperton Parish; Hilperton Marsh in the north; the old village in the centre; further south, the new development of Paxcroft Mead; and the fourth is the hamlet of Whaddon, in the Northeast corner of the parish.

Hilperton Marsh

The Kennet and Avon Canal, opened in 1810, forms part of the northern boundary of the Parish. A wharf constructed at the time also served the needs of Trowbridge. Today, this is the site of Hilperton Marina, a gateway for visitors, just off Hammond Way adjacent to an industrial estate. The canal and the wharf are a busy thoroughfare for boat traffic and its towpath is a favourite place for anglers, picnickers, ramblers, dog walkers, and cyclists. With the increased popularity of canals and boating, a number of associated businesses are starting to appear along its length in the parish. Holiday Boat Hire, boat building and repairs, permanent moorings, caravan touring campsite, are just a few. These contribute to the life of the village, making it more than just a residential

Before any houses were built in this area, the land literally was marsh land, hence the name of Hilperton Marsh. It is centred on a triangle of roads formed



Kennet and Avon Canal

by Wyke Road, Marsh Road, and Horse Road. The housing development in the middle of this triangle was built in the 1960s. At one time, there used to be a public house at each corner of the triangle. The Prince of Wales is now a private house. The Ring O' Bells on Marsh Road near the junction with Horse Road, is now a guest house and on the other corner, closest to the Canal, is the King's Arms, which remains a pub.

Wyke Road was once the main

thoroughfare from Trowbridge to Staverton, Holt, and Melksham. Opening on to it was the driveway to Wyke House, a large property, owned by the Hammond family, who were owners of cloth mills in Trowbridge. The original Jacobean house was built in 1616 and was replaced with a Victorian house in 1864, built in the same grand style. Opposite was The Poplars, a large Victorian house, characterised by a row of Poplar trees, of which only one remains today. In the late 1930s a row of semi-detached houses was built in Wyke Road by a builder, Mr Sprules, who at the time lived in The Poplars and subsequently further housing developments have covered the area. The Poplars still remains today, but Wyke House was demolished in the 1950s and the site is now occupied by modern housing at Tudor Drive and Saxon Way. Through traffic to Staverton was diverted to Hammond Way, Wyke Road was closed to vehicles at its northern end and traffic-calming measures were introduced.

Marsh Road starts at the King's Arms with a petrol station, post office, and shop. It has houses on each side ranging from old cottages to 1930s

semi-detached houses. There is an access road to the Gardens Estate.

Hill Street leads from Marsh road at the junction with Horse Road. In the corner formed by these roads are Marshmead and Newleaze, with houses mostly built in grey reconstituted stone or concrete block. Marshmead includes 40 houses that were built as a self-

build project, one of the first schemes of its kind in Britain. Started in 1950, the group of people included a few skilled builders, but mainly office or other workers, a majority of whom had not put a spade in the ground before this project. A good many are still occupied by members of the original group or their family. The project was finished and opened in 1954. It caused a lot of interest at the time and was a remarkable achievement considering that the group had virtually no model to follow and received no external encouragement or media interest. Newleaze was local authority housing although many of the houses are now owner occupied and it provides the only access to the village school, other than a footway link to Hill Street. There is also some housing for older residents.



Self Build Marshmead.

Much of Hill Street has houses only on one side; opposite are the arable farmlands of Marsh Farm. It has some of the first local authority houses to be built, constructed of red brick in 1926. Opposite this is The Giffords, a group of warden controlled elderly persons bungalows.

The Old Village

Hill Street starts to rise as it enters the old part of the village and older stone cottages with stone walled gardens close in on either side. Little Ashton was originally known as Slades Farm and was once owned by Donald Mackay, nephew of Major Eric Mackay, the then owner of Hilperton House. Also in the same vicinity is Yew Tree Cottage, the once home of the Baptist minister, John Dymott after whom Dymott Square was named. The old Baptist Church schoolroom is still on this property and there is an interesting old Folly or sanctuary in the garden.



Hill Street 1985

At a narrow right hand bend Hill Street leads into Church Street. Whaddon Lane branches off to the left here and there is a driveway to the old and new Rectory. There is a record of the existence of the old Rectory in 1672. It was sold when a new rectory was built in the orchard next to it in 1980 and is now a private house. The stables belonging to the old Rectory have been converted into another house. About 100m down Whaddon Lane are Hilperton Village Hall and Playing Fields. The Hall, originally a converted nissen hut, was rebuilt and opened in 1974, with a further extension in 1981. Although by no means an architectural gem, the Hall and its playing field is the social centre of the community, and both are used by many organisations.

At the top of Church Street is the former Wesleyan Methodist chapel and schoolroom. Built in 1891 to replace an earlier chapel of 1819; it has been converted into two homes. Adjoining this is the Old Crown, built in about 1800 and a public house



Weavers Cottages, Church Street

until 1966, when it was converted into a home. A terrace of weavers' cottages, originally a mid-17th century coaching inn reputedly frequented by Cromwell and his soldiers, is now known as Cherry Tree Cottages, after the trees planted in the 1930s by Major Mackay of Hilperton House. In Spring of each year these trees in full bloom are a familiar village scene. The cottages are Grade II listed, but the last cottage, 231, was not actually built until the 1920s. Cherry Gardens was built on allotments at the rear of the cottages in the 1960s, which involved demolishing an old cottage to gain access.

The Knap, from 'cnaepp' – a hill in old English, is a cul-de-sac, joining Church Street. In the Knap are St Michael's and All Angels Church, Hilperton House, the old school, and schoolhouse. Middle Lane, a public bridleway that is thought to have been an old drove road for villagers taking their sheep and cattle to

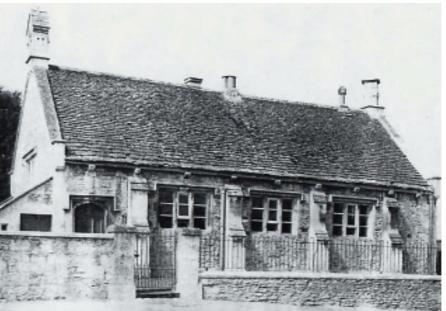


The Knap

markets in Trowbridge, leads from the Knap. Even today, this is still a very well used route to Trowbridge, and is a popular starting point for walkers using the other footpaths leading from the Knap. Due to a lack of other parking spaces in the village, the Knap has become a parking place for cars belonging to residents, and for those using the church.

