

Broughton 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, photographs and sketches. 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 Broughton Conservation Area

Context

Broughton Conservation Area was originally designated on 17th December 1971 and extended on 9th September 1987 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 areas and the boundaries were formally amended by the Council's Cabinet and took effect from the 1st September 2008. The conservation area now includes the historic core of the village.

This Character Appraisal will be a material consideration when assessing future development within Broughton 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 Development Framework.

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

Broughton was one of the earliest of the conservation areas to be designated in Test Valley. It is situated within the Wallop Brook Valley, a tributary of the River Test halfway between Stockbridge and the Wiltshire border. The village lies in the centre of the Parish of Broughton, about three miles west of Stockbridge.

The population of Broughton is 1043². Although the economy was formerly based on agriculture, there is little traditional employment here today.

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

The villages are predominantly residential, with the majority of people commuting to major centres such as Andover, Basingstoke, Winchester, Southampton and London and there is a growing number of people working from home.

The village offers a good range of community facilities including the village hall, two public houses, village shop with post office, doctors' surgery, a church, primary school and playing fields.

Topography and Landscape

Broughton is located within the valley of the Wallop Brook which at this point begins to broaden on its approach to the River Test. The valley has variations in scale and character which typify the landscape character. The dominant pattern of local biodiversity and vegetation is permanent pasture or riverside meadows with patches of woodland. There is diverse flora and fauna particularly

in those habitats associated with seasonal or permanent water-logging. Water meadows extend north along much of the Wallop Brook as far as Broughton taking advantage of its relatively steep valley sides. Poplar, alder and willow generally line the watercourses, and field boundaries are predominantly formed by hedgerows and trees. Throughout the valley individual large specimen trees exist especially within the parkland area surrounding Broughton House.³



Parkland at Broughton Manor House

The Wallop valley forms a generally intimate, enclosed and tranquil character which is relatively unspoilt by the intrusion of roads and modern suburbanising influences, with settlement concentrated within three independent historic cores, the village of Broughton being the southernmost. Within the village, more suburban influences have created a 'town like' character of narrow streets and dense but varied housing styles. The intimate pastoral landscape pattern and associated water channels and ditches, millstreams and pools on this part of the Wallop valley remains unspoilt and provides an important backdrop and setting to the village of Broughton.

The village is served by a series of minor rural roads and lanes, which meander along the course of the valley.

3 Test Valley Community Landscape Assessment, Vol 1: Description and Classification of Landscape Character Types and Areas.

Historic Development of the Villages

It is generally considered that the name 'Broughton' may derive from the Old English 'Beorg(a)tun' meaning 'hill, barrow farm'. There are at least five barrows on the crest of Broughton Down and Broughton Hill overlooking the village.⁴

There is evidence of Anglo Saxon settlement in the surrounding chalk landscape and a recorded Roman station called 'Brigae' was located nearby, at the halfway point on the Roman Road between Winchester and Old Sarum outside Salisbury.

At the time of the Domesday Survey, the Manor of Broughton belonged to the Crown. It passed through several families until it was granted by Joan de Bohun to the master and convent of God's House in Portsmouth in 1325. The Manor remained in this ownership until the Dissolution, when it was granted by Henry VIII to Lord Chancellor Wriothesley, Earl of Southampton, after which it passed through many hands.

There were two other notable estates in Broughton named Roake and Oake. By 1789, the Manor of Oak had become merged with the Manor of Roak, becoming known as Roak Manor, covering the southern end of the village. Broughton Manor covered the northern part of the village.

Throughout its long history, Broughton has prospered through agriculture. In the Middle Ages, cereal production reached its height, with great commonly held fields, creating a generally prosperous life for the inhabitants of the area. Like many villages, Broughton experienced considerable changes to farm land 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. The farms which occupy areas close to or on the valley floor often face each other across the Wallop Brook, access to water being an important factor in its siting – with field systems extending behind.

At the beginning of the 20th century, Broughton was a thriving working community with 14 shops, 5 public houses and at least 15 separate farms. However, today, a high proportion of the working population now commute out of the village to larger local centres in Hampshire, Wiltshire and beyond, although the village still retains an excellent range of community facilities and services.

4 The Place Names of Hampshire by Richard Coates.

The late 20th and early 21st centuries have seen some additional development within the village, including houses on Paynes Lane and Dixons Lane in the centre of the village, a larger modern area of development to the west and scattered linear modern development in the south of 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 Potential⁵ (AAP), and this is shown on the Conservation Area map.

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 Villages

Broughton lies mainly on the western side of the valley of the Wallop Brook, at a point where the river plain is slightly wider, with the eastern side rising more steeply from the Brook. Further west, the land rises to Broughton Down.

The plan form of the village can be described as 'composite'⁶ – made up of different types of historic development. The area either side of the High Street has developed as a regular row of dwellings within long rectangular plots, running back from the road, often with common rear boundaries. In several cases the original historic tracks still exist, running along the side of a block of plots, and continuing along the rear boundaries. This is significant as it is an important historic survival of the traditional plan form of the village.

To the south of the village, the historic development is of a more scattered linear nature, within irregular shaped plots, fronting either the western side of Horsebridge Road or the eastern side of Rookery Lane.

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

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

It is likely that the main focus of settlement since medieval times, has been within the area running north from the Church to the junction with School Lane. Later development has occurred along the lanes running east from the High Street – Dixon's Lane and Paynes Lane.

