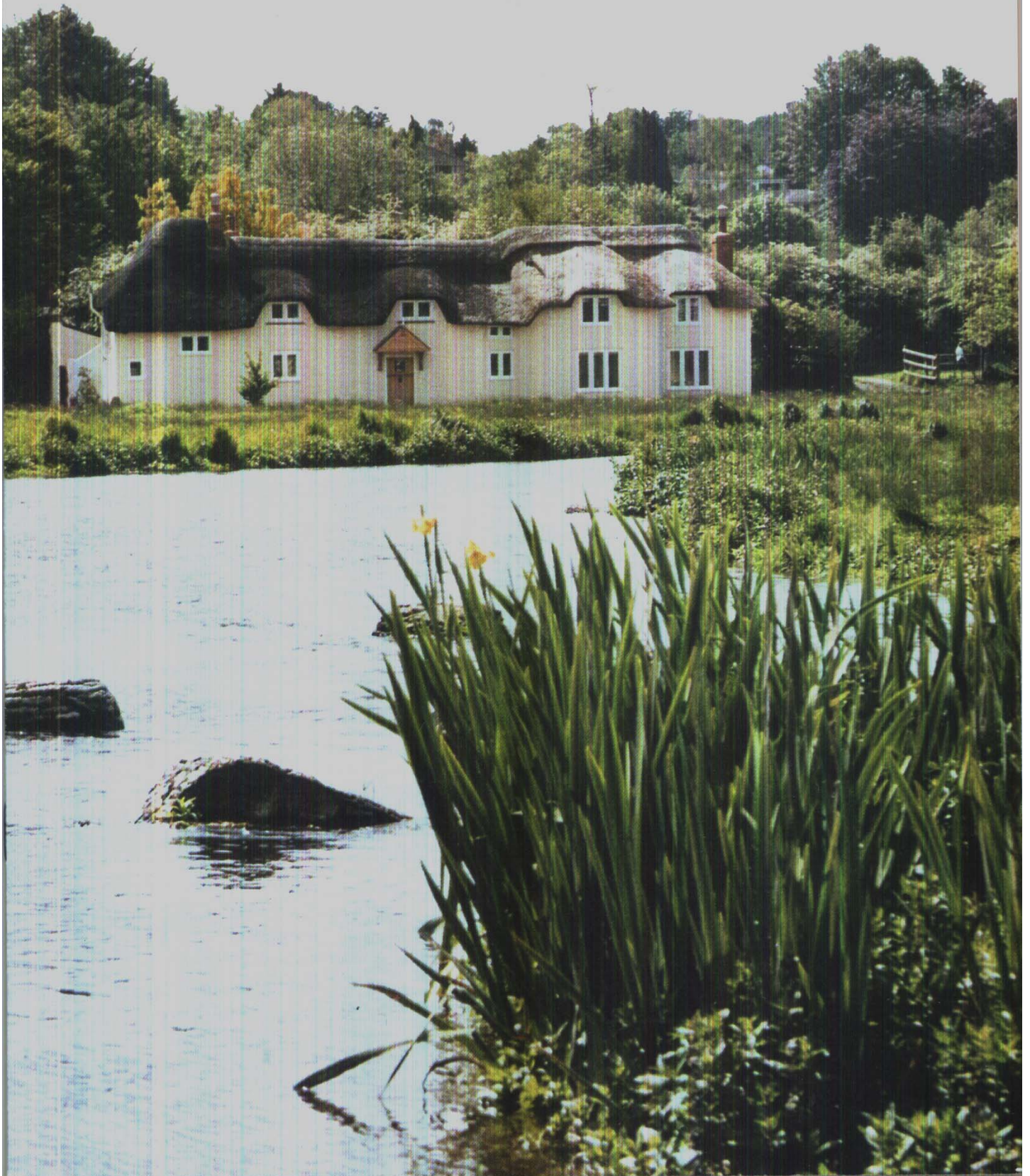


CHILBOLTON

Village Design Statement





An aerial view of Chilbolton

INTRODUCTION

The Village Design Statement, its aim and place in the planning process

The aim of the Village Design Statement is to draw up design principles based upon the distinctive local character of the village and the surrounding countryside and to work in partnership with the local planning authority, in the context of existing local planning policy, to influence future development in the village. This guide has been prepared accordingly, to describe the distinctive character and history of the village and the surrounding countryside, to explain the landscape setting of the village, the shape of the settlement and the nature of the buildings. It represents the views of the residents of Chilbolton and should be used by architects, builders, developers, the Parish Council and the Borough Council when development is considered in the village.