T H Wyatt rebuilt the original twelfth century church of St Michael and All Angels between 1847 and 1852 in the fourteenth century style. However, the tower, south porch, and nave floor date back to Norman times and were retained during the rebuilding. It has a three-stage tower, topped with an octagonal "broach" spire. There is also a clock with faces to the south and east. There is a peal of six bells, which is unusual in so small a tower. The oldest bell was cast in 1663 and bears the name of John Slade, who was the church warden at the time. He lived in 209 Church Street, as did his family for over 200 years. The original church of St Michael and All Angels was valued at £5 in 1291. By 1535, this had risen to £16!

Hilperton House, once visited by Queen Mary, could be considered as the most important house in the village and is favourite village feature with many residents. Its previous



Old Village School

owners, who were mostly engaged in the Woollen trade, included, in the 1920s, Major Eric Mackay of Palmer and Mackay, whose prominent woollen mills occupied a large area of Trowbridge. The current owners have carried out extensive restoration works. Behind its wall is a large, spring fed pond at one time thought to be the origin of the village name – 'hilsprintun' or hill with springs. At one time, there were over 60 wells in the village and many still remain in private gardens.

The village school was located in the Knap from 1832 until 1970 when new premises were opened in Newleaze. The old school building has now been converted into a private residence with an added storey and dormer windows, but still has the school bell in its place on the roof. The schoolmaster's house also remains as a private dwelling.

Opposite the Knap is the War Memorial, which commemorates those lost in the two World Wars. Alongside this is the village lock-up or Blind House, so named because it has no windows. Thought to have been in existence before 1600, it was used to 'house' miscreants. It is scheduled as an ancient monument by English Heritage and is in the ownership of the Parish Council.

At the end of Church Street is the

Lion and Fiddle Public House, which is a thriving business with a good restaurant trade. A building adjoining the Pub was thought to have been where Wilts United Dairies commenced business. This enterprise went on to become a nation-wide business and its head office once occupied large premises in Trowbridge. It later merged with Cow and Gate and became Unigate. Eastwards is Devizes Road, where traffic calming measures and a 20mph speed limit have been introduced. At the junction is one of two turnpike houses in Church Street (the other being at the corner of The Knap), reminders of the days when the main route to Trowbridge lay along Church Street and along Middle Lane. Road tolls ceased in 1868, and the gates across the road were removed. The Turnpike house's roof was raised in 1926, making it a two-storey house. Next to the Turnpike House, built in the early 1800s, is a house once a shop, tearooms and bakery. Nearby is The Grange, a large Victorian house built in 1859. Standing in large grounds, it rivals Hilperton House for size and

Paxcroft Mead

grandeur.

The Paxcroft Mead development in the very south of the Parish covers approximately 100 hectares of previously agricultural land, which was designated for residential development by the local Planning Authority. The roads on the development were largely named after the names of the original fields except Hackett place, which was named in memory of Linda Hackett a Parish Clerk who died just before Paxcroft Mead was completed.

This development has had a huge impact on the parish as it has more than doubled the number of houses in Hilperton. It has stimulated much thinking about our built environment. The houses have been built by a number of well-known national house builders. The design of the houses follows the companies' corporate national style too, which are not, in the main, indicative of the style of the original cottages and houses.

There are open play areas, a community centre, a small parade of shops including a supermarket, a primary school and a privately run nursery. Many public rights of way were diverted. Paxcroft Brook on the southernmost boundary of the Parish was considerably altered to control flooding and landscaped with traffic free areas where residents can walk and cycle. New footbridges were built over the brook at various points together with a road bridge to southern areas of the development. A cyclepath and footway running under the A361 allows people living north of the road to gain access to the school and shops.

Whaddon

The hamlet of Whaddon is one mile to the northeast of the old village and is reached via Whaddon Lane, a single track road. It is situated beyond the Kennet and Avon canal, and overlooks the River Avon. The houses are strung out along the lane, with clusters beyond the canal, around the Church, and surrounding Whaddon Grove Farm. Many have been renovated or rebuilt on sites of older properties.

Whaddon is an ancient site, which has been occupied since prehistoric times and there is evidence of Roman habitation. Humps and hollows in the field around the Church mark the site Part I General Information



of a medieval village. This is a scheduled ancient monument protected due to its archeological importance. At the time of the Domesday Book, it was a small village with a manor house and a mill. It was larger and more important than Hilperton, but in the 14th century Whaddon suffered a significant depopulation because of the plague, the Black Death. In the 16th century, it was simply a clothmaking site with a mill on the Semington brook.

The Long family, who were wealthy clothiers, once owned Whaddon, together with Hilperton and other estates in Wiltshire. In 1660, Walter Long built a large addition to the manor house. Whaddon House, which was surrounded by parkland, was destroyed by fire in the 19th century. Whaddon Grove Farm now stands on the site of the House. There remains a 17th century back door in a moulded frame. There are two stone former dairies. A pair of semidetached stone cottages, to the south of Whaddon Farm, was the Poor House in the 1830s. Eight houses were noted in 1783, and appear again

on the tithe map of 1838. Four of these houses have gone but three new houses were built in the 20th century and one outbuilding opposite Whaddon Farm at the centre of the hamlet. This was originally the stable of the vicarage house and has been converted to a single storey residence. Agricultural buildings belonging to both farms now make up much of the hamlet. These range from modern galvanised metal barns, to old stone barns. The agricultural use is mainly dairy with some cattle and a pigrearing unit. Some business diversification has taken place.

St Mary's the Virgin, or the 'church in the field' is a small, simple Norman church, with a nave, chancel and north chapel. It stands high above the River Avon, and was probably built in the twelfth century but it has undergone extensive alterations with a major restoration in 1878/79. It still features windows and doors from the 14th and 15th centuries. Of interest

is a tombstone on the church floor opposite the south door dedicated to the Rev. Edward Cooper, an uncle of Jane Austen. There was a close relationship between the Austen family and their Cooper cousins. Outside, the brick wall enclosing the churchyard is an unusual feature in this part of Wiltshire, and dates from the 18th century.



