



**Marlborough**  
Area Neighbourhood Plan

## **MILDENHALL & MANTON DESIGN STUDY**

**June 2021**

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Marlborough Town Council and Mildenhall Parish Council to  
publish in the evidence base of the Marlborough Area  
Neighbourhood Plan**

## MARLBOROUGH AREA NEIGHBOURHOOD PLAN: DESIGN GUIDANCE FOR MILDENHALL & MANTON

### INTRODUCTION & PURPOSE

This Study has reviewed and extended the coverage of the Conservation Area Statements for Mildenhall and Manton (adopted by former Kennet District Council in 2003) to inform a design policy for the villages in the Neighbourhood Plan. A new Marlborough Town Character Study has also been prepared for that Conservation Area and its environs.

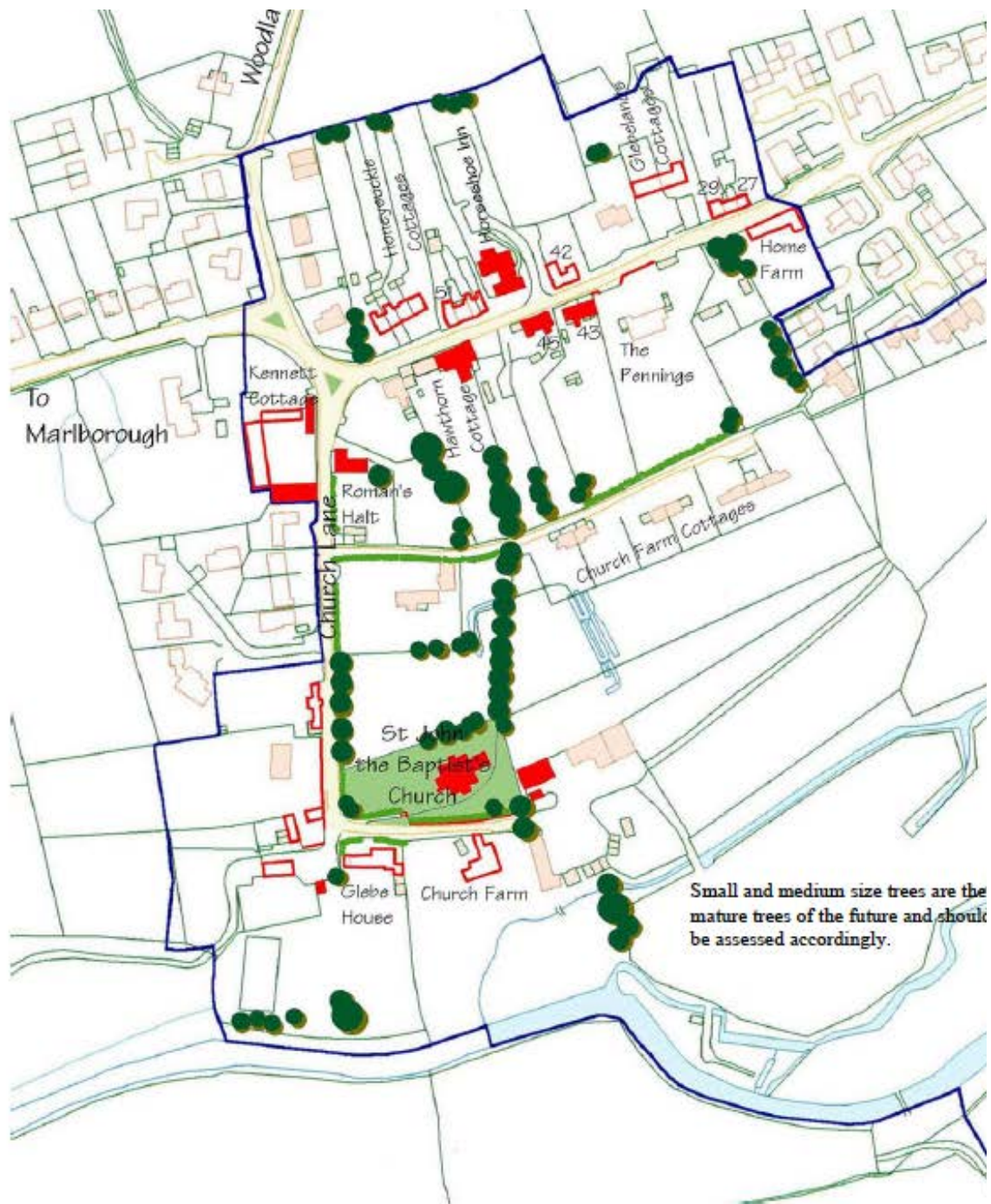
The Study focuses on the designated Conservation Areas for each village, as they are especially sensitive to change through new development. However, development proposals lying within the setting to the Conservation Areas may also have important effects, and the other parts of the villages also have some essential characteristics that warrant design guidance.

