



# POULSHOT CONSERVATION AREA STATEMENT

August 2004

## Planning Services



Development Control & Conservation



Forward Planning & Transportation



Building Control & Property Management

## POULSHOT CONSERVATION AREA



The view across Poulshot Green shows a mix of historic and recent development but all of a similar scale and relatively uniform skyline. The open views emphasise the importance of the landscape in defining village character.

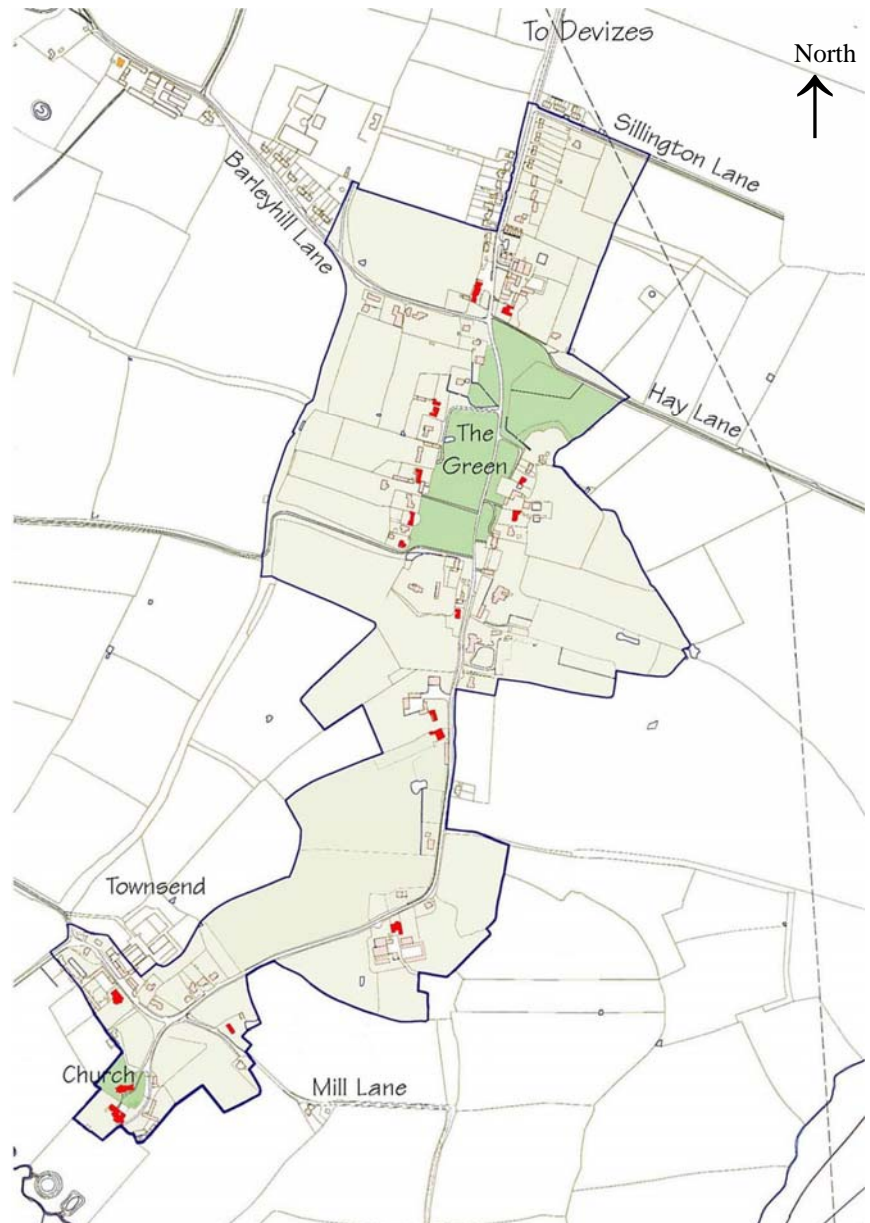
The purpose of this Statement of the Poulshot Conservation Area is to identify and record those special qualities of the village that make up its architectural and historic character. This is important for providing a sound basis for local plan policies and development control decisions as well as for the formulation of proposals for the preservation or enhancement of the character or appearance of the area.

The Statement contains an assessment of the Poulshot Conservation Area and is intended for all those with an interest in the village, or undertaking work on its buildings, landscape, streets or public spaces. It is also essential reading for anyone contemplating development within the area. By drawing attention to the distinctive features of Poulshot it is intended that its character will be protected and enhanced for the benefit of this and future generations.

Poulshot Conservation Area was designated on 1 May 1973 and includes almost all of the buildings in the village. The Conservation Area extends from Sillington Cottages in the north to the church and Church Farm in the south – a distance of approximately 1 mile.



Green lanes are an important feature of the Poulshot Conservation Area and Broadway west of The Green is noted for its width. These lanes form an important part of the setting of the village.



Outline of the Poulshot Conservation Area – listed buildings are shown in red.