Whaddon Church

3. PLANNING CONTEXT

The Development Plan

Development in West Wiltshire is planned at regional, county and local levels. Local development documents are prepared in accordance with national planning policies and guidance.

The Structure Plan

The Structure Plan is prepared by Wiltshire County Council and sets out the broad strategic planning policy for the whole county. The Wiltshire Structure Plan 2011 covers the period to 2011 and was approved in January 2001. A new structure plan is expected to be approved in Spring 2005 to cover the period to 2016.

The District Local Plan

The District local plan is prepared by the District Council and elaborates on the structure plan policy framework by providing detailed development policies and proposals for the towns, villages and rural areas. The Council's current District Plan 1st Alteration was adopted in June 2004 and covers the period to 2011. Future local developments and documents will progressively replace the Local Plan.

Village Policy Limits

The District wide local plan identifies village policy limits for over 30 villages in West Wiltshire including Hilperton. Within these policy limits limited infill housing development to support local services will be permitted provided that a number of detailed criteria are met.

Hilperton Conservation Area

The Hilperton Conservation Area was designated in 1991 to preserve and enhance the special architectural or historic interest of this area of the village. Within or adjacent to this area, the preservation of the special character or appearance is the primary consideration when assessing proposals for development. Stricter

planning controls exist in conservation areas over minor alterations to existing land uses and buildings and over proposals for demolitions or tree works.

Village Design Statement

This guidance supplements the following policies contained within the adopted West Wiltshire District Plan 1st Alteration:

C17-C25 Conservation Areas; C26-C29 Listed Buildings; C31a Design; C40 Trees and Tree Planting; R2 Protection of Recreation Areas; H16 Flat Conversions; H17 Village Policy Limits; H18 Areas of Minimum Change; H21 Residential Conversions in the Countryside; H24 New Housing Design; E6 Rural Employment; E7 Farm Diversification; E8 Employment Conversions in the Countryside; E10 Horse Related Development; T03 Hotels, Guest Houses and Self Catering Accommodation; T04 Camping, Caravans, Holiday Homes; CF3 Rural and Village Facilities.



A sunny day in Dymott Square Audrey Hall

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4. HILPERTON SET IN ITS SURROUNDINGS:

The vast majority of land in the Parish is open countryside, amounting to approximately 600 hectares. All the land, apart from public areas such playing fields, is farmed; approximately half is arable and half pasture. The earliest record of the field boundaries largely as they appear today can be found in the Enclosure Map of 1816 and again in the Tithe Map of 1837. All the fields shown on the Tithe Map have individual names. The field and hedgerow pattern created then, with its typical patchwork form, can still be appreciated today even with modern farming practices. Where arable farming is practised, some hedgerows have been grubbed out. In the south, a large area of open farmland has been lost to the new housing development at Paxcroft Mead, as have smaller areas within the village due to infilling. Those areas that remain support a varied range of wildlife and species of birds, and can be accessed by a network of public footpaths and rights of way.

To the west, between the village and Trowbridge, is the area of land, known colloquially as the Hilperton Gap. This is an important area of open countryside, as it provides a barrier between the village and the eastern outskirts of Trowbridge. There are attractive rural views across the Gap from the old village and to the church from Hilperton Marsh which contribute greatly to the village atmosphere and character of Hilperton. Middle Lane, a public bridleway, lined with hedgerows, trees and a deep ditch, reminiscent of the old drove roads, crosses the Gap from the village to Victoria Road in Trowbridge. Every day many people use it to gain access to the fields in the Gap, and in particular those walkers, joggers and cyclists going to the town as it avoids the busy roads. The rest of the land, which is criss-crossed by a network of Public Rights of Way, is an important amenity area for informal recreation, which for the most part runs successfully alongside its agricultural uses. The most popular footpaths are those radiating from the Knap across the open fields of the

Gap. These are principally used by dog walkers (including walkers from Trowbridge). Path numbers are 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 33, and 54. The fields beside the B3105 were known as Courtleaze and those nearest Horse Road were known as Cowleaze. Path 33 is a pleasant walk to and from Trowbridge, featuring hedge, ditch, raised path, and a useful wide bridleway. It cuts across the middle of the "gap" and gives expansive views across to Bradford and Holt. There are pockets of ecological interest with hedgerows, old ponds and hay meadows. Although the hedgerows are not the best in the Parish, they are still inhabited with a good range of wildlife and many species of birds. The narrow brook at its lowest point always has water in it even in the driest of weather.

The Kennet and Avon Canal crosses the Parish from east to west and is an important landscape and wildlife feature. It is of crucial worth for its amenity value, for boating, fishing, walking and cycling. This and the River Avon form the northern boundary of the Parish. The river valley in particular incorporates a rich

area of marshland. These two waterways are designated as County Wildlife Sites and are managed by the Environment Agency and British Waterways. They provide an excellent and interesting nature corridor conveniently reached via Whaddon Lane and through Marsh Farm. The canal is a favourite area for informal recreation and has the most popular paths for local and long distance visitors. Path 31, the towpath, is part of the Sustrans national network of cycleways which attracts long distance cyclists. British Waterways estimates in 1995 between Bradford on Avon bridge and Martinslade bridge (near Seend) suggested there were 332,000 informal visitors along this 14 kilometre length, plus 7000 anglers and 62,000 cyclists, with 1000 boats.

Path 17, used by local horse riders, runs on the opposite side of the canal. It joins up in Semington with path 22 which is the only safe rideable circuit not ending at a busy road.

Semington Brook joins the Avon at Whaddon alongside pasture and is an important area of scrub and copse. Several streams occur in the Parish that also create diverse habitats for wildlife. Running through Paxcroft Mead is Paxcroft Brook, which has been widened to control flooding and this in turn has created open areas and habitats for many creatures

Farm ponds can be found in the open countryside but many of these have been neglected and are generally overgrown or used as a dumping ground. Some have been filled in completely. Two ponds have been created in recent years at Marsh Farm and Paxcroft Farm, adjacent to Paxcroft Brook. Both these take run off water during flooding but are managed sympathetically. The area known as Hilperton Marsh has largely been drained and built on.



