

# Tisbury



Conservation Area Appraisal  
and Management Plan



February 2009



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## Part 1: Introduction

### Background to the appraisal

There are seventy conservation areas in Salisbury District covering historic settlements and small villages. A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.

Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

### Planning policy context

The local planning authority is required by the legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to the local authority in carrying out this task in the English Heritage publication *Guidance on Conservation Area Appraisals* and its companion document *Guidance on the Management of Conservation Areas*, both published in August 2005.

There is also guidance from central government in *Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)*, which advises that the local authority should formulate and publish proposals for the preservation and enhancement of its conservation areas. This is achieved by producing management plans for each conservation area.

Salisbury District Council has encapsulated the broad principles of the government guidance in its existing local plan policies (policies CN8-CN17). This will shortly be reviewed as the council starts to produce new policies through the local development framework. Planning applications that affect the character of the conservation area should be considered on their individual merits, in the light of the local plan policies, and taking into account all other material considerations. The appraisals and management plans are used to guide and inform the decision-making process.

Tisbury lies within the Cranborne Chase and West Wiltshire Downs AONB. An historic landscape characterisation was completed in August 2008. This highlights management issues beyond the immediate boundaries of the conservation area. Further information can be obtained at [www.ccwwdaonb.org.uk](http://www.ccwwdaonb.org.uk).

## Purpose and scope of the document

Conservation area appraisals and management plans are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and enhancement of the character and appearance of conservation areas and to provide a basis for making decisions about their future management.

Each appraisal and management plan aims to:

- Identify those elements of the conservation area which contribute to its character;
- Identify elements which detract from the character;
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

All reasonable steps have been taken to carry out a thorough appraisal of the conservation area, and with the exception of some areas of private land that have not been possible to access for the survey, the appraisal is as comprehensive as it can be.

## Executive summary

Tisbury Conservation Area was designated on 8th November 1974. The boundary of the conservation area as designated is shown in Appendix 1

The key characteristics of the Tisbury Conservation Area are:

- Comprehensive use of the local limestone in dressed and rubble stone form;
- Areas with distinct and unique characters such as The Quarry and Place Farm;
- The survival of a good number of important 'dry stone' boundary walls, for example the boundary wall to The Grange, Vicarage Road;
- A vibrant and dynamic commercial core which manages to retain important elements of historic fabric such as historic shopfronts;
- A hillside setting which lends itself to wide open views of the surrounding valley setting;
- Some very important individual buildings and groups of unlisted buildings which make positive contributions towards the character and appearance of the conservation area;
- A narrow palette of traditional materials; stone, brick, clay tile, natural slate and thatch with only a relatively small number of buildings having been rendered, painted or inappropriately clad;
- A limited degree of loss of historic windows and doors;
- Some excellent mature trees which enliven the townscape and have a real presence due to their considerable scale.

The summary of recommendations for the Tisbury Conservation Area arising out of this document are:

- There are two unlisted structures or groups of structures, that have been identified as being buildings at risk;
- There are a number of boundary changes reflecting recent developments of indifferent quality which are not considered to make positive contributions to the character of the conservation area;



- Additions to the boundary are recommended in two places, both to the north-west section of the conservation area;
- Better management of the floodplains has been identified as a potential enhancement;
- A number of proposals relating to the improvement of the quality of the public realm are recommended to include The Square, The Cross and potential traffic calming in Hindon Lane.

## **Part 2: Appraisal**

### **Location and setting**

Tisbury is the main settlement in a large parish that straddles the valley of the River Nadder, approximately 15km west of Salisbury. Unlike the chalkland to the north, this area of limestone, greensand and clay settlement consists of loosely clustered villages intermixed with many dispersed farmsteads and hamlets across the landscape.

The village itself lies at the south-east end of a limestone spur defined by three valleys: the valley of the Nadder to the south-east, the Oddford Brook to the south-west and the valley of a stream fed by Fonthill Lake to the north-east. The church stands close to the River Nadder, and the High Street runs up the valley to the historic core of the settlement on the higher ground, some 20-30m above the church.

### **Historical background and archaeology**

Evidence for the early settlement of the area in the vicinity of the village includes finds of Neolithic flint and Bronze Age pottery and flint. There are also a small number of Bronze Age burial mounds in the parish to the north. The hill fort, Castle Ditches, 2km to the south-east, and field systems to the north are evidence of occupation in the area during the Iron Age whilst Roman finds from the area include a high status burial in a stone coffin suggesting that there was a villa close by, possibly on the south-east side of the river from the church.

The first documentary record of Tisbury comes from a grant of land to Abbot Ecgnold and his familia (community) at Tisbury Minster in 759AD. It is probable that this monastery was in existence as early as 705. Although not specifically named, Tisbury was almost certainly the location for a meeting of Church leaders known as the 'Synod of the Nadder' in that year. The history of this monastery is uncertain – it was not recorded in the later 10th century when Tisbury passed to Shaftesbury Abbey and so it is possible that it was a casualty of the Danish raids in Wessex in the 9th century. It is not known for certain where the monastery stood but the 12th century church most likely stands on or near the site of the Saxon monastery.

The 10th century Burghal Hideage, a list of fortified places created to provide refuge during the times of the Danish raids, includes a 'Cissanbury' recorded between Wilton and Shaftesbury. The position of 'Cissanbury' in the document suggests Tisbury as the location of the burh although there is some doubt over this identification. It is possible that Castle Ditches was re-used to create the burh rather than a new fortified place being created on the hill to the north of the church.

Tisbury does not appear to have developed urban characteristics during the medieval period – there was no market charter or grant of an annual fair. Medieval records are difficult to interpret in relation to the village itself, as the parish of Tisbury contains scattered farms and hamlets meaning that it is difficult to assess the size or prosperity of the settlement from these documents. Surviving historic buildings indicate that the older core of settlement lay along the upper part of High Street, with a few houses lying close to the church. Little is known about the economy of the village in the medieval and early post-medieval periods but some of the houses along High Street give the

appearance of a prosperous settlement. The presence of a mill at Tuckingmill Farm would imply a textile industry and there was a glove factory adjacent to the church built in the 19th century, however, it was not until the later 19th century, with the coming of the railway and the development of a large brewery adjacent to the church, that Tisbury expanded considerably beyond its historic core.

## Settlement plan

The earliest detailed map of Tisbury, dating from 1769, shows a settlement consisting of several areas with markedly different characters (Historic Map 1). The principal area of settlement was focused on the upper part of High Street extending as far south as the junction with Vicarage Road, along which there was also some development including the Vicarage which was of medieval origin. There is no apparent regularity within the property plots in this area to suggest that settlement was planned or organised. The area behind the plots on the west of High Street was filled with cottages ranged along curving, narrow lanes characteristic of encroachment onto an area of 'waste', and the name 'The Quarry' probably indicates that at least part of this area developed in an abandoned quarry. The lower part of the High Street was occupied only by a few houses on its eastern side. The Avenue, leading from High Street towards Place Farm, did not appear until the late 19th century and remained largely undeveloped until the early twentieth century.

The church, lying close to the river, formed a focus for a small cluster of houses along Church Street which was the main road into the village from the south before the creation of The Causeway.

Extending to the north-west from the top of High Street is Hindon Lane, an area along which there was sporadic squatter settlement with several small cottages set in narrow road-side plots, farmhouses and several nineteenth century houses. The large house, Tisbury Lodge, was built within a park setting in the 1840s. Similar intermittent and roadside development extended along the western part of Vicarage Road and beyond Tuckingmill Farm.

Irregularly spaced small houses and cottages characterise the area of settlement along Cuffs Lane and Duck Street, both of which lead off The Cross at the north end of High Street.

The lower section of the High Street is a late-nineteenth century construction and set-piece laid out by the speculator Archibald Beckett. He realigned the road, constructed the uniform rows of shops and an Inn - The Bennett Arms. He also built the impressive brewery complex (now converted to flats) adjacent to and visually competing with the church.

In contrast to High Street, the settlement along lanes leading off the High Street is distinctly rural, as is the cluster of houses and farmsteads at Court Street to the north-east of the main settlement focus. This area was clearly a separate settlement entity and includes Place Farm, the former manor farm of Shaftesbury Abbey, which lies on the east side of the stream.

## Archaeological potential

Tisbury, and its immediate locality, has clearly had episodes in its history when it was a place of some importance. It appears to have served as a central place for the local area – the Iron Age hill-fort at Castle Ditches, a possible Roman villa nearby, the mid-Saxon monastery and the possibility that it was a late Saxon burh all present questions that only archaeological investigation can answer. Of particular importance is the question of the location of the monastery. It is reported that human burials were discovered in the area to the north of Church Street and it has been suggested that they indicate the extent of the precinct of the monastery. It is believed that clay extraction for brick-making in the nineteenth century occurred in this area which may have destroyed the archaeological evidence for the monastery or early settlement. However, the area around the church and Church

Street should be regarded as having high archaeological potential.

Although it is questionable as to whether there was a Saxon burh or defended settlement here in the tenth century, it would be useful to attempt to identify a likely area for the burh and its defences, and to test the hypothesis if development is proposed that would affect the area.

The development and economy of Tisbury through the late Saxon and medieval periods in particular is not well understood. The areas along High Street and around The Cross are considered to have archaeological potential as it is within these areas that there appears to be the greatest chance of discovering more about the origins of the village. The area of archaeological potential includes the lower part of High Street, which appears to have only been developed to any extent in the later nineteenth century, but it is possible that there was a period of contraction in the settlement, and that the area between the upper High Street and the church area was largely abandoned.

Place Farm is clearly a high status site retaining important medieval buildings including the house, gatehouse and the tithe barn. This site was almost certainly in use as the manor farm of Shaftesbury Abbey from the tenth century and so is considered to have high archaeological potential. The small, rural, settlement at Court Street, across the river from Place Farm, also has archaeological potential. This is a discrete area of settlement from Tisbury and discovering its origins would add to the understanding of the development of dispersed settlement in this landscape.

### **Key historic influences**

- A possible Saxon burh, although the location of the defences is uncertain;
- No evidence of planning in the layout of the village during the medieval period; no fair or market recorded, but the remnants of a medieval core to the upper section of the High Street and around the church;
- Distinct separate areas of settlement forming hamlets as at Place Farm and Tuckingmill Farm;
- Sporadic growth of the village out on its principal routes linking smaller settlements and hamlets to the main village settlement;
- A period of significant growth in the village in the mid- to late nineteenth century as a result of the arrival of the railway with remodelling and rebuilding of earlier properties also occurring.

### **Spatial analysis**

#### **Character areas**

Conservation Areas often vary in character within the broad designation. It is important to define these 'sub areas' and provide a clear understanding of the defining elements which make up the character of a particular part of the conservation area. This can lead to a much more useful and comprehensive document in development control terms and provide a clear idea the make up of distinctive areas which have some cohesion.

It should be noted that whilst sub areas have been identified, the transition between areas is also important and there is a cohesion to the whole conservation area, which should always be considered when addressing the character of the Tisbury Conservation Area.

Each character area makes reference to the following in bullet points



- Form (cohesiveness - why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

## General overview

Tisbury has a fragmented character and very distinct groups of development largely defined by their historic period and scale, materials and topography.

The topography of the village, that of a steeply sloping main thoroughfare, with lanes travelling off along contours and dropping (often sharply) off the spur, gives the air of a townscape that is dynamic and constantly changing. The level changes, roofscapes and rhythm, created by buildings stepping down the slope or sitting across the slope and presented to the road as gables, makes for an interesting, constantly changing townscape.