The Neighbourhood Plan has framed its design policies in the form of design coding derived from the analysis in these Studies. This approach is intended to provide applicants, the planning authority and local communities with as much clarity as possible in understanding the design aspects of planning applications will be judged.

### PART ONE: MILDENHALL

The Mildenhall Conservation Area boundary is shown on Plans A and B below. The settlement can be divided into three character areas:

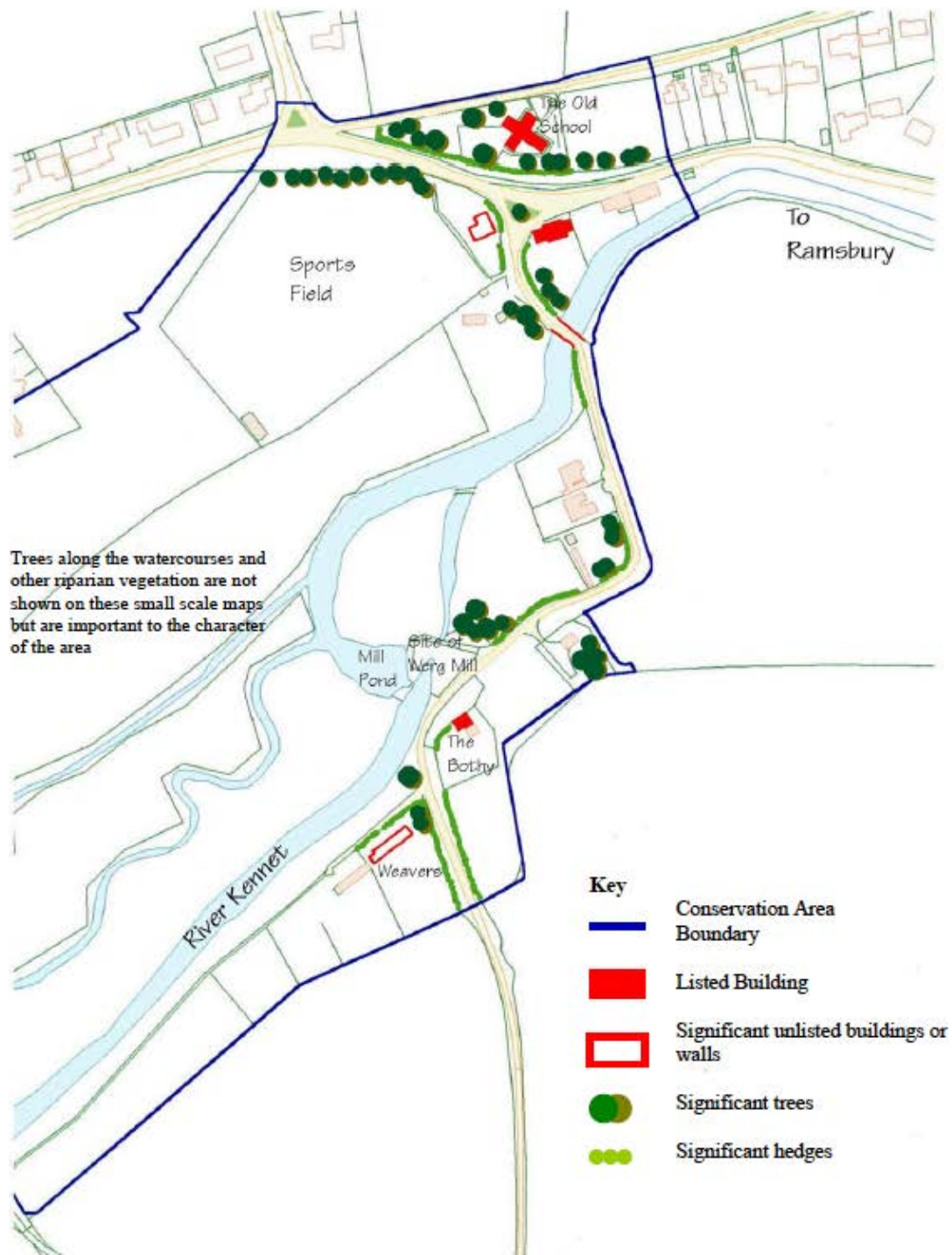
- 1A – the oldest part of the village centred on the B4192 Thicketts Road and Church Lane, designated as a Conservation Area in 1975
- 1B – the other parts of the main village outside the Conservation Area but forming its setting, notably land west of Church Lane and Woodlands Road, and at Berrycroft east to Greenway Road
- 1C – the smaller cluster of buildings on the B4192 Thicketts Road and Werg to the east and beyond the setting of the Conservation Area