What is particularly important about the manner in which the village has developed into the 21st century, is that the historic plot boundaries, frequently with common rear boundaries, have generally been retained and often reinforced – especially those fronting the High Street. These boundaries and plot areas are still recognisable in today's landscape and are a feature of the conservation area.

There are a number of entrances into the village, marking the transition from countryside to the built environment, of which six enter directly into the Conservation Area:

- I. High Street/North End – this forms the northern end of the main street through the village and is bordered on the east by the Wallop Brook and associated trees, and to the east by the Manor Farm complex.
- II. Broughton Road – this narrow country lane joins High Street/North End, bisecting the Manor Farm complex.
- III. School Lane – this road joins the B3084 Salisbury Road to the west, with the northern end of the High Street to the east and runs through primarily undeveloped land, which forms an important open setting to the conservation area.
- IV. Queenwood Road – this road has a more suburban character, running east from the junction of Romsey Road and Salisbury Road, into the centre of the village, through 20th century development.
- V. Rookery Lane- this is a narrow lane, running on the eastern side of the Wallop Brook Valley, and consists of linear historic and modern development in the southern part of the village. The lane eventually turns east to join Horsebridge Road, fording the Wallop Brook.



View down Rookery Lane

- VI. Horsebridge Road – this road enters the village from the south, on the western side of the Wallop Brook valley and eventually joins with the High Street.



View into village along Horsebridge Road, with Hyde Farm on the left

The main modern north-south valley roads – Romsey Road and Salisbury Road – which form the B3084 runs to the west of the conservation area, along the edge of the modern extension to the village.

Despite later development it is significant that the historic plot boundaries are still recognisable and this is a characteristic feature of development within Broughton, which should be respected when further development is considered.

3 An Appraisal of the Conservation Area

Key Characteristics of the Conservation Area

- Large linear village built either side of the High Street.
- Lies within part of the Wallop Valley, with development predominantly on the western side of the valley and more scattered development to the east of the Wallop Brook.
- The majority of the historic development is one plot deep and respects the traditional plot layout of the village.
- Newer development is generally clustered into specific areas – to the north east of the High Street, a block to the west of Horsebridge Road and a block to the east of Rookery Lane which is outside of the conservation area boundary. A more significant area of modern development lies outside of and to the west of the conservation area boundary.
- Most buildings are in residential use.
- A number of larger, significant properties are dotted around the village and were often the original farmhouses.
- There are 76 buildings or structures within the Broughton 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 buildings. The Church of St Mary the Virgin; the dovecote in the graveyard; Linden House; The Old Rectory, Broughton House and Grandfathers are listed Grade II*. The remainder are listed Grade II. Listed buildings are shown in red on the Character Appraisal Map at the end of this document.
- Of the listed structures, a number include important cob walls and agricultural buildings, as well as chest tombs and headstones within the graveyard and the village well.

