



**KINGTON ST. MICHAEL NEIGHBOURHOOD PLAN  
PART 2**

**CHARACTER ASSESSMENT AND DESIGN CODE**

**DECEMBER 2025**

This document was produced by the  
**Kington St. Michael Neighbourhood Plan Steering Group and  
Place Studio.**

Place Studio is a community planning and design  
consultancy which seeks to enable local communities  
to harness their local knowledge and objectives  
to produce sound and robust planning and design  
documents

Base map credit (where not stated otherwise): (C) Crown Copyright and database right. All rights reserved (100050795) 2022 (c) Contains Ordnance  
Survey Data : Crown Copyright and database right 2022

All images are produced and owned by the Neighbourhood Plan Steering Group and Place Studio unless stated otherwise.

## CONTENTS

page no.	
4	1. Introduction
8	2. Kington St. Michael Past & Present
12	3. Landscape Setting
14	4. Settlement Pattern
17	5. Character Areas
23	6. Trees and Bushes
24	7. Buildings and Materials
29	8. Design Code

# 1. INTRODUCTION

## 1.1 BACKGROUND

Design issues had been highlighted by the local community well before work started on the Neighbourhood Plan, mainly in the Kington St. Michael Parish Plan of 2007 which includes a basic Design Statement. As well as what are clearly design issues, the Parish Plan showed that the environmental quality of Kington is also affected by other issues. These, and other more recent issues, are addressed in section 2.1.

With the assistance of the Neighbourhood Plan consultants, Place Studio, the excellent early work in the Parish Plan has been used and built on to create this document.

Members of the Neighbourhood Plan Steering Group and Place Studio have undertaken detailed surveys to highlight key and valued design features and characteristics in the Parish. The document has been co-drafted by the consultants and the Steering Group members throughout the drafting process.

## 1.2 GENERAL INTRODUCTION

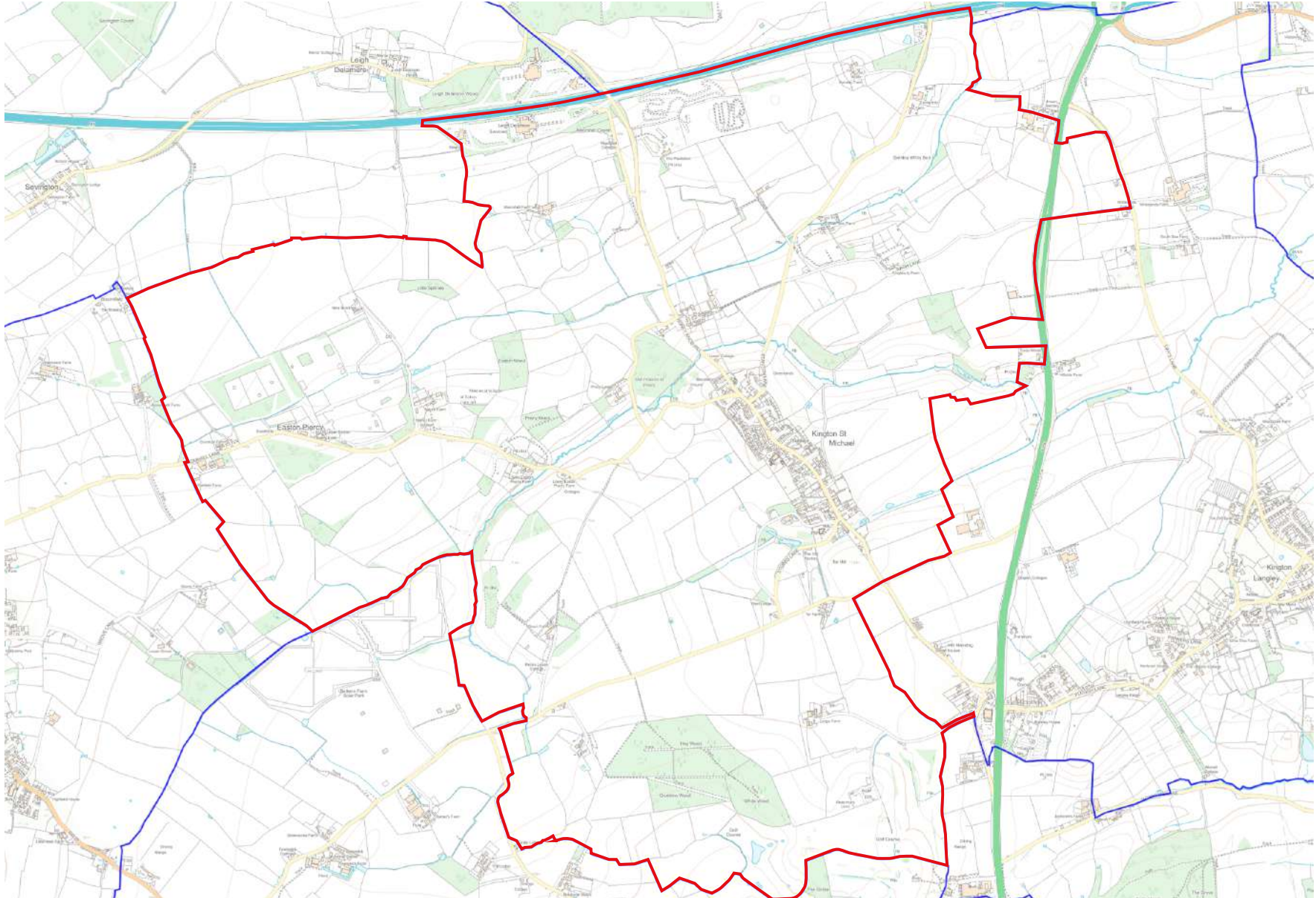
Kington St. Michael Parish, from its landscape setting through to the details of some of its village buildings, is highly distinctive. This Character Assessment and Design Code is a key way to ensure that this local distinctiveness is protected and enhanced as development proposals, both large and small, come forward.

The entire area of the Parish is as shown in Map 1, but this document focuses primarily on the built area of the village in or around which development might take place. The elements which create the distinctive character of the Parish, especially the village\*, are a combination of the broader landscape, the streets, buildings, open spaces and trees of the village and how they all fit together. Understanding and describing these in some detail, provides an information base to help ensure that any future development contributes to the distinct sense of place and sensitive integration, This would avoid the sort of 'anywhere' development that would detract from the unique character of the village and Parish. (\* The village is Kington itself. Although there is another 'hamlet - Easton Piercy, this is very small and would be considered to be in 'open countryside' in planning terms.)

**This is a draft version of this document and is being shared with the community for comment as part of formal consultation on the whole Neighbourhood Plan.**



Above: Village Allotments



**Map 1: Parish Boundary**

(C) Crown Copyright and database right. All rights reserved (100050795) 2022 (c) Contains Ordnance Survey Data : Crown Copyright and database right 2022

### 1.3 USING THE CHARACTER ASSESSMENT AND DESIGN CODE

Though presented separately, this document is Part 2 of the Kington St. Michael Neighbourhood Plan. The Neighbourhood Plan itself forms Part 1.