The production of the Statement

After the wide circulation of calls for expression of interest, a selection of villagers were chosen for their technical ability and knowledge of the various subjects covered. Their contributions were then drafted by a select committee of the Parish Council, who produced the final document. The Committee took fully into account representations made by residents during the consultation period.

The Statement is supportive of the planning process

This Statement was formally adopted by the Test Valley Borough Council as Supplementary Planning Guidance on 09.01.2003.

Location of Chilbolton

Chilbolton is a well known, attractive village midway between Stockbridge and Andover in Hampshire. It lies East of the A3057 Andover to Stockbridge road and extends North East to the B3420 Wherwell to Winchester road.

Chilbolton is one of the many villages that are located on the River Test, with a Common (owned by the Parish Council) linking it to the village of Wherwell, also renowned for its beauty. The old village of Chilbolton was designated a Conservation Area in 1984. To the South all the land has been taken up by relatively new buildings and a new Village Hall, leading to the Observatory sited in an open area where building is restricted.



The old grindstone and traditional red telephone box, opposite the pub.

Population

The current Electoral Roll (December 2001) shows the adult voting population of Chilbolton to be 837, living in 402 dwellings. The total population is in the region of 1000, with most of the population having lived in the village for more than 10 years. A great many commute to work in London, Winchester, Southampton and Salisbury. Many work from home. A large number are retired and the balance work in or around Andover.

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Above:

Stocks Green, showing Church Farm on the right and Room Cottages with Daventry Cottage beyond on the left.



Left:

The Science Research Council Radio and Space Field Station - Chilbolton Observatory at the top of Drove Road.



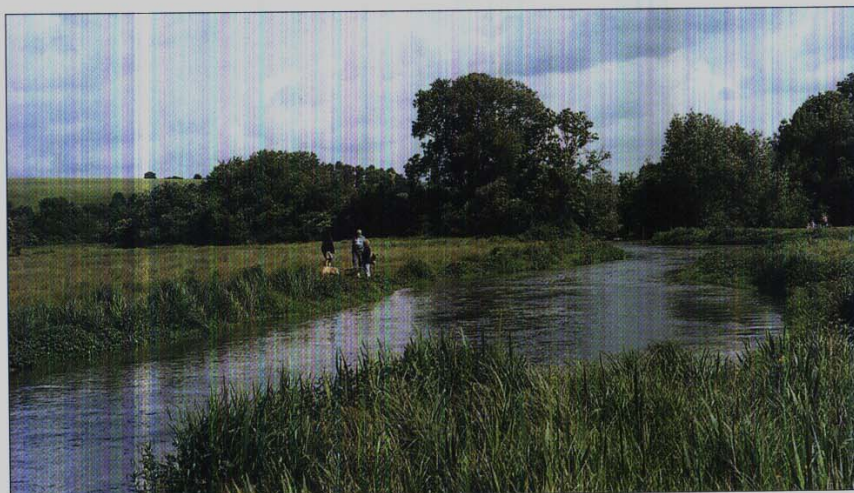
Above Left:

Garston Mede, off Branksome Avenue.



Above Right:

Abbot's Rest, Village Street.



Left:

The Common with the carrier stream of the River Test.

HISTORICAL BACKGROUND



The 18th Century
Wafering Irons,
used to make
wafers on
Mothering Sunday.

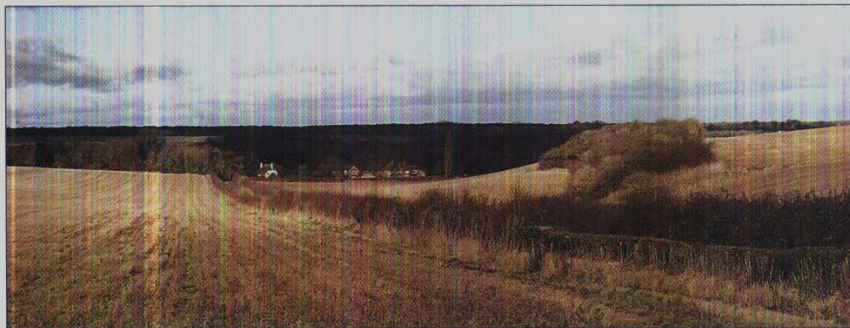


The name of Chilbolton is believed by etymologists to have its origins in three Anglo-Saxon words: 'Chil' meaning chalk stream; 'Bol' or 'Bal' meaning barley and 'tun' meaning enclosure, farm or village.