The use of materials clearly defines areas. For example, the earlier rubble and dressed stone mix and survival of stone mullion windows to the early core, the later ashlar stone cottages of The Quarry, and the still later brick and rendered shops and houses of The Square, all contribute to the distinctiveness of particular character areas.

The changes in level, combined with the constantly meandering principal 'street', shorten enclosed views. Most are closed by development, but gaps and glimpses, especially at the higher levels, give way to far-reaching views across the valley to the open ridges beyond.

Tisbury is characterised by a complex intertwining and linking of these seemingly very separate areas of strong character. The meandering in some case semi rural routes of road, lane and alley provide good opportunities for drama and interest throughout the conservation area.

## Character areas:

### 1. North-west approach – Hindon Lane

- This character area reads as a suburb to the main part of the village and is very much separate from the principal street. It forms an important and well-defined approach from the north (helped by the presence of long stone boundary walls) (figure 1), but has a distinct informal character.
- Its scale and sense of enclosure builds on the approach to the Cross, with buildings sited closer to the back edge of the roadside (though not necessarily increasing in size). Houses are no more than two-storey with smaller modest cottages of humble origins up



Figure 1 'Dry stone' boundary walls to Hindon Lane



Figure 2 Tightening of the townscape on the approach to The Cross (Hindon Lane)

against the roadside.

- The estate-type cottages set high on the bank leading into the conservation area (proposed for inclusion) form a group, with their projecting gables forming a dynamic skyline projecting above the soft edge of the hedge boundary. The terraced cottages to the southern end of Hindon Lane form a group which strongly define and tighten the townscape and funnel views into, and out of, The Cross (figure 2).
- The local Tisbury limestone is used to great effect in ashlar and rubble stone and is particularly striking in its use for boundary walls. The latter strongly unites much of this part of the conservation area and is a very attractive feature of the character area. Other than this, there is a mix of brick, some, render and both natural slate and clay tile. Thatch is also seen, with a good example of the vernacular at 'The Academy' (gable to the road with brick and stone stacks).
- Local views are enclosed and focussed along the lane by the strongly defined boundary walls. Where gaps occur, open views across the valley, tree-lined hedge boundaries and farm complexes still in farm use, characterise very attractive views to the north-east, and remind the observer of the elevated position of this part of the settlement.

## 2. Ridge and hillside – Duck Street & Cuffs Lane

- This character area is loosely defined and of varying quality. As with other character areas, it feels separate from the village core because it straddles a ridge and consequently has a northern and eastern aspect. It has the most modern infill of indifferent quality of any of the character areas and this has generally diminished the quality of the whole.
- Houses are consistently two-storey, although cottages to Duck Street in particular are noticeably more modest in character with small windows tucked up into eaves. Buildings lines vary across this character area, with the most consistent being found on Duck Street where buildings line the roadside or are slightly set back or have their gable hard to the lane (figure 3). Elsewhere, particularly in relation to the modern infills, the houses are distributed indifferently within their plots or form groups which make little or no reference to the character of this part of the conservation area.
- The cottages to Duck Street appear in attractive clusters of terraced and semi-detached cottages along the lane and there is a good group of stone cottages facing the junction of Cuffs Lane and Park Road. The latter are set high above the roadside, accentuating their presence in the streetscene.
- The Tisbury dressed limestone is the predominant material for the traditional buildings within



Figure 3 Development enclosing Duck Street to south and open to north



Figure 4 Long Straw style thatch to Duck Street Farmhouse



Figure 5 Temperance Row: with the exception of one house of two and half storeys, and a converted chapel, most buildings are two storey cottages



Figure 6 Closure of view out of The Quarry with stable building and red telephone kiosk

the character area. This is seen variously with clay tiles and thatch. The latter is seen at Duck Street Farmhouse in a 'long straw' style and is a particularly attractive use of the material (figure 4).

- Duck Street has a semi-rural setting with glimpsed and open views of the valleys and slopes beyond. Other views are restricted by the significant enclosure of the sunken lanes or the strong presence of trees or hedgerows.

### 3. The Quarry

- Built on the site of a former stone quarry which was still functioning in 1838, this area is the most distinct and well-defined. The grouping of the buildings, their scale and general simplicity of plan and elevational treatment makes for a very strong sense of place.
- The houses are almost entirely two-storey with only one exception at two-and-a-half storey (No.1 Temperance Row - figure 5). The building line varies within distinct groups with some houses hard against the lanes and paths and others set well back. This variation contributes to the character of this part of the conservation area.
- All buildings in this character area form a cohesive group and are part of the complex evolution of the settlement. They are distinctive in their form, scale, layout and use of materials. The character of this group is different to anything else in Tisbury, emphasised by the lack of street lighting.
- The consistent use of dressed Tisbury stone, no doubt quarried from the ground upon which the houses sit, contributes to the cohesion of the character area and makes for memorable townscape. This is complimented to great effect by brick quoins and dressings to windows and doors in places. A mix of tile and slate is used for the roofs with brick for simple chimney stacks.
- Views are very limited within the character area, such is the narrow character of the townscape. Local views are terminated by built form. Of note is the view from Temperance Row which is nicely closed by the stone stable block on the corner of Duck Street and Hindon Lane (figure 6).
- The use of local stone with the brick and the presence of stone rubble boundary walls give a distinctive local vernacular, though these walls have been removed in places to create parking spaces to the detriment of the townscape. The boundary walls combine with built form to create the distinctive narrow, intimate alleyways and lanes producing a very attractive and unique townscape.



Figure 7 Gables and projecting bays enliven the streetscene

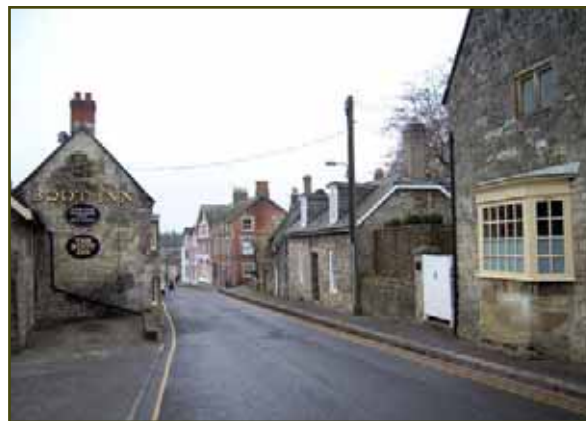


Figure 8 A distinct change in the character of the stonework to this part of the High Street

#### 4. Early core – High Street

- This character area comprises the largest concentration of early-medieval and post-medieval houses in the conservation area. The main thoroughfare of the village moved in the late-nineteenth century south towards the church, but there is still a sense of the older character of the village of Tisbury in this part of the conservation area.
- Scale varies within the character area. There are older two storey houses, The Boot Public House and two converted chapels. The scale still remains modest and not imposing. This is juxtaposed, however, with the bookend effect of three-storey townhouses with shops to the top and towards the bottom section of this part of the High Street. Buildings are set hard on to the roadside or slightly back on a raised pavement. This creates a strong positive sense of enclosure with the townscape, punctuated and enlivened by projecting bays, strong gables, raised stone pavements and low boundary walls (figure 7).
- The Boot Inn and houses to the north and south form a significant group of listed buildings. The use of stone and the strong building line links these buildings. As the High Street meets The Cross, the curving façade of the terrace of houses and shops makes a very attractive group accentuated by their added height and survival of historic shopfronts. Towards the lower part of the High Street, the distinctive group of brick-built former shops and houses, with quoins and projecting bays, also forms a strong group in the streetscape. Further south, the grouping (straddling the road) of the 1901 Methodist church and village hall with the medieval Gaston Manor to the south, define this junction.
- Material use is varied with Victorian brick making a clear presence in the built form. However, stone is predominant, and where used, is well-dressed local stone. This is particularly well presented in the group fronting The Cross. This has produced some very well-detailed and crisp looking facades. There is a marked use of rubblestone (which is not so well-coursed) for side and rear elevations, some of which are very prominent in the streetscene - The Boot Inn for example (figure 8). Roofs are a pleasing mix of clay tile, natural Welsh slate and thatch (combed wheat reed).
- Good views are to be had from the crest of the hill at the top of the High Street looking south. These encompass the wider setting of Tisbury as well as funnelling local views down the High Street, picking up important pieces of townscape such as gables, chimney stacks, bays and oriel bay windows.
- The section of raised pavement with fragmented survivals of early paving materials is a notable local feature. Of equal interest are the many high quality signs (carved into and planted on) to the facades of The Boot Inn. Stone mullion windows and stone projecting bays are also local features of note in this character area.





Figure 9  
Boundary wall to The Grange, Vicarage Road



Figure 10  
Street enclosure to eastern end of Vicarage Road

## 5. Western approach – Vicarage Road

- In a similar pattern to the north-western approach, houses of various dates, quality and status line the road either hard against the carriageway or set back in their own grounds. There is a distinct feeling of the level change at this point of the village, with important glimpsed views out into the valley between buildings.
- Houses are two-storey but generous in their proportions and in some cases utilising the roofspace with the use of dormers. Building lines vary, with the line of the road being strongly defined at the High Street end by houses set on to the roadside, and further along by the strong line of the rubblestone retaining wall of The Grange (figure 9). The south is in part excluded from the conservation area and comprises bungalows set back from the road, weakening the townscape but providing good open views into and across the valley.
- There is a strong group which funnels views into the High Street at the east end (figure 10) and a more vernacular group of cottages to the west end with houses seemingly clinging onto the side of the steeply sloping valley.
- The use of local stone, as dressed stone and rubblestone, is prevalent with roofs of clay tile and prominent tall brick chimney stacks.
- Excellent views south out from the conservation area provide an idea of the wider valley setting of the settlement and a real sense of height at this point.
- The long stretch of randomly-coursed stones laid seemingly without mortar, which forms the retaining boundary wall to the Grange, continues this local tradition of dry wall construction, and is one of the best examples in the conservation area.

## 6. Hamlet – Tucking Mill Farm

- This small group of historic buildings is topographically very separate from the rest of the conservation area and could be considered a separate small area in its own right. Its cohesion lies in the setting of the stream and the enclosing form of the buildings to the lane.



Figure 11  
View looking east down towards the chapel and farmhouse, Tuckingmill Farm





Figure 12 Tuckingmill Farm



Figure 13  
Sequence of gables to the High Street enlivens the townscape

- The built form is no more than two-storey, with the nos. 1 and 2 (the former farmhouse) using dormers on the rear slope to light a second floor. The building lines vary, but collectively they enclose and define the lane in a very positive and historically authentic way.
- All the buildings in this small character area form a cohesive and intimate group.
- A noticeable use of brick for the non-conformist chapel contrasts with the dressed limestone of the remaining buildings. Roofs are a mix of clay tiles-plain and interlocking (Victorian) -with distinctive crested ridge tiles.
- Local views down into this group (looking east) pick up on the gable end of the chapel and are framed by good tree cover and the ridgeline of the spur of the village beyond (figure 11).
- The early form of interlocking clay tile with decorative ridge is distinctive and also seen on an outbuilding further up the hill towards the village. The variation of the plain tile at the eaves to Tuckingmill Farmhouse makes reference to an early vernacular tradition of stone slips at the eaves (figure 12). However, this feature is more typical of houses further west of Tisbury.