As a character assessment, this document aims to help planners, developers and local people to understand what is valued about the character of the village, so that the special character can continue to be enjoyed by future generations.

While it is based on an analysis of the existing character of Kington St. Michael, this does not mean that high quality designs that are clearly of their time are inappropriate, particularly given today's necessary emphasis on sustainable development, climate change and so forth. Contemporary designs that show the continuity from those of earlier times are to be encouraged.

It establishes the context in which to help manage the design elements of changes in terms of land use and development, ensuring that any such changes reflect the distinct character of any site and its context. This is covered in sections 2 - 7.

As a design code, it sets out rules for new developments in a simple and illustrated way. It has been produced to ensure that new development within the Parish of Kington St Michael is high quality, in keeping with local character, and supports the identity of the village.

The design code is set out in section 8. These support policies within the Neighbourhood Plan. It should be read in conjunction with this document and with relevant [Wiltshire Local Plan policies](#), and the [Wiltshire Design Guide](#).

The design code is intended to be applied to all residential development across the Parish. Although the design code focuses on the village (as this is where most residential development will take place), the rules apply equally to residential development in rural areas.

The [National Model Design Code](#) (NMDC) forms part of the Planning Practice Guidance (PPG) and explains the 10 characteristics of good design, which are shown in the diagram below.



Many of these characteristics of good design are dealt with in the Wiltshire Design Guide, as they will be common across Wiltshire. The Kington St. Michael Character Assessment and design Code primarily addresses the characteristics of context, identity, homes and buildings, built form, movement and nature.

## 1.4 PLANNING CONTEXT

The National Planning Policy Framework (NPPF) recommends that local design guides should provide a framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. The level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.

*“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood Plans can play an important role in identifying the special qualities of each area and expanding how this should be reflected in development.”*  
(NPPF December 2024 Paragraph 132)

Planning Practice Guidance (PPG) also highlights the role of Neighbourhood Plans and communities in assessing their own locally distinctive character and setting out design guidance.

*“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.”*

[National Design Guide](#)

Below: the first view of the village when entering from the north from Honey Knob Hill.



## 2 KINGTON ST. MICHAEL PAST & PRESENT

### 2.1 DEVELOPMENT UP TO TODAY

The name Kington was applied to a settlement here from before 1,000 AD. In the middle ages there was the priory of Kington St. Michael which, after its dissolution in 1576, gave its name to both the church and the village.

Until around 1760, the village was a small settlement on the road between Chippenham and Malmesbury. The road was then made into a turnpike, which brought more traffic to what had otherwise been a predominantly agricultural community. As a result, with fields on either side of the road still limiting development, the village took on its very linear form, almost just one or two buildings deep on either side of the road.

Little then changed until the building of the A350 dual carriageway road north from Chippenham straight to the M4, which cut off the village. This made things far quieter but affected the village's economy (which then depended in part on the turnpike) but it encouraged the continuation northwards from the old village core with further mainly linear developments in the late 20th century. Since then, the strong linear form has remained, with little more than mostly backland developments taking place along, off and behind the road frontage properties.

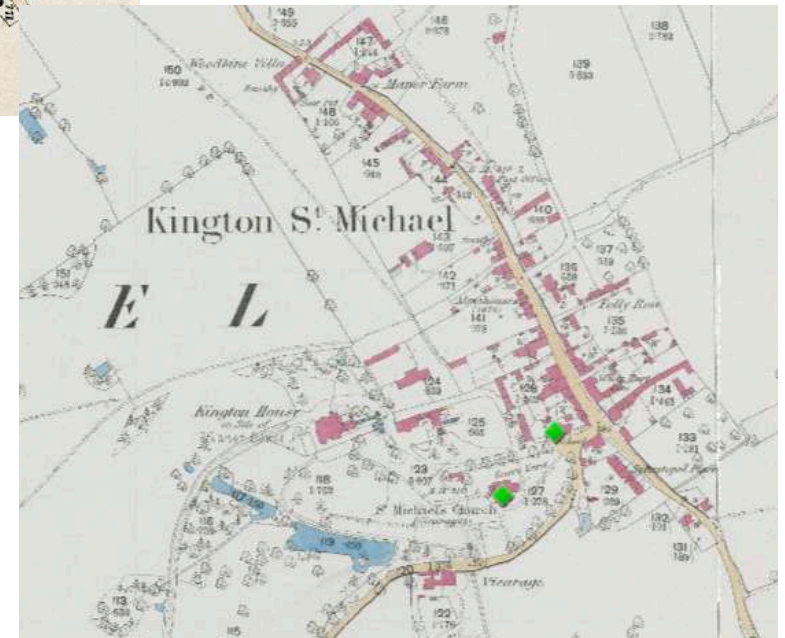


Above: Map 2 Historic Map c.1830

The maps on this page are sourced from Know Your Place: <http://www.kypwest.org.uk>  
Map Credit Wiltshire & Swindon Archives

Part of Kington St. Michael village is a Conservation Area (see map page 14). The area was designated in 1984 but there is no full and formal Appraisal or Management Plan. There are 45 listed buildings in the Parish, of which 23 are in the Conservation Area (see map in Appendix ).