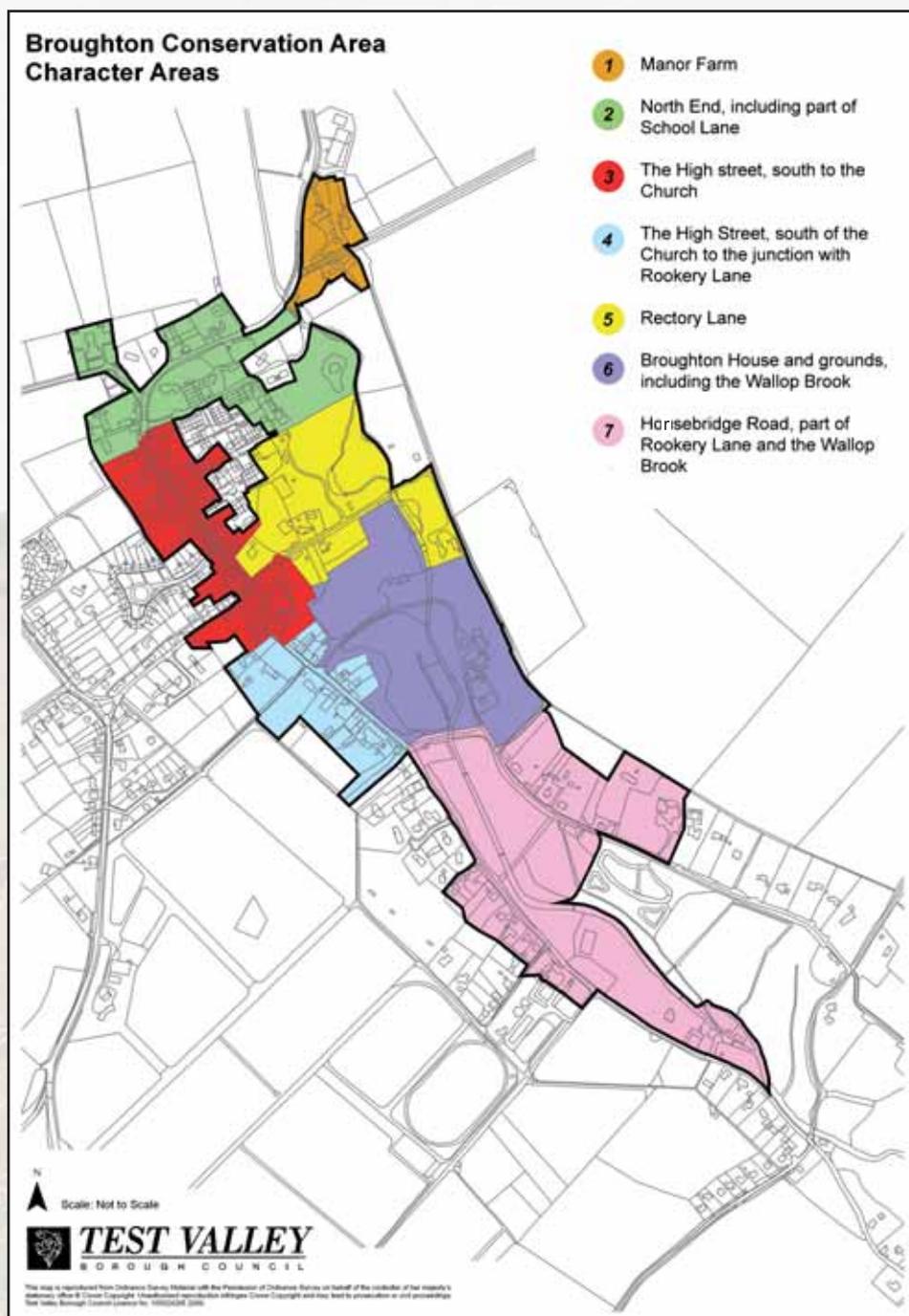


Cob wall behind Village hall

- There are 41 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 at the end of this document.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.
- Some residential dwellings are converted agricultural buildings, which originally served the farms throughout the village; however, there are a significant number of unconverted agricultural buildings still survive within the conservation area.
- Older cottages are 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.
- Boundaries to plots are traditionally formed by cob or brick walls or hedgerows.
- Major key buildings: Manor Farmhouse and the associated agricultural complex; Broughton County Primary School; North End Cottage; Linden House; The Old Rectory; the Dovecote; the Church of St Mary the Virgin; Old Church Farm; Broughton House; Meadowbrook House; the Village Hall; Hyde Farm and Mill Cottage.
- Other key manmade features include: the walls to Manor Farm; the chest tombs headstones and dovecote in the graveyard and the village well.

Broughton Conservation Areas: Character Areas

In the appraisal Broughton is divided into 6 character areas and these are described separately: Manor Farm; North End, including part of School Lane; The High Street, south to the Church; The High Street south of the Church to the junction with Rookery Lane; Rectory Lane; Broughton House and grounds, including the Wallop Brook; Horsebridge Road, part of Rookery Lane and the Wallop Brook. The quality of the buildings, landscape and setting are considered together.



i Manor Farm

This character area is formed by the historic Manor Farm complex which is located at the northern entrance into the village, slightly detached from the more suburban built environment. The complex is bisected by Broughton Road, with the Manor House and the larger farmyard complex to the north and a barn with smaller farmyard to the south of the road.



Manor Farm house

The farm sits within a historic location in the valley floor, opposite the Wallop Brook and the open land to the west forms an important traditional open landscape setting. The complex also forms part of a working farm, with all the agricultural buildings in traditional use.

There are six Grade II listed buildings within the complex – Manor Farm House, two barns, the granary, the staddle barn and grain mill, and cartsheds. Manor Farm House dates from the late 18th century and is constructed in brick, with decorative blue headers and a slate roof. It has an ornate door case of pilasters with a heavy hood and traditional vertically sliding sash windows, each with 16 panes of glass. The farmhouse sits within a garden area and faces Broughton Road with the farmyards located to the west and south.



Manor Farm cob barn

The listed farm buildings all date from the 18th century, some with later 19th century alterations and are a mixture of weather-boarded timber frame, cob or flint and brick, with tiled or corrugated tin roofs. The threshing barn with integral grain watermill is a particularly rare example and its survival in its complete state should be encouraged. The reused medieval combed ridge tiles on the Granary are an important survival. This is a significant complex of farm buildings which enhances the historic character of this part of the conservation area and their integrity and modest ancillary character should be retained in the future.

In addition to the farm buildings and farmhouse, the walls around the farmyards are also listed Grade II. The walls run for a considerable distance, enclosing the farmyards on their boundaries with both North End Road and Broughton Road. These walls consist of cob with a thatched 'roof', some of which is constructed on a brick and flint plinth, with historic brick repairs. This type of wall is a traditional and characteristic feature of the Wallop valley and this particular example is located in a prominent position within the conservation area, at the entrance to the village.

Key Characteristics

- Key complex of traditional historic farm buildings at the entrance to the village.
- Farm buildings and farmyards are little altered and retain ancillary historic character to the dwelling.
- The Farm house is large and imposing.
- The historic farmyard boundary walls are rare survival and are very important features contributing to the character of the conservation area.



Cob walls and repairs in progress

ii North End, including part of School Lane

This character area is located to the north of the High Street and is known locally as North End. The area incorporates the continuation of the main street winding through the valley, part of School Lane, entering into the village from the west and Dixon's Lane, running east from the top of the High Street.

