

Horton Village Design Statement

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Foreword by Kennet District Council

This Village Design Statement was adopted by Kennet District Council as Supplementary Planning Guidance on 4th March 2004. Supplementary Planning Guidance (SPG) provides guidance on the interpretation and implementation of policies and proposals contained in a Local Plan. Although it does not form a part of the Local Plan and therefore does not have the status that Section 54A of the 1990 Town and Country Planning Act provides in deciding planning applications, SPG may be taken into account as a material consideration. The Secretary of State will give substantial weight to SPG when making decisions on matters that come before him, providing that it is consistent with the Local Plan and has been prepared in the proper manner.

Paragraph 3.16 of Planning Policy Guidance (PPG) note 12 - 'Develop Plans' states that adequate consultation is a requirement for adoption of SPG. Kennet District Council considers that the consultation undertaken in the preparation of the Horton Village Design Statement, as outlined in this publication, is consistent with Government advice and meets the obligations set out in PPG12.

The Replacement Kennet Local Plan (March 2001) is at an advanced stage of preparation having been subject to two stages of Deposit and Local Inquiry. This SPG provides detailed background information for the interpretation of policies contained in the Replacement Local Plan, particularly Policies HC24 and NR5.

Note -

Policy HC24 relates to villages with limited facilities and states that new housing in such places should be restricted to infilling, replacement of existing dwellings or the reuse or redevelopment of existing buildings; provided that the development is within the existing built-up area of the village and does not consolidate an existing sporadic loose knit area of development and that any new development is in harmony with the village in terms of scale and character.

Policy NR5 relates to sustainability and the protection of the countryside and states that development that is unrelated to the economic or social needs of the

Introduction

Horton, Anglo Saxon for ‘ wet place’, is a Wiltshire hamlet, within the Parish of Bishops Cannings, lying between the busy market town of Devizes and the village of Pewsey and is the gateway to the Pewsey Vale. It is a linear settlement and this Village Design Statement describes the hamlet in the year 2003, highlighting the local characteristics of its buildings and layout in order that any future development might be sympathetic.

This design statement has been developed through a series of questionnaires, on-the-ground studies and open forum discussions open to all residents, to ensure that all views, local knowledge and ideas are brought together for the benefit of the hamlet as a whole. If we all understand the character of the hamlet, then we can all play our part in helping to preserve, protect and develop it in the most sympathetic manner.

The Aims of the Design Statement

This statement defines the local character of the hamlet. In doing so, it has been possible to draw up guidelines, not only for building developments but also for home improvements. These guidelines enable the hamlet’s character to be maintained for the benefit of all. Note that the guidelines recommended in this statement are summarised at the end.

Who is it for ?

Change is brought about not only by large developments, but also by the smaller day to day alterations to homes, gardens, open spaces, paths and hedges which change the look and feel of the whole village. The Statement is therefore addressed to

- Ⓔ Statutory bodies, public authorities and local councils
- Ⓔ Planners, developers, builders, architects, designers and engineers
- Ⓔ Local community groups
- Ⓔ Householders and businesses

How our Design Statement was Prepared

In the summer of 1999 as part of Horton's millennium project to bring the community together Horton residents decided they would like to produce a Village Design Statement.

Before embarking on such a major project it was decided to invite Steeple Ashton Village Design Statement Chairman to a meeting to tell us what was involved and to explain how they had gone about the project. At this time Steeple Ashton's VDS was nearing completion.

At the end of this meeting it was decided to proceed with the Design Statement and it was agreed to adopt fully the procedure suggested by the Countryside Commission information pack (CCP 501).

It was decided to hold a public meeting in Bishops Cannings inviting every organisation that had an interest in Horton. Posters were put up throughout the parish inviting all residents to attend. All 55 households in Horton were circulated explaining the objectives of the project and inviting people to participate.

Workshop meetings were then held with the advice and attendance of Community First to collect all the information. This was put into an initial draft form for comments from all participants and Kennet District Council.

The feedback from this draft was discussed and fed into the 2nd draft.

Acknowledgements

The residents of Horton would like to gratefully recognise the help and assistance they have received from the many people who have contributed to this project, particularly Kennet District Council and Wiltshire and Swindon Community Forum for their material support, and especially to local artist Pat Heffer whose drawings add such a distinctive quality to this document.

Village Context

Geology:

The soil in the hamlet, which lies at 400 feet above sea level, is upper greensand, the typical Pewsey Vale soil. As the ground rises towards the downs, the soil becomes silty clay loam overlying chalk rock, which gradually gives way to the light chalk of the Marlborough Downs as the land rises to 750 feet above sea level.

Archaeology:

Man has inhabited this region since prehistoric times and perhaps the most striking of the archaeological field monuments in Horton is the Wansdyke, an ancient earthwork which crosses the Horton Down. It consists of a massive linear rampart and north facing ditch which continue in an easterly direction. Although uncertain, its purpose is thought to have been defensive against Saxon invasion from the north.

Of the many tumuli and ancient earthworks around Horton, perhaps the most notable is the long barrow on Horton Down - a Neolithic period (circa 3000 BC) burial site.

Running west to east to lower ground is a trackway, now a bridlepath, called Harepath. The name means 'military way' and reflects its origins as a Saxon army track.

North of the Harepath, near Tan Hill, just below the hill fort, may be seen a fine series of early agricultural terraces or lynchets.

There are many more example of antiquities on the downlands. There are some eight round barrows, one further long barrow, extensive field systems, enclosures and Romano-British buildings. In Horton there is evidence of large ring ditches around Townsend Farm and field systems either side of the track leading to the Downs from the eastern end of the village. A medieval settlement is buried under the farmland between Horton Mill Farm and Bachelor's Mead. The farmstead buried beneath Horton Mill Farm was occupied by Roger atte Mulle in 1327.