## 7. Village Core – The Square

- This part of the conservation area is largely Victorian and relates to the late-found prosperity of the village, derived from the arrival of the railway and the efforts of one man- Archibald Beckett. He built shops and houses and the brewery on Church Street which formed one of the major industries of the village in the late-nineteenth century. This is the commercial core of the village.
- There is a grander, more urban scale to this part of the conservation area. Flats above shops (most built as such) are often three storeys, but with the upper storeys dealt with in various different ways – but often gable on to the street. This makes for interesting and dynamic townscape (figure 13). This grand scale is continued throughout with the Roman Catholic Church of the Sacred Heart and Presbytery forming significant punctuations in the townscape south of The Square.
- The lower part of the High Street and the Square are lined with terraces of shops with flats above. They are grouped in terraces of a similar period, distinguished by the treatment and repetition of details to doors and window surrounds, dormer windows and use of gables. These features form pleasing rhythms within groups and add to the general overall quality of the townscape. Due to a general lack of strong definition, The Square does not read as a formal square and is at present incidental to the High Street. The building line is almost consistent throughout, breaking back on the west side to open to the Square.



Figure 14  
The closure of this part of the High Street with the mature trees to the side of Albany House



Figure 15  
View to north (High Street) is closed by the Benett Arms

- There is wide variation in the use of materials with a noticeable absence of the local stone. Instead, brick, cement render, painted render and combinations of these, dominate. There is a good survival of historic shopfronts and most are finished in a traditional painted timber. Roofs do not have as much impact as in other parts of the conservation area but when observed are generally covered with modern concrete interlocking tiles or natural Welsh slate,
- Views into this character area are dominated by the trees to the front garden of Albany House (figure 14). These trees tower over the surrounding built form and can be seen from some distance and close the view south looking down this part of the High Street. The Benett Arms closes the view north accentuated by its elevated position and confident articulation of the façade (to include the full width cast-iron balcony) (figure 15).
- Some survivals of Victorian shopfronts and other good replica shopfronts are considered as positive local features of interest. There is also evidence of early painted signs to the buildings above the shopfronts.

## 8. Church & Environs – Church Street

- This relatively small character area centres on the Church and the former brewery complex.
- Buildings are two and three-storey rising to the imposing five-plus storeys of the former brewery, now converted to flats (figure 16). The large church (the largest in this part of Wiltshire according to Pevsner) with central tower and almost equally-sized nave and chancels, fills the churchyard and despite being set well into the churchyard its scale



Figure 16  
The imposing scale of the former brewery complex which dominates the lower section of the village



Figure 17  
Attractive group of mainly seventeenth century cottages, Church Street (fronting the church and churchyard)

dominates the space around it.

- All the buildings in this character area ‘front’ onto the churchyard and as such form a large group which define this space. Within this broad classification, the row of late-seventeenth century houses to the north of the church are a particularly pleasing group and valuable survival of early Tisbury (figure 17).
- The local stone is the dominant material, with the notable raising of the range of cottages known as ‘The Greens’ to the west side of the churchyard in red brick. The stone here is slightly more random in its coursing and not as finely-finished as other parts of the conservation area. Good quality red handmade clay tiles also characterises many of the buildings in this area, including the prominent expanses of church roofs which present themselves to Church Street.
- Views are closed almost throughout the character area by the imposing built form of church and brewery and subtle curving in road alignment. The local view west is nicely closed by the gables and massing of the new development to the former garage site.
- The use of stone-gabled dormers and mullion windows is a key characteristic of the seventeenth-century house regionally, and forms part of the distinct local character of this part of the conservation area. The survival of the name of the proprietor of the brewery, Archibald Beckett, above the large carriageway arch is an important historical record of the importance of his contribution to the prosperity and morphology of Tisbury.

## 9. Station ‘gateway’ and floodplain

- This character area forms the southern gateway to the village and comprises the station and associated buildings, the floodplain and road tunnel ‘entrance’ to Tisbury. This area is largely characterised by the landscape and the major manmade intervention onto this landscape, the railway, which along with the natural environs of the river, forms such a strong southern boundary to the village.
- Built form is two-storey, with The South Western Public House utilising the roofspace which is facilitated by small symmetrically placed gabled dormers.
- The buildings in this character area form a very loose group, with the station, the public house and Bridge House (formerly the Arundel Arms P.H.) formerly all interdependent. Within this group, the South Western Hotel and its outbuildings (now converted to residential use) form an important group in their own right.
- Brick, painted brick and render are used in the buildings of this character area with a mix of



Figure 18  
Views of the open floodplain from the Railway approach



Figure 19  
Balcony and veranda to Bridge House

slate and tiles for the roofs. There is a very strong feeling of the period of Victorian prosperity and the arrival of the railway reflected in the use of materials and character of the built form, the station being the defining element of this influence.

- Long views of the village are to be had from the elevated access road to the station (figure 18). These take in the riverside setting of the church and brewery and are characterised by a surprising number of large trees which are regularly interspersed between development within the village. Trees also form the foreground to church and brewery with the buildings seen within this natural context. Views from the bridge over the River Nadder also take in the scale of the village and the 'extension' to the east along the valley sides. Trees also form an important part of those views.
- The distinctive cast-iron veranda to Bridge House, which has been recently restored, is a notable piece of architectural exuberance and figures prominently in views south out of the village towards the station (figure 19).

## 10. Place Farm

- This consists of a superb group of farm buildings originating from a monastic grange, together with a fourteenth century grange (now farmhouse), huge tithe barn, inner and outer gatehouses and interspersed with later farm ranges of cart sheds and stables, forming a large enclosed farmyard. Much of the farmstead has been sensitively converted to a high quality office space.
- The scale of the tithe barn, especially with its thatched roof, is breathtaking. Similarly the presence of such a solid and robust stone gatehouse seen in this semi rural setting is somewhat unexpected and surprising (figure 20).
- The farm complex and monastic survivals – farmhouse, gatehouses and tithe barn (all of which are grade I listed) form a cohesive group of national importance.
- The materials are a mix of rubble stone and dressed limestone, handmade and machine-made clay tile roofs, and thatch (combed wheat reed) to the barn
- The view on approaching the conservation area from the east is dominated by the tithe barn running perpendicular to the road and effectively closing the farm complex to the east. The view through the arch of the outer gatehouse reveals tantalising glimpses of the fine farmhouse beyond, adding to the mystery and interest of this historic survival.
- The use of the local stone with such consistency throughout this important group, forms part of the local distinctiveness of this area.



Figure 20  
The gatehouse to Place Farm - a rare and surprising survival



Figure 21  
View looking east along Court Street



## 11. Eastern Approach – Court Street

- This character area reads as a very cohesive eighteenth and nineteenth century suburb of Tisbury and has a 'village-like' character of its own, almost independent of the main settlement.
- The scale of the buildings is consistently two-storey throughout, contributing to its cohesion. The building line is also consistent, with houses strongly defining the road and being very slightly set back with small front areas often enclosed by stone boundary walls. A strong and consistent eaves line to the south also unites the main group (the south side of Court Street) (figure 21)
- There are two distinct groups in this character area, but they share common characteristics. These are: the main Court Street group which strongly define the 'gateway' to the conservation area and the settlement; and the more loosely defined (but equally important) houses lining Chilmark Road and Chicksgrove Road which converge outside the outer gatehouse to Place Farm, the former monastic grange. This latter group, although more dispersed, helps define the principal routes into the settlement and accentuates the sense of arrival and drama on converging outside the stone gatehouse.
- The local Tisbury stone in ashlar blocks is predominant, but with brick making an appearance on gables, chimneys and on the range of late-nineteenth century houses to the north side of Court Street. Stone mullion windows and gabled stone dormers also accentuate the use of this material. Roofs are a characteristic mix of red handmade clay tiles, natural Welsh slate and the unfortunate intervention of modern concrete interlocking tiles.
- Local views are funnelled through the townscape and wider views into the character area pick up on the semi-rural nature of this part of the conservation area, with houses and outbuildings dotted along the roadside.

### Architectural and historic qualities of buildings

Unlike so many of the towns and villages within the District, Tisbury does not appear to have possessed a medieval market place and core. Instead, the earliest surviving medieval buildings are situated at the extremities of the settlement, with the exception of some individual manorial buildings in the centre. Most of the buildings in the Tisbury Conservation Area date from the nineteenth century.

The Parish Church, situated close to the north bank of the River Nadder is the largest in the area and is characterised by its cruciform plan with a tower at the crossing. The slightly awkward stepped upper stage of the tower is an eighteenth century Neo-Gothic replacement for a collapsed spire. The earliest visible parts of the church are of Norman origin, but each of the Gothic periods are well represented. The church is in solid ashlar Tisbury stone and is an imposing building due to this and the fact that it is one of the largest churches in this part of Wiltshire.

The churchyard is enclosed on its northern and western sides by ranges of buildings on the north side, along Church Street, is of sixteenth and seventeenth century origin, of one-and-a-half to two-and-a-half storeys in dressed limestone. The terrace to the east of the narrow passageway is the oldest, being one-and-a-half storeys with three gabled dormers, a stone slate roof, stone mullioned windows and a single storey oriel. The western terrace, which includes the Crown Inn, is two-and-a-half storeys in height with original stone-mullioned windows on the first floor, some with hood - moulded lintels. This range has been altered in places with replacement doors and windows. However, the play of gables, hipped dormers and oriels provides a lively backdrop to the churchyard.





Figure 22  
Large thatched house gable on to the roadside (Hindon Lane)



Figure 23  
Gaston Manor, High Street

There is a small group of late-medieval / seventeenth century buildings in Tisbury situated at the northern end of the High Street, near the crest of the hill. This includes the Boot Inn and Tisbury House on the eastern side, and three other properties just north of these on the western side. These buildings generally run at right angles to the High Street with gable ends on the back edge of the footpath. This allows intriguing glimpses of gardens, and creates a lively rhythm of gaps and gable ends as one progresses along the High Street. The Boot Inn has a U-shaped frontage, half enclosing an entrance forecourt.

At the far north-western end of Hindon Lane, a low-lying vernacular cottage (The Academy) with a thatched roof is located at right angles to the lane with its gable facing onto the roadway (figure 22). Within Tisbury there are two sixteenth/seventeenth century houses set back from the roadway. Gaston Manor is a well preserved house of the sixteenth/seventeenth centuries with a long low two storey profile and ranges of stone mullioned windows (figure 23). This is constructed in dressed limestone and has a steep, pitched plain-tiled roof with stone chimneys at the gable ends. Not far south of Gaston Manor lies The Overhouse, set back from its frontage on the Avenue. This is similar, albeit smaller, and has obviously been altered and extended over the years. At the far eastern end of the Conservation Area lies the Tithe Barn at Place Farm, a massive medieval structure from the fifteenth century, said to be the largest thatched tithe barn in England. Its stone walls and thatched roof dominate its setting, which includes the equally striking Place Farm House, with its gatehouse and associated outbuildings.

The Quarry area is a fascinating tangle of small cottages, possibly on squatter-type plots. They seem to range from the sixteenth to nineteenth centuries, but have been much-altered.

There are few buildings dating from the eighteenth century, although one or two houses at the upper end of the High Street were constructed or remodelled at that time. For example the Elms, with its limestone ashlar front, and the diminutive Congregational Chapel, also in ashlar limestone, and with a low pitched pyramidal roof. Re-fenestration is apparent with sashes replacing earlier smaller stone windows and cast-iron casements. The original windows survive in some of the older houses in the settlement.