Properties in this character area are built to a lower density and include



View into conservation area from North End

larger squarer plots than those on the High Street to the south, and provide a transition from the countryside to the more built up elements of the village to the south. The general streetscene is of more traditional buildings on the edge or close to the road, with modern properties set further back within their plots. Boundary treatments consist of a mixture of traditional hedge or wall but there is increasing use of inappropriate, close boarded fencing.

The buildings are a mixture in date of historical, 19th century and modern, with no particular common location within plots, which are generally relatively large and square in plan form .

There are three Grade II listed buildings within the character area and Linden House which is Grade II*. In addition, ten buildings 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, but the design and character generally does not reflect the local distinctiveness of this area.



Linden House

Linden House (Grade II*) dates to the mid 18th century with 20th century additions and is constructed of red brick with blue headers and an old plain tile roof. The porch is classically detailed with Doric columns supporting a hood and above the front door there is a distinctive elliptical fanlight. The house is set within a large plot with a formal garden fronting the High Street, with surviving traditional outbuildings to serve this higher status property.

Meadowbrook House (Grade II) was originally two modest, 16th century, timber framed cottages under a plain tile roof which were altered in the 18th century. The property was extended significantly in the 20th century and the gardens extended to incorporate former water meadows. Meadowbrook House is partially obscured behind high walls and gates.



Meadowbrook House



North End Cottage

North End Cottage (Grade II) which was formerly four cottages dates from the 16th century. The timber frame and thatched building stands on a prominent corner and provides an important 'end-stop' to views into the village from the north.



School and railings

The red brick, late 19th century School has an important place in the social history of the village. It is a traditionally detailed school building of this period which has been skilfully extended to meet modern day requirements. It lies in a prominent position, just off the High Street/North End and is visible across the surrounding countryside.

Key Characteristics

- Provides the transition between countryside and more built up High Street to the south.
- Mixture of historic properties constructed from the 16th to 19th centuries, half of which are listed.
- Modern properties within and on the edge of the area do not generally reflect local distinctiveness in terms of design and traditional location within their plots.
- Traditional boundary treatments including hedges and walls are important features within the conservation area, but the use of inappropriate modern boundary treatments is starting to erode the character.

iii The High Street, south to the Church



High Street

This area includes the main focal points within the village. The centre of the village is marked by the junction of Queenwood Road with the High Street, enclosed by an informal collection of buildings, including several timber-framed and Georgian brick houses.

Buildings are mostly sited at the front of plots, either on the road or with a very small area of front garden, creating a sense of intimacy and enclosure.

The historic plot pattern can still be discerned with properties on both sides of the road often having common rear boundaries.

This character area contains the largest concentration of listed buildings in the village, with 30 in total. A few buildings of local interest are also scattered around the area, along with neutral, more modern development. The modern development is noteworthy as it generally respects the tradition of building close to the road frontage. A small number of plots have particularly strong traditional boundary features, including substantial thatched cob walls, tiled cob walls and historic brick walls.

The Church of St. Mary the Virgin (Grade II*) is of flint construction and there is evidence of an aisle-less 12th century church, with a nave of the same width as present, extending as far west as the existing aisles. The west tower was built in the 15th century, with the 13th century west door re-set into it. In the early 17th century, the nave and north aisle were



Church of St. Mary the Virgin

damaged by fire and the chancel appears to have been rebuilt in the 17th century and later in 1886. In the churchyard are a number of listed headstones and chest tombs (four of which are listed Grade II.) Within the churchyard is also a 17th century circular brick dovecote (listed Grade II*) with a conical roof and small lantern.



Dovecote

At the northern end of the High Street are several particularly important groupings of listed buildings. On the east side of the road are The Old Manse, Brigge House, Hanns Cottage, Linden Cottage and Wyncourt House which form a contiguous historic street frontage. Opposite, the listed buildings are set within slightly larger plots, providing a less dense street frontage and include Foords Farm, Eversfield House and Kents Cottage. This latter grouping retains a common rear boundary, backing on to the open area of Fripps Acre Playing Ground with views out of the village to the north. These important groupings form part of the historic backbone of the village street and reinforce the intimate nature of this part of the village.



The Old Manse

The junction of High Street and Queenwood Road forms the central focal point of the village, with the church located slightly to the south. Around this junction are a number of high quality listed buildings, including Old Market House, The Square, Yew Tree House and The Close. These buildings incorporate high quality architectural elements, including multiple paned sliding sash windows, decorative doorcases and, a particular feature of the village, elliptical decorative windows, reflecting the importance of these buildings at the centre of the village.



The Close



Baptist church

Of the buildings listed as local interest, the Baptist Church and Cob House are particularly notable. The former is a prominent 19th century brick and stone building reflecting its religious origins in its heavy detailing. The latter is a simple building (formerly a barn) constructed of cob which reflects the character of the adjacent listed buildings and enhances the historic streetscene.

Key Characteristics

- Central focal points of the village, including The Square.
- High number of listed buildings, contributing to the historic streetscene.
- Intimate in nature with most properties located on the road frontage.
- Historic plot sizes remain unchanged and are readily identifiable.
- Historic common rear boundaries to plots on the west side.
- A small number of modern infill plots – which are built close to the road reflecting the traditional road frontage position of buildings.
- Important historic walls.
- Views out of the village to the north and west.

iv The High Street south of the Church to the junction with Rookery Lane

This character area is formed by the southern end of the High Street and is a continuation of the historic linear development through the centre of the village. The plots to the east of the road retain an intimate and dense nature, some with long linear east-west rear gardens with common rear boundaries backing on to the Broughton House parkland. Some traditional boundary features survive, including cob and brick walls and the southern end has a particularly verdant nature, with the eastern side of the road forming the mature tree lined boundary to the Broughton House parkland.

