

Chilbolton Conservation Area

Character Appraisal



1 Introduction

Conservation Areas

A conservation area is an area designated by the local planning authority as one of special architectural or historic interest. Once designated, the local authority has a duty¹ to ensure that the character of a conservation area is preserved or enhanced, particularly when considering applications for development.

Purpose of Character Appraisals

Local authorities are now encouraged to prepare Character Appraisals, providing detailed assessments of their conservation areas. Appraisals enable the local authority to understand the elements that give each area its distinct and unique character, identifying special qualities and highlighting features of particular significance. Those elements include: historic development; landscape and topography; style, type and form of the buildings, and the spaces between buildings; materials, textures, colours and detailing; and less tangible aspects, such as sounds and smells, which can contribute to the special character of the area.

A Character Appraisal is intended as an overview, providing a framework within which individual planning applications can be assessed. It includes text, an appraisal plan, and photographs. It is not realistic to refer to every building or feature within a conservation area – but the omission of any part does not mean that it is without significance.

1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The Chilbolton Conservation Area

Context

Chilbolton Conservation Area was originally designated on 18th January 1984 in recognition of its special architectural and historic interest.

Local authorities have a duty to periodically review their conservation areas to ensure that they are still relevant and that boundaries are logical and could be defended if a planning appeal were made. Test Valley Borough Council ('the Council') carried out a comprehensive review of the conservation area and the boundaries were formally amended by the Council's Cabinet on 17th December 2008. The conservation area includes the historic core of the village.

This Character Appraisal will be a material consideration when assessing future development within the Chilbolton Conservation Area. It should be read in conjunction with the Council's leaflet 'Conservation Areas: an introduction', and reference should also be made to policies within the Borough Local Plan.

Please note that a Character Appraisal is separate from a Village Design Statement. While a Character Appraisal deals specifically with a conservation area and is produced by the Council, a Village Design Statement covers a whole village and is prepared by the local community. It is anticipated that both documents will complement each other.

Location and Population

Chilbolton lies in the valley of the River Test midway between Stockbridge and Andover east of the A3057 road.

The population of Chilbolton is 1009². The economy of the settlement was formerly based on agriculture, but today the village is predominantly residential, with residents commuting to major centres such as Andover, Basingstoke, Winchester, Southampton and London with a growing number of people working from home.



2 From Hampshire County Council's Small Area Population Forecast (2006-based update).

The village offers a good range of community facilities including the village hall, a public house, village shop with post office, Church and playing fields.

Topography and Landscape

Chilbolton is located within the upper valley of the River Test, and is framed by the Common and River Test to the northwest and rising farmland and Chilbolton Down to the south and east. In common with many historic settlements in the valley, the village is specifically located on the first river terrace on the south-eastern valley side, above the floodplain of the River Test. The Upper Test Valley floor is a complex and meandering river system consisting of the main river and many tributaries and subsidiary carrier streams, with slow moving water. The valley is relatively wide at this point and the area is dominated by pastoral agriculture with frequent patches of woodland, contrasting with open areas of arable fields which rise from the valley floor onto the downland to the southeast. There is a strong sense of seclusion and tranquillity, undisturbed by modern development. Chilbolton Common is a rare survivor as many historic commons in the valley have been lost due to the creation of catchwork water meadows³. Chilbolton Cow Common has been designated as a Site of Special Scientific Interest due to its unimproved neutral grassland, marshy grassland, reed bed and some broadleaved woodland which supports a rich and rare environment for a large number of different flora. In contrast with the Upper Test Valley floor landscape area, the Leckford and Chilbolton Chalk Downs is an elevated, rolling landscape, predominantly arable, consisting of large fields with poor hedgerow structure, creating expansive areas of big skies and long views across open countryside over the River Test. The landscape immediately adjacent to the River Test includes extensive woodland and hedgerows.⁴

The village is surrounded by countryside, where strict policies apply to contain development.



Chilbolton Cow Common

3 Test Valley Community Landscape Project, Volume 1

4 Test Valley Community Landscape Project, Volume 1

Historic Development of the Villages

It is generally considered that the name 'Chilbolton' may derive from three Anglo Saxon words: 'Chil' meaning chalk stream, 'Bol' (or 'Bal') meaning barley and 'Tun' meaning enclosure, farm or village⁵. The settlement is also noted in 909AD as Coelboldingtun, meaning 'Ceolbeald's Farm', thought to relate to a local chieftain named Ceobald⁶. There is evidence of early settlement in the surrounding chalk landscape. Stone Age (250,000-8000 BC), lower Palaeolithic flint chips and axe heads have been found on the slopes of West Down and Mesolithic, Bronze Age and Iron Age sites have been discovered in the area. At the time of the Domesday Survey, the Manor of Chilbolton belonged to the Church at Winchester, (having been granted to the clerics by King Athelstan, a descendant of King Alfred the Great in 934 AD)⁷. The survey showed that there was a mill in the village valued at fifteen shillings, along with a Church. Richard Sturmy also owned part of the estate at the time. During the middle ages the Manor was leased to tenant farmers and the village prospered through sheep farming. Fourteenth century accounts record a substantial income from the sale of wool.

The Manor remained primarily in the ownership of the clerics at Winchester until the Dissolution when it was granted by Henry VIII to the Dean and Chapter of Winchester who leased the land out again to tenant farmers. However, in the 17th century, the lands were confiscated by the Commonwealth after the Civil War and were sold to John Lisle by Commissioners appointed by Cromwell's 'Long Parliament'. On the restoration of King Charles II to the throne, the lands once again reverted to the Dean and Chapter of Winchester Cathedral⁸.

Throughout its long history, Chilbolton has prospered through agriculture. Although sheep farming predominated in the Middle Ages, cereal production was also important within the great commonly held fields. Like many villages, Chilbolton experienced considerable changes to farmland in the 18th century resulting in increased wealth to the large landowners and improved production, but the displacement of agricultural labourers and increased poverty among the poorest. Coinciding with the enclosures of land, in 1838 the Chilbolton tithe award was made which formalised tenures and recorded agricultural holdings and at the same time, tenants lost fishing rights on the River Test.