Figure 24  
Italianate Villa (Grade II listed), Hindon Lane

The nineteenth century saw the greatest period of architectural expansion of Tisbury and appears to have



Figure 25  
Well detailed groups of purpose built shops and flats above, The Square



Figure 26  
Estate type cottages in pairs form important part of the entrance to the conservation area (Hindon Lane)

occurred in two phases. Firstly in the 1840s, when a number of elegant late-Regency and Italianate houses were built, especially around the junction of Hindon Lane and the High Street, Canonbury House (figure 24) and Arundell House are good examples. Also dating from this time is the short terrace at 2-3 High Street, of two-to-three storeys, with a Victorian shopfront. At the southern end of the High Street is the red brick Rectory with its low pitched slate roof with projecting eaves. This seems to complement the slightly later railway station, also in red brick and of a utilitarian version of the Italianate.

The later Victorian phase is represented in most of the buildings within the village centre. There appears to have been a spate of building in the 1880s. This ranges from the construction of the Chapel half way up the High Street in Neo- Gothic style and the sturdy and confident former Brewery of 1885 near the Church, to the largely indifferent houses and shops with few architectural pretensions, which comprise the frontages on the lower end of the High Street. Exceptions to this pattern include the late-Italianate terrace of shops in limestone ashlar with a well-articulated façade, including paired sashes, a Palladian window in a three storey, pedimented, central bay (figure 25) and some good contemporary shopfronts. The other building of note is the Benett Arms (figure 15) in red brick with modest pediment. Its main role is as an effective termination of the view up the High Street.

There are few buildings of note from the twentieth century but the Library (formerly the Primary School) of 1911 is a crisp well-detailed Vernacular Revival building, with distinctive and characteristic (of the style) triple mullioned windows. The use of brick and stone is well handled to create a lively side elevation. The short terrace of estate workers cottages on the south side of Hindon Lane is also representative of the Vernacular Revival style, with good porches, gables and roughcast rendering. Sadly, most of the windows and doors have been replaced (although enough remain to establish the original design intentions), but their raised location, and general layout and massing make a positive contribution to the character of the village (figure 26).

### **Activity: prevailing and former uses**

Tisbury is a settlement on a small-town scale, and is a vibrant district centre. The Conservation Area is an equal mix of commercial and residential buildings, the former being focussed along the extended high street which binds the various sub-areas together. There are two distinct areas of commercial activity; these are centred around The Square and The Cross. There are a surprising number of specialist shops and outlets, which add to the interest and activity of the village.

The coming of, and continued presence of, a railway station has provided Tisbury with a valuable link

to the region (and London) and significantly influenced the late development of the village.

There is a limited survival of former historic businesses within the village, with the notable exception of the large converted brewery complex which dominates the southern part of the village. Other than this there are remnants of former coaching inns providing some indication of Tisbury's minor role (along with other nearby settlements) as a staging post to the West Country before the construction of the railway.

To the South of Tisbury, beyond the railway, the industrial estate provides valuable employment opportunities for the local community. However, it could be said that its uncompromising built form has a significant detrimental impact on the wider setting of Tisbury.

## **Contribution made by key unlisted buildings**

There are a large number of unlisted buildings which make important positive contributions to the character of the conservation area, both individually, in groups and with or without listed buildings. Key groups are:

- Houses to the southern end of Hindon Lane; to include The Cottage, Barroby House, Glenside and Alexandra Villas;
- The Quarry; all buildings within the quarry character area are unlisted and form an important group;
- The Square and the lower part of the High Street. From the Benett Arms south, the shops and flats that line both sides of the road, form distinct groups of historic buildings of considerable character and presence;
- Court Street, Chilmark Road and Chicks Grove Road. This informal edge of village group of modest cottages and houses forms an important gateway to the conservation area from the east, and part of the setting of a nationally important group of former monastic buildings (Place Farm).

These are identified on the townscape map in Appendix 1 and are listed in Appendix 3.

## **Prevalent local and traditional materials**

As expected, Tisbury stone, a limestone from the Jurassic period (similar to Chilmark stone) is the signature building material of the village. It is used as coursed rubble, dressed and as ashlar work in buildings and for boundary walls. Of note is the reuse of stone in some buildings from earlier, now lost buildings such as Fonthill Abbey Tower from which a number of carvings and windows have been found in buildings within Tisbury. Some buildings have used greensand for dressings but this is difficult at times to distinguish from the local limestone.

Red brick, probably from Dinton or Gillingham and brought in by rail, is used quite widely, sometimes for whole buildings and for details in some instances.

Many of the Victorian buildings in the High Street are rendered. Roofs are mainly clay plain tiles. Sometimes, more decorative clay tiles are used (eg in the Quarry). There are some remnants of earlier materials: thatch in places, and even more rarely, stone slates. Buildings of the early-Victorian period seem to favour lower pitched, hipped roofs, clad with Welsh slate.

There are some interesting remnants of traditional paving materials remaining in small patches. Some of the earliest, rough, irregular limestone setts are in front of the terrace at the southwest corner of the churchyard. Other small areas of this paving exist in the forecourt of the Boot Inn. More formal flagstones (probably local limestone) can be seen on the raised pavement in the upper High Street

and fronting the delicatessen in the lower High Street.

## Local details

- quadruple lamps & fingerpost in the The Square;
- plaque commemorating the financing & opening of the Avenue, 1886 by Lord Arundel of Wardour;
- Victorian shopfronts;
- large fossils embedded in stone boundary walls, Hindon Lane;
- inscriptions in the wall (seventeenth century), Hindon Lane;
- War memorial in The Square;
- RAF Memorial Gate in the High Street;
- Victorian letterbox at the station.

## Contribution made by green spaces, trees, hedges and, natural boundaries

Generally, the core of Tisbury is 'urban' in character, in that there are few green spaces within the centre. The major green spaces are around the two river valleys which define the village on its southern and northern edges.

The most significant green space within the conservation area is the Churchyard, contained by buildings on three sides and the river on its southern side. The churchyard is a classic example of an English churchyard - grassed with evergreen trees, particularly on its northern edge.



Figure 27  
*The importance of the mature cedar at the top of the High Street*

A less formally-defined green space is that on the southern bank of the Nadder, between the churchyard and the railway. This is poorly managed and, whilst not in the public realm, is very visible.

A number of tree groups make a positive contribution towards the character and appearance of the conservation area, most notably trees to the eastern end of The Avenue at the junction with Park Road, and trees half way up the High Street in the grounds of Garston Manor. However, there are two major individual trees that dominate their immediate environment within the village. Firstly the large spreading cedar in the triangular space at the lower end of the Square. The tree is probably at full maturity and its eventual loss will have a seriously detrimental impact on the immediate area. Similarly, another cedar, close to the crest of the High Street on its eastern side, has a key role to play framing views and in part defining the townscape of the upper end of the High Street (figure 27).

## Key views, vistas and panoramas

(see Appendix 1, Townscape map)

Due to its hillside and valley floor setting, there are a range of views of different parts of the settlement, but there are no points from where it is possible to gain a general panorama of the

whole conservation area. The squat church tower, lying at the lowest point of the village, is best seen from the south either as one passes under the 'gateway' railway arches at the southernmost tip of the conservation area, or from the forecourt of the railway station.

The approach to Tisbury from the northwest, along Hindon Lane, reveals views across the relatively steep valley. These views narrow to glimpses as the built form becomes more continuous.

The pivotal point at The Cross, where Hindon Lane turns into the High Street, provides a long view virtually due south down the sloping High Street. The pattern of gables facing the street, and the cedar tree towards the top of the street, help to frame and enhance the view.

The Nadder valley can be best seen within Tisbury from the Avenue, through the line of trees.

## **Degree of loss of architectural and/or historic elements**

In common with many conservation areas, one of the greatest threats to the quality of Tisbury is the replacement of windows and doors by uPVC products. Whilst these are being resisted on most Listed Buildings, other buildings have suffered from unsympathetic replacements, and in many cases are at present beyond the control of the planning system. It is important that shopfront design is given some priority, to maintain quality, especially in the lower High Street.

Two buildings, of some local significance, are at some degree of risk. Firstly, the red brick storage/stable block opposite the station; this is in a semi derelict state. Secondly, a minor stone barn, whose roof covering has been removed. The barn is located behind the properties facing Church Street and is in urgent need of repair.

## **Negative elements**

- Poorly used and managed greenspace between Station and Church - poor entrance to the village;
- The Square is a car-dominated space;
- Space in front of Benett Arms appears redundant and underused.

## **Conclusion**

Tisbury's complex and atypical urban form requires sensitive management on a character sub-area basis. The character sub-areas have individual and groups of buildings of very high quality as well as survivals of early historic houses. The local stone is a key part of the coherence and quality of these groups.

Tisbury is under considerable pressure as a village with only local amenities, and future expansion of the village will lead to an increasing emphasis on trying to retain its intimate and relatively modest village character. Modesty and intimacy are considered to be key characteristics and form a positive part of the village in the context of its conservation area status.

The inclusion of Place Farm and the Tithe Barn within the conservation area has resulted in the inclusion of a significant amount of post-war housing, of limited or no special architectural interest.



## Part 3: Management plan

### Vulnerable buildings and Buildings at Risk

#### Listed buildings (or curtilage listed structures)

##### Listed buildings

- There are no listed buildings at risk in the Tisbury Conservation Area at time of survey (January 2006)

##### Unlisted buildings

- **Outbuilding fronting the southern end of The Causeway (figure 28).**

This building makes a positive contribution to the conservation area as part of a group of modest outbuildings fronting onto this service lane for the High Street. These functional buildings utilise traditional materials and are of modest scale and traditional form.

**Action:** Contact the owner(s) and ascertain what future plans if any are being made for the medium/long term future of these buildings. Encourage the owners to either pass the property on or consider some form of reuse which does not entail substantial rebuilding tantamount to complete replacement.



Figure 28  
Outbuildings, The Causeway - in need of a sympathetic reuse

- **Non-Conformist Chapel, north of Tuckingmill Farm (figure 29)**

This attractive and simple structure is boarded up and appears at least cosmetically, in a poor condition. The windows, in particular, are in a very poor state of repair.

**Action:** Contact the owner to ascertain what the future plans for the building might be. Pursue the options for alternative uses which do not affect the character of this simple classically proportioned building.

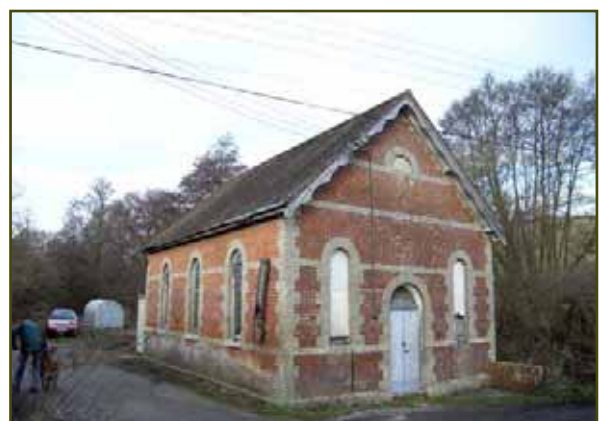


Figure 29  
Redundant Non-Conformist chapel, opposite Tuckingmill Farm

## Article 4 (2) directions

Within the Tisbury Conservation Area there are a large number of important groups of unlisted buildings (see section 'Contribution made by unlisted buildings') which would benefit from the protection afforded by additional planning controls in order to retain elements of particular historic or architectural interest. The list in Appendix 3 identifies which types of alteration should be controlled through Article 4(2) Directions for each building.

