



The Parish Church of St Mary and the cart shed at Manor Farm

COLLINGBOURNE KINGSTON CONSERVATION AREA STATEMENT

March 2004

Planning Services

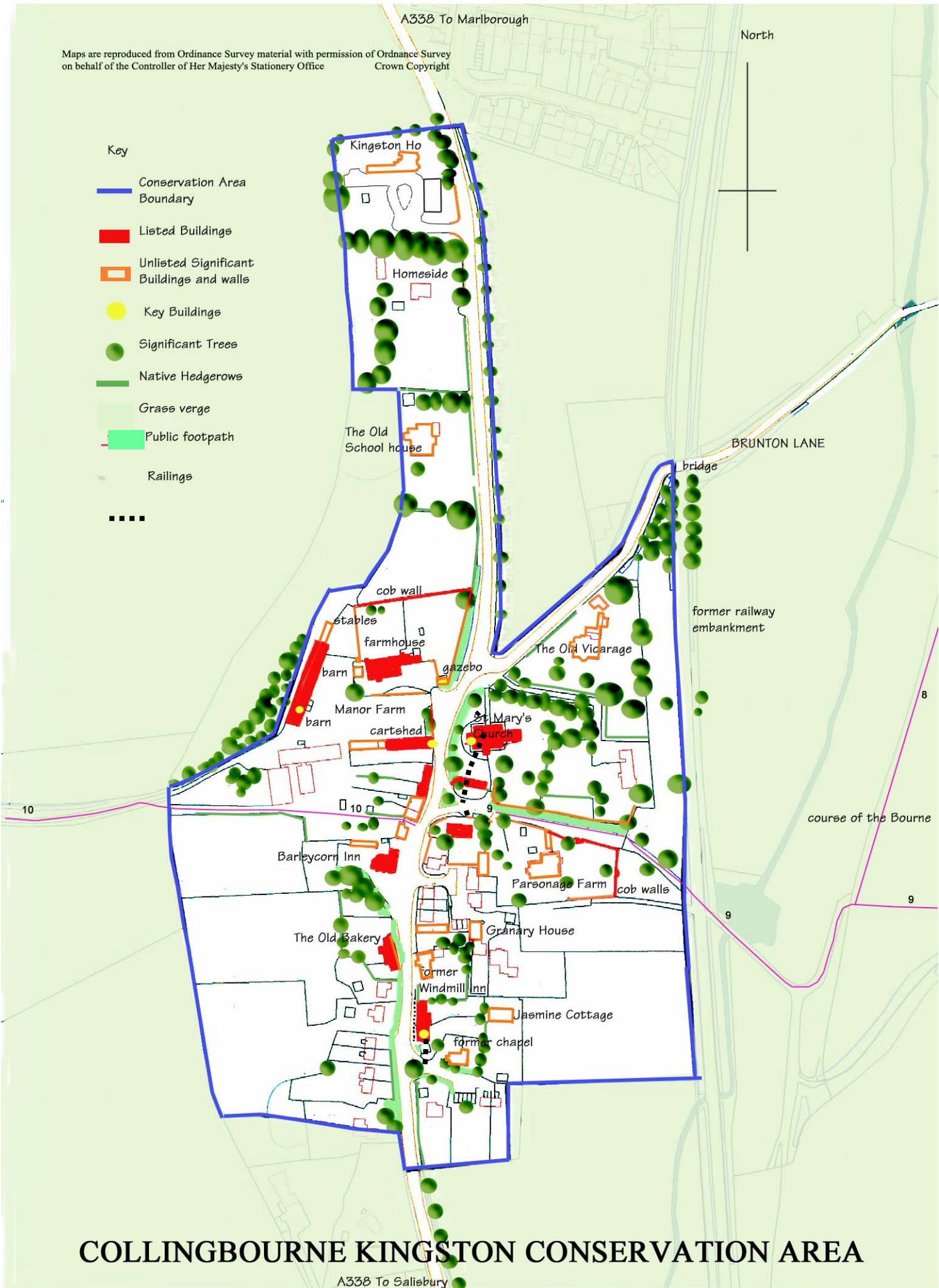
 Development Control & Conservation

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- Key**
-  Conservation Area Boundary
 -  Listed Buildings
 -  Unlisted Significant Buildings and walls
 -  Key Buildings
 -  Significant Trees
 -  Native Hedgerows
 -  Grass verge
 -  Public footpath
 -  Railings
 - 



COLLINGBOURNE KINGSTON CONSERVATION AREA



The Parish Church of St Mary



The village in the valley



Manor Farm



Chapel Lane

INTRODUCTION

The purpose of this Statement is to identify and record those special qualities of Collingbourne Kingston 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 1974. This Statement includes a review of the Collingbourne Kingston 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 Collingbourne Kingston it is intended that its character will be protected and enhanced for the benefit of this and future generations.

LOCATION

The village is situated in the Bourne Valley north of Salisbury Plain on the major north-south A338 road 9 miles south of Marlborough and 18 miles north of Salisbury. Brunton and Aughton are hamlets in the parish north of the village. The former is further up the valley of the Bourne and has an independent Conservation Area designation. The latter is towards Marlborough off the A338.