5 The Place Names of Hampshire, by Richard Coates.

6 Victoria County History Vol 4.

7 Victoria County History Vol 4.

8 Victoria County History Vol 4.

Most of the historic buildings in the village date from the 17th and 18th centuries, with few earlier buildings surviving, with the exception of the Church, which dates back to the 12th century. In 1837, an area of land was given by the Manor 'to the rectory of Chilbolton for ever for the purpose of a school' and this was built in 1844 on a plot to the northeast of the Church. Other structures such as a Village Hall and meeting rooms were constructed in the latter half of the 19th century and the Church underwent a series of Victorian 'restorations', including re-roofing.

The 20th century saw a period of expansion in the village, more than doubling the size of the 19th century village. Most of the new building has taken place to the south of the historic core of the village. The late 20th century and early 21st century has seen further new development within the village, including new houses in Paddock Field, along with scattered infill plots throughout the village.

Areas of Archaeological Potential

Most settlements contain archaeological evidence, which helps to explain the origins and way of life of earlier inhabitants. An archaeological audit was prepared for Hampshire County Council (HCC) to inform the development control process. The historic core of the village has been identified as an Area of Archaeological Potential⁹ (AAP), and this is shown on the Conservation Area map.

The area to the north of the Church, where there are earthworks has also been identified as an AAP. The earthworks also represent the possible site of buildings on the northern side of the curving track to the west of the Church. It also incorporates plots on either side of the main street, where development has been denser.¹⁰

The AAP also includes the south side of the curving track way (now the public footpath west of the Church) and the land to the rear of plots on the main street to the boundary of the common; the small area of built development on the edge of the common to the north; and land to the east and north of Stocks Green, incorporating Northwood House and the open area to the southeast of the Manor.

9 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1995

10 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1995

Archaeological remains are likely to be found in the village, and any proposals to carry out works which include ground disturbance are likely to require an archaeological assessment. This may conclude that development is inappropriate or should be modified.

Form of the Village

The plan form of the village of Chilbolton can be described as a 'regular row'¹¹ – a planned development with regular plots with an additional area of settlement in the vicinity of the Church. The plots to the south of the village facing Stocks Green have developed as a regular row of dwellings within long rectangular plots, running back from the road, often with common rear boundaries. However, an element of modern back land infill has truncated several of these historic plots. Immediately to the south and west of the Church is an area of historic plots which radiate out to the curved southern boundary within the village street. Although modern infill has taken place, this has generally followed and respected the unusual plot layout in this area.

The public footpath running north off the village street, adjacent to Pentons, was once a more formal lane and probably served a farm, consisting of a house and outbuildings, and a further cottage. This is an important historic survival in the traditional planform of the village. Earthworks for these buildings are still visible and the buildings are shown on the Tithe Map of 1838.

To the west of the footpath, there is a large block of plots, subdivided into four rectangular areas, but with three of these truncated in their depth. Further west, and north of the road, there is evidence of scattered common edge settlements along the village street.

From the late 19th century, into the 20th and 21st centuries, development has filled in many open areas within the street scene and has expanded the centre of the village to the south and created a large 'village extension' to the southwest.

11 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1995

What is particularly important about the manner in which the village has developed into the 21st century is that the historic plot boundaries, have generally been retained and often reinforced; although there are some areas of unfortunate infilling with no reference to this historic planform. These boundaries and plot areas are still recognisable in today's landscape and are a feature of the conservation area which should be respected when further development is considered.

There are a number of entrances into Chilbolton, marking the transition from countryside to the built environment of which three enter directly into the conservation area:

- I. Winchester Road – this enters the village along the valley bottom to the north, turning abruptly south at a right angle at the bend of the driveway to the Manor.
- II. Winchester Street – this road rises up the valley side, running south out of the village, but turns abruptly east at the junction with Marl pits Lane, skirting the southernmost development of the village at this point.
- III. Village Street – this is the main road through the centre of the historic part of the village and enters the conservation area at the western end.

The public footpaths entering the village from the south and the north were probably once more formal track ways and are historic entrances into the village.



View into conservation area along Winchester Street

3 An Appraisal of the Conservation Area

Key Characteristics of the Conservation Area

- The conservation area lies within the valley of the River Test, with development on the southern side of the valley.
- The majority of the historic development is one plot deep and respects the traditional plot layout of the village.
- Newer development is interspersed among the historic development, as well as being clustered into specific areas – to the north of the south-western end of Village Street and in Paddock Field off Winchester Street. There is an extensive area of development lying outside of and to the southwest of the conservation area boundary.
- Most buildings are in residential use.
- There are several examples of large distinctive properties within the village.
- There are 30 buildings or structures within the Chilbolton conservation area boundary which are statutorily listed. These are buildings of national importance and Listed Building Consent is required to carry out any works which affect the character or appearance of the building. The Church of St. Mary the Less is listed Grade I and Northwood House is listed Grade II*. The remainder are listed Grade II including a number of important boundary walls and agricultural buildings such as barns and granaries. Listed buildings are shown in red on the Character Appraisal Map at the end of this document.
- There are 25 buildings of local interest within the conservation area boundary. These are unlisted buildings of interest which do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character or appearance of the conservation area. Buildings of local interest are shown in black on the Character Appraisal Map.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.