The origins of Poulshot relate to its agricultural activity within the clay vale and evidence of this activity survives throughout the Conservation Area. Many of the farm buildings are of traditional construction, later farm buildings are often part hidden behind.

The main characteristics of the village of Poulshot are:

- the extensive village green – one of the largest village greens in Wiltshire, with unmade tracks emphasising rural character
- its location in the open clay vale between Potterne and Steeple Ashton
- a range of buildings of architectural and historic interest from 17<sup>th</sup> century cottages to 19<sup>th</sup> century farmhouses and including the 17<sup>th</sup> century Raven Inn - all set within an open landscape
- retention of farming activity within the village including some farm buildings of traditional design
- the Parish Church of St Peter dating from the 13<sup>th</sup> century
- the wide green lane west of and running parallel to the road

### **Geology and topography**

Poulshot is located just south of the main Devizes to Trowbridge road (the A361) on a minor route that links with Bulkington to the south-west and Worton to the south-east.

The village lies on a plateau of greensand slightly raised above the level of the clay surrounding it on the south and east. Poulshot is mostly level at around the 65 metre contour although land to the north-west of the parish is undulated and there is a slight descent southwards towards Summerham Bridge on the parish boundary.

Farmland around Poulshot is mostly on clay and historically the area was often poorly drained. Early maps show numerous ponds in the vicinity of the village, many of which remain.

### **Origins and development of the village**

The name Poulshot is believed to have derived from the Saxon – Paul's holt, holt being the Saxon word for wood, often used where a single tree species dominated. Various spellings have been used over the years and the village postboxes of 1967 carried the name Powlshot. In Saxon times Poulshot was part of the hundred of Melksham along with Seend, Erlestoke, Bulkington and Hilperton.

The Parish Church, dedicated to St Peter, dates from the 12<sup>th</sup> century and in 1207 was assigned to the Bishop of Salisbury. It is located some way south of the present village and irregularities in the surrounding fields suggest that it served an earlier settlement since displaced. It has been suggested that the church was located to serve Worton Marston and Bulkington but Worton and Marston were linked by a causeway to Potterne and there was a chapel at Bulkington so the existence of lost development seems the most likely explanation.

The archaeological identification of property boundaries in the vicinity of the church tends to support this idea but documentary evidence does not explain why the population of Poulshot moved northwards away from the church and onto The Green or when this might have occurred. There were two separate manors at Poulshot in the 13<sup>th</sup> century so it is possible that one of these was centred at the church, whilst the other, Burdon's manor, may have given rise to the second settlement laid out around The Green in the 12<sup>th</sup> or 13<sup>th</sup> century.



The Church of St. Peter is attractive and impressive with remnants dating from the 13<sup>th</sup> century. The church was badly damaged by fire in 1916 and rebuilding was completed in 1926. Buildings in the distance are those related to Church Farm.



Timber frame and painted dwellings such as 51 The Green are more noticeable than those built in brick. No. 51 dates from the 17<sup>th</sup> century with alterations and extensions of the 19<sup>th</sup> century. The slate roofing was probably imported via the canal.



The character of an area depends not just on buildings but on uses. The Raven Inn is both an attractive building and an important centre of activity. The Raven also dates from the 17<sup>th</sup> century with major alterations in the 19<sup>th</sup> and 20<sup>th</sup> centuries.



The former village school, now the Village Hall, is an attractive Victorian Gothic building in an important position on the east side of The Green. The impact of buildings surrounding The Green varies according to the seasons and buildings are often obscured in the summer months.

The population of the village towards the end of the 14<sup>th</sup> century was around 200. By 1676 it had expanded to about 300 and then remained fairly consistent increasing slightly only at the end of the 20<sup>th</sup> century. In medieval times the area of the clay vale, including Poulshot, was one of the most intensively farmed parts of the land that is now Kennet District. Agricultural activity was based on use of the heavy clay soil as pastureland, although possibly in medieval times there was more land under arable cultivation. Enclosure of some of the fields in the parish is recorded in the early 17<sup>th</sup> century resulting in the landscape seen today. For fuel and some building materials the village would have relied on timber from Melksham Forest which once extended into the parish.

The oldest surviving dwelling in the Conservation Area is The Old Farmhouse at Mill Lane which although much altered dates from the 16<sup>th</sup> century. The 17<sup>th</sup> century was a time of considerable building in the village, including a number of the farmhouses. There are at least nine surviving properties from the 17<sup>th</sup> century including Manor Farmhouse which is a late 17<sup>th</sup> century refronting of an earlier timber framed range of buildings. Several of the other 17<sup>th</sup> century buildings can still be seen as timber framed, others have been refronted or updated.

There appears to have been little development in Poulshot in the 18<sup>th</sup> century and there is only one listed building from that period. The Rector's House (now The Old Rectory) was built in 1781 and is mainly of brick. Significant buildings of the 19<sup>th</sup> century include Manor House Farmhouse, Middle Green Farmhouse and parts of Townsend Farmhouse; also the village school, the Methodist Church and St Paul's Chapel.