## Proposed revisions to the conservation area boundary

As a result of analysis undertaken, the following are suggested boundary revisions to reflect ownership changes, recent development and local and national policy designations and changes or other reasons specified.

### Remove:

#### North section of Park Road from Surgery (west) to Southlands (east)

This group of turn-of-the-century detached houses have been heavily altered and remodelled, and are not considered to make a positive contribution or form part of the meaningful historical evolution of Tisbury, and therefore should be removed.

#### Modern development, Snows Hill

These modern houses make no reference to the Wiltshire vernacular and by way of their grouping and low-density have a detrimental impact on the character and appearance of the Conservation Area. In addition, in distant views of Tisbury, these houses detract from the otherwise attractive skyline of the settlement.

#### No. 58 Church Street and Church Street Close

This small group of houses pays no regard to the established historic grain, and make no reference to traditional materials, form, scale or massing of their immediate surroundings. In addition, the reliance on standard highway design codes has led to an unimaginative and poorly thought-out design solution in a particularly sensitive part of the Conservation Area.

#### Modern bungalows; (Cambrai and Mill view), Union Road

These two 1960s bungalows make no positive contribution to the character of the Conservation Area.

### Include:

#### Home Glen and boundary walls either side of road, Hindon lane

This part of the Conservation Area is characterised by the use of low rubble stone boundary walls. The boundary to Home Glen forms an important gateway feature which is developed further along Hindon Lane. Home Glen is a good example of humble cottage-type buildings being located on the waste land adjacent to the principle routes into and out of historic settlements such as Tisbury.

#### Row of cottages south-west side Hindon Lane (nos. 1-8)

This row of 'estate-type' cottages are particularly prominent on entering the village. The rhythm of projecting gables set back high off the road creates a dynamic, memorable skyline when passing through this part of the Conservation Area. The properties are in varying degrees of repair, with some unfortunate alterations to windows and doors. However, the overall quality of

the group and the survival of at least two buildings with original features, merits the inclusion of these houses in the Conservation Area.

## **Proposals for enhancement**

### **Management of the river floodplains**

Comprehensive management of the river floodplain to the north of the station, forming such an important part of the setting of the church and the village generally, would significantly improve the setting of the church and the village.

At present the flood plain appears unkempt and in need of land management. It is recommended that the floodplain area is made the subject of a conservation management plan which will focus on the ecological value of this area but also recommend actions to be taken to improve the amenity of the area and potentially bring some or all of the area into public ownership and so provide a valuable amenity space for the town. This may involve compulsory purchase or the serving of notices such as a Section 215 Notice to improve the visual appearance of this section of the conservation area.

### **Policies/recommendations for new buildings (generally smaller infill sites)**

This guidance provides generic advice for smaller developments up to approximately 5 - 8 housing units. Salisbury Local Plan (adopted June 2003) contains in Policy H16 criteria relating to small-scale development sites and should, in the case of development in/ adjacent to or within the setting of a conservation area, be considered in conjunction with this advice (particularly bullet point (ii) relating to the character of an area). Sites of a larger number will require considerable pre application negotiation and may be the subject of design briefs. Some small developments may be in such sensitive locations that they may require a concise brief from the Local Authority. In all cases a Design Statement will be required to accompany the application drawings. Where a Character Appraisal exists for a Conservation Area, this must be consulted by the applicant's agent, the developer and the planning officer, as it will assist in setting the context of the development.

It is strongly advised that all parties visit the site and it's setting. The setting will vary in virtually every case, but as a guide it should be taken as the area from which the site can be seen and the surroundings seen from the site. The setting can also be defined as the general pattern of uses in the vicinity. These may vary on each side of the site.

It is important to consider specifically: surrounding skylines, rooflines and landmarks (e.g. church towers etc), or if the development will have an impact on cherished views of the landscape or "signature" skylines.

#### **The surrounding built form should be appraised:**

- What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
- How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the streetscene.
- Are the buildings in the street freestanding, or are they in small informal groups or more regular terraces?
- Are buildings linked in a particular way, for example with boundary walls?
- Do the buildings generally have their main ridgeline parallel to the street or at right angles?
- Are the buildings generally "grand" or modestly proportioned and styled?
- The character of the front boundary walls or fences is an integral part of the character of the area.

- Identify the predominant materials and colour of material in the area and if any are unique.
- The character of the site should be considered. The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
- The access point to the site will have to be agreed. Generally, care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines which may have the effect of removing most of a boundary.
- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme.
- Develop a Design Concept. This should include: What is the role of this development within the setting?
  - Is this a gateway or other edge development on the approach or periphery of the site?
  - Is it a focal point development terminating a view or providing a skyline?
  - Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
- The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.
- The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal / symmetrical or informal?
- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.
- Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, which should derive from the character of surrounding buildings forming the setting.
- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.

## **Traffic management/street improvements**

### ***Policy H14 and the potential traffic calming of Hindon Lane***

The land allocation under policy H14 to the north-west corner of the settlement is for a mixed used scheme to include employment opportunities as B1 uses, and a mix of house types with a 25% affordable housing provision. To accommodate the increase in traffic movement along Hindon Lane the policy suggests a traffic calming scheme be put in place.

Extreme care is needed in designing such a scheme in order to preserve the essential semi rural characteristics of this lane. Careful attention needs to be given to the potential increase in signage, the use of inappropriate materials and the over engineering of edges and pavements.

It is suggested that a scheme be worked up in close consultation with the Parish Council, local residents and the conservation and design team of the local authority and that this scheme should be an exemplar for applying traffic calming to particularly sensitive parts of the Tisbury Conservation Area.



### ***Definition of The Square***

The Square is presently a series of disjointed elements and is, in essence, no more than a roundabout at present. This space needs to be given some clarity and the road needs to form the background of a new public space.

In the first instance some consideration should be given to providing the War Memorial with a better setting. This could be achieved by extending the footway out in front of the memorial and reconfiguring the junction to read more as a conventional and tighter 'T' junction. The surface treatments throughout this space could be softened and regraded to provide more pedestrian-friendly footways. The parking could be formalised, grouped and taken away from the attractive shops to the east side of the square.

Existing street furniture of heritage value such as finger-posts and cast iron lamp columns should be retained and refurbished where necessary.

### ***Redefining The Cross***

Regrading of the footways to narrow the road junctions and provide a better pedestrian experience would greatly enhance this excellent group of listed and unlisted buildings clustered around The Cross.

### ***Improve the setting of the Grade I listed outer gatehouse to Place Farm (figure 31)***

The setting of this Grade I listed building has been significantly eroded by the presence of inappropriately designed and unnecessarily large signage. A signage review should be undertaken to ascertain whether these signs could be better placed, or removed altogether, to greatly enhance the setting of this Grade I listed building.



*Figure 31*

*Impact of signage and overhead wires on the setting of a Grade I listed building and scheduled monument*

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The Cranborne Chase and West Wiltshire Downs AONB Historic Landscape Characterisation, AONB Office 2008.  
For copies of list descriptions for listed buildings; [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

# Appendix 1

## Schematic Maps



Archaeological potential



Boundary changes map



Character areas

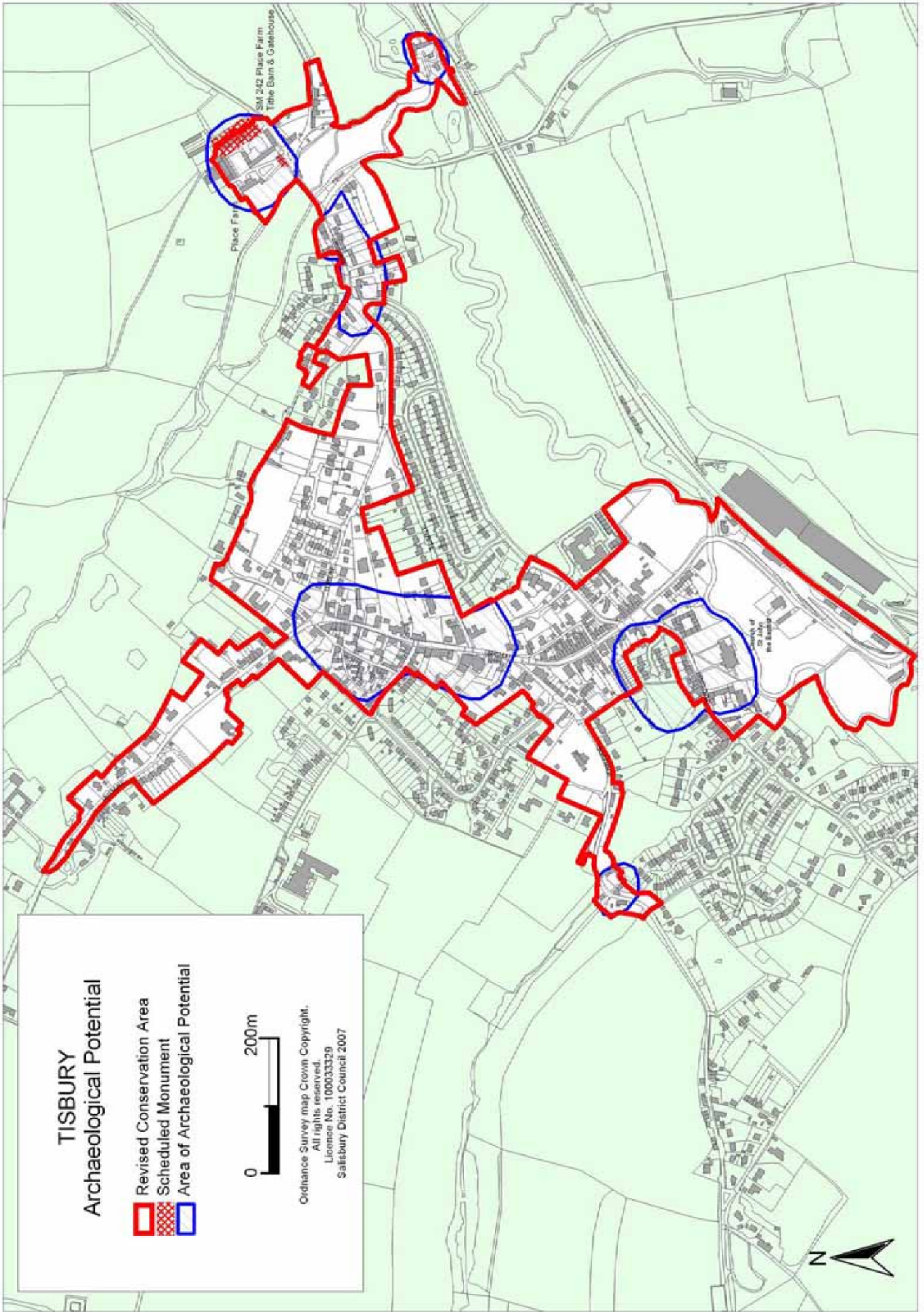


Management Issues



Townscape





# TISBURY

## Archaeological Potential

- Revised Conservation Area
- Scheduled Monument
- Area of Archaeological Potential