Farm pond, Marsh farm



View to Roundway Hill from byway 22

To the east the village adjoins open countryside that spreads out along both sides of the ridge bordering Gypsy Lane (byway no.22 to Semington) and affords widespread rural views to Whaddon and beyond and to Salisbury Plain. To the southeast open countryside lies between the B3105, the Kennet and Avon Canal and the River Avon. These areas are easily accessible through the fields except when recently ploughed.

The open countryside setting is an essential part of Hilperton's rural character.

Some fields in the Parish, display evidence of the ancient ridge and furrow method of farming. Four areas displaying this are in the Gap, including Church Field, adjoining the Cemetery, others can be found at Whaddon, and between Maxcroft and Marsh Farms adjacent to the Canal. Further surveys may discover more examples.

There are no areas of woodland in the Parish but trees add interest to the landscape, sited in the open countryside, either standing alone or in small groups. A copse is situated west of Whaddon Lane with ash and maple but with many dead elms. Another one is sited at Paxcroft Mead. Farmers have planted trees and shrubs in the Parish including oak, cherry, ash, and broadleaved lime among other species either in clumps, or in hedgerows or alongside farm tracks. The orchards that were once commonplace around the village have all but disappeared, although remnants remain in back gardens, notably along Church Street. The Parish Council undertook a survey of trees in the residential areas in 2002 and are in the process

of obtaining Tree Preservation Orders where appropriate. There are still several areas where trees add interest to the landscape, are of importance to the village environs and form essential wildlife habitats. Examples are: the row of beech and cluster of pine and lime trees in fields on the approach to Hilperton from Trowbridge; two separate oaks at Marsh Farm and Paxcroft Farm; the two copses of ash and maple off Whaddon Lane and at Paxcroft. It is worth noting that trees with trunks of over 75mm (3ins) in diameter growing in the Conservation Area cannot be lopped or felled without consent of the local Planning Authority. This includes trees in private gardens.

The Parish Boundary plays a crucial role in the protection of our landscape and wildlife resources. Approximately three-

quarters of the boundary is in open countryside and usually consists of a sometimes double hedgerow, ditch, and bank. This is generally unmanaged and uncut, and contains many native hedgerow species such as blackthorn, hawthorn, hazel, elder and dog rose. Ash, oak and field maple trees are present along with the occasional crab apple, and willow and alder if near water. These trees are all more likely to grow to maturity if situated in a boundary hedge.

Boundary hedges between farms in different ownership also provide areas richer in wildlife, and shape important wildlife corridors. These in turn provide links to the River Avon and to the Kennet and Avon Canal. Many dead elms are often left unchecked in the corridors and hedgerows. If they were extracted and destroyed it would prevent the further spread of Dutch elm disease. Elms can, and do thrive, in hedgerows if either traditional layering or cutting checks their growth.



Landmark trees from Fieldways

There is evidence in some hedgerows of the traditional layering method, which was carried out long ago. This method of hedgerow layering should be encouraged, as it provides the best habitats for wildlife. Also, it is stock proof, and once established needs much less annual upkeep. A layered hedgerow can last up to twenty years without any further work. Those hedgerows found on Lower Paxcroft Farm, on the south side of the A361, are distinctly different to elsewhere in the parish, being very broad and thick, and very good for wildlife.



View south towards Lower Paxcroft

Unfortunately, some field hedgerows in open farmland have become rather sparse in depth and height. Modern methods of farm management are not always compatible with management for wildlife, where to leave the autumn cut until after berries have been consumed would be desirable. The A361 also acts as a obstacle for wildlife crossing from the relatively sheltered routes of the byway 22 from



Broad hedgerows at Paxcroft

Whaddon Lane and Semington in the north to Lower Paxcroft in the south.

Public open spaces at the playing field in Whaddon Lane and alongside the brook at Paxcroft Mead provide opportunities for wildlife enhancement projects. Gardens have become increasingly important for wildlife now that many natural habitats have disappeared. The creation of ponds without fish can provide a safe place for frogs and newts. A bramble or nettle patch is an ideal feature to attract butterflies and birds. By this method one garden in the village recorded 22 species of butterfly and 148 species of moths during the year 2000.

Most pastureland in the Parish is semi-improved or improved and is either grazed by stock or used to produce winter fodder. Grasslands that have not been managed in this way for early silage production and have not been intensely fertilised or treated with herbicides have the most interesting flora. Two of these fields are located in the Gap area. Another one, adjacent to the Canal, was designated as being of interest, an 'Amber Site', by British Waterways. Unfortunately, despite this, spoil from the canal was dumped on the field.

The Countryside Stewardship Scheme actively encourages low intensity farming. Under this scheme, Whaddon Farm is currently recreating wildflower meadows, regenerating hedgerows, and positively managing farm ponds and marshland for wildlife. Other farms have installed nest boxes for barn owls, created ponds and replanted trees and shrubs to enhance the landscape. Grants to provide incentives for improving open spaces, hedgerows and farmland for wildlife are available through the local authorities and Community First with advice from the Wiltshire Wildlife Trust and the Farming and Wildlife Advisory Group.

From Trowbridge along Hilperton Road, there is a very attractive tree lined approach flanked by large Victorian villas set well back from the road. The mature trees are the most attractive feature. From Fieldways



Gap fields north of St. Michael's

roundabout the road makes a straight approach to Turnpike House. There is a hedgerow on the left bounding the Hilperton Gap and an attractive row of beech and lime trees on the right, giving characteristic open rural views from the village. The pavement is on one side only but both sides of the road have grassy verges giving a distinctly rural look. St Michael's church is a very attractive view across the Gap from here.

Other particularly interesting landmark features not already mentioned include Turnpike House and Navy Cottage in Church Street. The Grange is a feature on entering the old village from Paxcroft Mead. Also notable are the walnut tree at the back of the Lion and Fiddle and the beech tree in Woodcote nearby.