Schooling in Poulshot appears to have started around 1800. In the early days the children were taught in a room of a cottage leased for the purpose. By Deed of 1884 the Reverend Henry Oliver conveyed to the Rector and Churchwardens part of the land known as Cook's Yard fronting The Common or Green. The land was held in trust for a school which was to be in union with the National Society and in the same year the school with a school chapel was built.

The Wesleyan Methodist Chapel at the northern end of the village was built in 1886. The chapel of ease dedicated to St Paul was built on the eastern side of The Green in 1897. Tenure of many of village buildings changed in 1911 when property of the Long Estate was auctioned.

The Green has long been seen as the centrepiece of the village and the Parish Council, which was formed in 1894, saw its immediate task to resolve ownership of The Green. This resulted in an agreement of 1897 for the Parish Council to administer the area and control activities there. Maintenance of tracks and footpaths through Poulshot became more important as the 20<sup>th</sup> century progressed leading to macadam road surfacing in the 1920s. At the end of the First World War living conditions in the rural areas of the county were far from ideal and services remained limited. The first council houses were built in the village in 1920. Poulshot Mill which stood on the southern boundary of the village was demolished in 1948.

Major change came at the end of the Second World War with the increasing use of farm machinery replacing farm labourers. New building was restricted in the immediate post-war period but additional council houses were built in 1951 with some private housing soon after.



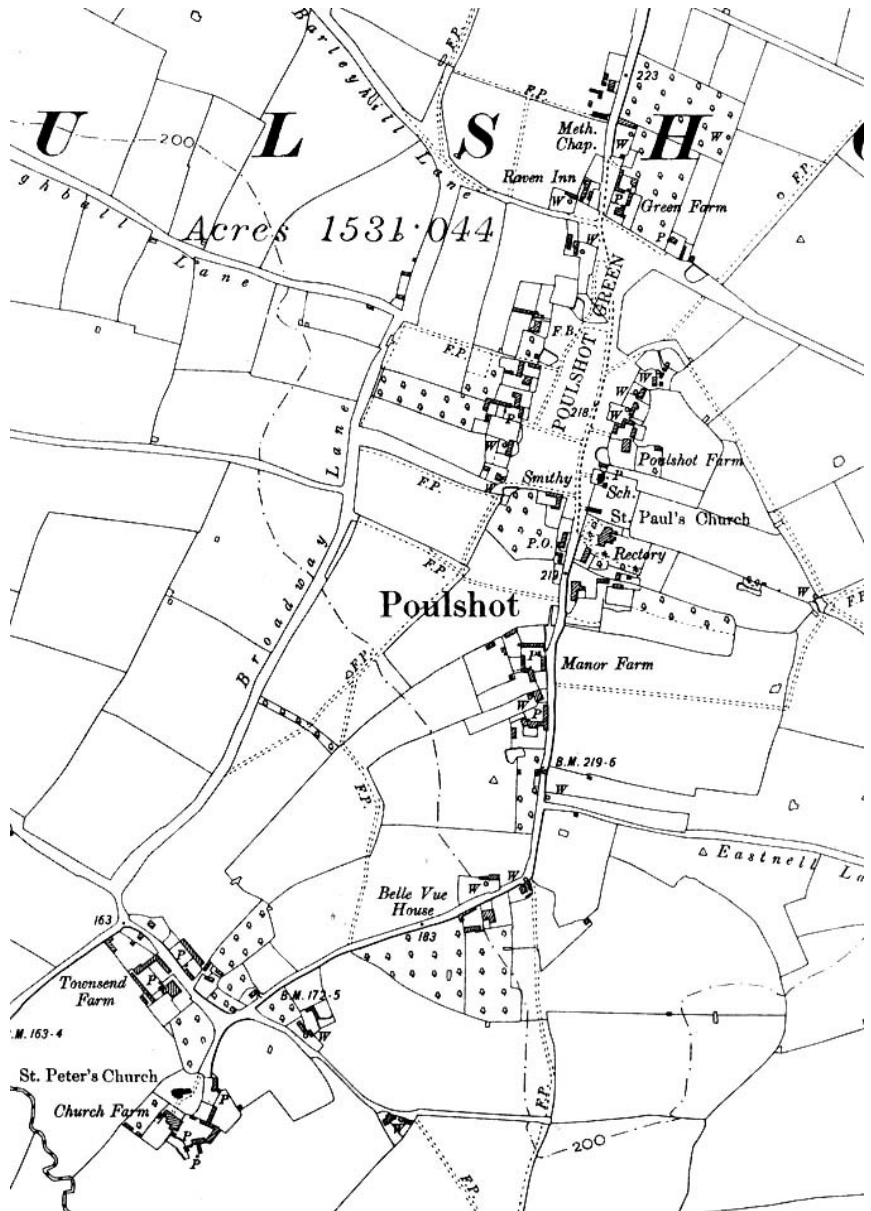
Although the village school and the chapel of ease were built within a few years of each other, there is a marked difference in their designs and construction. The Church of St. Paul reflects the earlier timber frame construction in the village in a Victorian "Tudor" style.