BRIEF DESCRIPTION

The main settlement of Collingbourne Kingston is a compact village that lies west of the river Bourne and a former railway line. The main A338 road passes through the village as the main street. The Parish Church and Manor Farm are the predominant buildings at the northern end of the historic settlement. The churchyard extends east towards the river flood plain while several large and historic farm buildings of Manor Farm extend west up the valley side. The Old Vicarage mansion stands north east of the church while the former school and the wooded gardens of two outlying houses occupy the west valley slope. The street extends to the south loosely lined by buildings on both sides; some have thatched roofs on timber-frames, whilst others have tiled roofs on brick and flint walls.

The inn stands in a large yard off to the west side while modern houses extend south in wooded gardens. East, off the Street and south of the church, a footpath leads from a small green down between high walls and trees to meadows on the floor of the valley. Nearby a former farmyard has been redeveloped with small brick and tile houses. Also off the street is Chapel Lane where a substantial Methodist Chapel has been converted to a house and cottage gardens border the meadows.

LANDSCAPE SETTING

The village is situated on a west valley slope beside the winterbourne river Bourne which flows north to south through the chalk downland of Salisbury Plain to the west and Chute Forest to the east. In the north of the Conservation Area young trees on one side and hedges on the other line the main road. Just three buildings stand along west slope of the valley and large horse chestnuts are grouped in the grounds to the north.

The parish is recorded as having been within Chute Forest until 1330.



The village lies in the valley of the Bourne among mainly yew and broadleaf trees



The wooded hillside above Manor Farm. The Church tower in the valley and the mixed field and woodland of Chute Forest opposite.



The village from the south. Cottage gardens border the flood plain.

Old lime trees stand well back from but parallel with the road. A meadow to the east of the approach road to the village is outside the Conservation Area. Its undeveloped openness is important to the character of the approach to the village.

The former school is sited below old lime trees on the valley slope. Lower down on the edge of the flood plain the Old Vicarage is set in an extensive garden with copper beech and cedar trees beside the lane to Brunton. The railway embankment has become wooded towards the road over-bridge in the north.

In the village itself mature trees are predominantly in formal plantings particularly limes and yew in the churchyard. Yew trees are also significant in and around the garden of Parsonage Farm. On the west side behind the long barns of Manor Farm the valley slope is well wooded and largely conceals the village from the downland above.

West of the street rough pasture reaches down the slope to the cottage gardens and except for a mature tree group on the bank above the inn car park plot boundaries towards the south are less well defined. South of the Conservation Area hedgerow defines garden boundaries and mature trees line the main road. To the east, plot boundaries with the flood plain are weak and garden and domestic clutter are open to view.

ARCHAEOLOGY

While there is much evidence of prehistoric activity around the village there are no scheduled monuments within the Conservation Area. Small quantities of medieval pottery have been recovered at St Mary's Church. Neolithic flint tools and Bronze Age pottery found east of the village and two ring ditches noted to the east of the village from aerial photography which although undated are indicative of prehistoric activity.

ORIGINS AND DEVELOPMENT

The name Collingbourne is derived from the Saxon 'the stream of Cola's people'. The 11th century Domesday Book referred to the parish as Coleburne of which there were several settlements. Collingbourne Abbot's was the name of the present village; its early suffix denoted that the Abbot of Hyde, Winchester was the owner of its principal manor. Collingbourne Ducis had a suffix to denote the owner as the Duchy of Lancaster. Brunton was known as Collingbourne Valence when the manor was granted to William de Valence in 1253. In the 14th century Collingbourne Abbot's became Kingston when ownership of the manor reverted directly to the King.

The Parish Church dates from the late 12th century and was known as St John the Baptist in 1344 but by 1763 it was known as St Mary's. In 1862 it was altered and extensively restored by John Colson. The Church provided a parsonage house instead of glebe land. The first house was recorded in 1246 and the house described in 1783 is known today as Parsonage Farm. Land north and east of the church was purchased in 1871 and the house known today as the Old Vicarage was built there in 1880. A further house now called The Grange was built on the land in the 1960s. In 1963 The Old Vicarage was sold for private residential use and the vicarage united with Collingbourne Ducis.

The village school opened as a Church of England School and between 1846-47 was attended by 90 children.

Much of Sunton was held as part of Collingbourne Kingston manor and the whole acquired by Edward Seymour in 1548. This estate descended to the Marquess of Ailesbury but was sold in 1929 when part of the Ailesbury Estate in the village was broken up. The parish of Collingbourne Ducis was extended to include Sunton in 1934.

By the early 19th century most land and pasture rights were concentrated on two farms; Manor Farm to the west and Parsonage Farm to the east. By the 20th century Manor Farm was run as an arable farm from buildings in the village but Parsonage Farm also with dairying and beef was worked with and from buildings at Aughton Farm.