Below: Map 3 Historic Map c.1870

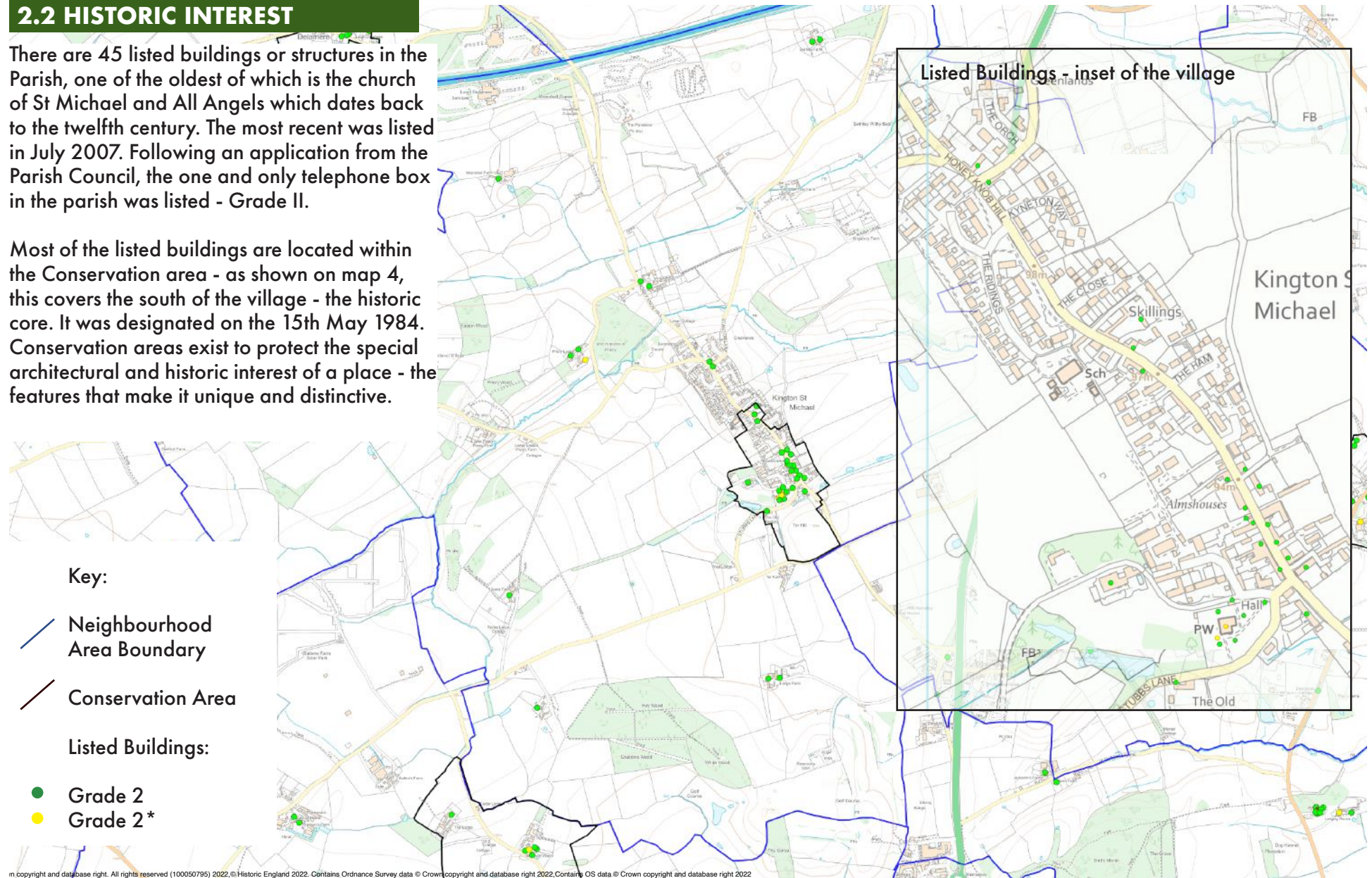


## Map 4: The Conservation Area and Listed Buildings across the Parish

### 2.2 HISTORIC INTEREST

There are 45 listed buildings or structures in the Parish, one of the oldest of which is the church of St Michael and All Angels which dates back to the twelfth century. The most recent was listed in July 2007. Following an application from the Parish Council, the one and only telephone box in the parish was listed - Grade II.

Most of the listed buildings are located within the Conservation area - as shown on map 4, this covers the south of the village - the historic core. It was designated on the 15th May 1984. Conservation areas exist to protect the special architectural and historic interest of a place - the features that make it unique and distinctive.



map copyright and database right. All rights reserved (100050795) 2022. © Historic England 2022. Contains Ordnance Survey data © Crown copyright and database right 2022. Contains OS data © Crown copyright and database right 2022.

## 2.3 LOCALLY VALUED NON-DESIGNATED HERITAGE ASSETS

Alongside the officially designated heritage assets, which are protected by national listed (such as Grade I / II / II\*) and local Wiltshire policy, there are a number of non-designated local heritage assets that are important to the local community and contribute significantly to the local character.

Identification of these locally important assets as part of the Neighbourhood Plan gives the community of the Parish the opportunity to give these assets consideration within the planning process.

The Steering Group followed the guidance issued by Historic England, Local Heritage Listing Advice (Note 72), which sets out the importance of identifying Heritage Assets that are locally valued but non-designated.

The list of what might qualify for the list of local non-designated heritage assets is long and varied and genuinely open to things that are of real value to a local community. To the left is an adaptation of the criteria set out by [Historic England in Advice Note 7](#).

To date, only two such assets have been identified in Kington St Michael and are detailed overleaf. A community project is to explore whether there may be more to add to the list. These are mapped on map 7 page 17.

### Locally Valued Non-Designated Heritage Asset

#### 1. Edward VIII Post Box - Rarity / Townscape Value / Historic Association

The rarest cypher to see on a postbox is that of Edward VIII. His reign lasted only 325 days so there are very few Edward VIII postboxes in the country. After his abdication, a number of boxes bearing his cypher were modified or replaced. An entry on Wikipedia estimates that under 200 remain.

#### 2. The Village Hall - Representativeness / Townscape Value / Historic Association

The village hall was originally a school, built in 1866 on the northern side of the lane leading to the church. The squire, Herbert Prodgers, had bought the land and demolished cottages on the site. The school and schoolhouse cost £650 and had accommodation for 100 pupils and 3 teachers. It remained an all age school (5-15 years) until new secondary school buildings opened in Chippenham in 1956. The premises became inadequate with no permanent playing field and poor toilets, heating and ventilation.

In 1978 a new school was built in The Ridings and was opened on 11th October 1979 and the old school became disused. In the late 1980s the old school was acquired for the parish

after many years of effort and was updated to become the new Village Hall. Previously the village used the building by the telephone and post boxes (now known as the Old Village Hall), which had also been a skittle alley. More information is available on the [village website](#).

(Please note that old documents relating to the village hall, and how the current building was acquired, have been deposited with Wiltshire & Swindon History Centre, Chippenham).



Above: Edward VIII Post Box



Above: Village Hall

## 2.4 KEY ISSUES TODAY

**Traffic:** The key issue that was raised in the earlier Parish Plan - and still of concern today - was vehicular traffic, in terms of numbers and speed. Though not about design directly, this issue is nevertheless significant for how people feel about local character as part of environmental quality. Although the central village road is no longer a main route, there is still enough traffic to cause concern, especially given that the road is almost straight with no 20mph limit. Servicing and emergency vehicles go to and from the service entrance to the Leigh Delamere M4 service station and, because the school serves a wide geographic catchment area, traffic to and from the school can be significant at certain times.

The C154 is used by residents of villages to the north of Kington St. Michael to access the A350, and generally as a cut through to the M4 and motorway services and facilities.

The number of delivery vehicles going into and through the village increased significantly during the Covid period and has stayed high, perhaps higher, since then. The traffic problems created by this and everyday movements are exacerbated by the inconsistent locations and standards of the pavements in terms of width and maintenance quality. On-street parking also causes safety concerns at many locations, especially along the High Street.

The economic impacts from the Covid pandemic have also raised concerns about the continued viability of some of the village facilities. This may, however, be balanced out by the increased number of people working from home; a pattern which, if it continues, could actually help to support facilities such as the cafe, village hall and social club..

Although the Neighbourhood Plan can do little directly about traffic numbers and speed, it can at least help to ensure that problems do not worsen, for example by ensuring that new developments provide parking as well as protecting and improving footpaths so that more people can walk rather than drive and by providing spaces in new houses for people to work appropriately from home.