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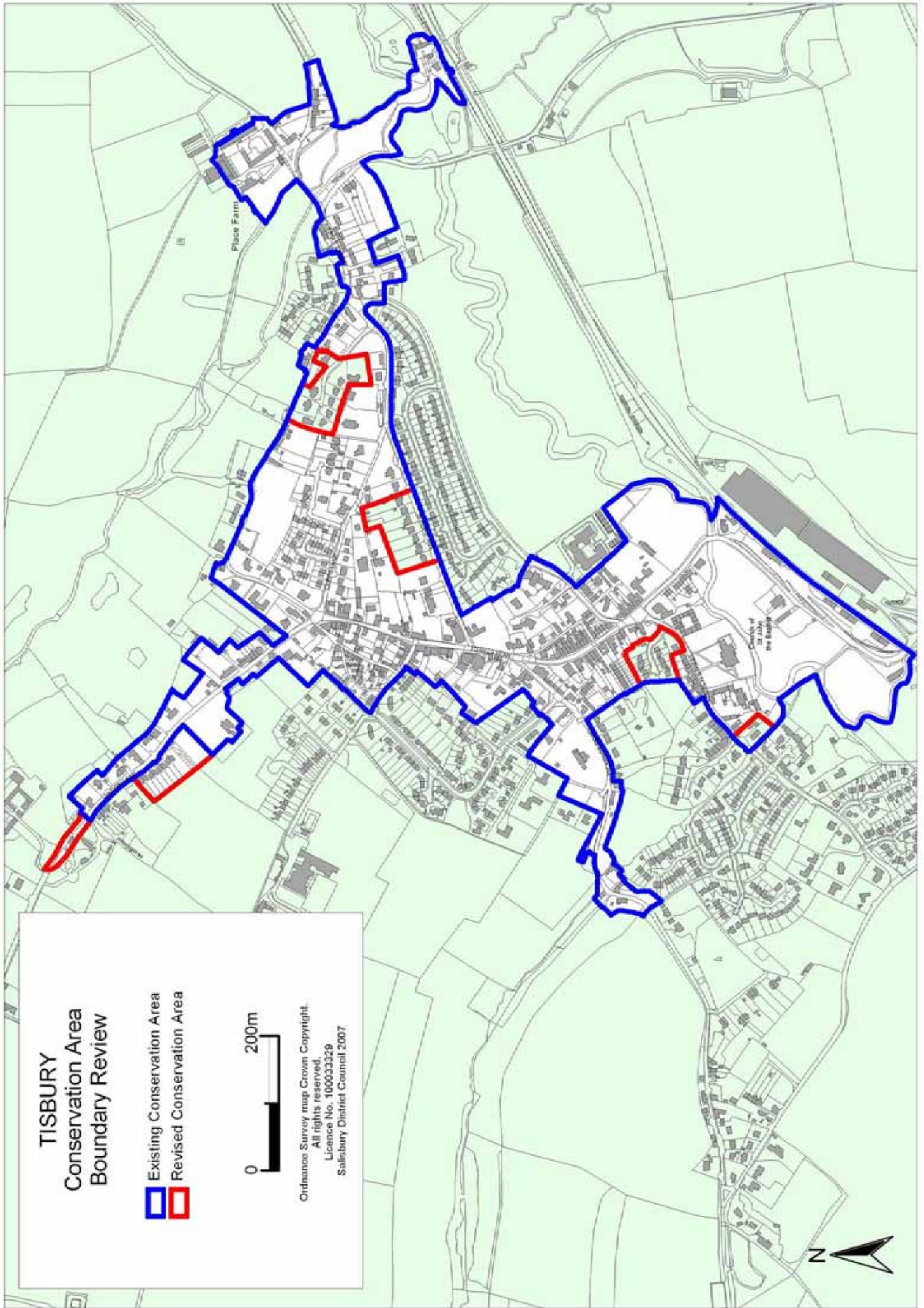


# TISBURY Conservation Area Boundary Review

-  Existing Conservation Area
-  Revised Conservation Area



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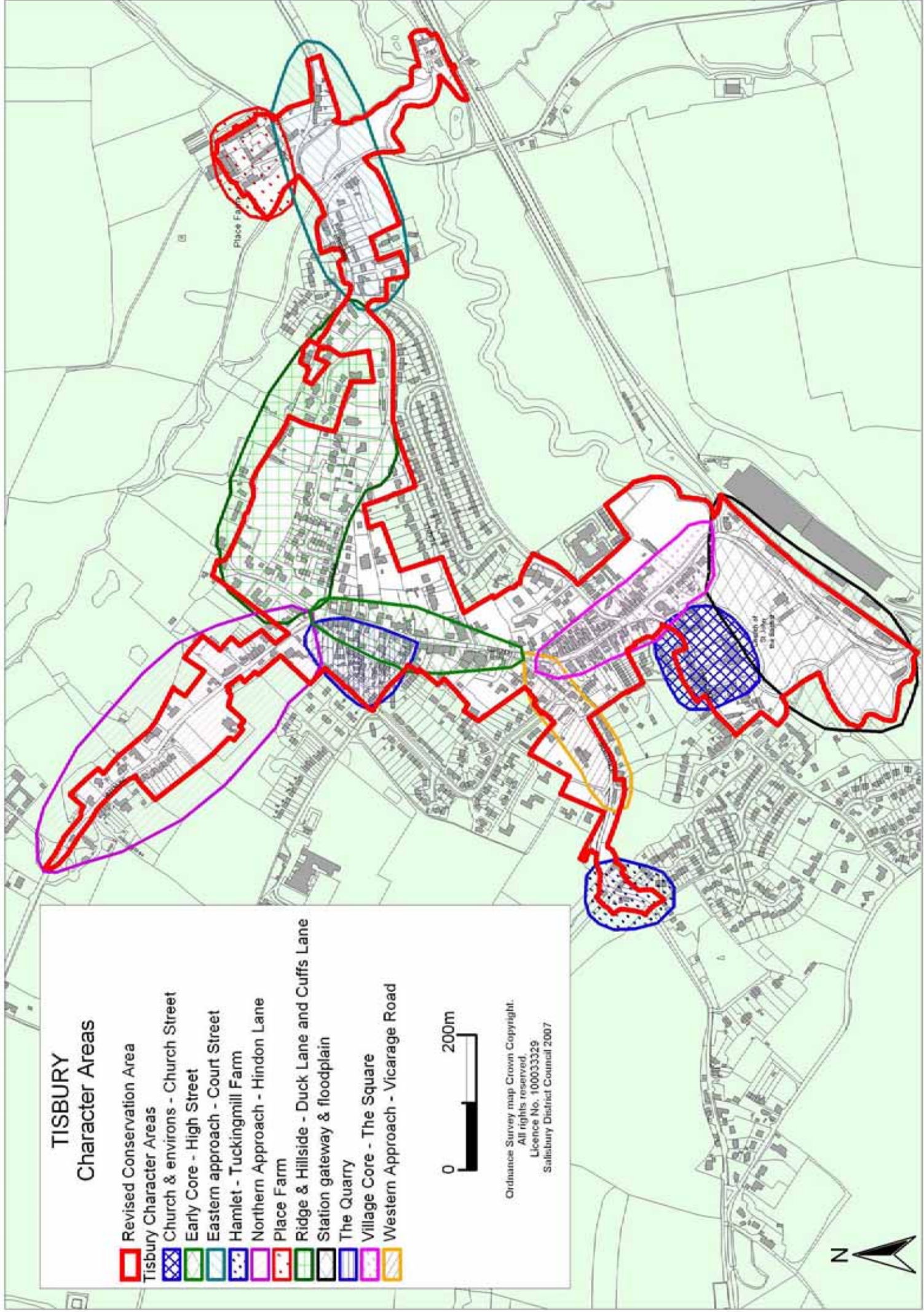


# TISBURY Character Areas

-  Revised Conservation Area
-  Tisbury Character Areas
-  Church & environs - Church Street
-  Early Core - High Street
-  Eastern approach - Court Street
-  Hamlet - Tuckingmill Farm
-  Northern Approach - Hindon Lane
-  Place Farm
-  Ridge & Hillside - Duck Lane and Cuffs Lane
-  Station gateway & floodplain
-  The Quarry
-  Village Core - The Square
-  Western Approach - Vicarage Road










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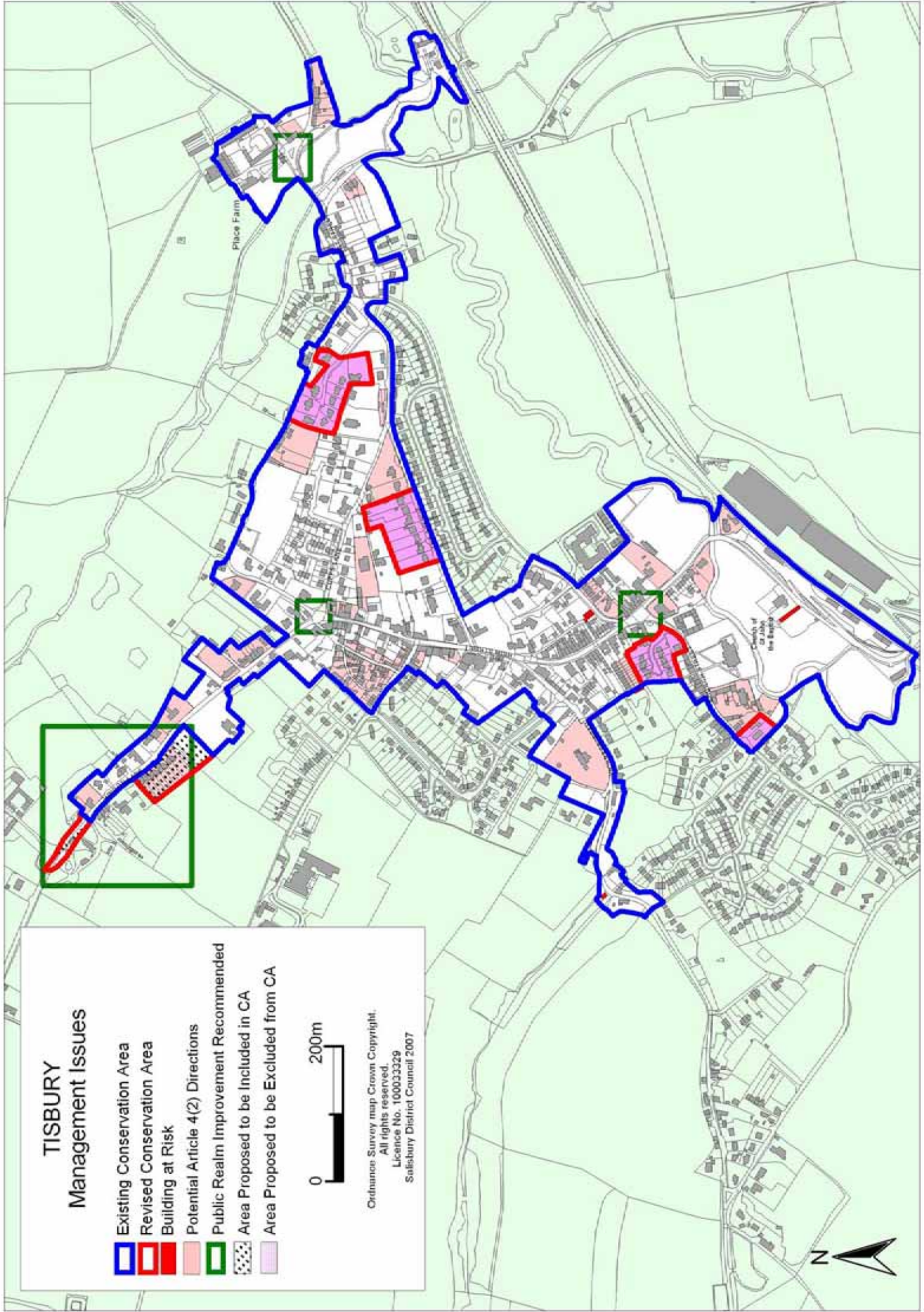