Details of listed buildings shown on this map 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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Plan A: Mildenhall Conservation Area (West)



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

Plan B: Mildenhall Conservation Area (East)

## AREA 1A (Conservation Area)

The Mildenhall Conservation Area Statement adopted by the former Kennet District Council in June 2004 contains a number of key design principles:

- i. The importance of defining the essential character of the village (no consistency across the area but varies according to location within framework of the village the character of that part of the village on the main road is very different to Church Lane):
  - Gardens and boundaries giving a sense of seclusion and enclosure with trees and hedges being integral to the character of Church Lane;
  - The varied character of the main road from a close-knit village street of properties fronting directly onto the road approaching from the west moving to being set back and more space around buildings further east with trees and hedges more evident here;
  - The cluster of historic buildings and narrow lane of Werg to the south leading to uninterrupted views across the river and into and unmade track with wide verges, hedges and trees creating an attractive rural scene in the east leading to the south of the Conservation Area; and
  - The open riparian land of the river valley on both sides of the River Kennett;with no precedent for plot-sub-division or dwellings located at the rear of plots with no frontage to a main road;
- ii. The importance of:
  - partially hidden views, of the setting of the buildings and views between which are essential components of village character;
  - long views from the southern hillslope where the landscape setting of the village can be best appreciated; and
  - the long, unobstructed or punctuated views into the chalk downland of the North Wessex Downs Area of Outstanding Natural Beauty on either side of the valley, but particularly to the south;requiring attention to be paid to the location of buildings within the plot;
- iii. The importance of mature trees and tall hedges along the frontage boundaries of most plots, requiring landscaping and access proposals of schemes to avoid or minimise the loss of existing vegetation, or to provide new trees and tall hedges if currently absent avoiding the introduction of evergreen hedges, trees or modern fencing in prominent positions;
- iv. The common use of timber for windows and doors, UPVC will not be supported; proposals should copy original styles and details on alterations to doors and windows on traditional buildings and seek to repair rather than replace;
- v. The use of flint, sarsen stone, timber frame and brick, traditional clay tile or thatch in building and boundary materials of the most important heritage assets in the village, inviting proposals for new buildings to incorporate one or more of those materials. Where thatch is proposed the use of simple rectilinear plan forms retaining or re-introducing the long straw tradition moving away from combed wheat reed;
- vi. The retention of brick chimney-stacks where decorative or operational, and the use of these as important features on new large expanses of roof;

- vii. The importance of the group value of designated heritage assets, other buildings and structures and open spaces to defining important settings, most notably:
- the playing fields;
  - the wall and gate piers to the former Rectory leading to the Church of St John the Baptist and its setting at the bottom of Church Lane; and
  - the buildings and layout of Home Farm Yard and their strong relationship with No. 42 on the main street in together being a prominent historic gateway to the oldest part of the village
- requiring any new or replacement buildings or structures in these locations to reinforce that group value;
- viii. The importance of the contribution of non-designated heritage assets, significant trees and hedges to the character of the Conservation Area (see maps identifying significant unlisted buildings or walls and significant trees and hedges); and
- ix. The importance of redundant farm buildings as part of the village history and character closely linked with agriculture.