The road through the village and along the valley has been important from the middle ages as part of the route from Marlborough, via Ludgershall and Andover, to Winchester. It was one of the first to be turnpiked in 1762 and lasted until 1876 when its maintenance was passed to local government.

In 1882 the Swindon, Marlborough and Andover Railway opened as a single track to be absorbed two years later into the Midland and South Western Junction Railway. In 1902 it was improved to double track, in the first instance for the transport of bricks from Doddsdown to Tidworth, serving as a vital transport artery during the two world wars. The nearest station was at Collingbourne Ducis but in 1932 a halt was provided at Collingbourne Kingston. In 1961 the whole line was closed to traffic as part of national railway reorganization. Today only the embankment up to the over bridge to Brunton remains in evidence to form the eastern boundary of the Conservation Area.



The hamlet of Brunton north east of the village



The formal plantings of lime and yew trees along the churchyard northern boundary



The A338 trunk route passes through the village



Collingbourne Kingston Halt on the former railway. The trees are those of the churchyard and vicarage



King's Hill, in the centre of the village



A footpath between old walls leads to the Bourne



Church Cottage backs on to the churchyard



The Parish Church of St Mary

ARCHITECTURAL AND HISTORIC CHARACTER

The centre of the village lies to the south of the church where access off the main street via a short lane known as Kings Hill is through a leafy dell up into the church yard. This small space with the war memorial obelisk is enclosed by mellow walls of brick and flint and overlooked by cottages on the main road, the Old House and Church Cottage. A variety of trees shade the area; one significant tree on the green verge triangle in the Street, one at Church Cottage, two in the churchyard and several at the gate to Parsonage Farm all enhance the surroundings.

The lane continues on down as an unmettled footpath/track between the brick and flint wall of the churchyard and the elevated cob wall of Parsonage Farm. It emerges in the meadows of the valley floor, crosses the former railway and the Bourne to the arable land on the eastern slope.

As for the buildings The Old House is a listed building of the late 18th century with five bays of diaper brickwork originally with central door and gable stacks above a steep tiled roof. It has a 19th extension with a blocked low arch in a further wide bay to the west of the facade. The windows are tall with fine gauged brick flat arches over rather bland 20th century leaded light timber casements. Three brick courses at waist level are corbelled out as a continuous plat band.

Church Cottage, once a pair of cottages, is thatched and of the mid 18th century built of brick with raised stone quoins and a central chimney. At the rear the hipped roof slopes down to a single storey wall adjoining the rising ground level up to the church. The front has been entirely altered with a door and windows of the 20th century. In the cottage garden there is a 19th century former stable and woodshed of thatch, weatherboard and timber frame on a brick base and rear walls hidden by trees and growth, a genuine rural survival of particular character.

King's Hill, its enclosure of cottages and traditional walls, the branch through the churchyard are all of high environmental quality and particularly significant to the character of the Conservation Area. The quality is marred somewhat by a flat roofed rendered garage to the Old House attached to the cob wall.

The Parish Church of St Mary's is on elevated ground on the west valley slope and above the main A338. Its square crenellated and pinnacled Perpendicular tower can be seen above the trees from up and down the valley. The nave of four bays was originally Norman of the 12th century and the chancel is of the 13th century. Side aisles were added, the nave walls built up and the roof raised over a clerestory in the 14th century. The walls are of flint, dispersed greensand and sarsen stone with a 15th century limestone porch, limestone dressings and buttresses. The roofs are covered by slate except the chancel which is clay tiled. The clerestory windows are 19th in a century range of geometric shapes. The chancel arch too is Victorian together with several aisle windows and other features installed during the 1862 repairs.

The interior of the chancel contains the monument to Thomas Pile who died in 1560, his wife Elizabeth and Sir Gabriel Pile who died in 1620 and his wife Dame Anne. It is a very imposing group with both recumbent and kneeling figures attired in 17th century dress on an elaborate classical architectural tomb.



Parsonage Farm house has a long cob wall and mature yew trees in the garden



A former granary in Parsonage farmyard was extended and converted to a house and garages. The pair of cottages facing the street front are part of the same 1998 residential redevelopment.



Manor Farm house and gazebo (now a garage)



16th and 18th century barns at Manor Farm

The parsonage house before 1880 was Parsonage Farm owned by the Savernake Estate. It is an historic building of 17th century origin constructed of flint with limestone quoins, casement windows and a large central chimney. In 1812 it was extended north in brick with sash windows and the roof altered. In 1860 it was altered at the front and extended again to include additional domestic offices and the original south block rendered.

Sometime after the 1860s phase of extensions was completed the parson was rehoused in a new vicarage on land purchased by the church in 1871 off the Brunton Lane. The old house then became a tenant farmhouse on the estate when it acquired its present name. In 1929 it was sold with this area of the Savernake Estate and in 1930 purchased by the Crook family who still farm the area. It continued as a farmhouse until 1966 when it was sold as a private residence.

The grounds extend into the flood plain and the garden includes mature yew trees surrounded by a long high walls of cob with a thatched coping incorporating thatched gazebos in the north and east sides.