However, to the western side, the historic plots become more random in nature, both in width and in the location of the buildings within. There is a common rear boundary to the plots, often reinforced by historic trackways providing access along the traditional western boundary of the built environment of the village. There is little modern infill development, so the traditional plot sizes and characteristic gaps between buildings can be traced clearly.

There are ten listed buildings within this area, one of which was originally a large farmhouse and grander than the cottages otherwise prevalent within the area. A number of locally important buildings are dotted among the listed buildings, but in common with the northern part of the High Street, there has been very little modern infill development. Where this has occurred, building has been sympathetic to the historic streetscene and respected the traditional plot frontages.

Old Church Farmhouse (Grade II) is an important local building reflected in the size and quality of the detailing, including vertically hung sliding sash windows. The building dates from the mid 18th century with 20th century alterations and unusually for this part of the village, is built some distance from the roadside, within extensive grounds.



Old Church Farmhouse

The other listed buildings in this character area are generally simpler cottages or former commercial premises, fronting the roadside. They consist mainly as a contiguous group or as small detached buildings, built close to each other with narrow spaces between buildings and adjacent plots. One of the more distinctive pairs of listed buildings is Dowse Cottage and Dowse Mead – (originally the schoolroom and attached cottage which date from 1864). It is still possible to discern their original use, with the schoolroom retaining its simple utilitarian character with central porch and large three light windows to either side.



Dowse Cottage

To the southern end of the character area is a concentration of locally important buildings, including the Village Hall and a number of smaller cottages. The Village Hall is of a simple utilitarian design, constructed for a community use which it still serves. The other cottages still retain building materials and details typical of the late 19th century and include rendered or brick walls with clay or slate roofs.



Dowse Meade

Key Characteristics

- Clearly discernible historic plot plan form and sizes virtually unchanged with common rear boundaries.
- Larger historic dwelling house with associated gardens.
- Smaller cottages with intimate street frontages.
- Little 20th century infill.
- Mature trees to the parkland boundary in the east.
- Traditional boundary treatments.

v *Rectory Lane*

This character area incorporates the length of Rectory Lane from the junction with the High Street in the west, continuing east over the Wallop Brook, to the north-south public footpath running along the eastern extremities of the village. The lane is characterised by much lower density development in larger, more random plots. There is a less defined building line with buildings randomly placed within the plots and there are a variety of historic boundary treatments, from brick and cob walls to substantial hedgerows incorporating mature trees. The lane is also characterised by the wide verges, especially to the southern side, giving the road a wider appearance than it is in reality.



View down Rectory Lane

Views are gained to the south across the parkland of Broughton House and more intimate glimpsed vistas are allowed to the north and south along the Wallop Brook from the bridge over the watercourse. The eastern end of the lane rises out of the valley and undergoes a transition from vehicular width to pedestrian footpath in a matter of metres. Further wider views across the arable countryside to the east are gained at the junction with the main north-south footpath. More intimate views can also be gained from the rear part of the churchyard, through to the dovecote building.



Parkland around Broughton House

The character area contains six listed buildings, including The Old Rectory which is Grade II*. Modern development generally consists of larger properties built on plots of varying sizes.



Old Rectory

The Old Rectory has a 15th century core which has been encased in a later 17th century structure, making it one of the earliest buildings in the village.

It is an imposing building constructed of timber-framing with brick with old plain tile roofs and lies within large grounds. A traditional 18th century brick outbuilding survives on the roadside.

Waterside (formerly Meadow Cottage), overlooking the Wallop Brook, was originally a pair of 18th century cottages, restored in the late 20th century and is now one dwelling. The building is constructed of brick with an old plain tile roof and was extended significantly in the 20th century and now includes an extensive garden formerly part of the original water meadows.

Meadowsweet is an important Grade II listed cruck framed cottage which dates back to the 15th century which was extended in the 16th and 20th centuries. It occupies a large plot and is largely hidden from view from the road.

Key Characteristics

- The Wallop Brook runs through the area.
- Plots of varying sizes and random positioning of buildings within plots.
- The majority of buildings are listed.

- Strong hedgerow and wall boundary treatments.
- Views across Broughton House parkland to the south and countryside to east.
- Sudden transition from the village into the countryside.

vii Horsebridge Road, part of Rookery Lane and the Wallop Brook

This character area consists of low density, scattered historic and more modern development with large undeveloped areas, encompassing gardens, trees, the Wallop Brook and the watercourses associated with the Mill. Two roads run through the character area – Horsebridge Road to the west of the Wallop Brook and the narrower Rookery Lane to the east of the Wallop Brook, joining with Horsebridge Road at either end. Development is located to the eastern side of Rookery Lane, and predominantly to the western side of Horsebridge Lane, apart from the nucleus of development around the site of the Mill at the southernmost end of the conservation area.