**Climate Change:** Energy use in homes accounts for about 14% of UK greenhouse gas emissions. In Kington St. Michael, carbon emissions from the use of energy in our homes accounts for [23% of our overall carbon emissions](#). In their [2019 report, 'UK Housing: Fit for the Future?'](#) the Committee for Climate Change warns: 'we will not meet our targets for emissions reduction without near complete decarbonisation of the housing stock'.

There are many historic buildings in Kington St. Michael, many of which are listed buildings, and the sensitive retrofitting of these historic buildings is supported. Improving the energy

efficiency of existing homes in the parish will contribute to tackling the climate crisis as well as keeping down energy bills in people's homes.

### **Conservation Area Management:**

Although there is no Management Plan for the Conservation Area, the protection and where possible the enhancement of the overall character of the area is of great importance to our community, and as set out in national policy (NPPF section 16) they should be conserved in a manner appropriate to their significance.

As of March 2024, the only 'Unlisted Building at Risk' in the Conservation Area was the stone-built barn just beyond the north end of Manor Close.

The Parish Council is keen to explore introducing a 20mph speed limit throughout the village, the implementation of this should be considered carefully, and any associated infrastructure would need to be in keeping with and considerate of the character of the Conservation Area.

### 3. LANDSCAPE SETTING

According to the [Wiltshire Landscape Character Assessment \(2005\)](#), all of the Parish of Kington St. Michael is within the area of Landscape Character 'Type 16: Limestone Lowland' (specifically 16A Malmesbury-Corsham Limestone Lowlands). The key characteristics of this area as a whole are defined in the relevant extracts from the LCA that follow below, with minor variations for Kington in particular, in *italics*:

- Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. *In general, the landscape around the village is effectively flat, with slight dips to the north and south of the village. These dips act as important signifiers of the north and south entrance points to the village.*
- Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. *Streams run across the main road just north and just south of the main village. The slight dips in the landscape identify where these streams are.*
- A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses.
- Mix of permanent pasture and arable farmland.
- Strong network of hedgerows with hedgerow trees.
- Dry stone wall field boundaries in some areas and around settlements. *There are drystone walls in the Parish; in particular*

*as road boundaries to housing; most field boundaries are, however, strongly defined by hedgerows interspersed with trees and often high enough to prevent views to either side.*

- Field pattern: predominantly large geometric fields typical of eighteenth and nineteenth century enclosures with small scale irregular fields of medieval pattern close to settlements. *The pattern of large fields continues right up to the edge of the village in places.*
- Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads. *There is only one significant settlement within the parish (Kington St. Michael) and one hamlet (Easton Piercy).*
- Traditional buildings of local limestone buildings an outstanding feature. *This is very much the case for the older part of the village.*

The village has an interesting relationship with its landscape setting because, despite the generally flat nature of the area around the village, it is barely seen when approaching along any of the roads coming in. Coming from the north, the village is almost invisible until up Honey Knob Hill past the 1930s houses to the left. The same is true coming in along Stanton Lane from the north east and Grove Lane from the west.



There are good views of the church, and the some parts of the village from Tor Hill to the south.



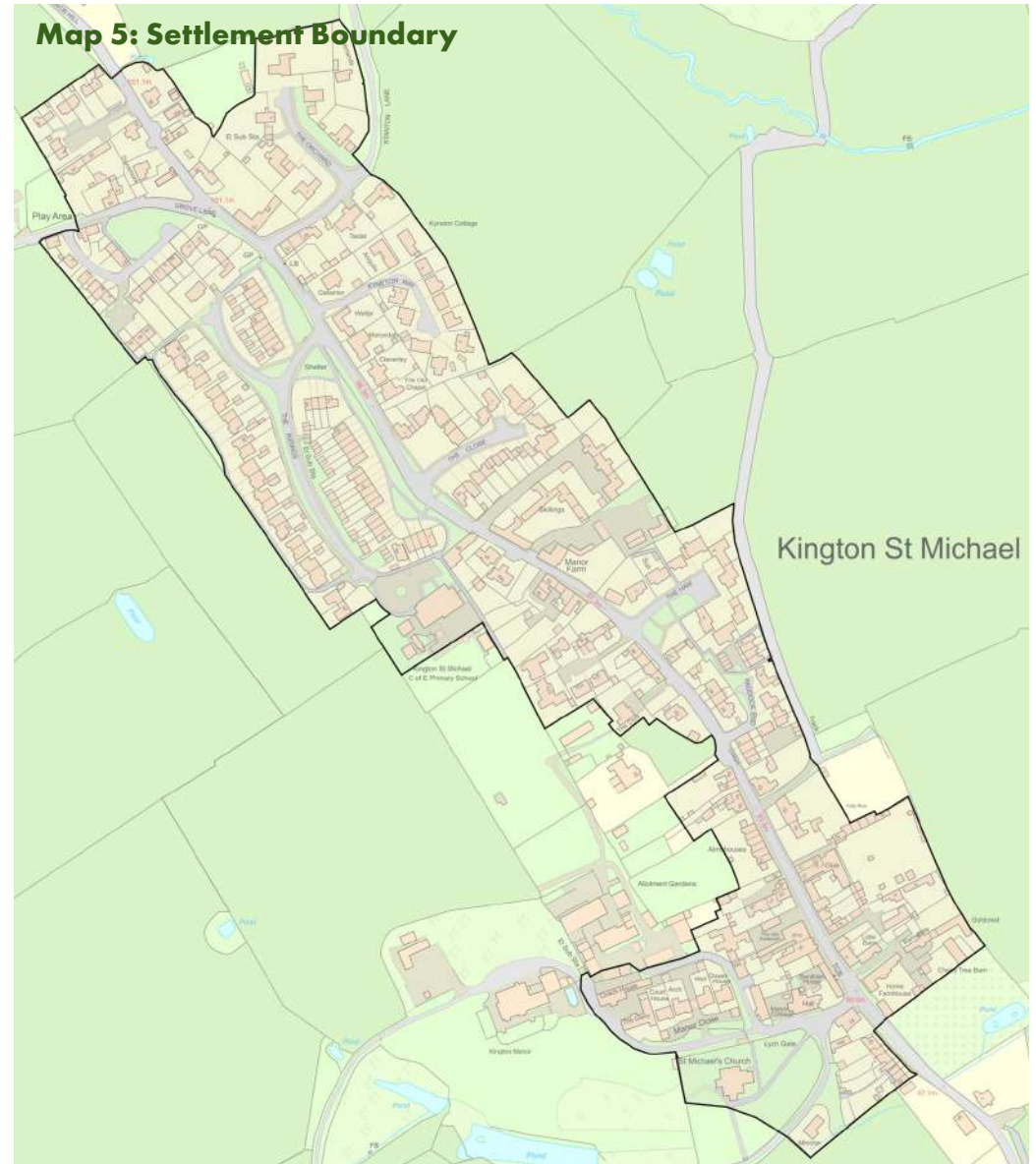
The only long-distance views from any road are to the west from the raised northern stretch of the A350 near the M4, where a line of buildings is visible but, interestingly, only a brief glimpse of the church tower. There are, however, good views of the village – notably the strong rear settlement boundaries – from paths to the east and the west, though again rarely of the tall church tower.