From Trowbridge Road. the old village is still surrounded by green verges, hedgerows, trees and fields which separate it from Paxcroft Mead

Recommendations:

- The natural beauty of the landscape including flora, fauna features should be respected and where appropriate enhanced and protected.
- New development in open countryside should be avoided.
- New developments on the edge of the village should give high priority to landscape design.
- Green verges, hedgerows and spaces are characteristic of the entry to Hilperton and should be included in new development.
- All public rights of way should be respected and maintained through liaison with landowners and farmers.
- · Existing hedgerows should be retained and enhanced to maintain the character of the village.
- Advice and grants for improving open spaces are available from The Wiltshire Wildlife Trust, Local Authorities, Community First and the Farming and Wildlife Advisory Group.

especially at Fieldways. Wide verges are typical, in some areas including pavements e.g. Devizes Road, Hill Street and Marsh Road. Hedgerows are common giving a rural look and acting as natural boundaries between properties.

In Ashton Road there is an abrupt juxtaposition of Paxcroft Mead with the older village, having no similarity in house design or layout. This is masked by high hedgerows, which screen the view from each side.

The old drove road from Trowbridge (Middle or Back Lane) enters the old village at The Knap, and from this point there are sweeping views across the Hilperton Gap towards Bradford on Avon.

5. THE OLD VILLAGE

This area includes the Conservation Area; which covers the whole of Church Street and parts of Hill Street, Whaddon Lane, Trowbridge Road and Ashton Road. It contains much of the historic part of Hilperton and any changes are required to preserve or enhance the character and appearance of the conservation area. Buildings within the conservation area should be used for future house

building style and design.

At this end of Hill Street the road starts to rise and on both sides are detached



Dymott Square before renovation

cottages with small front gardens set behind old stone boundary walls giving a more confined look than in Hilperton Marsh. The pavement is on one side only for much of the length of Hill Street but green verges on the corners of Greenhill Gardens and Dymott Square soften the scene. Dymott Square, a cul-de-sac leading from Hill Street, has terraced cottages re-constructed in Bath stone and modern red brick detached houses, built in 1984. The design and layout used a sympathetic approach to the site and its former buildings, which was the farmyard of Manor Farm and derelict weavers' cottages.

Other fine larger houses in Hill Street are Oriel House and Little Ashton. Kemps Leaze Barn, originally farm buildings, was converted for housing in 1988 using reclaimed materials and brick, with further work in 1999. The Baptist Chapel of 1806 has been converted into flats. Between this and Whaddon Lane there is a terrace of brick houses, with stained glass above their doors and wrought ironwork on the sills of one. Old cottages, 1970s houses, and bungalows line the start of Whaddon Lane. They are a mix of styles but mostly finished in Bath stone.

Part 2 Planning Guidance

Part 2 Planning Guidance

The houses at this end of Devizes

From the top of the hill, Church Street runs from the junction with Whaddon Lane round a sharp corner at The Knap until meeting Devizes and Trowbridge Roads. The part beyond The Knap was at one time called High Street and contains some of the oldest buildings in the village many of which are listed buildings. The ages of the properties range from the seventeenth century to the 1960s. Between Hill Street and The Knap the mainly terraced houses are close up to the street, looking out on to it either directly or over small front gardens. A feature of the Street is that all the houses are constructed in stone, either dressed Bath Stone or undressed or rubble; some are painted render or pebbledash under brown clay or slate roofs, but there is no red brick visible from the road, although there is some use of it to the rear of some cottages. The house at the corner of The Knap, number 100, was a toll house when Middle Lane – now a bridleway – was a route to Trowbridge. Its bowed southern wall certainly allows views in both directions. Extension work in the 1980s was not

The Knap is the old centre of the village, flanked by Hilperton House, the church, the old school and schoolhouse. There are good views across the open fields of the Hilperton Gap here, to Hilperton Marsh, Staverton and Holt to the North and Trowbridge to the West. Granite setts are still in place along the length of The Knap adjacent to Hilperton House. The original fifteenth century church of St Michael and All Angels was rebuilt between 1847 and 1852 by T H Wyatt in the fourteenth century style. However the tower, south porch and nave floor date back to Norman times and were retained

entirely sympathetic.

during the rebuilding. It has a threestage tower with clock faces to the South and East, topped with an octagonal "broach" spire. Five of the monuments in the churchyard have been listed. Hilperton House is a fine example of an early eighteenth century house with its ashlar Georgian façade with a late eighteenth century extension and a large conservatory. Set in a large garden, it has a high stone boundary wall running along a large part of Church Street and The Knap. On the road side of the wall, set into a niche, is an old water pump and plaque referring to Hilperton's entry in the Domesday Book.

Opposite The Knap is the War Memorial and Blind House or village lock-up. The latter, constructed in limestone ashlar forming an octagonal shape with a domed roof topped with a ball finial, is a typical example of the many found throughout the region.

Beyond The Knap, Church Street

looks very confined by high boundary stone walls, has narrow pavements and its appearance is marred by prominent overhead wires and poles. Some walls are crumbling away due to constant erosion, pollution or neglect. There is an obvious conflict between appearance and the need for car parking as some garden walls have been demolished to make room for off road parking.

Other significant architectural features include dormer windows; stone carved porches; stone mullions windows to the cottages and old stone front walls, including the high walls to Hilperton House. The only visible red brick is two old front walls. Over the years, the Street has seen many changes, with houses being pulled down and rebuilt with similar buildings; or renovations to existing buildings. A number of access roads have been built off Church Street to provide access to more modern housing at the rear. These houses are generally in styles typical of their



Architectural features in the old village



The Blind House

period, rather than typical of the village, but some effort has been made to use matching materials, such as Bath stone, and because of their position they have little overall impact on the appearance of the village. The result of all this building and rebuilding is a wide difference in the ages, sizes, construction, and style of the houses and cottages. But its very lack of uniformity, with variations of coloured renderings and textures, contributes to its appeal.

The property next to the Blind House is Church Farm, a foursquare building with stone mullions and "eyebrows" to the windows. This was in agricultural use until the 1980s and the farm yard area still contains interesting old buildings that are not visible from the road. Set in the wall of the farm is an old spring water supply, hidden beneath a seemingly insignificant metal cover. Near this is Iris Cottage, number 226, built by Mr Matthews, a local builder, in the Victorian Gothic style popular from 1860 to 1890. It was at first a house for the butler to Fieldways House, now an hotel, just outside the parish boundary. A row of old cottages between this and the Post Office were demolished and rebuilt in 1939. The post office was originally built in approximately 1768. At least three stages of the building are evident and about 100 years ago it was divided into two properties. Further along was a

bakery that was open until 1990 and was converted to a private dwelling in 1996 Opposite the post office is Nursery Close, an access road to a cottage and houses built in 1980s. On its corner no.109, formerly a garden nursery and a nursing home, was built in the Victorian Gothic style. It is unusual in that it was built back to front! The side facing the road is really the back with the front entrance at the rear. One of the oldest houses in the parish is number 209, which dates back to the late fifteenth century and was thought to be the manor house of the area at the time.