Horton also lies in close proximity to other archaeological features such as the

	Findspot		WCC 1971 aerial photographs
	Ploughed-out barrow		Cambridge aerial photographs
	Extant barrow		WCC 1981 aerial photographs
	Scheduled Ancient Monument		Other aerial photographic sources including OS APs
	Medieval settlement		WCC 1984 SPTA aerial photographs
	Prehistoric/Romano-British settlement		WCC 1991 aerial photographs
	RCHME earthwork survey		WCC Archaeology Service aerial photographs
	RCHME observation of surviving earthworks (not surveyed)		RCHME aerial photographs
	RCHME recorded earthworks - no longer surviving		Surveys and published plans
			OS 25 1:25 scale aerial photographs

Schedule of Archaeological Finds

	Neolithic	Bronze Age	Iron Age	Romano-British	Medieval	Undated
Long Barrow	NE115 SE101					
Bowl Barrow		NE602 SE613 SE602				SE615 SE616 NE608 NE610 NE639 NE640
Bell Barrow						NE649
Round Barrow						NE719
Saucer Barrow						NE720 NE721
Disc Barrow						SE614
Site of Building				SE302 SE315		
Farmstead					NE779	
Settlement					SW467 SW468	
Field System						SE645 SE646 SE666 NE770 NE771 NE772 NE814
Strip Lynchets						SE633 SE634 SE662 SE664
Enclosure					NE786	NE785 NE787 NE790 NE791 NE792 NE840 NE841
Linear Feature						SE617 SE630 SE631 NE800 NE807
Earthwork					NE774	
Ring Ditch						SE611 SE612 SE657 NE872 NE873
Pottery Sherds			SE207 NE201	SE300 SE304 SE307		
Flint Tool	NE101 NE114					
Flint Assemblage	NE141					
Flint Arrowhead		NE169				
Whetstones						NE550
Axe Heads				NE325		
Iron Shoe Buckle					SE461	

Natural History:

The hamlet by encompassing both the Vale of Pewsey and the downlands and by virtue of its agricultural history has a wide variety of flora and fauna including some rare species.

There are four sites of Special Nature Conservation Importance (SNCI) within the boundary of Horton, namely the Kennet and Avon Canal, the Wansdyke Path and two large areas on Kitchenbarrow Hill.



Horton Bridge
Grade II listed

Horton is surrounded primarily by pasture. Many fields are bordered by established hedgerows of predominantly hawthorn, blackthorn and hazel. Mature trees are found within these hedgerows and also in small pockets within the fields around the hamlet. These are being further enhanced by current planting schemes to help replace the loss, from Dutch Elm Disease, of the mature elms once common throughout the Pewsey Vale.

The Upper Avon River (which passes through the village) together with the canal and field brooks ensures there is a wide variety of water life.

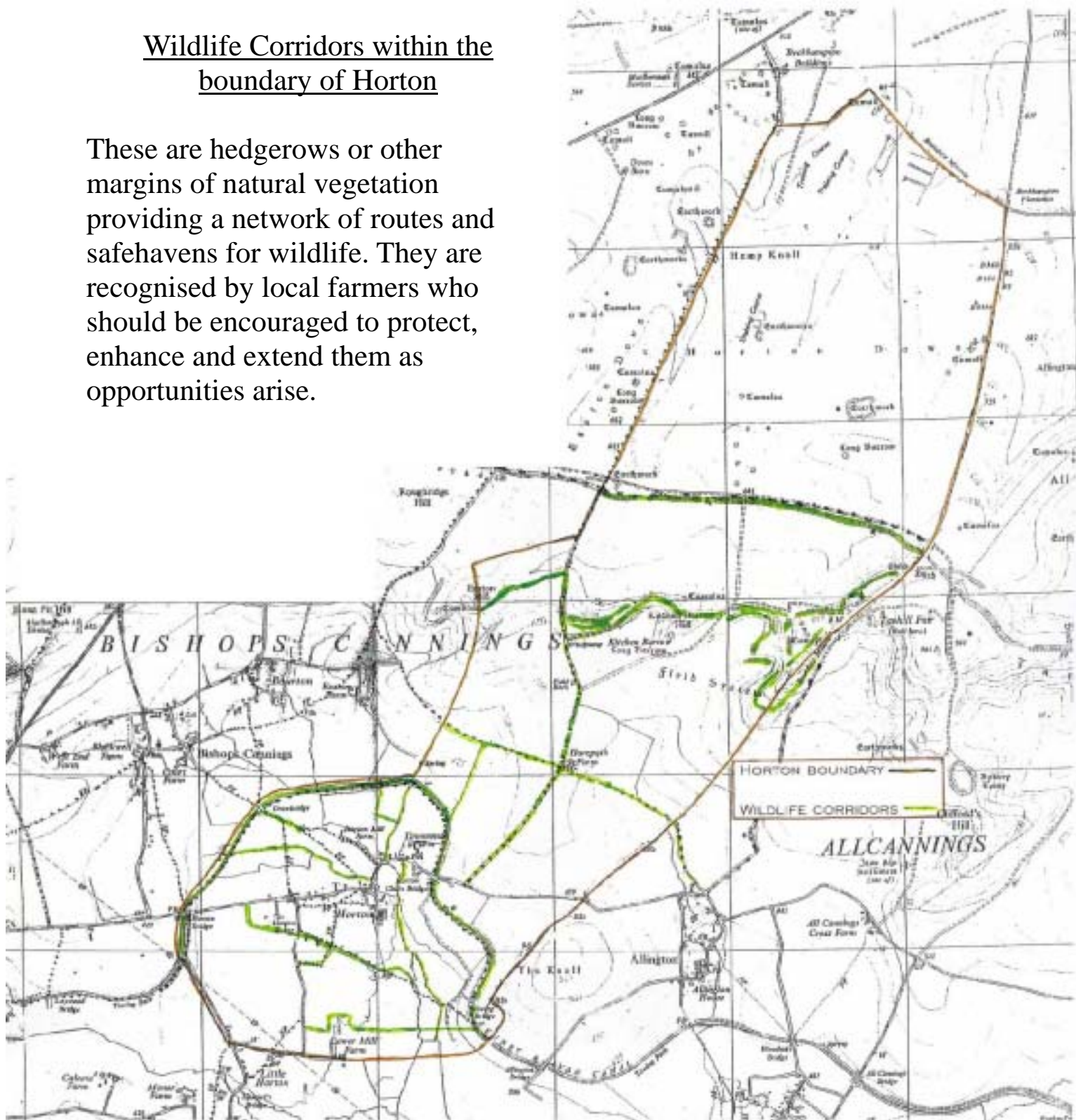
The Wansdyke and Horton Down which are valuable chalk downland habitats are increasingly threatened and have been identified as a priority habitat by the government in a National Biodiversity Action Plan.

A number of clear ‘wildlife corridors’ have been identified around Horton, as mapped overleaf, and these should be protected..

Any future development plans for Horton should have regard to this biodiversity, maintaining and wherever possible enhancing it further.

Wildlife Corridors within the boundary of Horton

These are hedgerows or other margins of natural vegetation providing a network of routes and safehavens for wildlife. They are recognised by local farmers who should be encouraged to protect, enhance and extend them as opportunities arise.



Recent History

The Manor of Horton, or Horton Quarles as it was known, can be traced back to 1191 when records make reference to two 'Knights Fees' levied on Horton to support the defence of Devizes Castle.