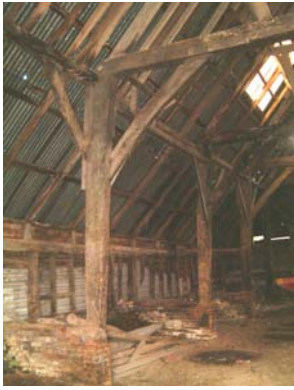
Little evidence of the yard buildings at Parsonage Farm remains. Thatched timber framed and weatherboard buildings once fronted the Street but were destroyed by fire in 1934. However the farming operation had by then largely moved to Aughton and little rebuilding of the yard in the village was undertaken. A brick and tile granary and several brick sheds survived in 1998 to be converted and incorporated in a residential development. This housing is known as Parsonage Vale and includes three new cottages on the Street. From the farmyard a brick and tile shed survives in the grounds of Parsonage Farm.

Manor Farm is opposite the church and one of the more significant historic farm groups in Wiltshire. The group includes the farmhouse, thatched gazebo, now a garage, two long barns in line and a long cart shed all enclosing a large yard. It was owned by the Brudenell-Bruce family and was part of the Savernake Estate during the 18th and 19th centuries. Some mid 20th century agricultural buildings including stables complete the enclosure of the yard. Except for the farmhouse and gazebo the whole group in 2003 is subject to a planning application for conversion and change of use to residential.

The barns are both timber framed structures each of seven bays long sited along a contour against woodland on the steeper part of the valley slope.

The northern barn is 18th century, although originally thatched it is now roofed in corrugated sheets. It has an impressive structure of elm timbers with an integral west side aisle, plain straight posts and straight braces to tie beams and arcade plates. Cart entry doors have been moved from their original central position to one end. The condition of the structure is not good and there is rot from previous leaking roofs and much of the wall frame and rafters are missing.

The south barn is of the late 16th century with thatched roof and weatherboard wall cladding. Of a different character to the later barn, its timber frame is all of oak with jowelled posts, curved braces, cambered tie beams and with a higher quality of joinery. Most of the rafters and wall framing on the west side are largely intact although some of the latter was transferred in the 18th century to the east side to allow openings to be made into a side aisle but only two bays of this remain. From the south gable the wall frame has been removed to allow free access for machinery into a large modern grain store.



The 16th century Above

The structures of the barns compared.

The 18th century Left

This grain store is in situ as a concrete floor and walls built high along both sides and across one end leaving only the upper part of the posts and beams visible.

The cart shed is also of great character, of the late 17th century, an elm timber frame 8 bays long, low inside and wide with a south aisle. It is open along the northern side except for posts and the whole structure is built on a slope with the ground. The roof is thatched over the front pitch but is covered in corrugated sheeting over the rear. The boarded stud wall south of the building backs onto open ground parallel with the first cottage garden. The structure is in poor condition with some front posts encased. The street facing gable wall has had recent repair and is clad in late 20th century narrow weather boards.



The cart shed at Manor Farm

North of the cart shed is a good quality building in buff bricks typical of the Savernake Estate dated 1839 GJ and TS. This also plays a part in enclosing the historic farmyard and should be preserved.

The three historic timber framed buildings are of exceptional character and quality. All four agricultural buildings are important to repair and preserve. In order to facilitate this a conversion to an economic yet appropriate new use might be the only option.

To the north east the Old Vicarage is a mansion of two storeys and an attic of large scale built in 1880. It stands in wooded grounds, is of mellow red brick with stone dressings and slate roofs.



The Old Vicarage from the course of the former railway. Cedar, horse-chestnut and copper beech trees in the grounds



The Old School is now a guest house



*Native hedging along the A338 by 'Homeside'
Beyond are horse chestnut and evergreen trees*



No.54 and 55 The Street



St Mary's Church on the northern approach to the village.

A particular feature is the group of five brick chimneystacks of different girths but of consistent height with stone string courses, bulbous corbelled tops and short pots. The gables and brooding half gables have shallow barge boards supported on projecting purlin beam ends. Almost all the windows are vertically sliding sashes of similar size with plate glass. There is a bay window on the south side. To the north east a two storey carriage house and stables are linked by a single storey range of brick and slate arranged around an entrance yard for vehicles adjacent to the lane.

The house, outbuildings and the specimen trees about the extensive lawned grounds are a substantial asset to the Conservation Area.

The Old School is of buff Savernake Estate bricks, a slate roof and lancet windows built in 1845. The central porch and gable bell turret are particularly pleasing features. Later extensions at the rear are of similar span, roof pitch and length but lack the detail quality and character of the original front. A balustraded terrace across part of the front, alterations to some windows partly masked by a bright pink patch of rendered stonework detract from the building's presentation to the main road.

The setting of lawns and the few mature trees are however a particular asset.

Northwards the roadside hedgerow improves and trees increase in density over the plot. These largely conceal the 20th century cottage set back and close to the mature group of horse chestnut and beech trees that define the southern boundary of Kingston House.