Church Street terminates in a T-junction with Devizes Road and Trowbridge Road by the Lion and Fiddle public house. Here the street scene is dominated by a miniroundabout with raised concrete kerbs and pedestrian barriers

producing a
visual effect
quite out of
keeping with its
village location.
However outside
the old Toll
House opposite
the Lion and
Fiddle public
house granite
setts remain in
place from an
earlier time.

Road are a mixture of old cottages, Georgian houses, and substantial 20th century houses, all with contrasting architectural styles but finished in matching stone. Unfortunately a traffic calming scheme on Devizes road has used speed tables with a brick finish, which is out of keeping with this end of Devizes road, although satisfactory at the eastern end where the surrounding houses are themselves brick. Some fine restoration work has been done on 123 Devizes Road, which is about 300 years old. It was originally two houses and was part of The Grange estate. Foundations for two other cottages were found in the back garden. An adjoining garage had many previous commercial uses including parking a lorry and storing coffins. When it collapsed in 1998, it was rebuilt and converted into a separate dwelling using much of the old materials from the site. Honeysuckle Cottage, 126 Devizes Road, is one of a terrace of three houses built in the mid to late 1700s of rubble stone and covered with plain rendering with stone quoins and Bath stone surrounds and mullions to the windows. It was part of the estate of The Grange but was sold at public auction along with 127 and 128 Devizes Road in 1956. Along the north side of Devizes Road leading out of the village there is a ribbon development of large post war detached houses in a variety of styles, mainly in red brick.



Lion and Fiddle/Turnpike House

Hilperton Village Design Statement

Hilperton Village Design Statement

Near the Lion and Fiddle is Ashton Road, which leads to Steeple Ashton but is now closed to motor traffic where it enters Paxcroft Mead. Modern 20th century housing, with a cul-de-sac of stone bungalows, are built along its length. In 2001, a new build of three houses was built of stone to a high specification, in keeping with older village properties, with porches, gable windows, and stone mullion windows. Westerly from the Lion and Fiddle, is Trowbridge Road. There are modern and older houses of different styles built of stone except for one modern dwelling, which is of red brick. Willow Cottage, 117, and its neighbour were built in 1600 of stone rubble and with small stone mullion windows. It was thought to have been an inn and a smithy before being converted to two houses. Many of the original features inside the house remain.

There are some recent examples of good development practices in this area:

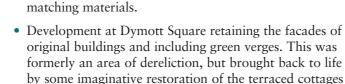
- Three new cottages in Ashton Road including natural stone boundary walls. Built to a high specification, these houses are admired throughout the village as being in keeping with those architectural features that are frequently seen: stone built, with porches, gable windows and mullions to the windows. The three front elevations are different enough to give each house individual character.
- Sympathetic renovation work at 123 Devizes Road. The reconstruction used stone from a collapsed garage wall, recovered pantiles for the roof and reclaimed timbers.



Renovated cottage, Devizes Road



Dymott Square



• Sympathetic renovation at Hilperton House, using

- Conversion of the old Methodist Chapel into two houses, retaining original material and restoring the original boundary walls and railings.
- The old bakery was converted from commercial use to housing whilst retaining its original external appearance.

Recommendations/Reason for recommendations

and a barn conversion.

- New development should be finished in a manner which complements the visual character of the locality, where stone is the predominant material. / To maintain the visual character of the area.
- New development should be of a style and scale which is sympathetic to surrounding buildings. / To maintain the visual character of the area.
- Rendered finishes should only be applied to buildings where rendering is already present to repair or maintain continuity with an existing finish. / To maintain the visual character of the area.
- The removal of gardens at the front of houses in order to provide off street car parking should be discouraged: off street parking should be behind houses and not obvious from the road. / To maintain the visual character of the area.
- New roads and pavements should retain existing historic features and use traditional materials such as stone. /To retain and enhance the historic appearance of the village.
- Developments should be bounded by natural stone walls / To retain and enhance the historic appearance of the village.
- Cables should be buried in new developments and existing ones buried when the opportunity to do so arises. / The appearance of Church Street is marred by overhead cables and posts.



The Old Bakery Ashton Road

6. HILPERTON MARSH

Although there are individual buildings from many eras, going as far back as the 17th century, most of the buildings and side roads in Hilperton Marsh date from the post war period. The buildings have a decidedly suburban look but the area is given a rural feel by extensive views over the surrounding open fields, particularly from first floor windows, by the spacious layout of roads and gardens, and by the numerous examples of mature trees in gardens and public spaces throughout the area. Views are enhanced by the complete absence of tall buildings. Houses are predominantly two storey semi-detached or bungalows. Even the non-residential buildings are low buildings set in spacious grounds, such as St Mary Magdalene's church, which has no tower. The roof line invariably comprises pitched roofs, mostly with gable ends. The two-storey houses have roofs unbroken by dormer windows, but at a lesser height quite a few bungalows have dormer extensions.

Construction materials for houses are in general either stone/cement block or brick, with rendering mostly limited to older houses dating back before the 20th century. The various materials are used in distinct areas, corresponding with the dates of construction. Along Horse Road buildings are predominantly of Bath stone or reconstituted stone blocks with clay tiled roofs in brown or red shades. To the south of Horse Road, Marshmead, Newleaze and Hill Street as far as the bottom of the hill echo this pattern in reconstituted stone or cement block with similar roofs. Approaching the bottom of the hill, red brick houses, still with brown tiled roofs, appear in Hill Street and continue towards the old village until the point where the road starts to rise, where there is a sharp transition to a more hemmed-in appearance with materials characteristic of the old village. To the north of Horse Road the post-war estate is comprised of brick built houses, again with brown or red clay tiled roofs. Yellow shades of brick predominate near to Horse Road but giving way to red brick towards the Marsh Road end. To the north end of Wyke Road, houses are again stone or reconstituted stone block, but the new estates to the west of Wyke Road are of yellow and red brick in the post 1970s style.