## 4. SETTLEMENT PATTERN

As suggested earlier, the basic pattern of the village still reflects its origins as an agricultural community and later, a linear settlement either side of the old road from Chippenham to Malmesbury. This is then reflected directly in the very clear and simple settlement boundary as currently used by Wiltshire Council planners, as shown in Map 5.

Even during the 20th century, developments have kept to this basic linear pattern, no doubt as a result of controls exerted by local farming landowners. This consistency is unusual and is therefore quite distinctive, but might normally be considered to be under threat with the heightening pressures nationally and within Wiltshire for more housing and development land.

There are a few 'outliers' to this basic pattern, both to north and south, which lie outside of the settlement boundary. These are mainly Listed Buildings and /or significant and well established dwellings, for example Kington Manor (which is a highly significant building in design terms), The Old Rectory, Priory Lodge, Manor Farm and Cromhall Farm (the latter two are in Easton Piercy). An important result of this pattern is the very strong and, from a distance, very straight eastern boundary to the settlement, as viewed from some distance away.



(C) Crown Copyright and database right. All rights reserved (100050795) 2022 (c) Contains Ordnance Survey Data : Crown Copyright and database right 2022

## 4.1 'CENTRE' AND FACILITIES

The result of the historic linear pattern of development of the village, and the related pattern of how roads from east and west entering solely at the very south and north of the main road, is that there is no traditional village centre with village green, pond etc. In fact, for anyone just passing through, there might not seem to be any centre at all, and no obvious landmarks.

Things are, however, different for residents because the village centre is around the corner of the High Street and Stubbs Lane. This is where, in character terms, there is an important view through to the church and towards the Manor but, importantly, it is also the focus of some key village facilities – the Village Hall (photo 1) with its community shop and pre-school as well as the hall itself, the Jolly Huntsman pub (currently for sale) (photo 2) also providing B&B accommodation, and, of course, the church itself (photo 3). Furthermore, just into Stubbs Lane there is what is called the village green (photo 4) and probably the only notable view out across the stream, towards the green field of Tor Hill (photo 5).

Other important facilities in the village include the Kington Café and Village Social Club (photo 6) which are directly on the High Street and almost opposite, if hidden away behind a high wall and gate, behind the almshouses are the village allotments.



1. The Village Hall



2. The Jolly Huntsman Inn



3. St. Michael and All Angels' Church



4. The 'Village Green'



5. View toward Tor Hill from Manor Close



6. Kington Café and Village Social Club

The Primary School (photo 7) is another important facility.

The village park and childrens' playground (8) are at the north of the village as part of the QE2 Field opposite the new houses along Grove Lane. North of the field is Nymph Hay Wood (photos 9, 10), an important green space.



7. Kington St. Michael C Of E Primary School



9. Nymph Hay Woodland



8. Childrens Playground



10.. Nymph Hay Woodland

## 5. CHARACTER AREAS

There are three main Character Areas as on Map 6 (right).

1. The High Street: divided into 1A South and 1B North
2. Housing Developments
3. Small Backland Development

The High Street is the key feature because of its consistent edges formed by:

- Properties right on the pavement – photo A below.
- Properties set back with front gardens and low walls – photo B.
- Properties set further back but still edged by low walls against the pavement – photo C.
- Frequent stretches of trees and shrubs – photo D.

The nature and pattern of each is described in the following sections.



A. Properties on pavement



B. Properties set back with front gardens



C. Set back properties



D. Stretch of trees and shrubs



**Map 6: Character Areas**

(C) Crown Copyright and database right. All rights reserved (100050795) 2022 (c) Contains Ordnance Survey Data : Crown Copyright and database right 2022

## 5.1 1A HIGH STREET SOUTH (THE CONSERVATION AREA)

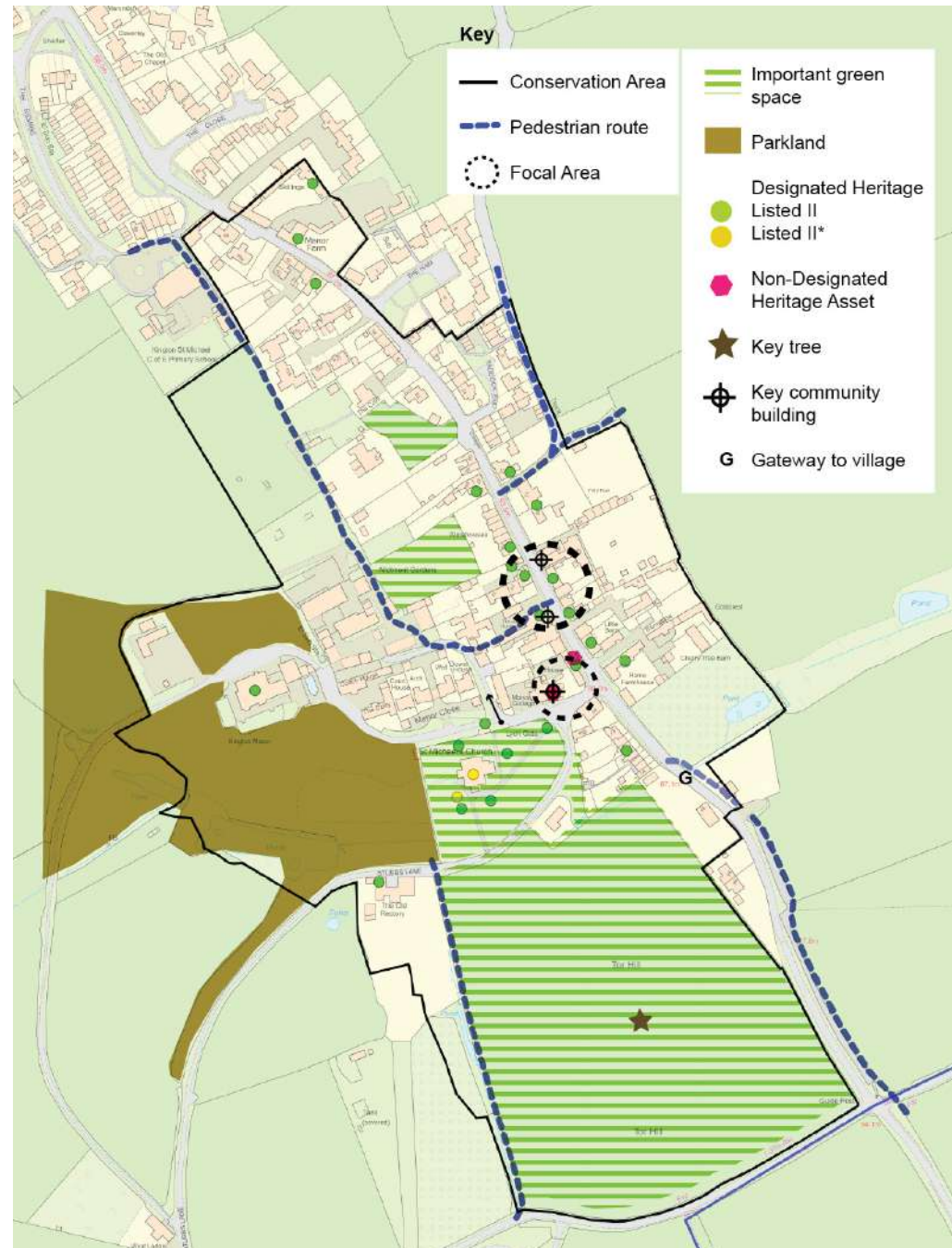
The Conservation Area covers the majority of Character Area 1A.