Kingston House is a significant villa type of mid 19th century house with a single storey range of red brick with a hipped slate roof, wide eaves, and sash windows. It stands in a large garden in the north west corner of the Conservation Area. To the east along the main road is a screen of well established yew and conifers. Extending south are high brick walls to an entrance with high doors. Behind is a substantial brick outbuilding also hipped with a slate type roof. Rising ground to the north and west hedgerow boundaries continues up into open farmland. The house and buildings secluded within established boundary trees are an agreeable introduction to the Conservation Area.

Young trees border the eastern side of the main road and include ash and birch planted at regular intervals extending south towards the village. When mature these trees will provide a pleasant shaded approach to the village and a complement to the established wooded grounds opposite.

The views of St Mary's church tower from across the undeveloped eastern meadow and from the northern approach are also of particular quality.

South from the narrowing in the road between the Church and Manor Farm the street is closely built up by cottages on the west side. The first two are 17th century both of 2-bay timber frames with thatched roofs. No. 54 is of smaller scale and retains a plain eaves over small casements and an eaves chimney on the rear wall. No.55 has dormers above the roof plate for raised attic ceilings and its chimney stack is part of the dividing wall.



A footpath leads off the street between No.56 and 57



The Barleycorn Inn. Originally The Cleaver of 1822



The 17th century Old Bakery. A former village shop.

Both cottages are set well above the road, the doors once approached directly by steps are now via a communal raised pavement with a parapet for protection against the passing traffic danger. The black painted plinth walls are largely of brick with brick buttresses. The plinth of No. 55 remains exposed but the pavement conceals that of No.54. Many of the upper wall infill panels are white painted, some wattle panels survive. Adjoining no.55 is a pair of brick and tile houses of the late 19th century with the relatively low pitched roof and sash windows of the period. The south gable end curiously retains in the mixed red brick and flint chequered wall the course of flues rising to a former chimney stack in dark red facing bricks.

The adjacent 20th century cottage No.57 is detached from this wall and its 18th century predecessor was also a detached cottage on the same site. A public footpath to the western downland above the village passed between the buildings at this point for many years and is still the official route.

The Barleycorn Inn is the latest of a succession of names for the surviving public house in the village. It was the Cleaver in 1822, The Collingbourne Kingston Inn in the 1840s, The Kingston(e) Hotel until the mid 1900s and the Cleaver again in the 1980s. The building has two facades; one facing directly on to the street and the principal one on to a triangular forecourt excavated out of the valley side. This space is well defined by a bank and trees and has the effect of drawing in passing trade from the south. It is also an important feature of the street and an integral part of the village character.

The inn was built or rebuilt in the early 19th century. The chequer of red stretcher, blue header brickwork and the 16 pane sash windows are typical. The steps to the front door and canopy over the main side door together with the bay windows add much to its interest and quality. Medial bands of projecting brickwork around the brick quoin pilasters level with the top of an area of knapped flint in the north wall. Supported on a plinth of flint and greensand stone this flintwork appears to be part of an earlier building. At the rear a group of brick 19th century outbuildings formed a courtyard with an additional exit to the street adjacent No.57. A recent extension now blocks the northern exit, several of the courtyard buildings have been demolished and the car park enlarged. One of the surviving outbuildings appears to have been a brewhouse.

The cottages with the inn and outhouse maintain a strong continuous frontage along the west side of the street.

Raised above the road side is The Old Bakery, a listed thatched 17th century house and a 19th century single storey extension. For many years it was the village post office, shop and bakery but finally closed due to super-market competition at the end of the 20th century. Although now largely of brick, the house was originally constructed of timber frame with a low eaves. Progressively over the years the façade has been rebuilt in bricks and the small dormers above the wall plate combined into an elongated dormer with larger windows intruding below the timber wall plate. The recent partial removal of paint from the walls reveals in the extension an interesting construction of flint banded with brickwork.



No.s 59 and 60 The Street Rebuilt 1934



The former Windmill Inn. Mid 19th century



Norrie and Mayzells Cottages. 17th century



Chapel Lane. The 1914 former chapel and on the verge of the road junction A late 20th century double garage and the horse chestnut tree.

The Old Bakery is particularly important to the street scene being both prominent and the most southerly traditional building in the street on the west side.

The fire of 1934 devastated timber and thatch farm buildings on the east side of the street including a row of three largely red brick thatched cottages. These backed on to Parsonage Farmyard and were built gable end to the street. Following the fire few of the farm buildings were repaired or rebuilt but two cottages were reconstructed on the site of those burnt down. These were No.59 and 60, the present buildings. They are of smaller scale than their predecessors with low pitched slate type roofs and painted rendered walls. The pair is of single aspect with all the windows and doors facing south. The double wooden boundary fence on the back of the pavement encloses the gardens that lie at the front on the south side. Although not of special architectural interest, their historic relationship to the street and single aspect are of a character that enhances the Conservation Area.