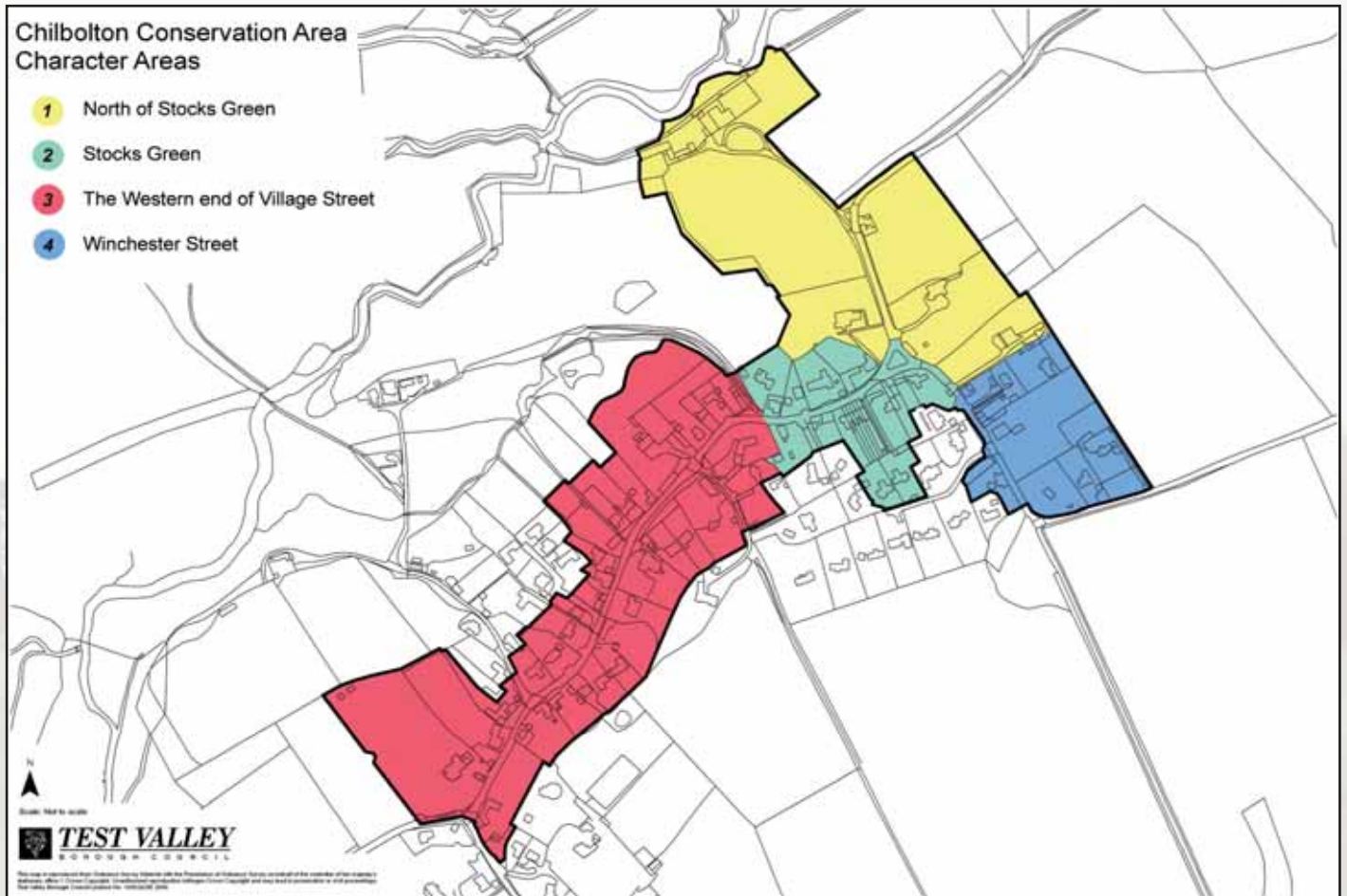
- Older cottages and generally built to a long, low linear floor plan and are generally timber framed or brick and flint in construction, with thatched or tiled roofs.
- Later cottages and houses are often constructed of brick (sometimes rendered over) or cob, with either tile or slate roofs.
- Some residential dwellings are converted agricultural buildings, which originally served the farms throughout the village; however there are a number of unconverted agricultural buildings surviving within the conservation area.
- Boundaries to plots are traditionally formed by brick or cob walls or hedgerows.
- Major key buildings: The Manor House, the old National School, Northwood House, Church of St. Mary the Less, Church House Farm, the Abbots Mitre Public House, Abbots Cottage, Chilbolton Cottage, Spring Cottage, Heather Cottage and Chalkdell.



Church of St. Mary the Less

Chilbolton Conservation Area: Character Areas

In the appraisal Chilbolton is divided into 4 character areas and these are described separately: North of Stocks Green; Stocks Green; the western end of Village Street and Winchester Street. The quality of their buildings, landscape and setting are considered together.



i North of Stocks Green

This character area is formed by the part of the village incorporating the Manor House complex, The Church, Northwood House, the old National School and the open land between. The area is characterised by a particularly low density of buildings, with the Manor House and Northwood House sitting in large grounds, separated from each other by open farmland. The Church similarly sits alone in the southern part of the area, adjacent to the more dense development surrounding Stocks Green.

There are five listed buildings and a listed boundary wall within this character area, including the Grade I listed Church and Grade II* listed Northwood House. Two buildings of local interest have also been identified - Manor House Cottage and Anstey Bungalow. The Manor House (Grade II) sits within a historic location in the valley floor, on the banks of the River Test and the open land surrounding the site forms a traditional open landscape setting. The building itself dates from the 18th and 19th centuries, and is of a higher standard and design and construction than most of the buildings within the village – underlining its historical and social importance to the settlement. The building is of brick with tile and slate roof, and has a symmetrical front, with a decorative door case and timber vertically sliding sash windows. The high garden wall to the area east of the house dates from the early 19th century and is rendered cob with a tile capping – a traditional boundary treatment in the Test Valley. Manor House Cottage is located to the immediate west of the main house and may once have been a low range of ancillary outbuildings. It is constructed of brick and flint with a clay tile roof.