During the middle ages properties such as Bachelor's Mead were first erected and Tudor House is a survival from the 16th century. Throughout the economy of Horton was founded upon agriculture and by 1634 boasted three freeholders and five copyholders, with the Manor comprising 415 acres of productive land.

By the 1700s, Horton was a prosperous hamlet based on the wool trade. It was during this period when the Tan Hill Sheep Fair was at its height that the north-south running wide farm track, Maleboro' Way (but also known colloquially as The Harepath), was a main sheep drove to the fair. The only surviving mill building was erected at this time (Horton Mill, formerly Shergold Mill) and parts of the old track known as Stony Lane, linking the Mill to Bishops Cannings, are still visible towards the swing bridge.

Every village depended on its own craftsmen and Horton was no exception. A carpenter related to Abel Hiscock invented a plough especially designed for chalk soil which is mentioned in historical farming literature. The most well known craftsman was probably Joel Ettry, a clock maker, who died in 1786. A couple of his grandfather clocks are still in existence today.

Another key moment in the history of Horton was the opening of the Kennet and Avon Canal in 1810, bringing with it the changes wrought by easier transportation for high volumes of bulky goods.

More recently the advent of the car accelerated the process begun with the increasing mechanisation of agriculture, the first tractor being used in Horton in 1922. Residents became less reliant on the hamlet for employment and services, and the volume of movement to, from and through the hamlet increased significantly.



Above - a view of the Kennet and Avon Canal with Canal Cottage in the background.

Economy

Until recent times, Horton has depended on agriculture for its economy. Since the Neolithic period corn has been grown on the Downs, but by the 17th century it was wool production that was the most important industry in the hamlet with the valley being used for dairying.

During the 1920s, the Crown Estates purchased the farmlands around the village which were farmed by tenant farmers and their workers. But by the 1970s increasing mechanisation saw the Crown Estates begin to sell cottages no longer required for agricultural workers, until today only five houses rely on agriculture for their employment.

The hamlet today has just two farms and the remaining houses are occupied by commuters, the retired or those working from home in a non-agricultural capacity, whilst other residents are professionals working in nearby towns.

In the past 40 years, the hamlet has lost its thatcher, shop, post office, chapel and smithy/garage. Non-agricultural employment opportunities include those offered by some redundant farm buildings to the east of the hamlet occupied by a range of small businesses, in addition to a bed and breakfast, furniture maker, a flower seller and an equestrian livery yard. The hamlet looks to Bishops Cannings for its church, school, Parish Hall etc. and these provide the focal point for local clubs and societies. Thus the hamlet remains a distinct rural entity clearly separate from Devizes and its suburbs.



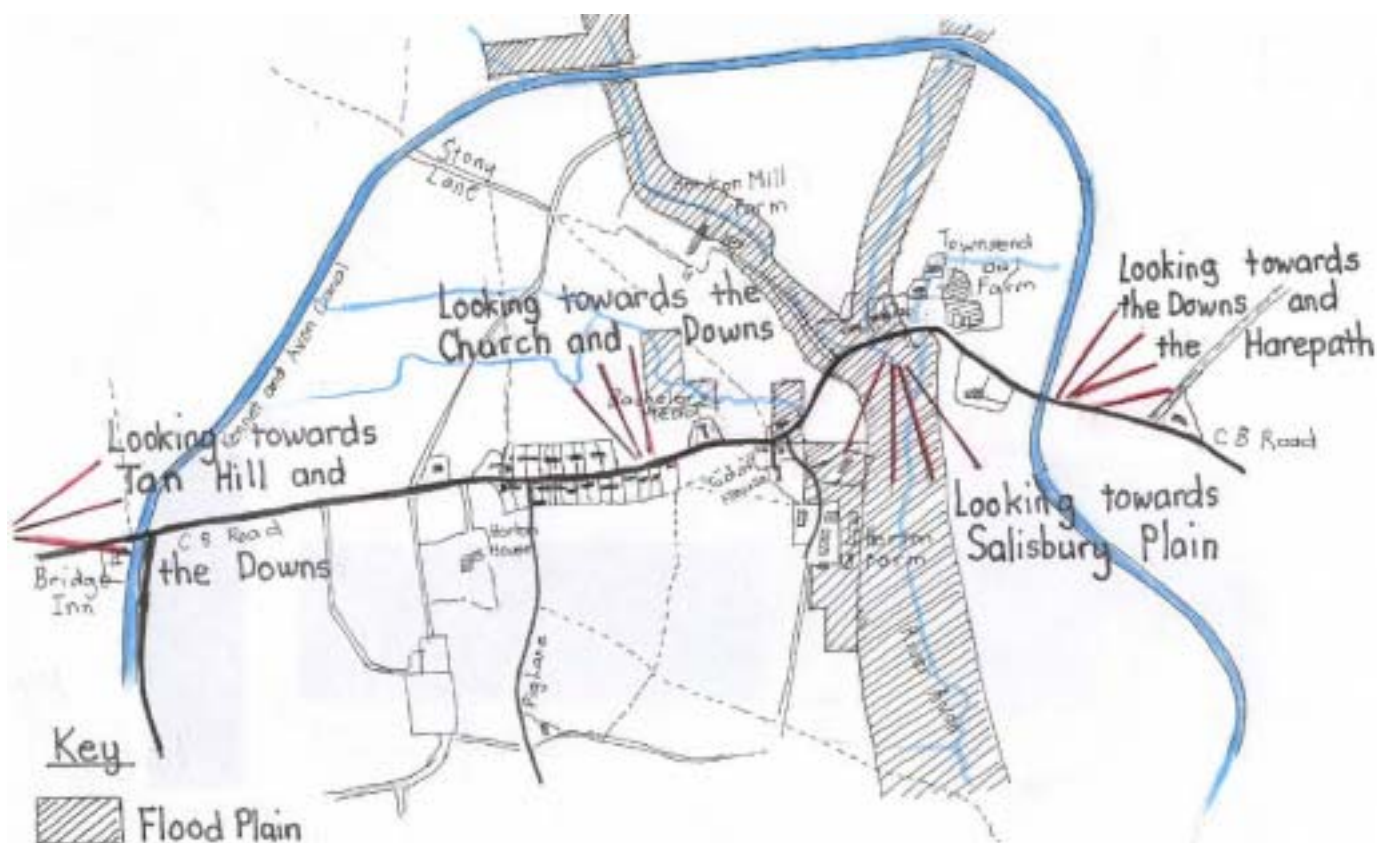
Horton Chain Bridge
Grade II listed

Landscape Setting

Horton is a linear hamlet lying at the western gateway to the Vale of Pewsey, 3 miles from Devizes and 8 miles from Pewsey. It is situated within the North Wessex Downs Area of Natural Beauty and the Berkshire and Marlborough Downs Natural Area .