The High Street forms the spine of the Conservation Area. The built area comprises of mostly blocks of terraces on either side of the street. From the time of their original construction, a number of these properties also developed additions, outhouses or even further main buildings immediately behind but still accessed off the main road; for example, the Jolly Huntsman pub (for sale). There is also some more recent backland development to both west and east. This linear nature of the road, the often narrow pavements and the fact that many of the village community facilities are in this area all encourage social interaction between residents.

At the south and the boundary of the Conservation Area, the entrance to the village is signified by a dip in the landscape, where the stream flows east-west underneath the road. Though outside the settlement boundary, Tor Hill is an important green space forming a large part of the south of the Conservation Area. The May Tree is a key landmark at the top of the hill – recently replaced after the death of the old tree. There are key views out to Tor Hill from along the High Street looking south (see photo 4 on the next page).

The significant exception to the built flanks of the street is the green space opposite the entrance to Paddock End, which also creates a view up to a large detached house and beyond to the surrounding landscape (This visually important area is proposed for designation as a Local Green Space in Part 1 of this document set, the Neighbourhood Plan).

There are also a few views out towards the surrounding countryside to the east from within the Conservation Area. This is glimpsed through Manor Farm from the High Street, and then more expansive views can be appreciated from the western end of the bridleway to the south of no. 23.



**Map 7: Conservation Area and key features**

There are a number of pedestrian links around the Conservation Area and out to the surrounding countryside. The Parish Council is currently exploring practicalities of extending of the existing Tor Hill footpath at the south of the village, opposite no. 84 High Street, to improve accessibility and pedestrian safety for those walking at the south of the Conservation Area and out of Kington St Michael to Chippenham and elsewhere.

The Conservation Area is mostly in residential use, with some key exceptions for important community buildings - the Village Hall and shop, St Michael and All Angels Church, the Jolly Huntsman pub (for sale), Kington Café and the Village Social Club. These are located within two central nodes of community activity; the southernmost including facilities such as the post box, phone box (now listed!), notice board, wayfinding fingerpost and bench. The allotments (photo 7) are behind a group of listed cottages in the High Street.

There is little off-road parking provision within the Conservation Area and parking is a problem for local residents. Parked cars dominate the street scene, which is a negative feature of the area. To balance this, on-street parking acts as a traffic calming measure, alongside some formal traffic management.

There is also one notable area of non-residential use within the historic core. These being a series of farm outbuildings, formerly part of Manor Farm (the outbuilding of which is photo 8).



3. The Village Green



4. View to Tor Hill



5. Opposite Paddock End



6. The Jolly Huntsman



1. A General View



2. A General View



7. Allotments



8. Farm Outbuilding

## 5.2 1B HIGH STREET NORTH

The other main area along the High Street, north of the historic core and out to the main edge of the village, is flanked mainly by 20th century additions with a few older buildings (photo 9). Some of the houses, mainly to the east side, are separate and on single plots. There are some estates to either side, notably The Close to the east and The Ridings to the west.

Most importantly, almost all of the developments, even the single houses, maintain the defined edge of the street either with low walls to the pavement edge or high hedgerows (as for The Close), or low wall with a strong line of trees immediately behind (as for The Ridings).

Although the Ridings then has a green area behind the low wall towards the houses, many houses face across to the main street, so the core character of a narrow street lined with buildings, walls and trees is maintained throughout.



9. High Street North - A general view



10. Entrance to The Ridings



11. General View

## 5.3 HOUSING DEVELOPMENTS

Unusually, all of the housing developments in the village are post 1945; there are no inter-war estates, just a few single plot inter-war houses.

The largest single housing development in the village is The Ridings (photo 12). As noted above, its design retains a strong edge line to the high street to the east and it defines a very clear settlement edge to the west. Other estates, probably also the second and third in terms of the sequence of developments north of the Conservation Area, are The Close (photo 13) and The Ham (photo 14). The hedges along the High Street frontage of The Close create a strong edge to the High Street as do the green area and trees at the entrance to The Ham, if not so strongly.



12. The Ridings



13. The Close



14. The Ham

The very recent development of Town Close (photo 15) on Grove Lane takes a very different approach by setting many of the houses back behind a large 'green', echoing the village park almost opposite, although those houses on Grove Lane itself follow the traditional pattern by being direct onto the pavement.



15. Town Close

The Orchard (photo 16) is perhaps the exception. It is very open to Stanton Lane and has very large open-plan front gardens in the estate but, being on the lane, this does not affect the important core character of the main road.



16. The Orchard

## 5.4 BACKLAND DEVELOPMENTS

Though it is not easy to distinguish backland developments from estates, some have clearly been developed on land behind frontage properties on the High Street and they are, to some extent, hidden away (shown as Area 3 on Map 5) . This includes Kyneton Way (photo 17), Skillins (photo 18), Paddock End (photo 19), the Home Farm Development (photo 20), and apparently unnamed groups of housing on mainly private drives opposite the Village Hall, opposite the entrance to The Ham and opposite the green on Grove Lane. There are also a number of individual houses built on what was originally backland (e.g. The Croft).

The exception to all of the estates and the backland developments is the very recent housing at the end of Manor Close (photo 22), through the gates to the Manor, along a private drive. This includes some restored and converted coach houses to the manor.



17. Kyneton Way



20. Home Farm



18. Skillins



21. New builds on the East of Honey Knob Hill 34a, 34b, 34c and 35 private road



19. Paddock End



22. Manor Close

## 6. TREES AND BUSHES

These have all been mentioned briefly above but warrant another mention because of their effect on the character when moving along the High Street in particular (and followed south to north in the photos to the right).

At the bottom of the dip before coming up to the village hall from the south, there is a significant belt of trees and bushes to the east. Along the historic stretch of buildings close along the High Street, relief is provided by a group of small trees just beyond the Jolly Huntsman, and then the same on the opposite side just beyond Folly Row before it all opens up to the large open space opposite Paddock End (see photo 5 on page 20).

There are small green spaces and trees and bushes alongside the road up to The Ham and again to the west before arriving at the start of The Ridings. Things open to the west along the whole length of The Ridings and along to Grove Lane, with only a small amount of trees and bushes to the east. The new green and the QE2 Field also offer a valuable green feel, if now mainly with large areas of grass.



33.



34.



35.



36.



37.

Above and left: Trees and bushes soften the built environment and contribute to the character of the village. Most trees that grow in Conservation Areas are protected. Anyone wanting to fell or prune a tree or carry out other work which could damage a tree must inform Wiltshire Council at least six weeks in advance.