Northwood House (Grade II*), formerly the Rectory, is a Queen Anne style house dating from around 1700. It is a particularly distinctive property, with red brickwork constructed in Flemish bond, with cambered or arched window openings containing vertically sliding timber sashes. The doorway is of particularly high quality, with a pediment hood and cornice mouldings on carved brackets. The house sits within private grounds, and includes the Grade II listed Coach house and Stables. This building dates from the late 18th century and is constructed of brick and flint arranged in decorative horizontal panels. This building is prominent within the village street scene due to its location on the eastern side of Stocks Green.



Northwood House

The old National School is dated 1844 and is a typical hall type school of the period with a later extension forming an L-shape. The building occupies a prominent position lying between the Manor and Church on the bend of Winchester Road as it turns south into the centre of the village. It is constructed of flint and brick with a slate roof. The windows are distinctive with patterns of large octagons and small squares picked out by glazing bars.



National School

The Church of St Mary the Less (Grade I) dates from the 12th century with 13th, 14th and 15th century additions which underwent a major restoration in the Victorian period. The Church is constructed of flint rubble which has been rendered in areas, with some stone dressings, including buttresses, windows and a plinth. The tower is constructed in three stages – flint walls with a tiled roof, linking to the narrow bell stage, which has weatherboarding on a timber frame, leading to the top, which is the tiled spire.



Church of St. Mary the Less

The low density nature of this character area is in contrast to the rest of the historic part of the village and provides both long and short distance views through and out of the conservation area. The open spaces and traditional strong hedged or walled boundaries are a particular feature, along with the simple post and rail fencing to areas of farmland. Large mature trees are also dotted around the area, either as individual specimens or denser tree belts.



Open space to south of Manor House

Key Characteristics

- Low density historic development.
- Open spaces with traditional boundaries consisting of hedges, walls or timber post and rail fencing.
- Mature trees.
- Important listed buildings.
- The Church and Churchyard.
- Northwood House and grounds.
- The Manor House on the banks of the River Test.
- Long and short distance views through and out of the conservation area.

ii *Stocks Green*

This character area includes the main focal point within the village at the junction of Winchester Road, Winchester Street and Village Street. This junction is known locally as Stocks Green, with a triangular area of land at the centre of the junction. The area also incorporates the continuation of Village Street for a short way to the west.

This character area has a relatively high density of properties, with large radiating plots on the inside of the bend in Village Street to the north and more regular long and deep rectangular historic plots to the southern side. The general street scene is of more traditional buildings on the edge or close to the

road, with modern properties set further back within plots. Boundary treatment is a mixture of traditional hedge or wall and an increasing prevalence of modern inappropriate close boarded fencing.



Chilbolton Cottage and Spring Cottage



Lilac Cottage



Whiteways and Heather Cottage

There are seventeen listed buildings within the character area (including four attached dwellings and a terrace of six), all of which are listed Grade II. There are also 3 detached buildings which have been highlighted as being of local interest. The modern development in the character area is generally minimal or outside the proposed conservation area boundary and the design and character generally reflects well the local distinctiveness of this area.

Five prominent properties (listed Grade II) dominate the southern side of Stocks Green. Chilbolton Cottage, Spring Cottage, Lilac Cottage, Whiteways and Heather Cottage are an irregular group of cottages dating from the 17th century with 18th century alterations and additions and a taller reconstruction in the centre dating from around 1900. The cottages are constructed of timber frame with plaster and brick infill panels, or rendered brick and have thatched roofs with gables, half-hips and inset and eyebrow dormers. The variation in the thatched roofs forms an uneven skyline linking the cottages, which is visible and particularly prominent in views from the west along Village Street.

On the northern side of Stocks Green, adjacent to the Churchyard, lies Church Farmhouse. This building dates from the early 19th century and is constructed of brick and slate. Associated with the farmhouse is a cob boundary wall with a tiled capping, a barn, stable and workshop, and two granary buildings. The granaries are both constructed of timber framing and sit on 12 staddle stones (the mushroom shaped supports), which kept the grain off the ground and out of the reach of rodents. This type of prominent grouping of agricultural buildings with an associated farmhouse in the centre of the village is a typical traditional feature of many historic settlements in the Test Valley.

The other listed buildings are cottages dating from the 17th and 18th centuries, and a house from the late 18th century, all with later additions and alterations. They are constructed variously of traditional local materials – timber frame, cob and brick, with either thatched or tile roofs. The grouping of these buildings on Village Street is important to the historic character of the village.

Room Cottages form a terrace of six cottages designed by the architect W.D. Caroe and are dated 1893. The same architect was also responsible for the house at Testcombe, (to the southwest of the village built in the Arts and Crafts style) and the Village Hall on Village Street (now demolished). The cottages which are listed Grade II are constructed of red brick with clay tile roofs, the westernmost dwelling being slightly taller with a substantial cornice and pitched dormer window in the roof. There are small gardens to the front which retain the original picket fencing.



Room Cottages

Three modern properties within the character area have been noted as providing a positive contribution to the conservation area – The Granaries on Village Street and Garden Cottage and the adjacent dwelling in Paddock Field. Each of these properties respects and reflects the local distinctiveness of the character of the village, incorporating traditional materials, such as thatch, and traditional proportions to the buildings.

Key Characteristics

- Central focal point of village.
- High number of listed buildings, forming the historic street scene.



Garden Cottage

- Mixture of historic properties constructed from the 17th to 19th centuries.
- Historic plot sizes remain easily discernible.
- Modern properties within the area generally reflect local distinctiveness in design and traditional location within these plots.
- Traditional boundary treatments include hedges and walls, but beginnings of encroachment of inappropriate modern boundary treatment such as close boarded fencing.

iii Western end of Village Street

This character area is formed by the western part of Village Street and is a continuation of the historic linear development of the village along the valley. The buildings are placed randomly within plots, with the more historic properties generally fronting the street. There are a variety of historic boundary treatments, from brick and flint walls to hedgerows, with mature trees dotted along the road boundaries or in gardens. The strong boundary treatments, interspersed with buildings to the fronts of plots, help to give the street scene a relatively

intimate character. The road widens at two points along its length, including at Grindstone Green adjacent to Abbot's Rest, creating intermediate focal points.