Ponds were once a familiar feature in Poulshot and some of these survive. Where planted and carefully managed they are attractive features, as here along the main road just north of Manor Farm.

The second half of the 20<sup>th</sup> century saw a considerable expansion in the number of houses in the village, including conversion of the Methodist Chapel. The village school closed in 1974 and is now the Village Hall.

At the beginning of the 21<sup>st</sup> century Poulshot, as with many villages across the county, is occupied by many who work outside the settlement, or who are retired. Services, jobs and schooling are provided in nearby towns and the population is more mobile than at any time in village history resulting in considerable car use and traffic.



Poulshot in 1901 showing the importance of farmsteads and similarity with the village of today. The former Smithy and Methodist Chapel are shown, as is the Raven Inn.

The historical background included here is intended to describe briefly the way the village has developed and the influence this had on its present day character. 'Down Poulshot' by Nora Dixon published in 2002 is a study of "Poulshot in the Twentieth Century" although the book also contains a history of the village and makes reference to earlier studies, in particular 'The History of Poulshot' by Sheila Stevenson and Jack and Nell Hooke, published 1967. Photographs and illustrations in "Down Poulshot" are a useful reference source of information on buildings in the village and how some of these have changed.

# Poulshot Conservation Area - north

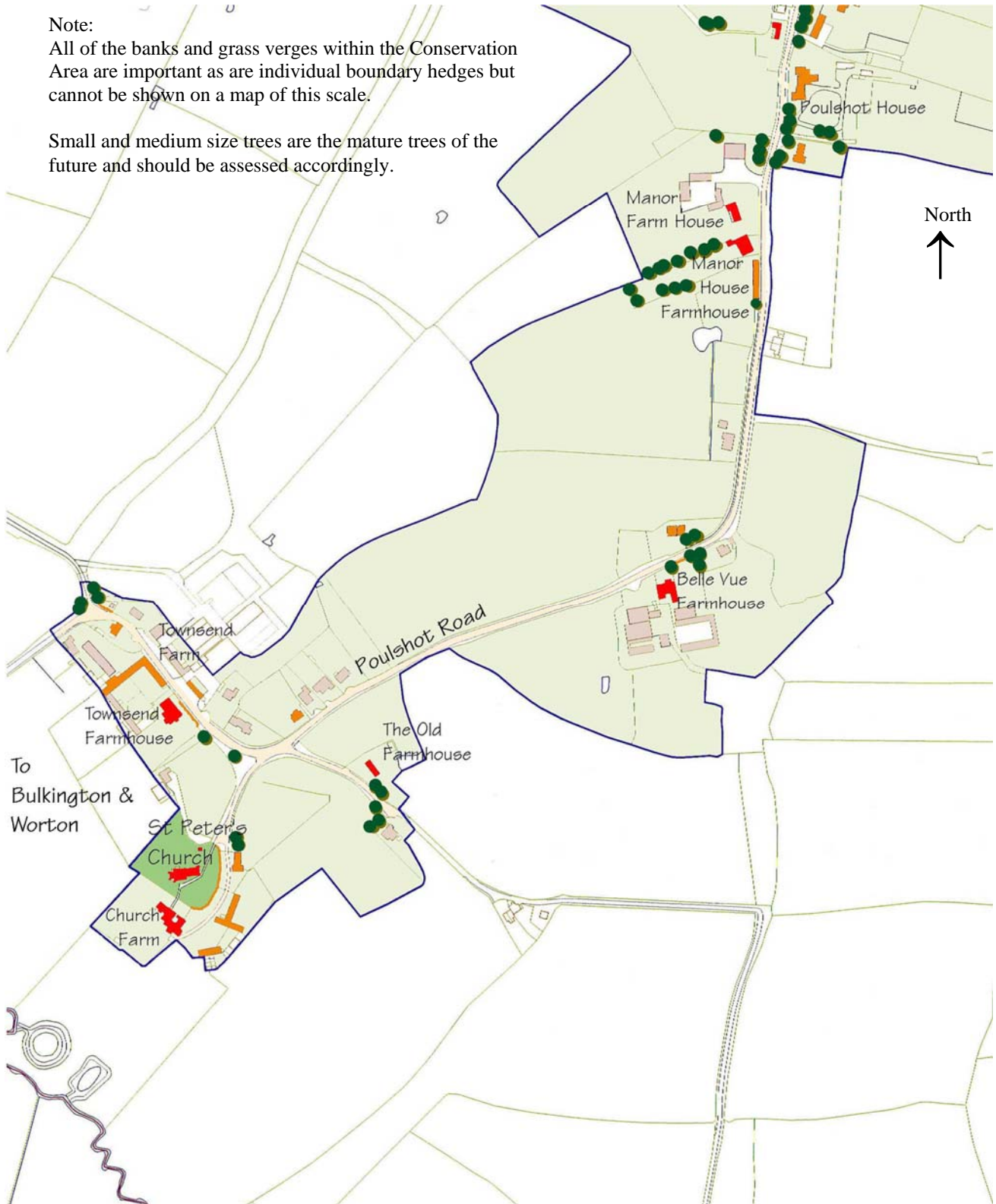


## Poulshot Conservation Area - south

**Note:**

All of the banks and grass verges within the Conservation Area are important as are individual boundary hedges but cannot be shown on a map of this scale.