To the north, Horton stretches to the A361, Devizes to Beckhampton road, close to Firs Farm traversing Horton Down - this, the most open tract of downland in England, should be maintained in its current form with its green tracks, unencumbered views and isolated, undeveloped nature. The Kennet and Avon Canal winds past the northern edge of the settlement.

The Southern boundary extends as far as the Little Horton to Lower Mill Farm Road.



This map of the focal part of Horton indicates the area liable to flooding, adjacent to the course of the Upper Avon. Also indicated are the key vistas in the village that provide a magnificent visual prospect of the panorama of the western Pewsey Vale.

The Bridge Inn marks the western boundary whilst the eastern boundary bisects the C8 halfway between Horton and Allington where the road climbs over downland, giving magnificent views in all directions.



Indeed, a significant feature of Horton is the beauty of the landscape which encircles it with outstanding views of the downs being afforded both from the western approach and from other vantage points within the hamlet itself.

When viewed from the downs, as with other hamlets in the Pewsey Vale, Horton blends into the landscape concealed by mature trees and hedging.

The loose knit linear nature of Horton is a strong characteristic which should be maintained to avoid coalescence at the western end of the Vale. For the same reason the boundaries of the hamlet should not be extended beyond Gable End and Townsend Farm. Open views afforded at the village edges should be rigorously maintained and improved landscape structure encouraged. Similarly the areas of open countryside that exist at the approaches to the village, reinforce the discreet nature of the settlement and provide a defining corridor between the urban development to the west and the surrounding villages to the north, south and east. The preservation of this aspect of the landscape is crucial to the distinctive visual character of the western end of the Pewsey Vale and underpins Horton's unique geographical position as the western gateway to the valley.

Hedgerows, tree planting and scrub growth on open downland should be discouraged. No large or tall structures such as wind farms or communications masts should be allowed in this visually exposed landscape.

The tranquil unspoilt 'natural' qualities of the canal corridor should be maintained and the bridges retained. Within the valley floor, planting of trees and hedges of native species appropriate to the local ecology is to be encouraged.

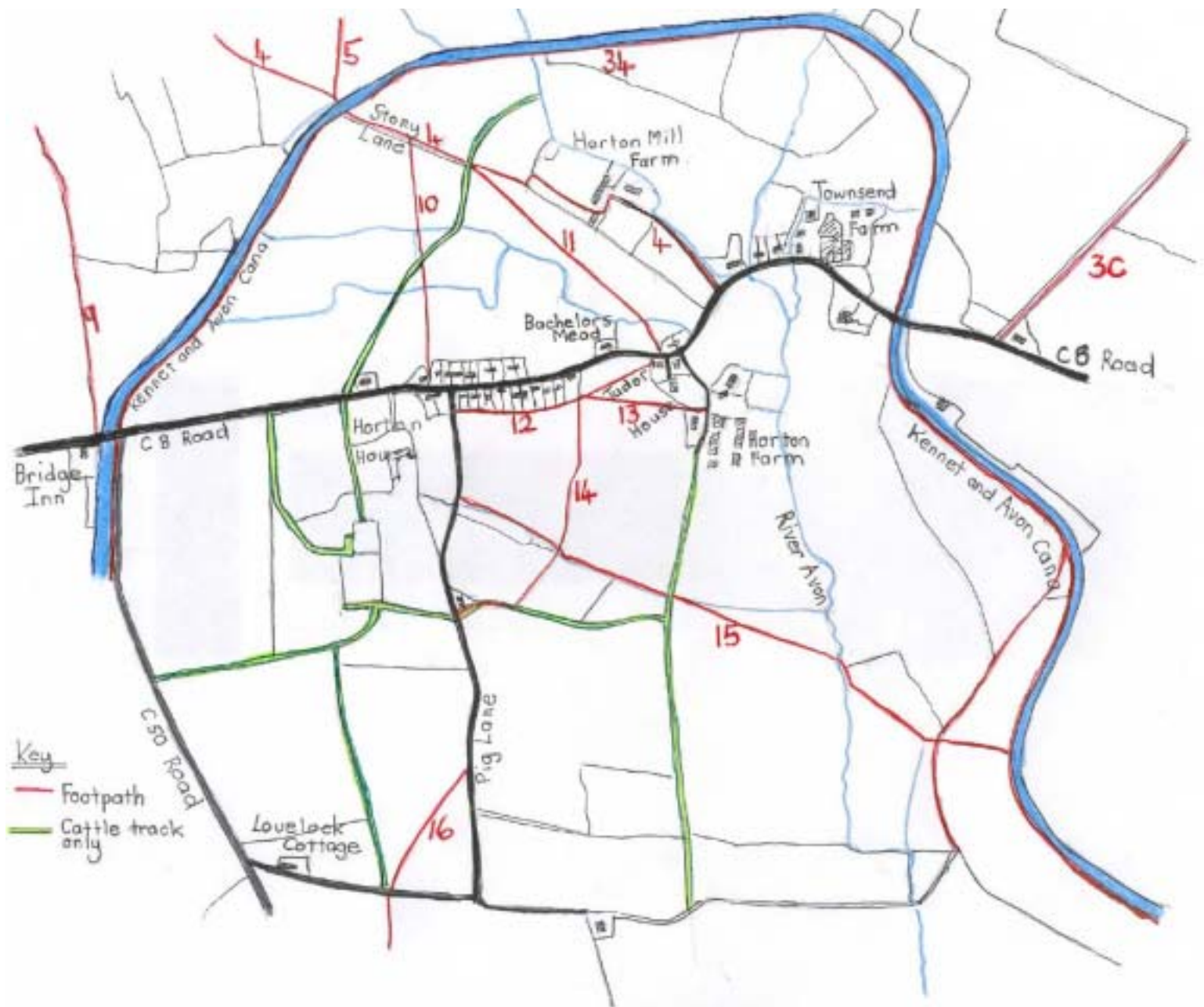


Above - a view along the 'canal corridor' from Horton Bridge.

Development on the fringe of Devizes is visually intrusive from the Horton Down Area of Outstanding Natural Beauty. The landscape structure on the edges of these developments should be strengthened. Dark matt roofs should be encouraged at the planning stage for industrial building sites to prevent visual intrusion within the AONB.

Raw sewage is polluting the upper Avon and further development in Bishops Cannings and Horton should only take place if this problem is satisfactorily overcome.