# TISBURY Management Issues

-  Existing Conservation Area
-  Revised Conservation Area
-  Building at Risk
-  Potential Article 4(2) Directions
-  Public Realm Improvement Recommended
-  Area Proposed to be Included in CA
-  Area Proposed to be Excluded from CA
















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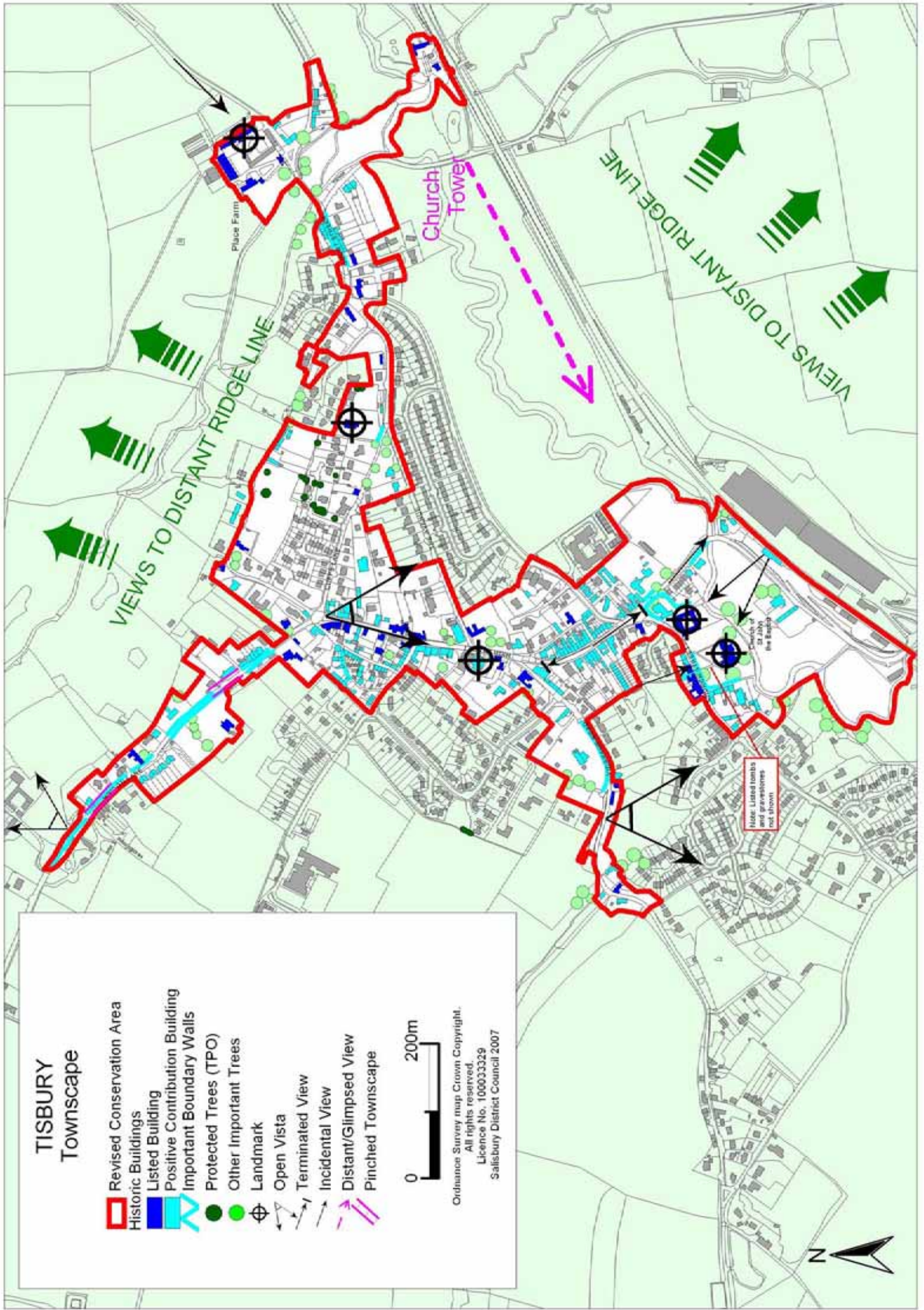


# TISBURY Townscape

-  Revised Conservation Area
-  Historic Buildings
-  Listed Building
-  Positive Contribution Building
-  Important Boundary Walls
-  Protected Trees (TPO)
-  Other Important Trees
-  Landmark
-  Open Vista
-  Terminated View
-  Incidental View
-  Distant/Glimpsed View
-  Pinched Townscape

0  200m

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# Appendix 2

## Historic Maps



Historic Map 1: Map of 1769 (reference 2132 253)



Historic Map 2: Tithe map of 1840

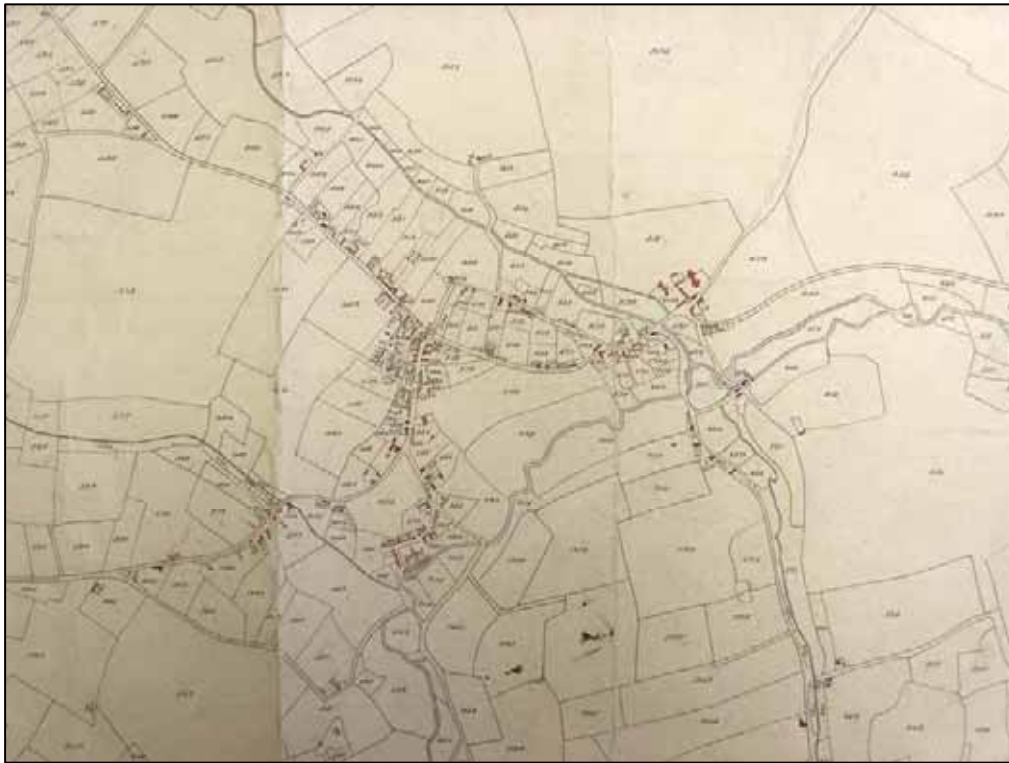
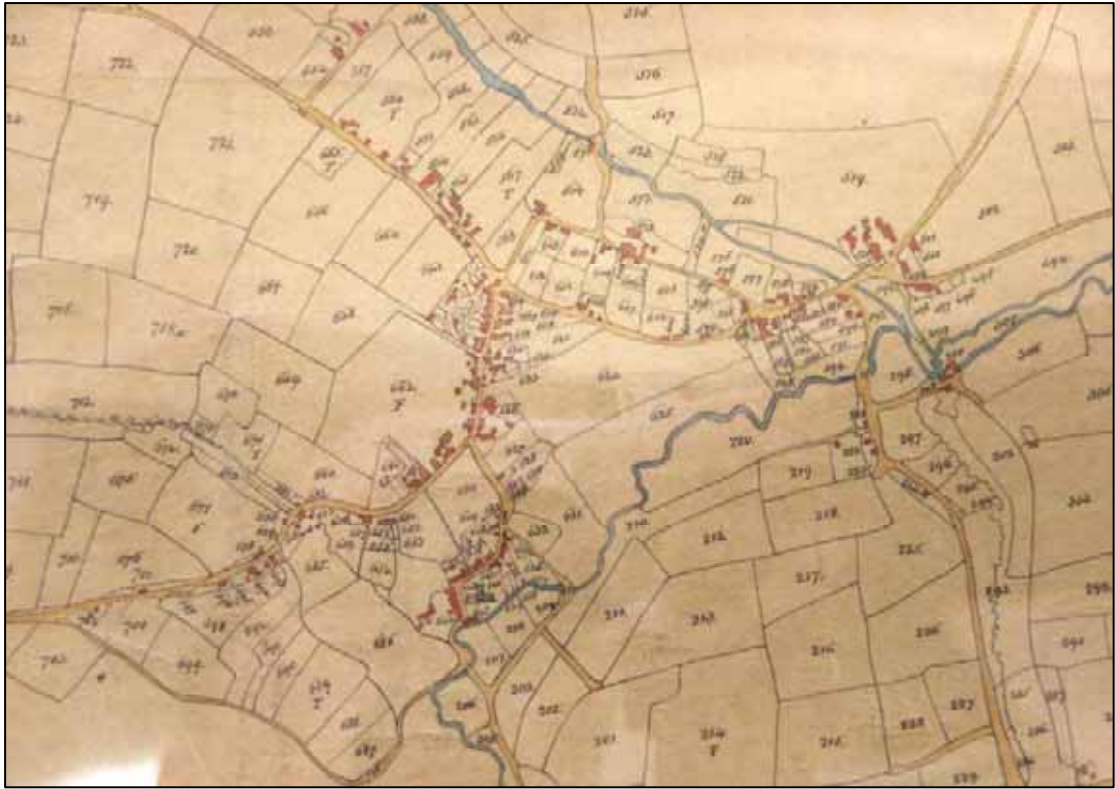