#### AREA 1B (Outside the Conservation Area)

In this area, the following features are observed:

- Tall front hedges and detached buildings set in deep plots along the A4192 create a complementary rural village setting to the historic core beyond
- There are long views framed by the hedges up the hill to the Church Lane junction, which is gradually revealed
- Woodlands Road is narrow with front hedges, some mature trees and grass verges also create a complementary rural village setting to the historic core beyond
- There are shorter views framed by the hedges down the hill to the Church Lane junction, which is also gradually revealed
- Ash Tree Close is a small enclave of smaller, detached and semi-detached buildings within mature trees and hedges
- The plots and buildings at the junction of Woodlands Road and Thicketts Road – Corner Thatch and Meadow View – are especially prominent in the setting of the Conservation Area opposite
- The small number of plots and buildings on Church Lane outside the Conservation Area form part of its setting and all the detached buildings are set back within the plot behind grass verges and/or hedges
- Minal Hall on Thicketts Road is a prominent building in the streetscene but is behind the historic building line of the road, allowing long views towards Nos 27-29 and their combination with Home Farm House opposite at the narrow entrance to the Conservation Area
- The Home Farm buildings off Home Farm Close are set back from the frontage behind some mature trees – their non-housing use adds variety to the rural streetscene
- The low density and low rise buildings on Berrycroft and Thicketts Road contrast but do not obscure views into the Conservation Area – the mature trees and hedges and grass verges combine to frame the revealed view of the Conservation Area from the east



## AREA 1C (Thicketts Road/Werg)

In this area, the following features are observed:

- Plot NE of junction of Thicketts Road and Greenways Road is prominent in terminating long views towards that part of the Conservation Area at the cricket ground and Werg
- Old K2 telephone box on Greenways Road junction adds character to streetscene
- Long views down Greenways Road to cricket ground, River Kennet and the valley side to the Marlborough Downs beyond
- Long views W into the Conservation Area along B4192 framed by mature trees and hedges and steep grass verges with detached buildings set well back
- Important glimpse view through trees across the river towards the Conservation Area at Werg
- Thicketts Road beyond B4192 is very narrow with mostly smaller buildings on its southern side

## Candidates for Local Heritage Assets

The following buildings and structures are recommended for identification as Local heritage Assets in the Plan either for their local architectural (A), social (S), evidential (E) and/or villagescape (V) interest:

- Clifton House and Honeysuckle Cottages on the main street (V as a group)
- Nos. 48 – 51 on the main street (V as a group)
- No. 42 on the main street (V and A)
- Glebelands Cottages on the main street (V as a pair)
- Nos. 27 – 29 on the main street (V as a pair and as a group with Home Farm opposite)
- Home Farm on the main street (A and V as a group with Nos. 27 – 29 opposite)
- Corner Thatch and outbuilding, Woodlands Road (V)
- Barns to Kennett Cottage (V and E as a group with the listed building)
- The Cottage, Church Lane (A and V with the listed wall to the S)
- Outbuildings at Rectory Garden House, Church Lane (V as a group and with Glebe House opposite)
- Glebe House, Church Lane (A and V as a group with the outbuildings and the Church opposite and with Church Farm)
- Church Farm, Church Lane (A and V as a group with the Church, Glebe House and Piggery)
- The Knap, Werg/A4192 (V)
- The Old Forge/Old Forge Cottage, A4192 (A and S plus V as a pair)
- Weavers, Cock-A-Troop Lane (A)

## **PART TWO: MANTON**

In Manton, the settlement can be divided into two character areas:

- 2A – the oldest part of the village centred on the High Street and Bridge Street, all of which lies within the Conservation Area designated in 1985
- 2B – the other parts of the main village to the west the Conservation Area off High Street, comprising West Manton and Manton Drove