Historians, however, tend to the belief that it was originally land given by Cerdic, King of Wessex around 514AD, to one of his Chiefs called Ceobald. Certainly its first recorded mention, in Saxon charters, was as Ceobaldinctura - literally the farm or village belonging to or associated with Ceobald. By 909AD the name had become Cheoboldingtun and in the Domesday survey of 1086 it is referred to as Cilbodontune (subsequently Chilbodontune), with a population of 240. By the time of the census in 1861 the population had gone up to 398 and by 1981 to 880. The current population is about the same.

Chilbolton's history can be traced back as far as the Stone Age, and several Lower Palaeolithic (250,000-8,000BC) flint chips and axe heads, found on the slopes of West Down, can be seen in the British Museum and Winchester

Museum. A Mesolithic (8,000-4,000BC) site was discovered at Whitelands. Neolithic (4,000-1800BC) long barrows were discovered early in the 20th Century. Several Bronze Age (1800-800BC) bowl barrows were discovered at the same time. An Iron Age (800BC-43AD) farmstead was excavated in 1978 and an occupation site, excavated at the same time, yielded numerous animal bones, a clay loom-weight and a rotary quern stone, used for grinding corn, suggesting a broad-based farming economy, which must have benefited from the nearby Roman road to Venta Belgarum (literally 'market of the Belgae - now Winchester). Many of the items found in these, and later excavations can be seen in the British Museum, Winchester Museum, Southampton University and the Iron Age Museum in Andover.



Right:
Horseshoe Cottage,
once two cottages.



Below:
The Village Shop and
Post Office



In 934AD the village and estate of Chilbolton were granted by King Athelstan, a descendant of Alfred the Great, to the church in Winchester. By the time of the Domesday survey the land was still mainly in the hands

of the clerics. There was a mill in the village - valued at fifteen shillings - and a church. The present parish church can be traced back to the 12th century.

During the Middle Ages the village steadily prospered, primarily from sheep farming, and 14th Century accounts record a substantial income from the sale of wool. With the exception of the church, no mediaeval buildings survive but it is likely that the present pattern of roads and lanes was established at this time. A number of today's houses and cottages may have been built on the foundations of early dwellings.



St. Mary-the-Less 12th Century Parish Church



The Old School, now the Men's Club



*19th Century brick cottages,
Winchester Street*

In 1539, with the dissolution of the priory, the manor of Chilbolton passed into the hands of Henry VIII and later on to the Dean of Winchester Cathedral, who leased it out again to tenant farmers. In the 17th Century the lands were confiscated by the Commonwealth after the Civil War but reverted to the Dean and Chapter of Winchester in 1660, after the restoration of the Monarchy. The next two hundred years saw a period of stability, during which many of the old dwellings in the village today were built. The 19th Century saw the building of the School (1844), the Village Hall (1891), Room Cottages (1893) and a series of restorations to the Church. Since then Chilbolton has grown rapidly, more than doubling in size. Most of the new building has taken place to the South West of the village but there have also been some new houses placed among the old without radically affecting the character of the old village. So Chilbolton remains an area of considerable charm and historical interest.



Dumford Close



*Wisteria Cottage, Village Street,
showing porch detail*



Room Cottages, Village Street

COUNTRYSIDE

Countryside

a. Topography and Agriculture

Chilbolton lies in the valley of the River Test, which flows south through Hampshire to the sea at the head of Southampton Water. The charm and character of the village is heavily influenced by its rural setting, framed by the Common and the River Test to the North West and rising farmland and Chilbolton Down to the South and East. It is essential that this very attractive and varied scene is retained around the approach to the village. The chalk uplands mainly comprise arable farmland, where grain production predominates. The flat valley floor, with its many areas of peat-based soil, supports lush water meadows, reed and sedge beds and a considerable amount of woodland. The water meadows provide rich grazing for sheep and beef stock as well as dairy farming.