Although developed to its current extent in the 20th Century, some of the buildings along the roads in this area are of an earlier date, notably four listed houses in Horse Road. These are Weavers Croft, built of Flemish bond brick with stone dressings and stone slate roof probably in the mid 18th century, which was extended in the 20th century. Pound Farmhouse, built in the 17th century altered mid 19th century, of painted rubble stone, with a Bridgwater tiled roof and brick stacks. 3 Horse Road is a detached cottage built in the late 17th century of render and a Bridgwater tiled roof with brick stacks. The 16th century Thatched Cottage sited in a lane off Horse Road is the only thatched building in Hilperton. Formerly two cottages, it is now one, with a part timber frame with brick noggin, part limestone rubble. These older homes

have features in common with those in Hilperton Village, including stone and rubble construction with clay tiles, some stone mullions to windows, porches, and occasionally dormer windows. Also located in Horse Road is the church of St. Mary Magdalen, built in 1889 by local people. The chancel was completed in flint but there was a shortage of money to finish it, so a 'flat pack' nave made of corrugated iron was purchased from Harrods of Knightsbridge. The church is affectionately known locally as the 'tin church'. As well as for worship, it is used by many other community organisations.

Landmark buildings also tend to date back to earlier periods, with their materials and architecture in contrast to the suburban houses that have grown up around them.

Notable landmarks include:



St Marys Church

• St Mary Magdalene's Church - locally known as the "tin church" for its largely pre-fabricated corrugated iron construction.



The Poplars

• The Poplars on Wyke Road, a large three storey house in ashlar stone with a stable block and workshop, dates back 200 years and can be glimpsed through two imposing stone gateposts.

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- A row of mature chestnut trees running west from Wyke Road marks the site of the drive to Wyke House. The house has been demolished and replaced by new housing development, but the drive remains as a footpath providing a characteristic entry to the area that has the potential to be an attractive feature.
- The "Ring o' Bells" on Marsh Road, once one of three public houses in Hilperton Marsh, but now a guest house, is well known in the locality.
- The large willow tree on the green in Marshmead.

Roads in this area present a wide and open aspect with buildings set back, leaving room for off-street car parking at the front. Street lighting is universal. Pavements are on both sides of the roads and in the Marshmead/Newleaze area neat grassed verges are incorporated. However, the east side of Marsh Road and Hill Street has no pavement for most of its length, but a rough grass verge enhances the visual transition to open fields and



The Green and willow, Marshmead

hedgerows beyond. As Hill Street approaches the old village the footpaths incorporate well maintained grass verges, which add to the rural feel. Throughout the area the sense of space is enhanced by "open plan" front gardens with only low walls and hedges or none at all.

The southern side of Horse Road is something of an exception to this tidy layout, with several unsurfaced lanes serving a jumbled array of houses from earlier eras; however the spacious arrangement and views are maintained.



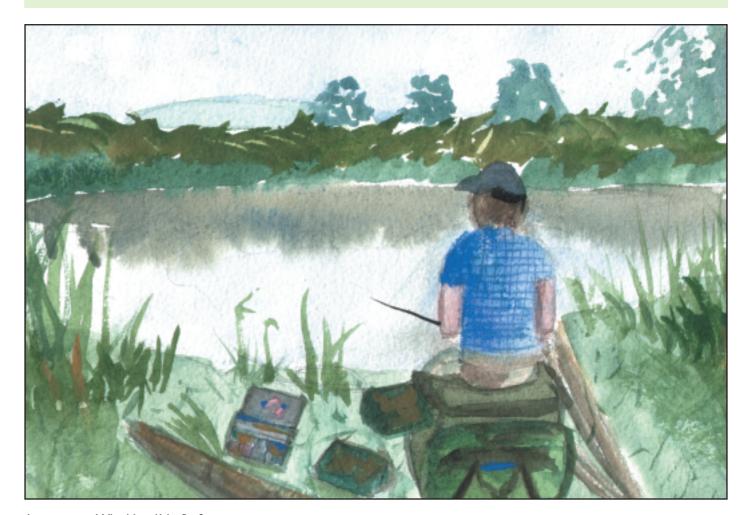
Interesting buildings and views in Hilperton Marsh

Recommendations/Reason for recommendation:

- New development should be constructed of complementary materials and in a scale appropriate to the surrounding buildings./ To maintain the visual character of the locality.
- Rendered finishes to buildings should not be used except to maintain continuity when rendered buildings are repaired or improved./ To maintain the visual character of the area as a whole.
- New buildings or extensions should not be higher than existing buildings or two storeys where it would adversely impact on views of the open countryside./ To preserve views of the landscape setting and character of the village.
- New buildings or extensions should have pitched roofs with

- gabled ends./To protect the characteristic roof line of the area.
- The addition of dormer windows to two storey houses (as part of loft conversions, for instance) should be discouraged./ To protect the characteristic roof line and views of open fields over rooftops.
- The design of industrial buildings should incorporate the traditional rural characteristics of the area, especially concerning height and materials. The renovation of existing structures is preferred. Where uncharacteristic design features are unavoidable they should be masked by tree or hedgerow planting with native species./To provide a visually acceptable solution where a functionally designed building is required for local business

- to thrive.
- New buildings should conform with existing building lines and be fronted by low walled or open gardens. Off-street parking at the front of houses is accepted, where there is also provision of a front garden, as part of the character of the area./ To maintain the open and spacious appearance characteristic of the area.
- Roads should have pavements and, where space allows, grass verges./ To maintain the open and spacious appearance characteristic of the area
- Mature trees and hedgerows should be retained./ To maintain rural character.



A quiet spot, Whaddon Kylie Parfit

Part 3 Reference

7. STATEMENT OF CONSULTATION

Hilperton Parish Council organised a public meeting on 17 May 2000 to introduce the idea of a Village Design Statement and at a second public meeting on 19 September 2000, attended by 20 people, the Hilperton Village Design Statement group was formed, volunteers to take on the work came forward and the area to be covered was agreed. Over subsequent months the members of the Hilperton Village Design Statement group carried out a survey of the area and its history in order to identify the key features and recommendations.