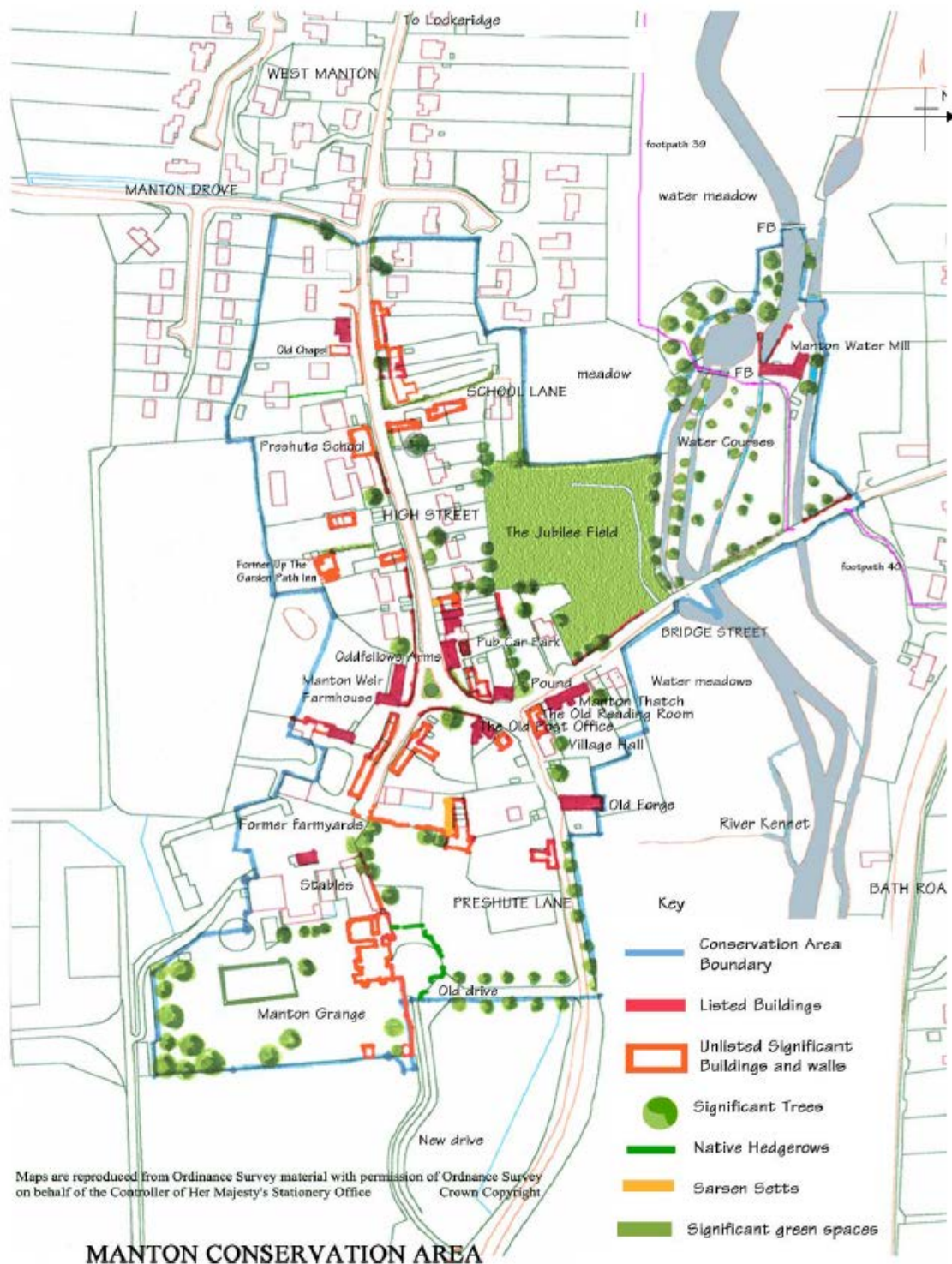
### AREA 2A (Conservation Area)

The Manton Conservation Area Statement contains a number of key design principles (see Plan C):