b. The River Test

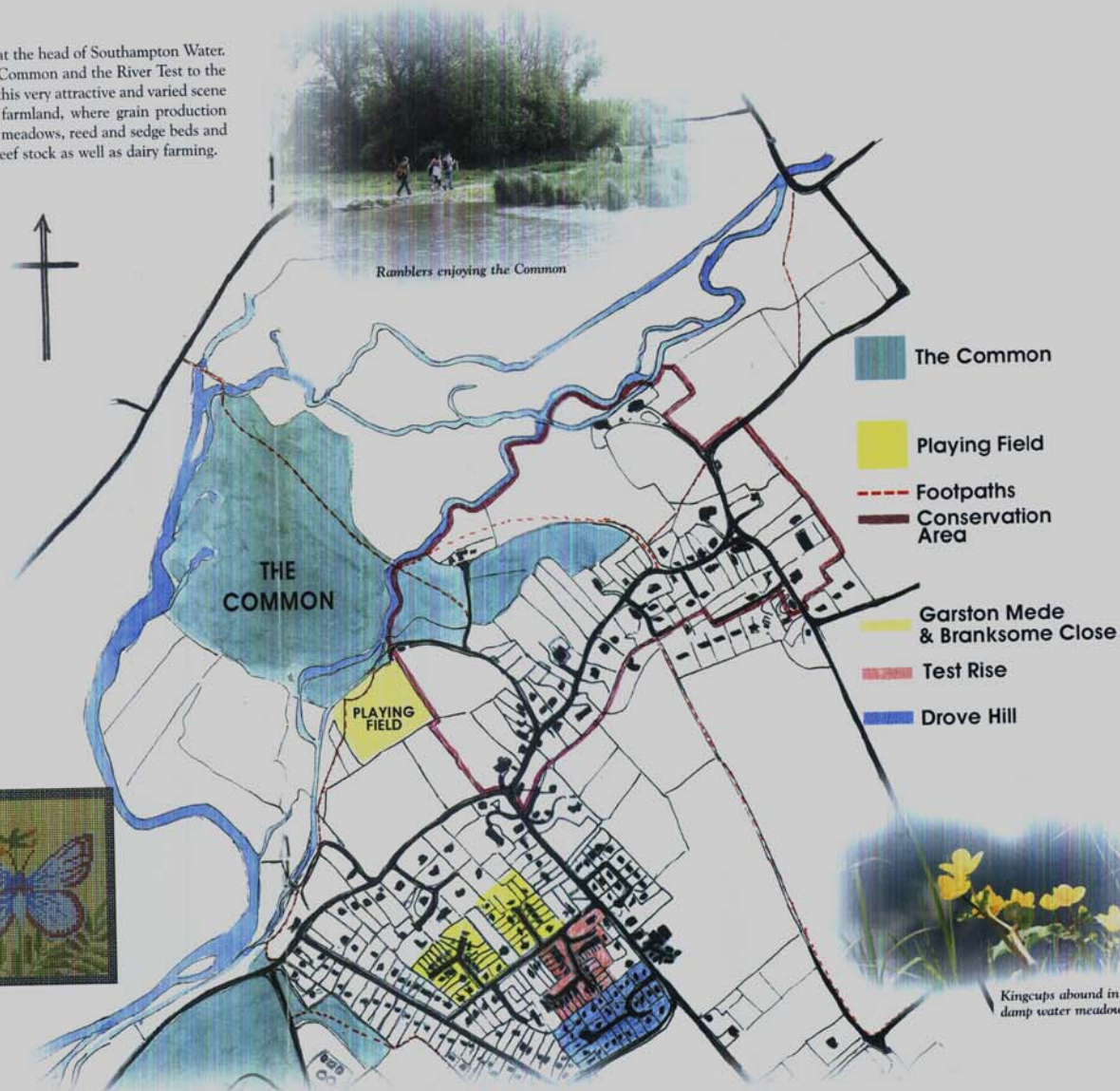
The River Test dominates the area and largely dictates the characteristics of the surrounding countryside. It forms part of the Valley of the River Test Heritage Area (VRTHA) which is a non-statutory local countryside designation of the Borough Local Plan. The Test is the best known example of South of England chalk streams and famous throughout the world for the quality of its trout and grayling fishing. Many of the fly-fishing techniques used world-wide today were first developed in the area during the 19th and early 20th century. Fishing on the river is mainly administered by syndicates and it is the income generated by these that allows the river to be kept in the superb condition that it is today. As the river wends its way to the sea it often divides into a main



artery and subsidiary carrier streams and ditches. These, in days long past, formed part of the water meadow irrigation system. At Purligig Bridge there is right of way to the carrier stream that crosses the Common, providing ideal opportunity for picnics and family activities, with safe paddling for small children. The river also formed the route of the former Andover-Redbridge canal built in the 18th century. Later, in the 19th century parts of the canal course were used for the construction of the railway line known as 'The Sprat and Winkle Line'.