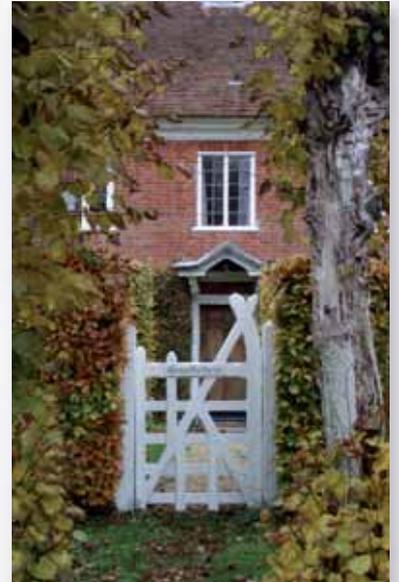
Significant and important views exist across the conservation area through the central open space concentrated around the Wallop Brook and it is particularly important in providing a transition into the denser built environment of the main part of the village to the north when entering Broughton on the Horsebridge Road from the south.

There are ten listed buildings within this area, including Grandfathers which is listed Grade II*. Some of the earliest buildings include Hyde Farmhouse (Grade II), Driscolls Cottage (Grade II) and Bridge Cottage (Grade II), which all date from the 16th century, being typical timber framed buildings with later additions and either a thatched or plain tile roof.



Driscolls

Eight buildings of local interest have also been identified, including Rookery House and Vine Cottage. Nos. 1 and 2 Firtree Cottages were built around 1850 as a pair of farm workers' cottages of chalk walls on a brick plinth with slate roofs and are of local interest. The modern development is noteworthy in that it does not necessarily respect the pattern of building to the front of the plot but strong traditional boundary features, such as hedges, have been retained to reduce their impact on the historic streetscene.



Grandfathers

In Rookery Lane, Grandfathers and The Cottage represent two different ends of the social scale. Grandfathers (Grade II*) dates from around 1700 and is a high quality building constructed of brick with an old plain tile roof and tile hung gables. Decorative features include rubbed brick arches over the windows (particularly high quality brickwork), moulded timber eaves and a six panel front door with a bracketed hood. All the windows are traditional leaded lights – individual diamond pieces of glass called 'quarries', fixed together with pieces of lead called 'comes'. In contrast, The Cottage (Grade II) dates from the 17th century and is a simple thatched timber frame building, with a simple planked front door, timber casement windows and a large central chimney stack. The cottage is quintessentially 'Old English' in character with traditional plants in the narrow garden area which forms the transition from building to road.



The Cottage

The Broughton Mill and attached Mill Cottage (both Grade II) date from the 18th and early 19th centuries. The Mill constructed of brick is partly weather boarded, with a plain tile roof and the cottage of a decorative 'chequer work' brick with a plain tile roof including decorative 'fish scale' tile detailing. The eastern part of the Mill is over the millstream, with the track and bridge to the front. Importantly, the setting of the Mill and attached cottage has retained its traditional rural character, with little ingress of modern suburban features.



Broughton Mill



Rookery House

There are a number of unlisted buildings of important local interest in this character area, including Rookery House, Vine Cottage and Aylesbury House, which all appear to date from the Victorian or early Edwardian eras, which have retained traditional architectural detailing, such as windows, doors and decorative features including ironwork. Rookery House is particularly notable as a high status late small country house within extensive grounds.

Key Characteristics

- Generally low density development with large undeveloped areas consisting of gardens, trees, the Wallop Brook and associated watercourses.
- Several historic buildings, including buildings of local interest, which have retained many original architectural details.
- Small number of modern infill plots which generally respect the historic plan form and layout of the village.
- Intimate views across the central area which incorporates the Wallop Brook and traditional waterside plants and trees.
- Hedgerows, trees and traditional cob or brick and flint walls form boundaries to plots.



View down river towards Old Mill 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 17th and 18th centuries in Broughton displaying traditional construction techniques and good architectural detailing. Several of these buildings include earlier timber-framing hidden within the structures.

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 with the villages, 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 are generally timber framed, with a variety of materials used for the infill panels, including wattle and daub, cob, brick and flint. Later buildings were constructed of brick and flint, or cob which has been rendered or painted. Paint colours are generally restricted to subtle shades of cream, grey or off white. More significant buildings were constructed using quality brickwork including rubbed brick arches over doors and windows and details such as blue headers (ends of bricks) to create decorative patterns or red bricks for corner detailing.

There is a considerable amount of weatherboarding found on converted agricultural buildings within Broughton and on parts of dwellings which originally served as stores or ancillary buildings. Weatherboarding is also prevalent on the surviving unconverted agricultural buildings.



Flint and stonework,
St. Mary's Church



Venison Terrace, detail of brick and flint work

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 Thatch

The majority of thatched buildings in the conservation area are listed. A change from one thatch 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 thatch 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.



Hanns Cottage and Linden Cottage

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 unduly prominent therefore, its use is discouraged within the conservation area.

Windows

Windows are a critical element of the design of a building and even subtle changes can significantly alter the 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 late 18th century or 19th century the prevalent design of windows used in the more significant buildings in the conservation area was the small paned timber vertically sliding sash windows which demonstrated the wealth of the owners of the time.

The majority of windows in Broughton 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.



Clifton Cottage,
leaded light window



Clifton Cottage,
Hampshire casement window



Vine Cottage, Rockery Lane,
sash window

A particularly distinctive feature found in Broughton is the use of oval and round windows as an architectural feature on buildings. These windows are constructed of timber and have ornate designs picked out with the glazing bars or by using decorative glazing.