Horton supports Kennet's Landscape Character assessment for the area.



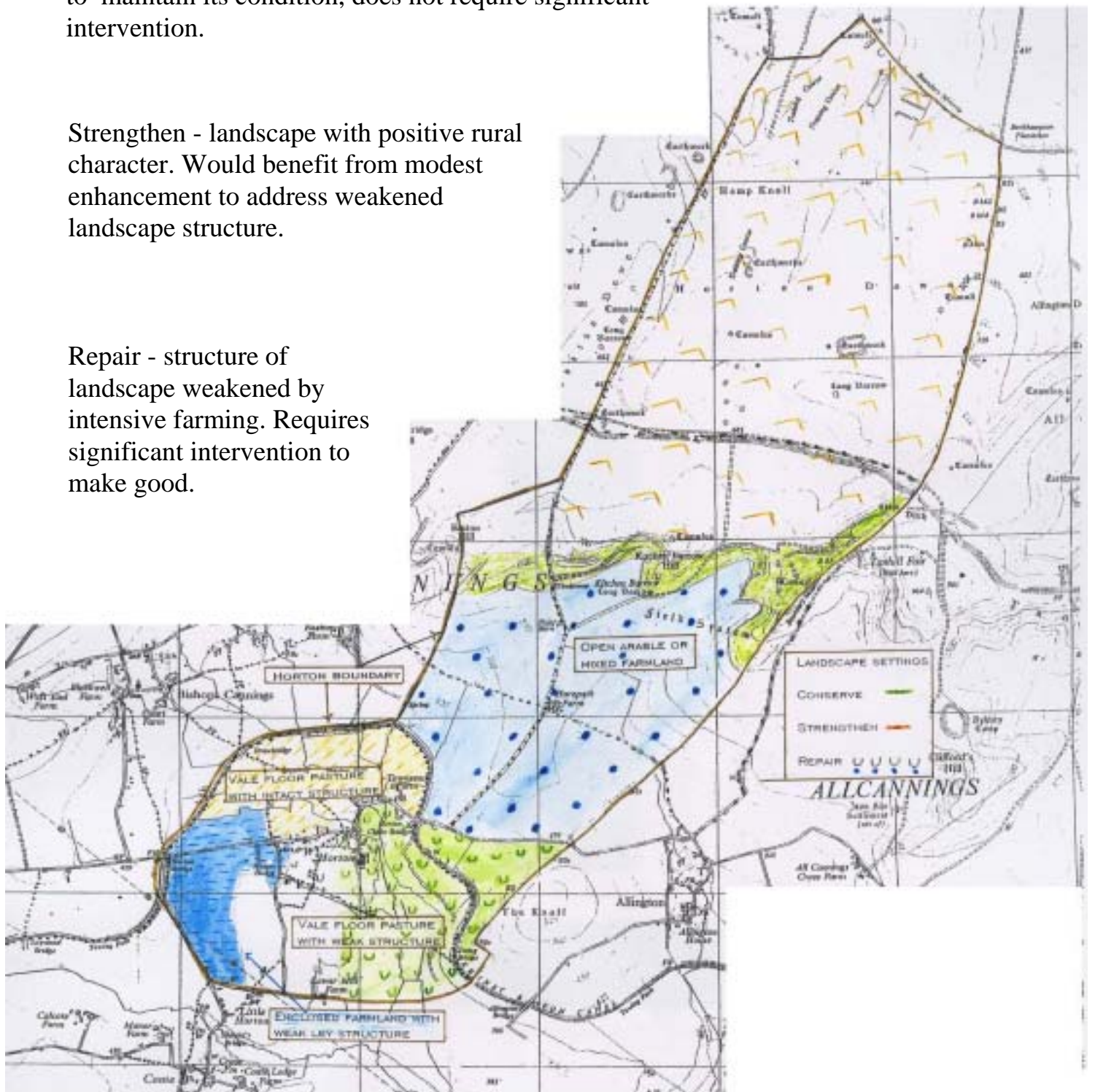
This map of the focal part of Horton indicates the rights of way network from the Definitive Map with, for reference only, the local cattle tracks.

Horton Landscape Setting

Conserve - landscape of high scenic quality with a particularly strong sense of place. Requires management to maintain its condition, does not require significant intervention.

Strengthen - landscape with positive rural character. Would benefit from modest enhancement to address weakened landscape structure.

Repair - structure of landscape weakened by intensive farming. Requires significant intervention to make good.



Parts of the North Wessex Downs Area of Outstanding Natural Beauty seen from Horton - “a dramatic topography of rounded chalk downlands with scalloped dry valleys and impressive scarp slopes, where every fold in the land is revealed by close-fitting grasslands and crops.”



Above - a view of the Downs from the area behind the bus shelter looking east along the southern escarpment of the Marlborough Downs. Tan Hill is in the centre flanked by Easton Hill to the west and the promontory of Clifford's Hill to the east.



Above - a view of Tan Hill from the eastern end of Horton where the footpath known locally as ‘Harepath’ meets the road.

Settlement pattern

Horton is principally linear in nature and as such there is no centre or focal point. The hamlet has three distinct areas.