c. The Common

Chilbolton Common (or, more accurately, Chilbolton Cow Common) covers approximately 48 acres (17 hectares) situated between the north side of the village and the River Test. A carrier stream flows across the Common while various other smaller streams and ditches drain into the main river. The Common has been owned by the Parish Council since its purchase from the Church Commissioners in 1954. It is classed as Extensive Permanent Grassland. In terms of flora it is one of the richest sites in the Test valley and regularly visited by naturalist groups from far and wide. Some years ago a botanical survey carried out by English Nature identified 265 different species of flowering plants on the Common, a result of the rich variation of the soil, with both chalk and peat-based areas present, supporting both alkaline and acid-loving plants. The Common was designated a Site of Special Scientific Interest (SSSI) in 1988 and granted Environmental Sensitive Area (ESA) status by the then Ministry of Agriculture, Fisheries and Food (MAFF) in 1994 as part of the Test Valley ESA. It is carefully managed in close collaboration with English Nature, Hampshire County Council, Test Valley Borough Council and the Department for Environment, Food and Rural Affairs, from whom it receives an annual maintenance grant. This enables it to be farmed in the old traditional way and, to safeguard the balance of the flora, some 30 head of cattle are grazed on the Common during the summer months. This also provides a small source of income for the Parish Council.



d. Trees and Hedgerows

A typical characteristic of the chalk stream villages of Hampshire is the rich and prolific tree population, compared to the more open upland arable farmland. The effect of these trees is generally to soften the hard roof lines of the village architecture. Chilbolton is a typical example of this, with its trees adding significantly to the visual appeal of the village. This applies equally to the older parts of the village and those areas of more recent development. Within the Conservation Area very strict controls exist with regard to the pollarding, crown lifting or felling of trees. Outside of the Conservation Area many Tree Preservation Orders exist protecting specific or groups of trees. It is very important that the trees are strictly preserved in order to maintain the general appeal of the village. Indigenous species, which are present in considerable numbers, include beech (green and copper), horse chestnut, oak, poplars, ash and willows. A row of lime trees to the east of Northwood House forms an important landmark, while mature trees and scrub, which form a boundary to the Common, create a screen to shield it from the village. The approach roads to the village are largely bounded by mature hedges, which all add to the rural feel of the area. Hedges also abound throughout the village, with hawthorn predominating. Mixed in with the native species there are a large number of 'garden' varieties, such as prunus, rubinia, etc. In general these have fitted in well up to now but care will have to be strictly maintained to avoid their creating too much of a suburban flavour.

e. Footpaths and Bridleways

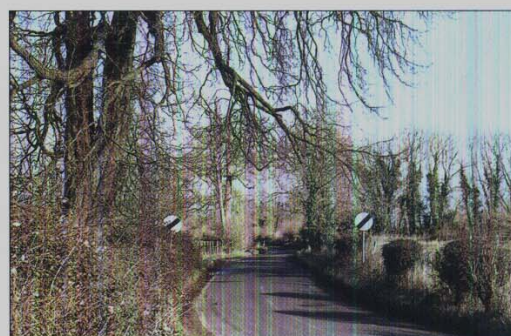
A large number of footpaths and bridleways go through the village and across the surrounding countryside. The Test Way, a long-distance footpath starting in Southampton and terminating at Inkpen Beacon, enters the village at the west end and crosses the Common to Wherwell, passing over Purlygig Bridge and Longbridge en route. Chilbolton's oldest road, the Mark Way, dates from prehistoric times and follows closely one of the old drovers' routes, passing through the west end of the village and then on to Winchester. The network of footpaths around the village, which are carefully maintained, signposted and monitored,



Purlygig Bridge over a carrier stream of the River Test



Flag Iris

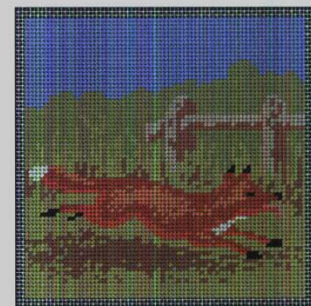


Roadside hedges provide cover for wildlife

allows families, residents and visitors alike, to experience the joys of this peaceful part of Hampshire, as well as forming picturesque links with the neighbouring parishes of Wherwell, Barton Stacey, Crawley and Leckford.