## 7. BUILDINGS AND MATERIALS

As with the Settlement Pattern described earlier, the key distinction is between buildings in and around the historic core and those built mainly post 1945.

### 7.1 HISTORIC CORE

The majority of buildings in the historic core are residential. A number tell of their previous uses in everyday village life. These include the Bailiffs Cottage, Gamekeeper's Lodge, Old Police House (with old lock-up in the back garden) and Old Village Hall. The Almshouses remain in their original use and are valued by the community and beneficiaries.

Some are in small groups, clearly built at one time, others, often more substantial, are single buildings even if physically linked to adjacent properties. Almost all houses date from the 18th and 19th centuries, face front to the street with roofs sloping back, and are of two storeys, although the large building immediately adjacent to the Jolly Hunstman gives more of a sense of height because it has a raised ground floor, high storey heights and strong gables. (It was almost certainly not built originally as a house.) The other key residential property with gables is the distinctive group of six Almshouses backing onto the allotments. The Almshouses are also older, from the later 17th century.

The front doors of many properties open straight onto the pavement. Where there are front gardens, they are mostly narrow but with plenty of greenery and well maintained. Most are enclosed by low stone walls. Only Lambourne House and its neighbouring property have significantly large front gardens.



38. Stone tiled roofs on the older buildings. Ashlar details



39. As with 38, stone facade and ashlar details as well as the low, flat topped stone wall.

Below and left: General photos of historic core. Whilst there are houses of different eras, all share common materials - predominantly the local stone, details such as chimneys, mullioned windows, stone and brick quoins as well as low boundary walls (where there is a boundary). The limited material palette and details contribute to the harmony and distinct local character.



39. Low, flat topped stone boundary walls, ashlar details



40. Same window and door arrangement of 39, but here bricks are used to detail windows and doors.

Whilst there is variation of building styles and materials, there is no development that detracts from its character. The prevailing material used is a local limestone; a version of Cotswold stone (Oolitic Limestone). This stone lacks the 'warmth' of that in the central Cotswolds and is less easy to carve and detail, so many of the houses have rough stone walls, while others (the more 'upmarket' ones) use more dressed stone, as do front garden walls etc. The one exception to this pattern is nos. 67 and 68 (photo 41) which are painted white (on rough stone beneath).

Roofs would also all have used stone tiles originally with the size variations typical in the Cotswolds, although many now have concrete or clay tiles. There are the typical local features on most houses of dressed stone around windows and doors (sometimes painted). There are some houses with small porches and many chimneys still remain.



41.



42.

Above and right: General photos of historic core continued. These illustrate the common use of stone (occasionally painted) and traditional built form and details.



43.



44.

There are a few exceptions to the above, in addition to the small backland development areas and single newer houses, notably with the Jolly Huntsman (photo 45), the Village Hall and the church (photo 47), although stone walls and roof tiles remain constant.

The Manor (photo 48) is also a significant exception. It was built around 1863 on the remains of earlier buildings and is Grade II Listed. It is Victorian Medieval in style, again using local stone for its walls. Its estate is surrounded by high stone walls.



45. The Jolly Huntsman Inn



47. St Michael and All Angels' Church



46. Almshouses



48. The Manor

Far more recent exceptions include the single storey café and village social club building and buildings around the green space opposite the entrance to Paddock End. One is an Art Nouveau style two storey, white painted house (photo 49) which is behind a wall and hedge. The other exception is a large, brick built, double-fronted Victorian villa at the back of the green space, which is the original 1880s farm house (photo 50).

There are also still two groups of agricultural buildings. One entered just opposite Malt House Cottage and clearly recently improved, and one mentioned above (see photo 8 page 15) entered off Manor Close.



49.



50.

## 7.2 POST 1945 DEVELOPMENTS

The houses in the newer housing developments are almost all one or two storeys, detached or semi-detached, mainly with open front gardens, garages and parking spaces at the front. Some estates reflect the prevailing national style of its time, generally brick built with tiled roofs (photo 52).. However, there are many developments which draw on the historic and locally distinctive character of the village.

A number of relatively new buildings are tucked away in backland sites, barely visible from the road (photo 53).

The initial part of the development of Town Close (54) was of semi-detached council houses. The most recent part is more reflective of local character; it is more varied, including a mix of detached and semi-detached houses and short terraces, some being tight up against the pavement, some having parking spaces directly off the road. Though this arrangement creates little space for greenery, the development benefits from a significant green space along the corner of Grove Lane.

The recent development in Manor Close (55) includes two converted Manor outbuildings around a shared space courtyard, and four pairs of large semi-detached houses with separate garages, some to the front, some to the rear. The design is reflective of many aspects of the historic character of the village.



52. Some of the more recent developments have materials, details and balance of windows that reflect historic and locally distinctive character.



54. Town Close



53. Post 1945 development tucked away in backland sites.



55. Manor Close

## 8. DESIGN CODE

This section sets out the rules, Design Code for new developments in a simple and illustrated way.

Each code specifies requirements using “must” and “should.”

“Must” signifies a mandatory rule; no exceptions are expected.

“Should” signifies a general expectation of compliance, but exceptions are possible due to specific circumstances (e.g., physical constraints). Applicants seeking an exception must include a detailed explanation of their reasons.

### Context and Identity

C1. To help both the local community and the applicant to achieve designs good enough to be approved, the Pre-Application Community Involvement Protocol that is included in Part 1, the Neighbourhood Plan SHOULD be used.

C2. New development proposals of all scales through Kington St Michael MUST demonstrate how they protect, reflect and/or enhance the settlement and host character area characteristics with regard to development density, plot coverage, gaps between buildings, height, massing and landscape.

C3. Development layouts that are at the edge of the village MUST maintain locally valued views (identified by KSM Neighbourhood Plan Policy KSM2) and SHOULD create views between buildings to retain a strong relationship between the village and countryside and key local landmarks (where relevant).



## Built Form

B1. Development proposals SHOULD reflect existing building forms and plot coverage to protect and reinforce the distinctiveness of host character area and village.

B2. Major residential development (of 10 dwellings or more) SHOULD be sub-divided into smaller clusters of development of a specific style or character, or individually designed plots to reflect the informal and incremental development grain of Kington St Michael.

B3. Development proposals SHOULD reflect and reinforce the approach to building lines and building orientation and patterns, having regard to an understanding of the grain of the village and host character area.

B4. Development proposals SHOULD reflect and continue the ridge and eaves heights of existing neighbouring buildings. Generally new development SHOULD be single or two – two and a half storeys (with accommodation in the roof space) for principal buildings.

B5. The design of outbuildings and adequate external refuse and recycling storage SHOULD be incorporated within house plots, be screened from the public realm and be accessible from the front or side of dwellings.



## Homes and Buildings

### Materials & Detailing

B6. Materials used for the repair or alteration of existing buildings and boundaries **MUST** match the existing palette of materials, and employ a similar method of construction including mortar mix.