Poplar Cottage

This character area contains the largest concentration of listed buildings in the village, with 14 in total. There are 11 buildings of local interest scattered around the area, along with neutral, more modern development.



Granary on straddle stones

On the southern side of Village Street, separated from the road by later development, is Poplar Cottage, an 18th century thatched cob building. This building is located adjacent to one of the ancient track ways into the village from the south, which is still used as a public footpath. To the north of Poplar Cottage is an isolated 19th century granary building, constructed of timber framing with a thatched roof, resting on 7 staddle stones. Both these buildings are important in the historic development of the village, representing the diversity of built form found in the settlement and are closely associated with the original planform of the village at a historic entrance.

On the northern side of Village Street are several particularly important groupings of listed buildings. These groupings form part of the historic backbone of the linear development in this area and help to reinforce the intimate nature of this part of the village, through either their location within the plot or with traditional strong boundary treatments.

Pentons, Vine Cottage and Bannuts Farm are all listed Grade II. Bannuts Farm, with its associated historic outbuildings date from the 18th or early 19th centuries and are all constructed of brick with tiled roofs. Each building retains traditional historic detailing relative to the particular period of construction with the use of Flemish bond with blue headers, flint banding and distinctive doorway detailing, such as canopies or hoods with brackets. Bannuts is particularly typical of its period, with a symmetrical front, fine brickwork and sixteen pane timber sliding sash windows. The long cob threshing barn to the front of the house, and adjacent to the road, is an important remnant of the agrarian history of the village and provides a focal point at this slightly wider part of Village Street.



Cob barn, Bannuts Farm



Abbot's Cottage

Further south, on the same side of the road, Abbot's Cottage (Grade II), a rendered cob and thatched 18th century building, is particularly prominent in views through the street scene from the southwest due to its location on a slight bend in the road and its positioning to the front of the plot.

At the south-western end of the conservation area boundary, (on the southern side of Village Street), is a further important grouping of listed buildings. Upcote Cottage, Chalkdell and Chalkdell Cottage (built of chalk) all sit on the edge of the road and continue the intimate nature of the historic built environment through the linear street scene. Beyond this is Copyhold Cottage – a large, rendered, single and two storey property occupying a prominent location on the corner of Village Street and Drove Road. There is a long mature garden to the north of Copyhold Cottage, which includes a number of mature trees and shrubs which contributes to the soft arcadian character of this part of the conservation area.



Chalkdell Cottage

Opposite Copyhold Cottage is Broxton House, a large well detailed late 19th century red brick house set within a large plot, with a range of outbuildings including stables, and former coach house. Next to this are Broxton House Cottage and Hazel House - two simple red brick cottages which were each designed by W.D. Caroe as two houses. Broxton House, Broxton House Cottage and Hazel House are of local interest.

There are a number of modern dwellings on both sides of Village Street at this point. The impact of those on the northern side of the road, (although not necessarily locally distinctive in their materials), has been reduced, as they are set well back within their plots. They are mainly single storey in height and have strong frontage green boundary treatment. This allows the grouping of listed buildings to remain prominent within the street scene.

The location of Chalkdell, an early 19th century building with shuttered cob (rendered at the front) and a clay, pegged tiled roof, is particularly important as it provides a visual termination to views south along Joy's Lane when entering the main part of the village from the Chilbolton Cow Common. The building has a pleasant symmetrical façade with timber vertically sliding sash windows and a half glazed door with fanlight over.



K6 Telephone Kiosk

One further listed 'building' worth noting due to its contribution to the street scene and the social history of the village is the K6 Telephone Kiosk on Grindstone Green. This type of telephone box was designed in 1935 by Sir Giles Gilbert Scott and is constructed of cast iron, with a domed roof. It is unfortunate that the setting of this listed building is next to modern, non-locally distinctive houses and the 'green' area is cluttered with telegraph poles and a large bin.

Of the locally important non listed buildings, Poplar Dene and the Abbots Mitre Public House (PH) are worthy of comment. Poplar Dene is located at the slight widening of Village Street in the north of this character area. The building lies at right angles to the road, has retained its traditional proportions and is notable for its 'wavy' Victorian bargeboards on the gables facing Village Street. The Abbots Mitre PH is perhaps more significant to the conservation area in relation to its social importance in the village than as a particularly architecturally special building. The survival of such a facility within a small village is key to the retention of an integrated and thriving community.



Abbots Mitre Public House

This part of the village has suffered from a more significant intrusion of modern development over the 20th century. It is fortunate that where modern development has taken place fronting the Village Street, it has been shifted further back into the plots, which has led to a less intimate street scene, through the use of either non-traditional boundary treatments or less substantial planting. A more substantial hedged boundary to these plots would be more typical within this historic street scene and would help to soften the impact of views out of the proposed conservation area at this point.

Key Characteristics

- Smaller historic cottages and 19th century houses.
- Traditional boundary treatments.
- High number of listed buildings, helping to form a more intimate historic street scene.
- Historic plot sizes remain unchanged and easily discernible.
- A number of modern infill plots which generally fail to reflect the local distinctiveness and traditional built character of the village.
- Random sized plots and random positioning of buildings within plots.

iv Winchester Street

This character area is formed by Winchester Street, which runs south from Stocks Green, up the valley side, out of the village and conservation area. This narrow lane is characterised by mature high hedge boundaries, often slightly higher than the road. The historic buildings generally front onto or are immediately adjacent the road, creating an intimate street scene, spoilt in parts by the driveway entrances to modern development to the rear, which have artificially widened the road in areas.