Wyncourt House

Doors

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 sometimes replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the more significant buildings reflect the style and period of buildings and the social context in which these buildings once stood.



The Vine House

Garden Walls, Fences and Other Means of Enclosure



St. Mary's Cottage - cob & flint wall

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



Dixon's House, Chalk clunch wall

One particularly attractive traditional boundary is the thatched or tiled cob walls which are prevalent throughout the Wallop Valley and there are some important surviving examples within the village. These types of wall generally define the gardens or original farmyard areas and there are particularly important examples at Manor Farm and to the rear of Cob House off Paynes Lane. The boundary wall at Dixon's House is particularly unusual being constructed of 'clunch' which is squared chalk blocks – possibly sourced from the historic chalk quarry to the south of the village at Bossington. Farmland is still generally defined by either hedgerow or traditional post and rail fence.

Generally, the majority of properties, including modern dwellings, have retained a historic method of defining the boundary, either by brick or brick and flint walls, or by hedgerows. There is an unfortunate move towards close boarded fencing of various heights in places and this is an alien feature, which detracts 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, flint and wattle and daub, or brick or cob. Clay tile is the major roofing material within the village, with thatch evident on some of the older buildings, with the use of slate on the later buildings.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Interesting examples of individually styled metal windows, often oval or round in shape with decorative glazing bars, are a distinctive feature of the conservation area.
- Garden walls and hedges are particularly important enclosure feature, 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, including the watercourses.



View to Fairfields

Trees and Hedgerows



Large oak tree in parkland to Broughton House

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 Wallop Brook watercourse. Large important tree specimens are scattered throughout the built area of the village, within gardens and are also associated with the parkland to Broughton House and along the edges of the Wallop Brook.

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 agricultural history of the village and help to retain the verdant nature of the conservation area linking it seamlessly to the surrounding countryside.

Open Spaces

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

Historical open spaces include the churchyard, the parkland to Broughton House, the open spaces around the Wallop Brook, individual small open spaces within the street, i.e. adjacent St. Mary's Cottage in Rectory Lane and adjacent to Dowse Mead and The Thatch on the High Street.

Other Natural Features

The Wallop Brook and its associated environs is the most important landscape feature in the conservation area and runs the length of the village along the valley bottom. The Wallop Brook has shaped the way in which the village developed and historically lead to the creation of Mills and associated water catchment at various points. The Wallop Brook is a key source of biodiversity within the conservation area, supporting many types of wildlife.

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.

Other Issues Affecting the Conservation Area

Broughton is fortunate in that it has not suffered extensively from 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 to the east of the High Street off Hinwood Close and Paynes Lane and to the west off Plough Gardens and further out along the edge of the Salisbury and Romsey Roads.

Further development in the conservation area will only be considered if it would preserve or enhance the character and appearance of the area, and would respect the form and layout of the historic street, block and building pattern.

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.

The most intrusive feature within the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic streetscene.



Overhead wires in the High Street

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

- Parking – cars can dominate streetscene 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 streetscene.
- 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 subservient to and in proportion to the main dwelling - the insertion of rooms above will be discouraged.
- The 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 (ie. Manor Farm and Hyde Farm) 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 the insertion of inappropriate openings and modern detailing is avoided. These complexes of buildings are often prominent within the streetscene and have a great historic relevance to the development of the village.

- It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any existing historic buildings on these areas should be a key aim, thereby allowing a more sympathetic and sensitive integration of any new development into the character of the surrounding historic environment and landscape.

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 is a circumstance that national government guidance on the preservation and enhancement of conservation areas seeks to resist.

4 Summary

Character

Broughton is an historic village the centre of which has not been altered significantly by late 20th century development or modern living. The village is located within the valley of the Wallop Brook and is surrounded by agricultural land and downland. The built form developed along the original road system to the west of the Wallop Brook, and the historic plots can still be traced in the topography of the village today. Buildings date generally from the 15th to the 20th centuries, with the exception of the church, which has its roots in the 12th century.

Although the economy was formerly dependent upon agriculture, the majority of people now commute away to work with an increasing number of people working from home. Broughton still has the character of a rural settlement with a strong community feeling, with a good range of local village facilities still existing.

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*'. Broughton is a historic settlement within the Wallop Valley, which flows north-south and is parallel with the main street of the village. Most development has taken place on the west bank with the centre of the village marked by the junction of Queenwood Road with the High Street, enclosed by an informal collection of buildings, including several timber framed brick and flint thatched or tiled roofed cottages with a range of traditionally designed timber doors and windows as well as several more formal Georgian brick houses. The general plan form has changed little over the centuries. A particular feature of Broughton is the many chalk cob buildings and walls with thatched copings, which make an attractive contribution to the character of the village. There is also a strong sense of enclosure provided by the traditional layout of buildings constructed close to the road on the High Street.

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 the conservation area.

Boundary Review

When the Conservation Area was revised in 1987, the boundaries were drawn more loosely than they would be today to include buildings of varying quality, as well as extensive areas of countryside. When the latest review was carried out, care was taken to avoid duplication with other land use policies and designations. A comprehensive review was undertaken by Consultants on behalf of the Council in 2006, to check that there were no anomalies with the boundaries. The quality of buildings and features were assessed carefully to assess the contribution (or otherwise) that they made to the character of the Conservation Area.