Adjoining is the former Windmill Inn that was closed as a public house in the late 20th century to become a private house. It is an unlisted mid 19th century villa type of house common in several of the local villages in small numbers. It has red brick walls, a low pitched hipped slate roof, sash windows and a portico with Doric columns. Sash windows on the upper floor are the 4 pane type of the late 19th century while those on the ground floor are the original with 16 panes. The flat roofed bay windows on each side of the entrance are typical of licensed premises and probably additions to the original. There is also evidence of its former use from painted signage on the façade wall and the pole sign.

The building is an important asset to the street scene. The projecting portico and bay windows are particular architectural details that should be preserved together with the interesting external features of its previous use.

Mayzell and Norrie Cottages are two 17th century listed thatched cottages in a continuous range of eight bays and four ridge stacks. Both lie behind a narrow front garden, Norrie fronted by 19th century railings. Mayzell is of single storey and attic with three dormer windows. The walls are white painted rendered except the gable wall and stack of red brick. The entrance leads to the interior through a lobby against the chimney breast. Norrie has been raised to two storeys in timber frame that together with some original main framing is exposed and retains some wattle and daub panels. The end bay with a gable chimney is white painted render.

Both cottages have a variety and size of timber and metal casements from several periods of the 20th century but Norrie has more of original size. The undulating lines of the thatched roof over dormers and beneath eaves is quite organic in character and contrasts interestingly with the even roof slopes and eaves of the more recent buildings.

The cottages have a strong traditional character and positively define the street frontage by their continuous built-up length and proximity to the roadside.

Rather unfortunately a late 20th century garage to Mayzells Cottage is most prominent on one corner of Chapel Lane. A late 20th century house stands more discretely back behind trees near the opposite corner. However the small horse chestnut tree on the green island verge, the birch trees and beech hedges contribute more positively to the rural character of the lane.



Chapel Lane. The former Methodist Chapel of 1914

In Chapel Lane behind overgrown laurel is the former Methodist chapel that replaced a previous 1819 building in 1914 that stood north of it almost on the same site. The present building was sold as a private house in 1987. Unlisted it is typical of its period; the architectural design borrows from several revival styles and is embellished by high quality materials.

Most unusual features are the twin stone shafts with ogee domed finials rising on rusticated bases on each side of a west window with a central pediment. Coped gable walls conceal the slate roof. These like much of the building are of brick with substantial stone dressings and quoins particularly on the entrance façade. The tripartite west window with stepped lights and cambered heads is above a flat roofed entrance porch. The porch has a double door, also with a cambered head, and a plain stone parapet bearing the relief 'Wesley Church' and corner blocks with '19' and '14' surmounted by ball finials. Side elevations each have three fixed lights with stone lintols and sills set between brick buttresses stepped over stone weatherings.

The chapel is an interesting architect designed building in contrast to the vernacular cottages and small houses of the street. The high roof and finials lend importance to this part of the village.



Chapel Lane. Jasmine Cottage of 1777 with a thatched roof of water reed.

At the end of Chapel Lane is Jasmine Cottage dated 1777 it has a symmetrical façade of brick with some vitreous headers and a thatched roof of water reed. Extensions to the east and rear, the half glazed door, the casements, all fitted to the original openings, are of the 20th century.

It is nevertheless a neat and historic small house in a simply planted garden that is prominent yet in-keeping with the adjacent meadow land in views across the flood plain and is generally an asset to the Conservation Area.

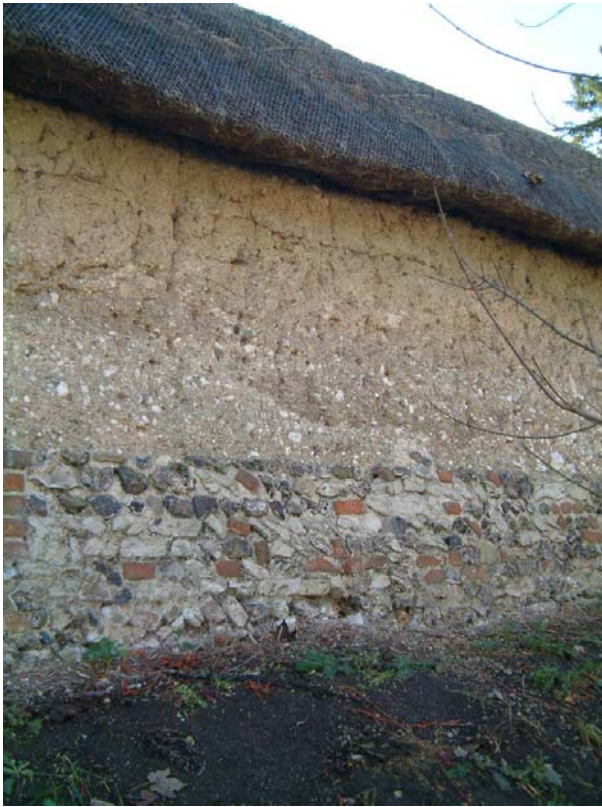
South from the junction of Chapel Lane along the Salisbury Road the Conservation Area extends only as far as the southern edge of the historic village. The west side bank overlooking the main road is developed with 20th century pairs of former farm cottages and a late 20th century detached house. The village continues along the west side with further detached 20th century houses and a filling station standing upon the rising valley side.