There are four Grade II listed buildings – Nos. 1-2 Digby Cottages, Honeysuckle Cottage and Yew Tree Cottage; and a number of unlisted buildings of local interest in this character area, including Winton Cottage, Hookley Down and Field Corner. Each of these unlisted buildings has retained traditional architectural detailing, including windows, doors or other decorative features.



Digby Croft Cottage

Digby Cottages date from the early 19th century and are constructed of brick in Flemish bond with a hipped slate roof. The cottages retain their traditional cast-iron casement windows, each having 12 individual rectangular panes of glass between narrow glazing bar details.

Yew Tree Cottage dates from the late 18th century with a 19th century extension. It has flint and stone walls with brick quoins and later elements are of

Flemish bond with decorative blue headers. The roof is typically thatched with eyebrow dormers.

Key Characteristics

- Historic buildings, interspersed with significant buildings of local interest, which retain much of the original architectural detailing.
- Small number of modern infill plots which do not respect the historic plan form and layout of the village.
- Long distance views out of the conservation area to the south and east.
- Hedgerows and trees generally form boundaries to the plots.



Yew Tree Cottage

Materials, Textures, Colours & Detailing

Introduction

By necessity, builders in the past tended to use materials that were available locally, such as timber, cob and thatch. There are several fine examples of buildings dating from the 16th, 17th and 18th centuries in Chilbolton. These include both simple cottages and grand, larger houses and display traditional construction techniques and good architectural detailing. With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials, such as Welsh roof slates and stock bricks, became available to builders.

Before carrying out repairs or considering extending or altering historic buildings within the village, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important buildings.

Walls

Older properties within the village are generally timber framed, with a variety of materials used for the infill panels, including wattle and daub, cob, brick and flint.

The use of brick and flint for building frontages is not so prevalent in Chilbolton as in other villages within Test Valley but there are a few examples within the village. Flint occurs naturally within the downland chalk landscape and provided a readily available building material, which was widely used in traditional vernacular buildings up to the 20th century. The flints were normally 'knapped' or dressed to provide a flat, often 'squarish' shaped outer surface, which created a regular 'plane' to the wall. Bricks were initially used to create the 'corners' of buildings and the more structural elements such as lintels and door openings, but were later used to create decorative patterns, such as those to the outbuilding to Northwood House which provides an important visual termination to views across Stocks Green.



Northwood House barn
brick and flint

Later buildings were constructed of brick and cob which have been rendered or painted. Paint colours are generally restricted to subtle shades of cream, grey or off white.

Weatherboarding is a detail found on former agricultural buildings within the village.

Roofs

There are a number of examples of thatched roofs within the conservation area. Evidence indicates that long straw was the prevailing thatching material in the area. Since the middle of the last century, combed wheat reed has assumed greater prominence and is now the main thatching material in the village. The practice when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed.

The majority of thatched buildings in the conservation area are listed. A change from one thatching material to another or a change in style of the thatch will inevitably change the character of the building and hence requires Listed Building Consent. The planning authority will resist the loss of indigenous types of material and would need compelling evidence in support of such a change.

As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in Test Valley have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat reed on the other

hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Council encourages the use of flush and wrap-over ridge on both long straw and combed wheat reed roofs.



Rethatching Post Office

Clay tiles (mainly handmade) are also commonly used in the village, with natural slate used from the 19th century onwards. There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and can often appear prominent within the historic street scene; therefore, its use is discouraged within the conservation area.

Windows

Windows are a critical element of a building's design and even subtle changes can significantly alter their character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.

There are a number of traditional styles of window within the conservation area, including timber windows with traditionally glazed leaded lights formed of individual 'quarries' of glass (individual diamond or square pieces of glass) with lead 'comes' (the lead which connects the individual pieces of glass together); and cast iron framed and small paned windows, often with decorative window 'furniture', i.e. catches and window stays. One of the styles found in the conservation area is commonly termed the 'Hampshire casement'. This is a well proportioned single glazed timber window with a single horizontal glazing bar equally dividing the panes.

In the grander buildings of the late 18th century or 19th century traditional small paned timber vertically sliding sash windows were the prevalent window style and demonstrate the wealth of the owners of the time, (for example at Northwood House, Bannuts and the Manor House).



Yew Tree Cottage casement window



Chalkdell House sash window

The majority of windows in Chilbolton are of a reasonable standard of design. Fortunately, the use of non-traditional materials, such as PVCu, has so far been largely avoided. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.

Doors



St. Michael's Cottage porch & gate

Doors and associated architectural detailing are important features which often complete the 'character' of the building. The significance of doors to the historic character of a building is often overlooked, and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the grander buildings reflect the styles and periods of buildings and the social context in which these buildings once stood.

Garden Walls, Fences and Other Means of Enclosure

Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components which can make a significant contribution to the character of the village. Many historic boundaries remain, defining the original plot sizes and are natural or man made.



Field Corner

There are several examples of historic flint, cob or brick boundary walls in the village, but these are generally to the more important or grander buildings such as the Church, Church Farmhouse and Northwood House. Generally the majority of properties, including modern dwellings, have retained an historic method of defining the boundary, either by brick or brick and flint walls, or by hedgerows. There is an unfortunate move towards the use of close boarded fencing of various heights and these are alien features, detracting from the historic character of the conservation area.

Key characteristics

- Most of the older buildings in the village are constructed of materials from local sources.
- Predominant construction materials are timber framing with various infill, including brick, brick with flint, wattle and daub or cob.
- Thatch and clay tiles are the major roofing material within the village, followed by slate on the later buildings.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Garden walls and hedges are particularly important enclosure features, contributing to the character of the conservation area.

The Contribution of Trees

A significant part of the character of the village is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.



Trees in the churchyard

Trees and Hedgerows

It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the Character Appraisal map. Trees form important backdrops to the village on the valley sides as well as the significant concentration along the course of the River Test and on the edges of the Common land to the northwest of the village. Large important specimen trees are scattered within the built area of the village, in private gardens and parkland to the front of the Manor House and in the vicinity of Northwood House.