As a result of the review, the boundaries at Broughton were cut back, removing development of limited architectural merit and fields on the periphery, but retaining the historic core of the village.

Conclusions

Despite some limited development, there has been little significant change within Broughton since the Conservation Areas were designated in the early 1980's, and the area within the revised boundary clearly warrants designation.

The character of the village is derived therefore 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 the 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.

Consultation Undertaken as Part of the Review

- Consultation with representatives from Broughton 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 of 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 Broughton Village Hall on the 12th March 2008.

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Appraisal Map



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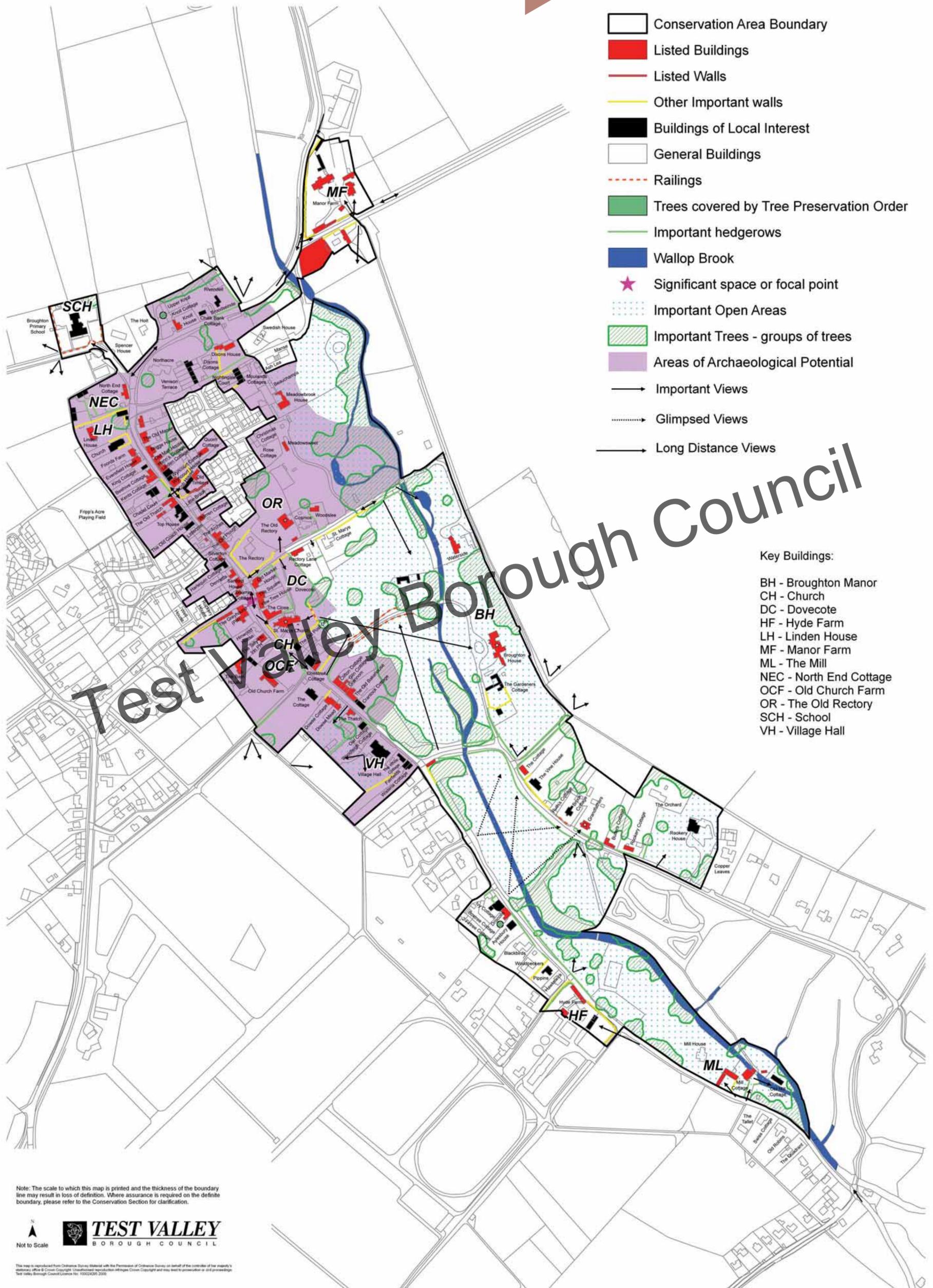
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Broughton Conservation Area Character Appraisal



- Conservation Area Boundary
- Listed Buildings
- Listed Walls
- Other Important walls
- Buildings of Local Interest
- General Buildings
- Railings
- Trees covered by Tree Preservation Order
- Important hedgerows
- Wallop Brook
- ★ Significant space or focal point
- Important Open Areas
- Important Trees - groups of trees
- Areas of Archaeological Potential
- Important Views
- Glimpsed Views
- Long Distance Views

- Key Buildings:**
- BH - Broughton Manor
 - CH - Church
 - DC - Dovecote
 - HF - Hyde Farm
 - LH - Linden House
 - MF - Manor Farm
 - ML - The Mill
 - NEC - North End Cottage
 - OCF - Old Church Farm
 - OR - The Old Rectory
 - SCH - School
 - VH - Village Hall

Test Valley Borough Council