Small and medium size trees are the mature trees of the future and should be assessed accordingly.



The base map used in this report is the latest available – recent changes within the village may not be shown.

Details of listed buildings are correct at the date of publication but can change. For up-to-date information it is advisable to check with the District Council.

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This is typical of the views within the Conservation Area. Here The Raven Inn is part hidden behind low walls and vegetation but given prominence by the curved alignment of the road.

## Archaeological significance

The earliest record at Poulshot relates to a medieval settlement first recorded as Paveshou in AD 1086. A number of linear earthworks, forming small enclosures, are visible and relate to property boundaries within the shrunken and shifted settlement. In addition a circular moated site and associated fishpond south of the village have been noted.

## Architectural and historic character

The essential character of Poulshot is of buildings in an open landscape with development at a low density. There are parts of the village where buildings are close together but this is not the dominant characteristic. Most of the historic development is related to the road through the village with new building as infill or in small groups. Surrounding The Green are the farmhouses of Higher, Middle and Lower Green together with Duke's Farm and there are several other farm building groups within the Conservation Area.



Recent tree planting at the southern end of The Green hides the development behind and gives emphasis to the rural character of the village. It also provides visual enclosure.

Entering Poulshot from the north, the Conservation Area starts at Sillington Cottages, a group of 20<sup>th</sup> century two-storey houses. Development on the opposite side of the road, including the former Poulshot Methodist Church (mid 19<sup>th</sup> century) is outside the Conservation Area. Further south The Raven Inn is set back slightly from the road with a car park alongside and on the eastern side are the agricultural buildings of Higher Green Farm with the Farmhouse located on the corner of The Green.

The route through The Green is on a gently curved alignment without kerbs or footpaths. This gives wide, open views both to buildings and between buildings, particularly to the east with Devizes and Potterne in the distance. The buildings around The Green are a mix of historic and modern properties and their visual impact is limited because of the size of The Green and the distance of each building from the road. Tracks and access ways across The Green are un-made emphasising the rural character of the village.



On the south-eastern edge of The Green are the former village school, now the Village Hall, and former Church of St Paul, both distinctive buildings in attractive settings and framed by mature trees. Neither of these buildings is listed but both are of architectural and historic interest.

The higher status buildings of Poulshot such as Poulshot House and The Old Rectory lie on the eastern side of the road just south of The Green and these are also buildings of interest but unlisted. The Old Rectory is a mid to late 19<sup>th</sup> century building in an "arts and crafts" style, built of red brick and tile hanging and with decorative chimney stacks.

It should not be assumed that unlisted buildings are of no architectural or historic interest. A number of the historic buildings in Poulshot are unlisted such as Poulshot House above. The brick walls, gates and gatepiers contribute to the setting of the building and add interest to the street.

There is a range of agricultural buildings at Manor Farm, mostly set back from the road, with Manor Farm itself an interesting 17<sup>th</sup> century building of brick with a stone slate roof. Just alongside is a pond surrounded by vegetation and with a simple rail giving protection to the road. At this point development is sparse and views on both sides are to open countryside.





Farm buildings within the Conservation Area are a combination of 19<sup>th</sup> and 20<sup>th</sup> century. Here at Townsend Farm the earlier buildings front the road and are prominent in the street scene.

Looking east Potterne can be seen in the far distance. A sharp right-hand turn to the west reveals Belle Vue Farmhouse and the surrounding farm buildings with former agricultural workers' cottages on the opposite side of the road. There is little variation in the gradient of the route through the village except that the lane falls slightly from the Green to Belle Vue Farm. Further on again is open country until reaching the historic group of buildings surrounding St Peter's Church, which include Church Farm, and slightly further west Townsend Farmhouse and farmyard.

There is little evidence of the early development of the Church of St Peter. The only traces of a building earlier than the 13<sup>th</sup> century are portions of carved 12<sup>th</sup> century capitals built above the north door, the opening to the rood stair over a recess in the south aisle, and part of a blocked round headed window in the chancel. The nave of the church dates from the 13<sup>th</sup> century but was badly damaged by fire in 1916. Most of the windows were replaced in the 15<sup>th</sup> century when the porch was added. The tower was built in 1853 and the vestry shortly after.

Other development at this end of the Conservation Area is 19<sup>th</sup> and 20<sup>th</sup> century, as are many of the farm buildings at Townsend Farm.