B7. Extensions to buildings **MUST** be subordinate and proportionate to the host building. The architectural design **SHOULD** compliment the existing building through continuity with the architecture of the host building. A contemporary approach may be acceptable where this is of a high quality design and conserves or enhances the character of the High Street (South) character area, conservation area and the rural setting of the village (where relevant).

B8. Materials and construction methods used to extend existing buildings **SHOULD** either match the host building or be constructed in complimentary materials that protect or enhance the host building and character area. Such an approach will need to be carefully justified and be of a high quality design

B9. New infill development **MUST** be constructed in materials typical of the host character area.

B10. Existing architectural detailing **MUST** be retained. Appropriate architectural detailing in new development is encouraged. It **SHOULD** be informed by elements of existing traditional detailing found on local buildings.



## Homes and Buildings

### Roofs

B11. The roof form of new development **MUST** reflect the simple roof pitched roof forms found within Kington St Michael and reinforce the character of the host character area.

B12. Roofs **SHOULD** be constructed in either stone or clay pan-tiles, or natural slate within the conservation area, High Street and Backland Character Areas.

B13. Outside of these areas, man-made pan-tiles or slates can be acceptable where they relate to twentieth and twenty first century buildings and new development, subject to the agreement of precise details.

B14. Existing chimneys and stacks **MUST** be retained where they are original to the host building. New development **SHOULD** incorporate ventilation infrastructure within a traditionally designed masonry chimney that compliments the wider character of the village and host character area.



## Roofs (cond't)

B15. Additional roof dormer windows will only be appropriate outside of the conservation area and buildings that are not of listed or identified as non-designated heritage assets. New or replacement dormer windows **MUST** reflect the design of historic dormer windows and be constructed in wood and a matching roofing material to the host property.

B16. Where roof lights are installed, these **SHOULD** be on rear roof elevations. 'Conservation' roof lights are preferable where the property is located within the High Street and Backland character areas.

B17. Satellite dishes and other features that project above the ridge line **SHOULD** be avoided or located to the rear of properties.

B18. The installation of photovoltaic (solar) panels is supported as part of measures to address climate change for domestic, community and commercial uses and buildings. Within the conservation area, High Street and in relation to designated and non-designated heritage buildings (see KSM Neighbourhood Plan Policy KSM4) the installation of PV panels will generally be supported where proposals have had regard to Historic England Guidance Note '[Adapting Historic Buildings for Energy and Carbon Efficiency](#)'. Outside of these areas PV panels should be located away from the front roof where feasible.



## Homes and Buildings

### Windows and Doors

B19. Front doors that address the public realm SHOULD compliment the simple designs found within the village and original doors within terraced groups of houses. UPVC and poorly designed pastiche front doors SHOULD be avoided.

B20. Existing original porches and storm canopies associated with designated and non-designated heritage buildings and buildings within Kington St Michael Conservation Area and High Street Character Area MUST be retained. The addition of porches or canopies to new or existing non-designated and post WW2 houses SHOULD draw upon the local characteristics of small, simple stone or timber features with roofing to match the main building.

B21. The style, proportions and detailing of windows in new houses SHOULD be authentic to the proposed architectural vernacular and MUST contribute to protecting or enhancing the character of the host or adjacent character area.

B22. Within the conservation area, replacement windows SHOULD be authentic to the architectural style of the host building. The design and specification of replacement windows/ secondary glazing SHOULD optimise the potential to increase the insulation and energy efficiency of the property, informed by Historic England Guidance Note 'Adapting Historic Buildings for Energy and Carbon Efficiency'<sup>1</sup>.

B23. The colour for existing and new development fenestration SHOULD be drawn from the palette of colours that compliment and contribute to identity of Kington St Michael.



## Gardens and Boundaries

B24. New residential development **MUST** be provided with front and/or rear gardens that relate to the grain and density of the character area and are suitable amenity space for occupants.

B24. Plot boundaries should be defined and contained by either random rubble stone walls with flat mortar or cock and hen copings and / or hedges to protect and reflect the character of the wider character area and the neighbouring properties.

B25. Existing front gardens and their enclosure **MUST** be retained to conserve the setting to the building and character of the public realm through the village.



## Movement

### Parking

M1. On plot parking **MUST** meet be provided to adopted residential parking standards and **SHOULD** be surfaced using a permeable material to provide adequate natural drainage

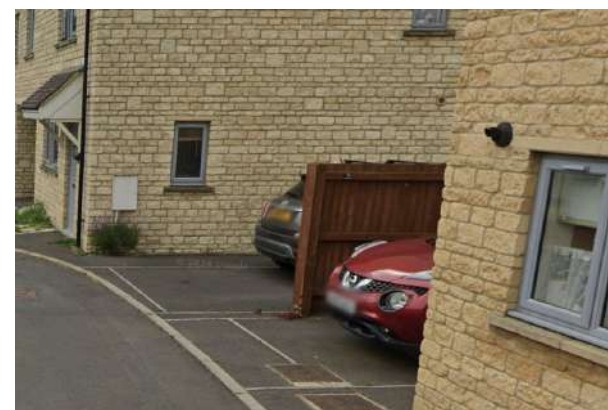
M2. Garages **SHOULD** be designed to provide cycle storage as well as an alternative to garden sheds and be equipped to enable electric vehicle charging to support lower carbon rural transportation objectives.

M3. Where courtyard parking is proposed, these homes **MUST** directly overlook and front onto the parking areas. They should be secure, well overlooked and safely lit, whilst being in close proximity to the dwellings it serves. Parking courts **SHOULD** be screened and softened by tree and vegetation planting.

### Transport

M4. Development proposals **MUST** provide safe and welcoming access and connections to encourage walking, wheeling and cycling within Kington St Michael for short journeys and leisure.

M5. Highway and access for new development proposals **SHOULD** adopt a place-sensitive approach avoiding introduction of standard highway infrastructure such as traffic signs, excessive road markings, lighting and excessive carriageway width.



## Nature

### Trees, Hedgerows & Vegetation

N1. New development rear gardens SHOULD be planted with native trees and pollinating vegetation to contribute to the green character of the village, the soft transition between the village and rural setting and to optimise biodiversity net gain.

N2. New development MUST retain, protect and integrate on site mature trees, hedges and shrubs where they are assessed as contributing to the character of the site and setting of the village and/or softening the transition between the village and countryside. Any trees or woodland lost to new development must be replaced with appropriate specimens.

N3. Development proposals MUST be accompanied by significant tree and hedgerow and shrub planting which compliments and integrates buildings into the surrounding character area and wider village landscape.

N4. The landscape scheme SHOULD include an appropriate mix of native tree sizes and species. Nonetheless, with a changing climate suitable, non-native trees may be appropriate.

N5. Trees SHOULD be planted as 'Extra Heavy Standard' size (12 cm – 18 cm girth).

N6. Although deciduous trees will form the majority of tree species within planting schemes, there SHOULD be a mix of both deciduous and evergreen tree species to deliver structural and ecological diversity, and screening where appropriate.