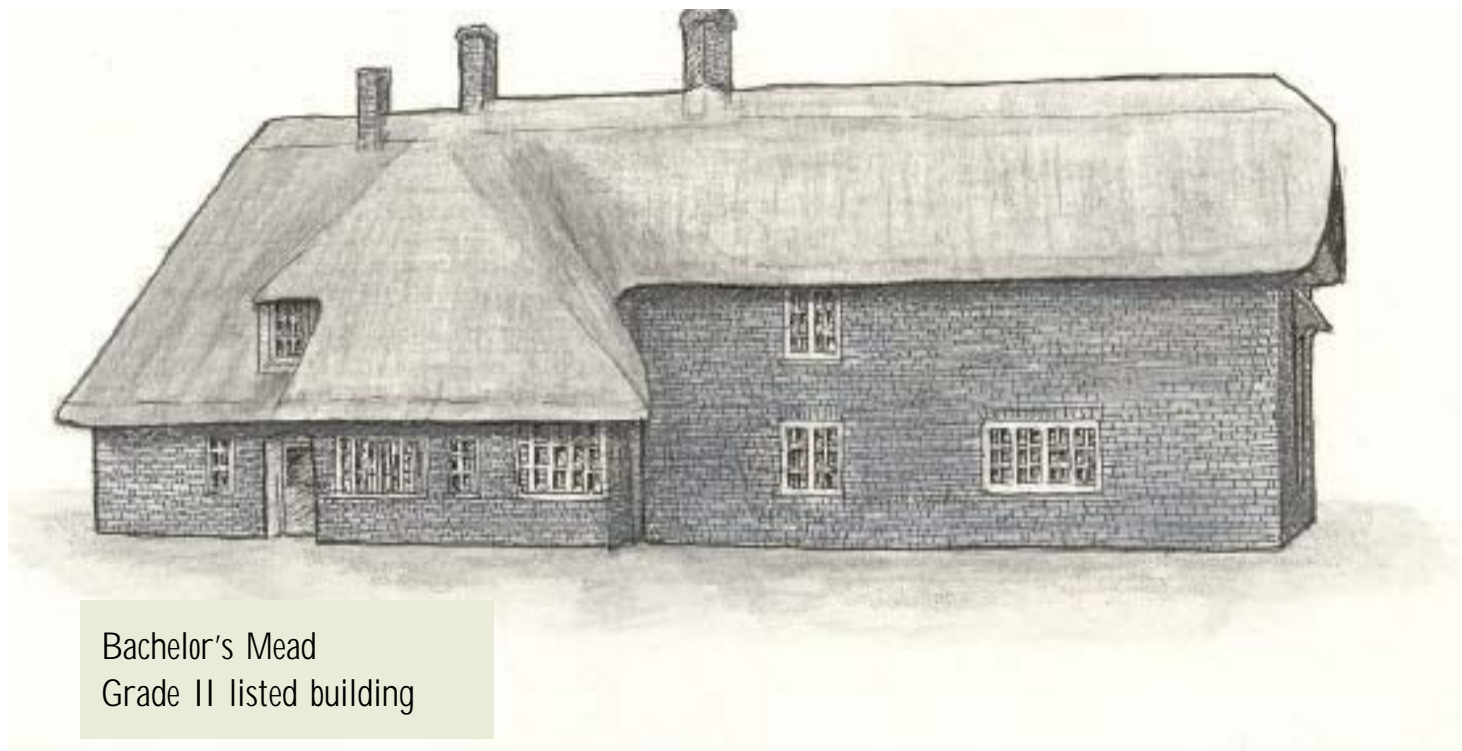
To the west, a mixture of properties built over four centuries are closely spaced, largely the result of infilling between the older properties with more modern social housing. However the pairs of red brick cottages surrounded by their own large gardens are distinctive and are a feature which is echoed throughout the hamlet. *Their style and pattern contribute significantly to the unity and character that is Horton and should be respected in any future development or evolution of the area.*



This arial view of Horton clearly shows the three distinct areas; the western more densely built element with its mix of buildings of varying ages and architectural styles; the central cluster of older properties forming the ancient heart of the community and finally the eastern end with the characteristic look and feel of a farming settlement.

In the central area, the circular pattern common to the farms of the Tudor era can still be discerned from the garden boundaries of the houses around Tudor House and The Old Post Office. Opposite Tudor house is Bachelor's Mead, in part dating from the 14th century, which served for many years as the village school.

This area of distinctive thatched cottages with gardens fronted by mature box hedges, has a special character which should be maintained.



To the east, the pattern is again linear with farm cottages and other outlying properties dating from pre 1900. The land to the north of the road is mainly undeveloped avoiding the appearance of ribbon development and maintaining the feel of a farm settlement on the edge of the village. This aspect should be maintained.



5 Townsend Cottages
A typical Victorian semi

The existing settlement patterns of the three areas are a key to the distinctive nature of Horton and should be respected.

Roadside trees could be planted to link these areas together , replanting where elm trees have died.

A noticeable and attractive feature of the hamlet is that the majority of properties are set back from the road behind short driveways, gardens and hedging, including some fine examples of mature box hedges.

Existing buildings are set back from the highway and this aspect of the local character should be respected by any future new developments or extensions. Retention of existing hedges is to be encouraged.

Surrounding the residential areas of the hamlet and between the individual clusters of dwellings is open farmland affording magnificent views to the downs and the church in Bishops Cannings.

There should be no infilling in those areas which contribute to the setting of existing buildings. Existing gardens and fields should be regarded as open spaces essential to the appearance of the hamlet. The fields to the North of the bus shelter are of particular note as are the flood plain lands between the Corner Cottages and Townsend Cottages. Also the area between the Bridge Inn and Gable Ends.

The hamlet is encircled by magnificent scenery and every attempt should be made to retain these views for the enjoyment of all who live or pass through Horton.

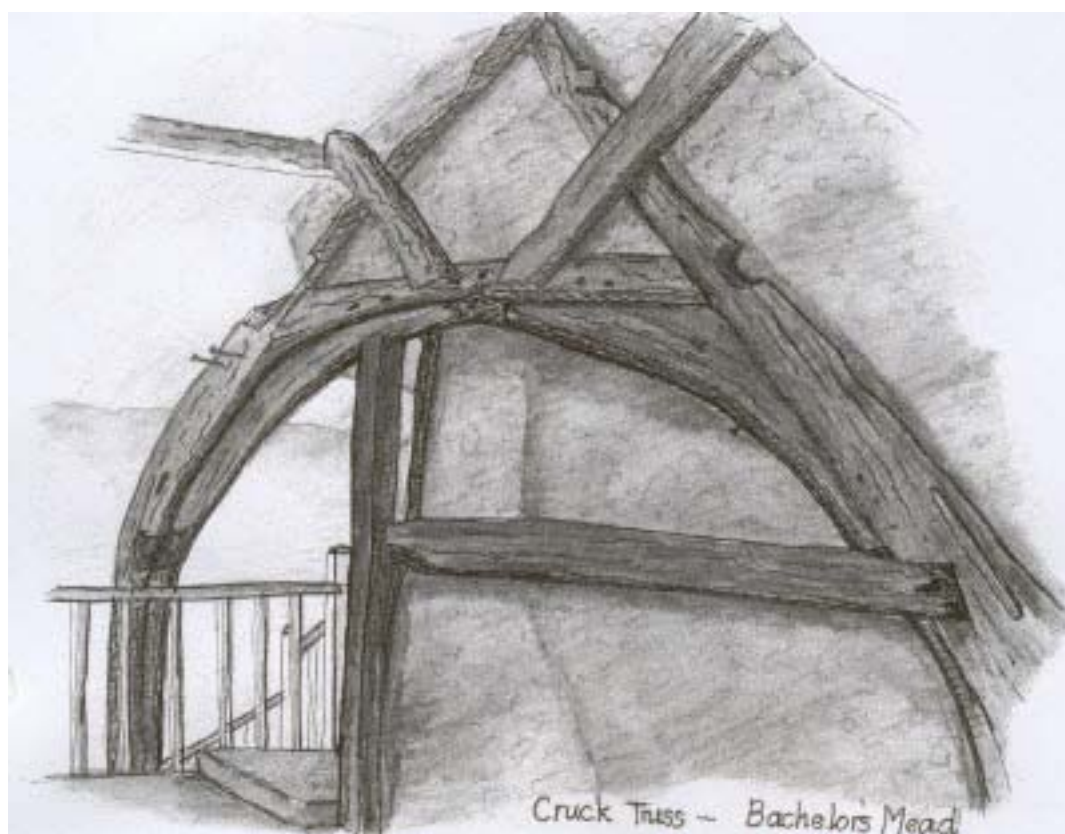


Above - view from Horton Bridge looking east and showing the open land between the Bridge Inn and Gables End on the north side of the C8.