### Building materials and details

A range of building materials is used in the Conservation Area, largely related to periods of construction. Before the days of mass transport buildings were constructed of readily available materials giving a consistency and theme to buildings of differing periods.

Evidence of early building can be seen at the Church of St Peter, which is built of rubble stone and ashlar and with a stone slate roof. Although the church dates from the 13<sup>th</sup> century much work was done in the 15<sup>th</sup> century and the tower and vestry are 19<sup>th</sup> century additions.

Most of the 17<sup>th</sup> century buildings in the village, are timber frame with render or brick infill and thatched roofs, although some roof coverings have been changed to tile or slate. Some of the 17<sup>th</sup> century work has been altered with refronting or restyling in brick or in render. Windows and doors of this period are painted timber, windows being two or three-light casements, sometimes with small panes. Windows at Manor Farm are stone mullions with inset timber casements.

Evidence of timber frame can still be seen at 51 The Green (Wattle Cottage), 52 The Green (Breastlands), 60 The Green, Townsend Farmhouse, The Raven Inn and Higher Green Farmhouse. Dukes Farmhouse (also 17<sup>th</sup> century) is painted rubble stone later extended in brick. There is little evidence of 18<sup>th</sup> century building in Poulshot, the only listed 18<sup>th</sup> century building being the timber frame outbuilding north of Middle Green Farmhouse which is clad with weatherboard.

19<sup>th</sup> century buildings (or additions) are brick with slate roofs and include Manor House Farmhouse, Middle Green Farmhouse and Lower Green. Brickwork is generally Flemish bond in local red brick, almost certainly from Caen Hill and pantiles probably from Market Lavington. Slate became available at the opening of the Kennet and Avon Canal and was later extensively used in Devizes and surrounding villages. The brick and slate former school is in late Victorian gothic style and the timber framed Chapel of St Paul in Victorian "Tudor" style.



Surviving early buildings in Poulshot are timber frame with rendered panels or brick infill. Breastlands dates from the 16<sup>th</sup> century. The thatch here is combed wheat reed but would undoubtedly have once been long straw.



Townsend Farmhouse is typical of a number of buildings in Poulshot in that it has 17<sup>th</sup> century origins with later alterations and extensions. The sash window within the timber frame section is probably 19<sup>th</sup> century.

Windows and doors in 19<sup>th</sup> century buildings followed 18<sup>th</sup> century styles using small-pane double hung timber sashes and four or six-panel painted timber doors.

Poulshot has an essentially rural character with limited use of sophisticated detailing in the village. There is a brick wall fronting Poulshot House with formal gatepiers and iron gates at the entrance to the building. Alongside a simple white painted timber fence to The Old Rectory. Original iron railings still remain in place in front of the former chapel of ease (Church of St Paul). Elsewhere property boundaries are formed by hedges or in a few places brick or stone walls.



Although there are relatively few individual trees of importance, there are several groups of trees, particularly on The Green, that are important to the character of the Conservation Area.

### **Landscape setting and the contribution made by green spaces and trees**

The village green is the focus of Poulshot. It is unusually large and provides the village with its distinctive character. Poulshot is located in the rich pastureland of the Bristol Avon clay vale Landscape Character Area and the farming base of the village is still much in evidence. There are a number of working dairy farms within the Conservation Area which also covers a significant amount of agricultural land forming an important part of the village setting.

Green lanes are a particular feature of the Conservation Area, particularly on the western side. There are relatively few individual trees of significance but groups worthy of note include the horse chestnuts on The Green and other mature trees including pine, beech, poplar, ash and lime. The limes around the church and the lime opposite The Raven Inn are also notable. Throughout the Conservation Area verges and hedges are important particularly where they define boundaries and line roads and tracks within the village.

### **Problems and eyesores**

Historic areas and the volume and speed of present day traffic sit uncomfortably together as is evident on the Poulshot Road. Large vehicles especially cause damage to the soft edges of The Green and other verges and the effects of this are difficult to control. Formal kerbs would completely change the character of the road and be particularly inappropriate in this rural location.



There is little within the village that is "out of keeping" but the wall to the churchyard is in poor condition and parts have collapsed. It is very important that repairs are correctly specified and carefully executed.

A number of the historic buildings in Poulshot are unlisted and are therefore vulnerable to change. Replacement doors and windows, especially where not matching the originals, do have an adverse effect on the character of buildings and such alterations are beginning to appear in the Conservation Area, as can be seen at Poulshot House and elsewhere. Windows are often described as the "eyes" of a building and ill-considered changes will significantly change the overall appearance. The treatment of boundaries is also important and the removal of hedges or the replacement of hedges with timber fencing will disrupt the scene.

Damage and decay to the wall to the churchyard is considerable and needs attention but it is important that any repair or rebuilding is correctly specified and executed. Existing detail needs to be carefully recorded and copied and special attention needs to be given to the use of correct mortar. Lime mortar should always be used on historic brickwork for practical and aesthetic reasons as cement mortar is too hard and causes damage to brick or stonework.