- The importance of reinforcing the essential character of the village by recognising the following characteristics:
  - The common use of timber for windows and doors;
  - The common use of mellow red/orange brick and brilliant white render for building materials with occasional use of sarsen stone or flint
  - The common use of plain clay tile or thatch as roofing materials with occasional very tall chimneys on the most important heritage assets in the village;
- The importance of the group value of designated and non-designated heritage assets to defining important settings, most notably the Village Green and Manton Weir, Farm House and Stables, requiring any new or replacement buildings or structures in these locations to reinforce that group value;
- The importance of the contribution of other structures of distinctive heritage interest (most notably sarsen stone and flint boundary walls and building plinths), significant trees and hedges to the character of the Conservation Area.
- The village is hidden on a steep southern slope on all approaches other than from the open landscape of the river valley to its west, but is dramatically revealed from along Bridge Street (with long views to the Village Green and the Old Post Office; the river bank is seen through the wetland glade, water meadow and mill, which has a tranquillity that is both distinctive and of a rare rural character); from Preshute Lane (with shorter views to 73 High Street framed along the narrow lane by Peacock Cottage and the Village Hall/former reading Room); and from Manton Drove (with High Street only revealed from the narrow lane by the view of the white-rendered, double-fronted and slate-roofed No.48)
- The village is seen nestled in the slope from longer views from the west as a result of its buildings being of a low height (bungalows or low, two-storey) which sit within the mature trees in the gardens of buildings on West Manton and Manton Road
- the importance of the character of High Street derived from its sequence of spaces created by gentle curves and by its varying profile, e.g. narrowing at Nos 50-54 at the back of pavement and with a combination of No. 58 and the original Preshute School building
- the prominence in the streetscene of a number of buildings (listed and non-listed) that punctuate or terminate key views, e.g. No.7 High Street, the Old Post Office, the Outside Chance P.H., Nos 24-26 High Street



- the occasional prominence of mature trees in front gardens along High Street, along Preshute Lane, around Jubilee Field
- Manton Grange is an Edwardian red brick mansion standing in extensive grounds and can be seen in views from Preshute Lane; it is an asset of special quality to the Conservation Area



Plan C: Manton Conservation Area

## AREA 2B (Outside the Conservation Area)

In this area, the following features are observed:

- Medium height front hedges and detached buildings set in deep plots along Manton Road and High Street create a complementary rural village setting to the historic core beyond
- Manton Drove is narrow and deeply cut into the landscape with many mature trees and front hedges which also create a complementary rural village setting to the historic core beyond
- Bergamot Close and Manton Close are small enclaves of smaller, detached modern buildings with regular plots within mature trees and amenity land; the bungalows of Manton Close, which is on higher slope than the older village below, sit well within the village

## Candidates for Local Heritage Assets

The following buildings and structures are recommended for identification as Local heritage Assets in the Plan either for their local architectural (A), social (S) and/or villagescape (V) interest:

- The former Reading Room, Preshute Lane (S, V)
- The Village Hall, Preshute Lane (S, V)
- No.1 Preshute Lane (A, V)
- Peacock Cottage, Preshute Lane (A)
- 72 High Street (V)
- Manton Grange, High Street (V)
- Manton Weir Stables/West Lodge/Scrupety Burrows (V as a group)
- 66-67 High Street (V as a group with Manton Weir Farm and The Outside Chance P.H.)
- 7-8 High Street and (V as a group with former Up The Garden Path P.H.)
- Former Up The Garden Path P.H., High Street (S plus V as a group with 7-8 High Street)
- Preshute School (S plus V with 1 School Lane - original building only)
- 58 High Street (V with Preshute School and as a group with 59 High Street and 1-2 School Lane and A – a unique example of Sarsen stone building construction in the village)
- The Old Chapel, High Street (S plus V as a group with 50-54 High Street)
- 50-54 High Street (A and V as a group with The Old Chapel and 18 High Street)
- 48 High Street (V)
- 24 and 26 High Street (V as a group with 25 High Street)
- East Lodge, London Road (A, S)
- Manton Corner, London Road (A)