Building and Materials

Overview:

The 55 dwellings in Horton include a wide variety of architectural styles from the 14th through to the 20th century, the oldest house being Bachelor's Mead, the original part of which was built of a cruck construction in the 1300s.



There are some timber-framed houses, with wattle and daub or brick infill panels, including 16th century Tudor House, 16th century The Old Post Office, possibly 17th century Dairy Farmhouse, early 17th century Lovelock Cottage, 17th century White Meadows, formerly a shop and bake house and 18th century Horton Mill Farm. Most later houses have been built from red brick, some of which have been rendered or painted white.

Roof Styles:

Several of the older houses have thatched roofs, such as The Old Post Office with its beautiful quarter hipped roof, Tudor House with its magnificent gables and large central brickstack or Lovelock Cottage with its rear thatch reaching almost to the ground. Slate roofs arrived with the opening of the Kennet and Avon Canal which provided a transport route for Welsh slate and most of the later 19th century roofs were constructed in this material. The Bridge Inn was probably built just before the arrival of the slate, its roof being constructed from tiles with a cogged platband and brick dentilled eaves. Most of the roofs are gabled and made from slate with a ridge chimney and the front view of Canal Cottage is a typical example of this style.





Horton House



Tudor House

Grade II listed buildings

Window Styles:

Over the centuries many different window styles have been used, some of which are exceptionally beautiful- the huge gable window to the front of the old school room in Bachelor's Mead, the stone ovolo moulded windows in 17th century Old Townsend Farmhouse, the canted oriel moulded windows on single brackets with their tiled roofs at The Old Post Office, the cast iron diamond panes (manufactured locally) in 19th century East Cottage and the tiny windows tucked into the thatch at the rear of 19th century Box Hedges and, in complete contrast, the canted sash windows of Horton House.



However, the majority of the windows are small paned casements, with brick arch cambered headings.



Old Townsend Farmhouse
Stone ovolo moulded window





Tudor House

Moulded 5-light
canted oriel window
with tiled roof
on single carved
bracket



East Cottage



Box Hedges

Door Styles:

Some of the dwellings have more unusual doors and porches. Old Townsend farmhouse has a stone gabled porch with a six panelled inner door and Old Cottage also has a gabled porch. Horton House and the Bridge Inn both have six panelled doors, under a canopied bracket at the Bridge Inn and within a Tuscan portico at Horton House, which also has a limestone porch at the rear. 19th century Larkrise Cottage has an attractive recent wooden porch enclosing a wooden seat. The majority of properties however have no porches and half glazed timber doors.



Tuscan portico with six-paneled door at
Horton House

The architecture of the modern era:

In the 19th century red bricked, slate roofed farm cottages, many with magnificent chimney stacks were built throughout the hamlet; Townsend Cottages to the east, Corner Cottages and Dairy Cottage in the centre and South View Cottages, Gable Ends to the west.



Corner Cottages

In the 20th century five single storey buildings for the elderly were built together with a terrace of three cottages collectively known as Greenways. At the top of the hill to the east, Harepath House was built and in Pig Lane a single storey dwelling called Dene Wood was constructed. In the second half of the 20th century three red brick houses with pantiled roofs were built in the garden of the Old Stores, a fourth being built at a slightly later date. A pair of semi-detached houses were added to Townsend Cottages in the 1970s. Two dwellings were converted from agricultural buildings in the 20th century, namely Horton Mill and The Old Estate Yard. Also in the 1970's a bungalow was built in the contemporary style between West Cottage and Greenways reflecting the continuum of architectural design within the village.

Horton has a harmonious blend of building styles and future development should not detract from this current impression.

Existing buildings with no local characteristics are not to be cited as precedent for building more of the same. Throughout the hamlet are red bricked, gabled slate roofed buildings with small paned casement windows with brick arched cambered headings and any future development should have regard for this distinctive style.

Horton Today

Roads and Traffic:

Horton lies on the C8, running in an east/west direction linking Devizes to the settlements of the Pewsey Vale. A small farm lane enjoyed by walkers and riders, known as Pig Lane, leads to outlying farms and runs back north to join the Coate road which rejoins the C8 by the Bridge Inn.

The roads leading into the hamlet are predominantly bordered by hedgerows/ditches or grass verges, emphasising the rural nature of the local area. Existing *hedgerows and grass verges should be retained.*

In the western portion of the residential area of Horton the road has a tarmac pavement on its northern side which ends before the road turns sharply and then crosses the canal again at the eastern limit of Horton. For the safety of all road users, vehicle speeds within the hamlet should be reduced. Residents of Horton would support a scheme to make all villages 30 mph zones along continental lines, reducing traffic speed and the need for a plethora of road signs.

A 30 mph speed limit should be imposed throughout the Hamlet.

Furthermore, *Horton supports the Quiet Roads Strategy for the Pewsey Vale.*

Public transport initiatives such as the 'Wigglybus' can not only reduce car usage but also help to address the problems of social exclusion for people living in very rural areas.

Lighting:

There is limited street lighting through some of the hamlet.

The low intensity of street lighting within the hamlet should be maintained and glare from security lights minimised.

Lighting from Cannings Hill and Devizes suburbs is becoming increasingly obtrusive. This is particularly noticeable when viewed from the downland Area of Natural Beauty and should not be extended further into the rural area.