Poles and overhead wires can be obtrusive especially where poles carry electrical equipment. Road signs can also be obtrusive but the timber fingerposts to the Church are in keeping with village character.

There are parts of Poulshot where service poles and overhead wires are much in evidence, particularly in the winter months. This is especially noticeable in the southern part of the Conservation Area at the junction of Poulshot Road, Mill Lane and the access to the church. It is also noticeable at the northern end of The Green.

### **Preservation and enhancement**

Effective preservation and enhancement of the character of the Conservation Area depends on all those who have an interest in the village either as owners, occupiers, the District and Parish Councils and other service providers. Owners and occupiers of land and buildings can enhance the area by their activities, some of which may require planning permission or listed building or conservation area consent.

The District Council is responsible for planning control, and preservation of the character of the Conservation Area is a statutory duty. Work undertaken by those providing electricity and telephone supplies can affect the quality of the environment as can works carried out within the highway.



Conservation is not about preventing development but is about managing change. The retention of the trees and old garage and careful siting together with attention to detail allow this new house to sit comfortably in its location.

### **Preservation of existing character**

It is the aim of the District Council that the character and appearance of the Poulshot Conservation Area should be preserved and there are various ways in which this can be achieved. The following list is not exhaustive but is intended as a guide to the type of work that would contribute to maintaining the quality of the village.

Action by the District Council:

- Applications for planning permission and conservation area consent to be assessed with reference to this character appraisal.
- Advice to be made available to owners of historic buildings, listed and unlisted, to encourage good standards of maintenance and repair and the retention of original materials and details.
- Contact to be maintained with the County Council as Highway Authority concerning works within the Conservation Area and in particular the protection of the verges to The Green and the careful sighting of road signs.
- Proposals for tree and hedge planting to be encouraged, especially where affecting street scenes

Action by owners:

- Look carefully at desired changes to buildings and surroundings and always view the proposal in its context. Where construction work is involved take particular care in the choice of materials.
- Repair rather than replace original features and where undertaking alterations to doors and windows on traditional buildings copy original styles and details.
- If proposing extending a building consider this as complementary to the existing and design in keeping.
- Consider the long-term maintenance of trees, shrubs and hedges and where appropriate identify sites for replacement tree planting.
- Avoid the introduction evergreen hedges, trees or modern timber panel fencing in prominent positions.



Hedges and verges are important to village character throughout the whole of the Conservation Area. Removal of hedges and construction of boundaries in timber, block or brick can be very disruptive.



There are a number of locations within the village where non-residential uses survive. These working sites contribute to the overall character of the village.

## Enhancement

Poulshot is a working village and due recognition needs to be given to this. It would be inappropriate to include proposals for "tidying-up" parts of the area because to do so would fail to recognise the contribution made to village character by the various uses, especially in agriculture.

Any changes within the Conservation Area need to be designed to recognise the intrinsic character of Poulshot using materials and details that fit the rural scene. There are a few places where there is potential to enhance the area, in particular the following:

- repair of the wall to the churchyard
- rationalisation of signs at the junction

Reinforcement of hedges and careful hedge and tree maintenance need to be maintained.

The list identifies the scope for improvement but timescales are not determined. The District Council will give consideration to encouraging implementation when resources permit.



The brick and clay tile buildings at Church Farm are part of the setting of the church. The detail of buildings such as these gives the area a distinctive identity.

## Areas of potential change

Economic and social changes are likely to bring about pressure for development or redevelopment and unused or underused farm buildings are often seen as an opportunity for conversion to residential use. Any such proposals will need to be examined critically both in terms of District Plan policy and the potential effect on the Conservation Area.

There is little scope for extension on a number of the smaller buildings within the Conservation Area, particularly where these form part of a group or terrace. Extension to some of the larger houses is possible but may have an effect on their character and settings.

Alterations and extensions to village buildings are part of a natural process and need not be seen as a threat provided that the work is done in harmony. The following guidelines are intended to indicate how buildings can be changed without losing their essential character.



Attention to detail is important in any development within the Conservation Area. This can be seen in the construction of the building and retention of original railings at the former Church of St Paul.

- All extensions should be in scale and character with the building to which they are added and should not dominate;
- Particular care should be taken to ensure that the original character of traditional buildings is maintained with extensions on major elevations set back from the existing and with roof lines lower;
- Plan forms should be narrow to reflect local tradition and roof pitches should relate closely to those of the existing building;
- Window proportions should relate to those of the principal building and should generally be set back within the reveals;
- It is not always necessary to copy roofing materials, particularly thatch, provided that a traditional clay tile or natural slate is used. This can help maintain the character of historic buildings by allowing the original building to be easily recognised. Where thatch is used it requires the use of simple rectilinear plan forms.
- Garages are not always easily assimilated into village scenes and prominent locations and double doors should be avoided. Driveway finishes should be rural in character.