The southern approach to Collingbourne Kingston

The main road through the village is largely soft edged except for low kerbing to the footpath on the east side. This edge appears trouble free, without ruts or erosion from over-run and is essential to the rural character of the village.

The soft edged foot path leading to Collingbourne Ducis is separated from the road by a grass verge and for some distance is pleasantly overhung by a row of significant mature trees.



A cob wall showing the overhanging thatched coping and semi-impervious base materials



A brick and flint banded wall with half round dense clay coping bricks



*Red brick walling. Vitrified headers in Flemish bond
Left - late 18th century. Right - early 19th century.*

BUILDING MATERIALS AND DETAILS

Various building materials traditional in the village have been, excavated or quarried from the ground in the locality.

WALLS

Traditional boundary walls and outbuildings had walls of cob and roofs of thatch. Once more common around the village there are now few surviving examples. However there is a long cob garden walls at Parsonage Farm and another north of Manor Farmhouse.

Cob is a combination of pebbles and fragments from the upper and middle strata of chalks with straw, dung and hair bound together in a lime slurry. It is laid in compacted layers, sometimes contained within a shuttering for low walls as in agricultural buildings and boundary walls. It is very vulnerable to softening and weakening through damp and frost action. It must be well founded on an impervious layer or base wall clear above the ground and sheltered by a roof with wide eaves.

Few buildings with exterior walls of cob survive although interior cottage walls and exterior walls that are smooth rendered may conceal this material.

Malmstone is a soft grey-green rock from the lowest stratum of chalk above the Upper Greensand layer. It is a poor building stone, fissured and porous it is used only for the sheltered parts of walls and the lower chimney breasts of 17th century cottages. Much of what remains is likely to be internal and covered by render or brickwork to exclude penetrating damp.

Greensand stone is a hard stone of low porosity and found in boulders in both the upper and the lower Greensand strata. It is used for the plinth walls of cob, timber framed and brick buildings. Several examples survive but have been painted.

Limestone is an easily worked freestone, usually Bath or Chilmark stone for plain walling, ashlar, and for dressings and mouldings. For prestigious facades; for example at the church it is combined with knapped flint in a chequered pattern. It is also used built in to brickwork for particular architectural details such as those at the former Methodist Chapel, quoins at Church Cottage, cornice at the Barleycorn Inn and sills and lintols at The Old Vicarage. It is used in vernacular building for staddlestones and the bases for timber posts in traditional cowbyres and cart sheds as at Manor Farm.

Flint is found in chalk and sometimes in clay. It is very hard and non-porous. Traditionally used as a base-wall under cob and in wall panels in combination with a squared stone or brick for quoins and dressings. Architecturally it is used knapped at the Church in a chequer with limestone so that the flat broken surfaces are set to face outwards to form a smooth wall of quality. It can also be found in a wall with brick quoins at The former Windmill Inn. The north wall of The Barleycorn Inn is almost entirely of knapped flint.

Brick is a universal material manufactured in the vale from the 17th century. Initially used sparingly for chimney stacks and impervious base-walls for timber-frame, malmstone and cob walls it became more readily available in the late 17th century for dressings in combination with local traditional materials and then in the 18th century for complete walls. Handmade examples from the 18th and



Timber framed cottages of the 17th century. The original infilling would have been of wattle and daub. The thatched roof is of combed wheat reed.



Manor Farm house. The 17th century timber frame has been infilled in brick concurrently with extensions to the house in the 18th century. The roofs are of handmade clay plain tiles of the 18th and 19th century.



The former Windmill Inn. A hipped Welsh slate roof to a mid 19th century house. Chimney stacks have single medial band course, three top and a single coggled corbel courses. The nearer stack has four flues each with a matching terracotta pot.

early 19th century have mellowed with lichens growing on the surface. The best brickwork from the late 18th century includes vitrified headers built in solid walls of Flemish bond.

Surviving buildings of the 17th century and earlier are largely made of walls in timber frame particularly the upper storeys where the frame is infilled with hazel wattle. The wattle is daubed in a mix of lime, dung, hair, grit and stone dust or sand and lime rendered. The earliest are generally 16th century frames that are close studded with small panels. Later economies in timber led to more widely spaced frames with larger panels. Today surviving exposed timber frames may often be filled in with brick noggin. The bricks are painted or rendered to maintain the original appearance. Brick noggin however is heavier and of inferior thermal insulation value to the original.

ROOFS

Thatch was the roof covering for most buildings in the village until the 19th century. Wheat was, and continues to be, grown over large areas of the parish and produced vast quantities of straw. Roofs could be regularly re-thatched at low cost. Any alternatives would have to be brought in by cart. Historically all the farm houses, farm buildings and cottages were thatched in 'long straw' together with the copings for the cob walls about the village.

The disadvantage of straw is that it is inflammable and of limited life. For these reasons slates and tiles have become increasingly prominent. Few examples remain in the traditional 'long straw' and thatch about the village is mainly laid in the 'combed wheat reed' style.

The principles of design for extensions in thatch.