Trees along Village Street

Hedgerows are a predominant boundary feature outside of the main historic core of the village, both for residential areas and agricultural land. The hedgerows and associated hedgerow trees are a particularly important survival of the agrarian history of the village and help to retain the verdant nature of the conservation area, linking it seamlessly to the surrounding countryside.

Open Spaces



Northwood House

Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. Important open areas are shown on the Character Appraisal map.

Historic open spaces in Chilbolton include the Churchyard, land adjacent to The Manor House and Northwood House. In addition, open space provides and forms the traditional valley setting, on the edge of the River Test flood plain.

Important Views

The most important views looking into, out of and through the conservation area are shown on the Character Appraisal map. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.



View down Village Street

Other Issues Affecting the Conservation Area

Chilbolton is fortunate in that it has not been adversely affected by inappropriate modern development within the major historic streets of the village; therefore the historic character of the conservation area has suffered little over the last twenty years. The most significant area of modern development has taken place outside the conservation area boundary to the west of Winchester Street at Paddock Field; to the north of Village Street and on either side of Joys Lane and to the southwest, of the conservation area (creating an area of development larger and denser than the historic village area). The repeat of such an approach to modern development should not be encouraged, and infilling of the gaps created by the traditional plots on the historic street frontages, or on back land development would also not be considered appropriate within the conservation area.

The majority of the modern infill properties have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the village. However, there have been some unfortunate designs of both new dwellings and extensions to existing dwellings which have failed to respect the scale, materials, massing and design of the main 'grain' of the village. Care needs to be taken to ensure that such development is not repeated in the future.

There are features within the conservation area which have suffered the wear and tear of time. There has also been unfortunate piecemeal loss of hedgerows to residential boundaries and their replacement with modern and inappropriately detailed fences.

One of the most intrusive features within the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic street scene.

As with any other developed area, Chilbolton is under pressure from modern living. The key pressures on the historic village are:

- Parking – cars can dominate street scene and detract from the traditional rural character and the need for such transport in rural areas is likely to continue in the future. The loss of boundary treatments, such as traditional walls or hedgerows often occurs with the need to provide off road parking and can be detrimental to the intrinsic character of the village.

- Inappropriate modern infill dwellings or extensions to both listed and unlisted buildings of local interest which are not sympathetic to or in keeping with the character of the historic buildings and street scene.
- The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu.
- The requirement for new domestic outbuildings such as garages and sheds can have a significant cumulative impact on an historic area. Care needs to be taken to ensure that outbuildings are in proportion and subservient to the scale of the main dwelling - the insertion of rooms above will be discouraged.
- The general survival of the historic plot plan form of the village means that the capacity for new development within the boundaries of the conservation area is minimal and significant new development would be detrimental to the intrinsic historic character and plan form of the village.
- The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that inappropriate openings and modern detail is avoided. These complexes of buildings are often prominent within the street scene and have a great historic relevance to the development of the village.
- Subdivision of the historic linear plots and introduction of backland development should be avoided as this alters the historic planform of the village.

Notwithstanding this, development on the edge or immediately outside the conservation area boundary could have a detrimental impact on views into and out of the conservation area, which national government guidance on the preservation and enhancement of conservation areas seeks to resist.

4 Summary

Character

Chilbolton is a historic village the centre of which has not been altered significantly by late 20th century development or modern living. Chilbolton developed slowly as a series of one and a half and two storey houses and cottages built along Winchester Street and Village Street. Buildings span from the 16th to the 20th centuries, with the exception of the Church which has its roots in the 12th century. The most significant buildings are Northwood House, The Manor and the Church. The built form developed along the original road system within the valley bottom, and the historic plots can still be traced in the topography of the village today. The village is located within the Test River valley and is surrounded by common land, agricultural land and downland and is quiet and residential in character.

Reason for Designation

A conservation area is defined as '*...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Chilbolton is an historic settlement within the chalk downland, the general plan form of which has changed very little over the centuries. The village consists of a mixture of buildings of varying ages and styles, but is probably best known for its many timber framed or cob, thatched or tiled roof cottages. Other distinctive and architectural features include boundary brick walls and hedges and traditional doors and windows. There is a strong sense of history provided by the traditional intimate historic street scene along the Village Street, with many properties on plot frontages.

These features all contribute to the character of the village and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of conservation areas.

Boundary Review



When the Conservation Area was designated in 1984, the boundaries were drawn more loosely than they would be today including buildings of varying quality, as well as extensive areas of open space on the edge of the built environment. A comprehensive review was undertaken by Consultants on behalf of the Council in 2006, to check that there were no anomalies with the boundaries and to avoid duplication with other land use policies and designations. The quality of buildings and features were carefully assessed to identify the contribution (or otherwise) that they made to the character of the Conservation Area.

As a result of the review, the boundaries at Chilbolton were revised removing newer housing which did not meet the criteria for inclusion, fields on the periphery and Chilbolton Cow Common. Although this land provides the natural setting to the village, it is protected under other countryside restraint or nature/ecological policies within the Local Plan. Both Chilbolton Cow Common and the River Test are Sites of Special Scientific Interest giving them additional levels of protection from inappropriate forms of development. The northern boundary is defined by the River Test and includes the Manor House; the eastern boundary includes the old National School, Northwood House, and properties fronting onto the eastern side of Winchester Street. The southern boundary includes properties on the southern side of Village Street up to Broxton House, Broxton Cottage and Hazel House and then properties on the northern side of Village Street up to the Church, retaining the historic core of the village.

Other amendments include the addition of Brambledene, Field Corner and Hookley Down and part of the garden to Yew Tree Cottage (all on Winchester Street) for the contribution they make to the character and appearance of the area.



The historic core of the village

Conclusions

There has been little change since the Chilbolton Conservation Area was designated. Chilbolton is of significant architectural and historic interest and clearly still warrants designation as a Conservation Area.