In all cases the relationship with adjacent buildings and spaces needs to be considered. Also relevant is the need to comply with Building Regulations.



The Poulshot Conservation Area covers a wide area of the Parish and, although priority has been given to highlighting significant features, omission of items from the text or from the illustrations should not be regarded as an indication that they are unimportant in conservation or planning terms.

### **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 Government 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 Poulshot Conservation Area Statement, is part of the process.

This Conservation Area Statement was adopted by the Council as Supplementary Planning Guidance on 16 September 2004. SPG provides additional information on the interpretation and implementation of policies and proposals contained in a Local Plan.



The quality of The Old Rectory is clearly evident and here it can be seen as a building of architectural and historic significance.



The same view of The Old Rectory taken in the spring highlights the importance trees make to the character of the Conservation Area and demonstrates that character varies across the seasons and at different times of the day.

Consultation procedures, consistent with the advice contained at paragraph 4.7 of PPG15 – *Planning and the Historic Environment*, have been undertaken during the preparation of this Statement. Paragraph 3.16 of PPG12 – *Development Plans*, also states that adequate consultation is a requirement for adoption of SPG. The Council considers that the consultation undertaken meets the obligations for consultations set out in PPG12.

The Kennet Local Plan 2001-2011 has been adopted by the Council and became operative on 30<sup>th</sup> April 2004. It is intended that this Statement will provide detailed background information for the interpretation of policies contained in the Local Plan, particularly Policies HH5 and HH6. In addition, the guidance will be relevant to the application of Policies PD1, HC6, HC24, HC33, ED10, ED12, ED13 and AT27.

Reference should also be made to the Kennet District Council Landscape Conservation Strategy 2004, which includes specific policies for the protection of the countryside.

## Summary and Conclusions

### Summary

The large Conservation Area of Poulshot covers most of the buildings within the village excluding recent housing at the north end of Poulshot Road and Corn Close. The landscape setting and the working farms of Poulshot are important elements in the determination of village character and every effort should be made to maintain them into the future. Within the area is a wide range of building dates and styles including a substantial amount of mid to late 20<sup>th</sup> century development. The overall character of the village is of buildings within a rural landscape and with agricultural activity clearly evident.

Diversity of uses is an important component of village character and could be affected by changing economic and social circumstances.

Some of the recent work undertaken to houses and cottages within the village has affected the historic character especially in the installation of modern (upvc) windows and in the construction of boundaries in brick or close-boarded timber fencing. Generally the working character of Poulshot has been maintained and the use of suburban features such as kerbs, block paving and street or security lighting has been avoided.

Care needs to be taken in the design, siting and landscaping of any new farm buildings as these can have a significant impact on their surroundings.

The work undertaken in recent years by the Parish Council and the Poulshot Village Trust is of proven benefit to the village especially in the conversion of the former school as a village hall and in the implementation of the Green Gardens Woodland Project. Poulshot would gain from an overall strategy to identify and record existing trees and the idea of the "Poulshot Book of Trees" is an excellent one. This would not only provide interesting local information but could also be used as the basis of a landscape plan for the future.

## Conclusions



The planting of the Green Gardens Woodland Project is an interesting example of managing change. The former use of the land as allotments has been replaced as a future village amenity which in due course will provide an attractive additional landscape feature within the Conservation Area.

Sustainability and the protection of rural areas are key considerations in the Kennet Local Plan. Poulshot is defined as an area where further development should not take place and consequently there is little potential for further major change within the village.

Poulshot is located within the Bristol Avon Clay Vale where only small-scale sensitively designed development associated with existing settlements can effectively be accommodated. Within this context it will be necessary to ensure that any new development is adequately integrated into the wider landscape by the use of native trees and shrub species for peripheral planting and where appropriate tying into the existing hedgerow systems. Buildings for agricultural usage should as far as possible be integrated into existing groups of agricultural buildings, making use of existing trees and hedgerows to ameliorate their impact.

The character of the village can be adversely affected by changes to existing buildings especially buildings of historic interest. It is important to recognise, and work with, the date and style of a building and the form and grain of the village taking into account historic boundaries and overall density. Standard solutions or the use of inappropriate building components such as upvc or hardwood replacement windows and doors should be avoided. Trees, verges and other landscape features are important but can be vulnerable to damage or change

The Church, Village Hall and The Raven Inn are key buildings because of their design, siting, uses and consequential contribution to village life. Similarly The Green is a visual and practical amenity. The balance between jobs and residential uses may be difficult to measure but has a beneficial effect on village character.

Positive action will be needed to protect the elements that make up the special character of the village to ensure their long-term survival for the benefit of existing and future residents, businesses and visitors. The information in this character assessment is intended to assist this process and provide guidance for the future.


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This leaflet is one in a series of Conservation Area Statements and Guidance Notes produced by Kennet District Council. For an up to date list, or if you require further information or advice, please contact:

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