Their findings were brought together at a series of three public exhibitions, which packed St Marys Church Hall, Hilperton Village Hall and Paxcroft Mead Community Centre on 20, 21 and 28 April 2002 respectively. Visitors were asked to complete a questionnaire to ascertain their views and 105 were returned. Advice was also sought from rural organisations such as the Countryside Agency. This feedback was incorporated into the information and recommendations of the Village Design Statement. Advice was also obtained from Planning Officers of the West Wiltshire District Council. The Parish Council were very supportive but did not wish to influence the contents of the Village Design Statement.

Draft copies of the Village Design Statement were displayed during June 2004 at the post offices, community centres, pubs and schools in Hilperton, in Trowbridge public library and at the Village Fete on 12 June 2004. A letter to the Wiltshire Times and an article in the parish magazine ensured that this last opportunity to comment was widely publicised and 25 comments were received, nearly all in agreement with the content. Copies were also submitted to the Parish Council and District Planning Officers for comment and advice. After consideration of these final comments the village design statement was submitted to West Wiltshire District Council at the end of 2004 for adoption as Supplementary Planning Guidance.

8. WHO TO CONTACT ABOUT **VILLAGE ISSUES**

The following information is correct at time of writing.

Hilperton Parish Council Mrs M Timms (Clerk) Maplewood, 15a Church Street. Steeple Ashton Trowbridge Wilts, BA14 6EW Tel: 01225 852518

Local Councillors

Mr E Clark (01225 769940)

West Wiltshire District Council and Chairman of Hilperton Parish Council cllreclark@westwiltshire.gov.uk

Mr T Carbin (01225 762032)

West Wiltshire District Council and Wiltshire County Council

Council offices and departments

West Wiltshire District Council (01225 776655) Bradley Road, Trowbridge.

Local Plan

www.west-wiltshire-dc.gov.uk/planning/districtplan.htm

Wiltshire County Council (01225 713000) Bythesea Road, Trowbridge.

Structure plan, highway and school issues: www.wiltshire.gov.uk/planning

Clarence (0800 232323) Highways freephone

Trowbridge library and records office (01225 761171) Large multimedia stock including books, leaflets, maps on where to walk, local points of interest. 1838 tithe map www.wiltshire.gov.uk

Other organisations

The Countryside Agency – essential information including:

"New rights new responsibilities".

"Out in the country. Where you can go and what you can

"Quiet roads: taming country lanes".

"Horses in the countryside".

"Waymarking".

www.countryside.gov.uk

Office of the Deputy Prime Minister

The government department concerned with local planning issues. The web site contains a good deal of general information about how the planning system works. www.odpm.gov.uk

Wiltshire Wildlife Trust (01380 725670)

Elm Tree Court, Long Street, Devizes, Wilts

English Nature (01380 726344)

Prince Maurice Court, Hambledon Ave, Devizes, Wilts

Farming and Wildlife Advisory Group (01225 777839) Long Acre House, Frome Road, Trowbridge, Wilts

The Wiltshire Times

Duke Street, Trowbridge. www.thisiswiltshire.co.uk

Institute of Public Rights of Way Officers

"Public rights of way. The good practice guide" 2000 - The "bible" for procedures relating to implementing public rights of way legislation.

Campaign for the Protection of Rural England West Wilts Group (01225 768705)

Surveys

WCC survey October 2000 to ascertain vehicle movements through Hilperton particularly heavy goods vehicles. "Gap" road referendum results published by Mr. Trevor Carbin (district and county councillor for Hilperton and Staverton).

Hilperton VDS questionnaire results.

Maps

AA motorists' atlas of Britain.

Explorer maps.

Definitive map from rights of way dept WCC.

Statement to accompany the definitive map as depicted on O.S. sheets ST86 NW, ST85NE, ST8658-8758.

Developers

J.J. Gallagher Ltd (0121 7666789)

9. ACKNOWLEDGMENTS

The Hilperton Village Design Statement could not have come into being without the work of all those in the Design Statement Group, the financial support of Hilperton Parish Council, technical advice from professionals in various organisations, particularly the officers of West Wiltshire District Council and the information and views so willingly provided by many residents of the parish. Our thanks to all those individuals who have contributed their time and expertise to this statement.

10. GLOSSARY

Ashlar: smooth stone masonry with straight joints. Brick Nogging: bricks used to infill the panels in a timber frame.

Bridgewater tiled roof: a particular style of tiled roof.

Dormer Window: small window projecting from a sloping roof to let light into attic bedrooms.

Dressed Stone: well worked stone.

Façade: the front face of a building.

Flemish Bond Brick: a particular design of brickwork.

Finial: an ornament that is the final feature of a structure i.e. on the top of the roof.

Gable: the triangular end of the roof.

Granite Setts: granite curbstones

Mullion Windows: vertical uprights in a window.

Pebble dash: pebbles set into cement render.

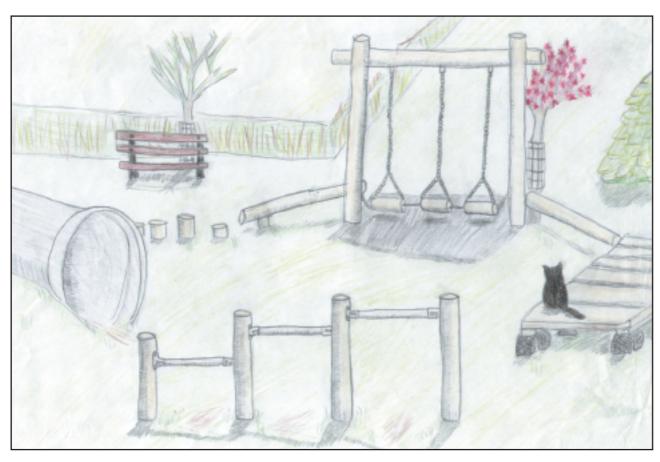
Quoins: well dressed stone or bricks at the corners of buildings.

Render: plaster covering of external walls.

Rubble: type of masonry sometimes appearing rough and random but can be well dressed.



We will remember them William Gredington



The park Vera Carbin



Broombridge on the Kennet and Avon Canal