Extensions to existing buildings in thatch should respect certain principles:

- a) Thatch should be pitched at 50 degrees or more and continue the local tradition of 'Long Straw' where existing.
- b) The layout plan should be of simple rectangular form without irregularities or acute angles. Round or curved plans are practicable in thatch but any inside radius must be generous.
- c) The creation of valleys and large dormer windows should be avoided.
- d) Single storey extensions added to the rear of a 2 storey building of maximum span may be covered by a continuation of the main slope or a 'catslide'. The span of the extension must be limited to allow the pitch of the thatch to continue on down consistently.
- e) Thatch should not rest on an existing flat roof surface. Clear ventilation and drip space under eaves is important.
- f) Mortar weatherings to chimneys are preferred by thatchers to those in lead.

Balanced flue outlets should not be positioned so as to emerge from walls under a thatched eaves or close under a gable verge.

PROBLEMS IN THE CONSERVATION AREA

1. The historic farm buildings at Manor Farm are no longer viable for present day agricultural use and their regular maintenance and repair cannot be economically supported. Traditional roof coverings of thatch have given way to utilitarian corrugated sheet coverings and the internal structures are in poor condition and deteriorating.

2. There are several examples of inappropriate windows fitted to listed buildings.



The pink panel to the front wall of the Old School



pvcU casements fitted to Listed Buildings. A poor imitation of the original - frame sections are too thick and the glazing bar sections too thin.



Windows of unsuitable design fitted to listed buildings. Here upper windows interrupt the timber structure and the lower fixed lights are of single sheets of glass. Removal of paint is in progress from the brick and flint walls. If the correct methods are being used this could enhance the building.

PROBLEMS continued

3. Where Kings Hill reaches the valley meadows a sewer pipe emerges from below the surface to be exposed above ground.
4. At The Old School Restaurant a rendered and pink painted panel detracts from the original stone wall at the front.
5. Outside the Old House on the frontage bank is a cement rendered garage building. This is attached to the old cob boundary wall and incongruous with the historic and traditional building context in the village centre.

PRESERVATION AND ENHANCEMENT

Preservation of existing character

The architectural details of buildings in the street frontage are vital to the character of the village. All buildings are protected from demolition without consent. Several are protected from alteration by their listed status but unlisted buildings and walls may be altered without specific consent. It is vital that when unlisted but significant structures require attention they should be carefully repaired in matching traditional materials while maintaining all the original detail.

Enhancement

Painting of red brickwork white is inappropriate and would seriously blight the appearance of the village. Fortunately there are so far only a few examples. At The Old Bakery the building owner is in the process of removing the paint. Paint is peeling from the mix of materials on the gazebo at the entrance to Manor Farm. Works to complete the removal of the paint from both buildings would enhance the village as a whole.

OPPORTUNITY AREAS

Economic and social changes are likely to bring about pressure for development or redevelopment. The village does not contain the services required to support the development of even small groups of new houses. However an exception is being considered at Manor Farm where carefully specified residential conversions may assist in the preserve the exceptionally fine historic farm buildings.

Plots for residential infilling the west side of the A338 or extension along the east side of the main road or along Brunton Lane would be quite inappropriate.

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 Collingbourne Kingston Conservation Area Statement is part of the process.

The Replacement Kennet Local Plan 2001-2011 has been subject to a Public Local Inquiry and the Inspector's Report has been received. This Conservation Area Statement was adopted by the Council as Supplementary Planning Guidance (SPG) on 4 March 2004. This 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



The Old House garage on Kings Hill



The impression of tranquility in the village in its valley situation is heightened in the summer months by the buildings secluded among the many broadleaf trees .

been received. The Inspector's Recommendations will be published as Proposed Modifications during Winter 2003 and adoption is 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, HH8, HC5, HC24, HC32a, ED9, ED11a and HH12 .

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.

SUMMARY

Collingbourne Kingston is a village physically divided by through traffic. Plans for a bypass for the village are no longer being actively progressed and are unlikely to be in the foreseeable future. The status quo however ensures that passing trade continues for the petrol filling station and the public house.

Its one time character of a close community attributable to shop, school, smithy and the agricultural activity associated with the farmyards has largely faded. The village is now almost entirely residential with little activity except domestic. This is reflected in the buildings which tend to be almost all houses or garages. The parish church is of course the most notable exception.

CONCLUSIONS

The potential for infilling residential development within the Conservation Area is limited.

The character of the village would be adversely affected by changes to the traditional buildings. Erosion of character could occur through the application of standard solutions. Changes to the natural environment - both private and public - may occur through neglect, lack of expertise or attention to traditional rural practices. Preservation of the 'status quo' would in most areas be the preferred policy of conservation.

BIBLIOGRAPHY

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KDC Landscape Assessment Conservation Strategy
Collingbourne Kingston a Photographic View. Mary May

CONSULTATIONS

Collingbourne Kingston Parish Council
Wiltshire County Council
The Director of Environmental Services
The County Archaeologist
Wiltshire Buildings Record
The Campaign to Protect Rural England
English Heritage

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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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