Historic Map 3: Ordnance Survey 1901

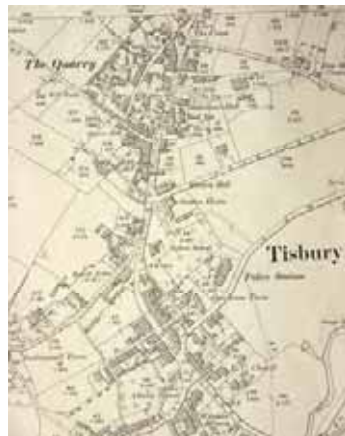


Historic Map 4: Ordnance Survey 1925

Tisbury Conservation Area Appraisal – Historic Maps

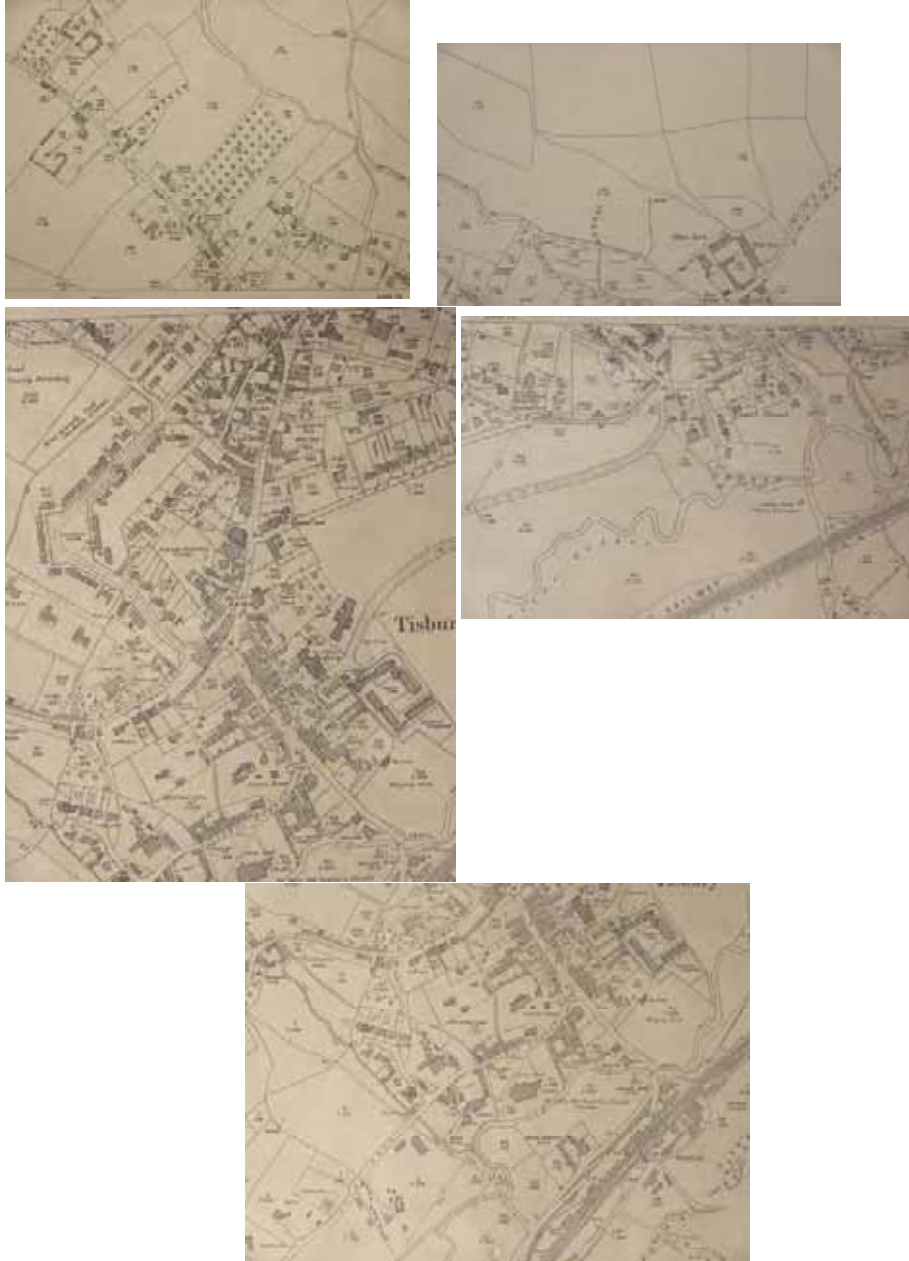


Tisbury Conservation Area Appraisal – Historic Maps



**Historic Map 3: Ordnance Survey 1901**

Tisbury Conservation Area Appraisal – Historic Maps



**Historic Map 4: Ordnance Survey 1925**



## Appendix 3

# Suggested Article 4 Directions

| Address                                     | Windows | Doors | Roof | Porches | Painting | Boundary Walls | Chimneys |
|---|---------|-------|------|---------|----------|----------------|----------|
| <b>THE AVENUE</b>                           |         |       |      |         |          |                |          |
| 1-4 consec. (pairs of semi detached houses) | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>BECKETT STREET</b>                       |         |       |      |         |          |                |          |
| 1-10 consec. (terrace)                      | ■       | ■     | ■    |         | ■        |                | ■        |
| <b>CHICKSGROVE</b>                          |         |       |      |         |          |                |          |
| 112   | ■       | ■     | ■    |         | ■        |                | ■        |
| 114   | ■       | ■     | ■    |         | ■        |                | ■        |
| 116   | ■       | ■     | ■    |         | ■        |                | ■        |
| Strongs Cottage                             | ■       | ■     | ■    |         | ■        |                | ■        |
| <b>CHILMARK</b>                             |         |       |      |         |          |                |          |
| 96  | ■       | ■     | ■    |         | ■        |                | ■        |
| 97  | ■       | ■     | ■    |         | ■        |                | ■        |
| 98  | ■       | ■     | ■    |         | ■        |                | ■        |
| 99  | ■       | ■     | ■    |         | ■        |                | ■        |
| <b>CHURCH STREET</b>                        |         |       |      |         |          |                |          |
| 1-5 (consec.)The Greens                     | ■       | ■     | ■    |         | ■        |                | ■        |
| Martelli Bridgend                           | ■       | ■     | ■    |         | ■        |                | ■        |
| Roslyn                                      | ■       | ■     | ■    |         | ■        |                | ■        |
| <b>COURT STREET</b>                         |         |       |      |         |          |                |          |
| 1   | ■       | ■     | ■    |         | ■        | ■              | ■        |
| 2   | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Cherry Cottage                              | ■       | ■     | ■    |         | ■        | ■              | ■        |
| 1 Coronation Cottages                       | ■       | ■     | ■    |         | ■        | ■              | ■        |
| 2 Coronation Cottages                       | ■       | ■     | ■    |         | ■        | ■              | ■        |
| The Cottage                                 | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Ivy Cottage                                 | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Riverside                                   | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>CUFFS LANE</b>                           |         |       |      |         |          |                |          |
| Sunnyside Cottage                           | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Zion Hill Cottage                           | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>DUCK STREET</b>                          |         |       |      |         |          |                |          |
| 125   | ■       | ■     | ■    |         | ■        | ■              | ■        |
| 126   | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Bury Lodge                                  | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Cobbles                                     | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Gosling Cottage                             | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>HIGH STREET</b>                          |         |       |      |         |          |                |          |
| 12,   | ■       | ■     | ■    |         | ■        |                | ■        |
| 17,   | ■       | ■     | ■    |         | ■        |                | ■        |
| Arundell House                              | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Barn Cottage                                | ■       | ■     | ■    |         | ■        |                | ■        |
| Bridge House                                | ■       | ■     | ■    |         | ■        |                | ■        |
| Cleveland House                             | ■       | ■     | ■    |         | ■        |                | ■        |
| Garden                                      | ■       | ■     | ■    |         | ■        |                | ■        |
| Old Riverside Dairy                         | ■       | ■     | ■    |         | ■        | ■              | ■        |
| St Anthony's Cottage                        | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Trellis House                               | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Vale View                                   | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Victoria Rise                               | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>HINDON LANE</b>                          |         |       |      |         |          |                |          |
| 1-8 consec                                  | ■       | ■     | ■    |         | ■        |                | ■        |
| 1-4 consec. Alexandra Villas                | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Barroby House                               | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Glenside                                    | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Hillstreet Cottage                          | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Italian Cottage                             | ■       | ■     | ■    |         | ■        | ■              | ■        |
| The Cottage                                 | ■       | ■     | ■    |         | ■        |                | ■        |

| Address              | Windows | Doors | Roof | Porches | Painting | Boundary Walls | Chimneys |
|----------------------|---------|-------|------|---------|----------|----------------|----------|
| <b>PARK ROAD</b>     |         |       |      |         |          |                |          |
| The Old Vicarage     | ■       | ■     | ■    |         | ■        | ■              | ■        |
| Southlands           | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>THE QUARRY</b>    |         |       |      |         |          |                |          |
| All dwellings        | ■       | ■     | ■    | ■       | ■        | ■              | ■        |
| <b>THE SQUARE</b>    |         |       |      |         |          |                |          |
| Albany House         | ■       | ■     | ■    |         | ■        | ■              | ■        |
| <b>TISBURY ROW</b>   |         |       |      |         |          |                |          |
| 102                  | ■       | ■     | ■    |         | ■        |                | ■        |
| 103                  | ■       | ■     | ■    |         | ■        |                | ■        |
| 104                  | ■       | ■     | ■    |         | ■        |                | ■        |
| <b>VICARAGE ROAD</b> |         |       |      |         |          |                |          |
| Cleeve Hill          | ■       | ■     | ■    |         | ■        | ■              | ■        |
| The Grange           | ■       | ■     | ■    |         | ■        | ■              | ■        |
| The Red House        | ■       | ■     | ■    |         | ■        | ■              | ■        |

## Appendix 4

# List of unlisted buildings of local importance

|                 |  |
|-----------------|--|
| The Avenue:     | 1-4 consec..   |
| Beckett Street: | 1-10 consec.   |
| Chicksgrove:    | 112, 114, 116, Strongs Cottage   |
| Chilmark Road:  | 96-99 consec.  |
| Church Street:  | 1-5 (consec.)The Greens, Martelli Bridgend, Roslyn,  |
| Court Street:   | 1,2, Cherry Cottage, Nos.1 & 2 Coronation Cottage, The Cottage, Ivy Cottage and Riverside.   |
| Cuffs Lane:     | Sunnyside Cottage, Zion Hill Cottage   |
| Duck Street:    | 125, 126, Bury Lodge, Cobbles, Gosling Cottage   |
| High Street:    | 12, 17, Arundell House, Barn Cottage, Bridge House, Cleveland House, Graden, Old Riverside Dairy, St Anthony's Cottage, Trellis House, Vale View, Victoria Rise, |
| Hindon Lane:    | 1-8 consec., 1-4 consec. Alexandra Villas, Barroby House, Glenside, Hillstreet Cottage, Italian Cottage, The Cottage.  |
| Park Road:      | The Old Vicarage, Southlands   |
| The Quarry:     | All houses within the area known as 'The Quarry'<br>To include: Jackson Terrace & Temperance Row   |
| The Square:     | Albany House   |
| Tisbury Row:    | 102, 103, 104  |
| Vicarage Road:  | Cleeve Hill, The Grange, The Red House   |

## GLOSSARY

### **Article 4(2) Direction:**

An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roof and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.

### **Building Line:**

The common alignment of building frontages in relation to the back edge of the carriageway, footpath or waterfront. The building line might also refer to a common alignment of the backs of buildings.

### **Building at Risk:**

A phrase used to describe a building which is in poor repair (eg, leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action.

### **Buildings of Local Importance:**

A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.

### **Chapelry:**

Part of a large parish, usually with a separate settlement distinct from the main parochial centre, that was provided with a chapel sub-ordinate to the parish church.

### **Demense**

Land retained by the lord of the manor for his own use or land that was part of the main farm of the manor.

### **Enclosure:**

The arrangement of buildings, walls, trees etc. to provide different levels of containment of space.

### **Public Realm:**

The spaces between buildings accessible to the public, including the highway, green areas, squares etc.



**Scale:**

This can have two meanings: It can be used to define the mass or bulk of a building often in comparison to other buildings or spaces or (the more strictly correct) meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions etc.

**Setting/ context:**

The physical (built and landscape), community and economic setting in which the development takes place.

**Streetscape:**

The character of the street environment, existing or proposed.

**Townscape:**

The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

**Vernacular/ polite:**

**Vernacular**

Traditional buildings of a region, frequently developed by local builders in response to the regional requirements, climate, site conditions and available locally sourced materials.

**Polite**

Designs developed by architects and architectural pattern books usually incorporating classical concepts of symmetry, proportion and scale in both plan and elevation.



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Salisbury District Council.



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