The character of Chilbolton is derived from a combination of factors, which have been identified in this appraisal. These factors include the setting, layout and historic development of the village as well as the quality and variety of its architectural style, materials and detailing. When considering new development in the village, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Area is to be preserved or enhanced.



Hookley Down



Field Corner

Consultation Undertaken as Part of the Review

- Consultation with representatives from Chilbolton Parish Council early in the process.
- The review and exhibition were advertised in the Parish Newsletters and on the Parish and the Borough Councils' web sites.
- A copy of the draft appraisal was put on the Test Valley Borough Council web site with links to the Parish Council web sites.
- Individual letters were sent to all properties within the Conservation Area informing residents about the Review, inviting them to the exhibition and giving them the opportunity to comment.
- Posters were displayed on local notice boards.
- An exhibition summarising the appraisal and boundary changes was held at Chilbolton Village Hall on the 24th June 2008.



View back into Stocks Green

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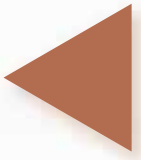
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Appraisal Map



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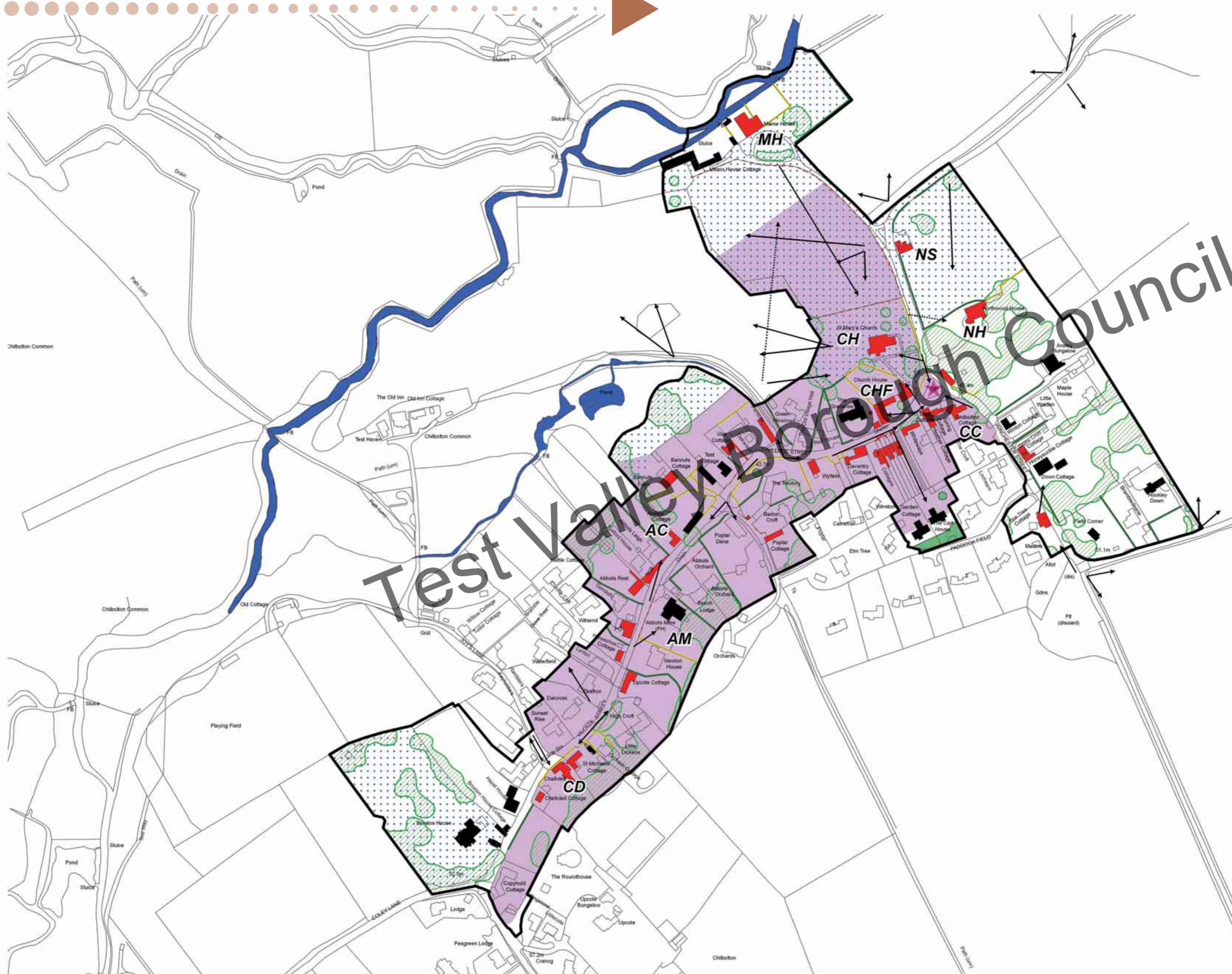
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Chilbolton Conservation Area Character Appraisal



- Conservation Area Boundary
- Area of Archaeological Potential
- Listed Buildings
- Listed Walls
- Other Important Walls
- Important Picket Fence
- Building of Local Interest
- General Buildings
- Railings
- Trees covered by Tree Preservation Order
- Important Trees or Group of Trees
- Important Hedgerows
- River Test
- Significant Space or Focal point
- Important Open Areas
- Important Views
- Long Distance Views
- Glimpsed views

- KEY BUILDINGS**
- AC - Abbott's Cottage
 - AM - Abbott's Mitre
 - CC - Chilbolton Cottage, Spring Cottage and Heather Cottage
 - CD - Chalkdell
 - CH - St. Mary's Church
 - CHF - Church House Farm
 - MH - Manor House
 - NH - Northwood House
 - NS - National School

Note: The scale to which this map is printed and the thickness of the boundary line may result in loss of definition. Where assurance is required on the definite boundary, please refer to the Conservation Section for clarification.



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