Street Furniture:

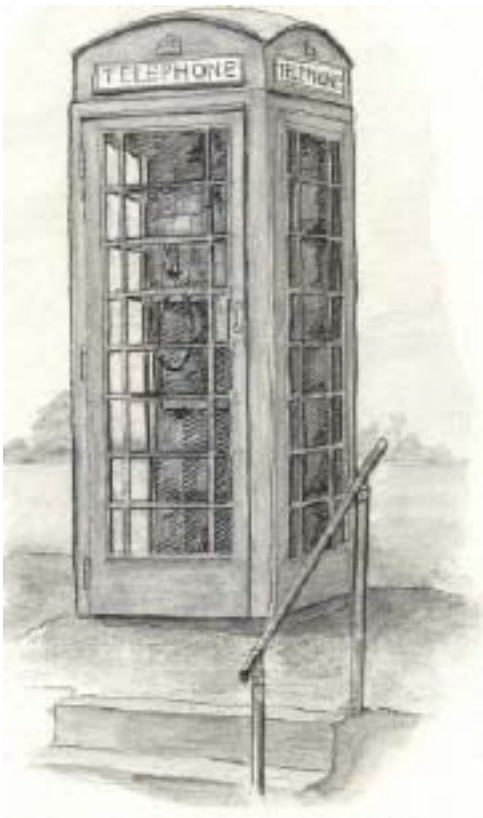
One undesirable feature of Horton is the profusion of telegraph and electricity poles and pylons, the presence of which detract from the landscape. *Utility companies should conceal future installations below ground.*



Overhead Cables

Other street furniture is relatively unobtrusive. *Signposts, road safety signs and all new street furniture should be in keeping with that already existing and be modest and unobtrusive in design and utilise sympathetic material in their construction.*

Meters, utility boxes, tanks etc. should be sited and painted to blend with the background'



The hamlet has a traditional style telephone box and post box and every effort should be made to retain these.

Rights of Way:

Horton is crossed by several footpaths and bridleways. *Established foot and bridle paths should be maintained and protected*



Recommendations

Building:

Large scale development is to be avoided as it would totally change the character and settlement pattern.

A group of houses should avoid uniformity, which creates an estate like appearance.

Existing buildings with no local characteristics should not be cited as precedent for building more of the same. Throughout the hamlet are red bricked, gabled slate roofed buildings with small paned casement windows with brick arched cambered headings and any future development should be in keeping with this distinct style.

Only sympathetic building materials should be used within the hamlet.

Originally thatched houses had to have steeply pitched roofs to enable rain to run off the thatch and give sufficient height to the upper floor. Thus thatch gives the traditional steep pitch of roofs and the traditional outline of cottages. The lower roof pitch constructed using more recent materials should be avoided, as this gives a bulky, square-box, modern shaped building.

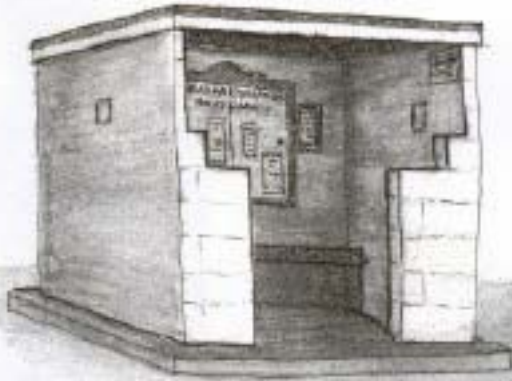
The modern double garage can be improved by placing doors under the eaves, rather than at the gable end and by using separate doors rather than one single door.

Extensions or conservatories must be in proportion to the original building, positioned to the side or rear and built of sympathetic materials and design.

The style and materials used for replacement doors and windows should match those of the original building.

New chimneys should respond to the local patterns and be in keeping with the proportions of those of the original building.

There should be no infilling in those areas which detract from the setting of existing buildings. Existing gardens and fields should be regarded as open spaces essential to the appearance of the hamlet. The fields to the North of the bus shelter are of particular note as are the flood plain lands between the Corner Cottages and Townsend Cottages.



Bus Shelter

The existing settlement patterns of the three areas are a key to the distinctive nature of Horton and should be respected.

The area of distinctive thatched cottages with gardens fronted by mature box hedges, has a special character which should be maintained.

Existing buildings are set back from the highway and this aspect of the local character should be respected by any future new developments or extensions. Retention of existing hedges is to be encouraged.



Old Cottage
Grade II listed building

Streets:

A 30 mph speed limit should be imposed throughout the hamlet.

We support the Quiet roads Strategy for the Pewsey Vale.

The extension of the Wigglybus service should be encouraged.

The low intensity of street lighting within the hamlet should be maintained.

Utility companies should conceal future installations below ground.

Signposts, road safety signs and all new street furniture should be in keeping with that already existing and be modest and unobtrusive in design and utilise sympathetic material in their construction.

The traditional style telephone box and post box should be retained.

Pig Lane should not be upgraded or developed, in order to protect its quiet nature for the enjoyment of all in the hamlet.

Meters, utility boxes, tanks etc. should be sited and painted to blend in with the background.

Landscaping:

Front boundaries should be in keeping with those of surrounding properties, ideally consisting of box hedging.

Roadside trees could be planted to link the three areas of the hamlet together, replanting where elm trees have died.

Horton is crossed by several footpaths and bridle ways and these should be maintained and protected.

Existing hedgerows and grass verges should be retained.

Any future development plans for Horton should have regard to its bio-

Development outside the Design Statement area should have regard to its impact especially when viewed from the downland AONB. Particular regard should be paid to landscaping, building materials, the use of dark matt roofs on industrial buildings and low density lighting.



Old Townsend Farmhouse
Grade II listed building

Design Points to consider when modifying or developing properties in the Village:

Chimneys should be built on new dwellings and existing chimneys retained as they are an important feature of the hamlet.

The front of properties is the interface between the public and the property and should be protected.

Burglar alarms, satellite and TV receivers, solar panels etc. should be sited in such a way as to protect the public interface.

Doors should conform to the traditional wood panelling type wherever possible.

Flat roofs are visually unacceptable and should be avoided.

When considering roadside boundaries, hedges are preferable to walls and gateways are better than splayed entrances.

Replacement or new windows should conform to the traditional small paned casement style. Wherever possible they should be of a wooden recessed type, flush closing (known as 'shot in') as opposed to storm proof. This is particularly appropriate for the pattern of new windows on traditional houses.

Extensions should not exceed 25% of the footprint of the original building and should appear subordinate to the existing house (this can normally be achieved by lowering the ridgeline). The eaves level should remain the same or be at a much lower level. Doors and windows should reflect the originals. The method of construction, mortar type and materials should match that existing in terms of type, size, colour, tone and texture.

With roof extensions, gable end windows are preferable for giving light. If dormer windows are used they should be of a similar or smaller size to existing windows to avoid a top heavy appearance. They should avoid the roof line.

On traditional buildings conservatories appear best as a simple lean-to garden room with slate or tile roof. Frames should be painted rather than stained.

All the older houses in Horton were originally farm houses or cottages and new houses should reflect this, bungalows would not be appropriate.