f. Flora and Fauna

Mention has already been made of the unusually wide variety of flora on the Common but the whole village is rich in the number of different species that can be seen in the hedgerows throughout the year. The fauna, while not always so visually obvious, are also present across a wide variety of species. These include deer, hare, fox and badger as well as many smaller animals. The water vole, for instance, is widespread, the Hampshire chalk streams being among the last strongholds of this generally declining species. They have also benefited from control of the invasive and damaging mink. Bats are common in the summer and the damp valley floor supports a healthy population of grass snakes. Due to the wide variation of the countryside, from chalk uplands to wooded valleys and domestic gardens, the bird population is



extensive, ranging from garden birds to soaring buzzards overhead. During the cold winter nights tawny owls can be heard calling up and down the valley, while the occasional creamy white barn owl can also be seen. Other birds of prey in evidence include kestrels, sparrow hawks and hobbies. The Hampshire chalk streams running from north to south also act as migration routes and at the appropriate time of year the occasional osprey may be seen picking up the odd trout from the river or local lake.

The Village

a. General Description

Chilbolton is a village characterised by its rural setting covering 3134 acres, framed by the ancient Common and the River Test to the North West and rising farm land and Chilbolton Down to the South and the East. The village is approached via the B3420 Wherwell-Winchester road (to the West) or the B3057 Stockbridge-Andover road (to the East). This latter turns sharply westwards after it crosses the River Test by the Mayfly Public House and the entrance to the village, via Coley Lane, is marked by Testcombe, an important building, designed by Caroe in the early 20th Century. The road then winds along the course of the river, past Watch Cottage, Station Road and River View Close to Drove Road, which leads up to the Observatory and the new Village Hall. Continuing along



Abbot's Cottage, Village Street

Village Street the first house of historic interest is Chalkdell Cottage, dating back to the 17th Century, with its walls of chalk cob and thatched roof, once typical of many such cottages in the village. At this point the road dips down to Joys Lane, leading to the Common and several other old cottages like Tudor Cottage and Willow Cottage, together with the Old Inn and Manor Farm. Back on Village Street the road continues past the Village Shop and Post Office, another timber framed old building, with the Abbot's Mitre Public House opposite, and then on, past Grindstone Green, several other picturesque old cottages and other interesting dwellings, to the nucleus of the old village, Stocks Green, where the village stocks used to stand and where the road now branches North to Wherwell and South to Winchester. Here a charming group, which sets the tone of the old village, is formed by cottages, old barns, the 12th Century Church and Northwood House (the old Rectory), leading down to the old School House and the Manor House.



Tudor and Willow Cottages, Joys Lane



The Granaries, Village Street



The Barn on Stocks Green



The Abbot's Mitre Public House



Test Haven, The Old Inn and The Old Inn Cottage on the Common

b. Architectural Styles

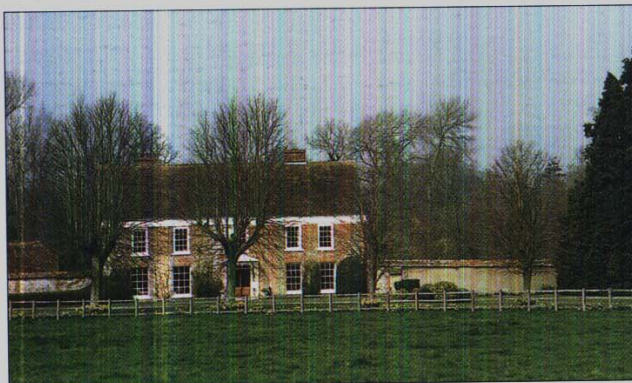
In terms of architectural style the village is best described as eclectic. Chalkdell House, Grade II listed, is typical in that it looks Victorian, with its elegant six light sash windows, but in fact dates from the 17th Century. Beside it, St. Michael's Cottage is also probably 17th Century, with a timber framed central structure, but its brick front wall is a later addition, reflecting the re-modelling fashionable during the 18th Century. Beyond it, Upcote Cottage, once a terrace of three small cottages, now a single dwelling, is a complex but charming mixture of flint, brick, clay tiles and thatch, with an elaborate roof line of gables and dormers. Near to the Village Shop, Abbot's Cottage, a picturesque 18th Century cottage, partly cob-walled and colour-washed with a large thatched pentice roof down its side, is one of thirty nine buildings in the village that have been 'Listed' by the Department for Culture, Media and Sport for their special architectural or historic interest. Bannutts, a little further down Village Street, is a typical Georgian farmhouse with its symmetrical front, fine brickwork and sixteen pane sash windows behind a low brick and flint wall. The adjacent Bannutts' Barn dates from the 16th Century. Nearby Pentons and Wyfield are also Georgian, Grade II listed, with brick toothed eaves and segmental window heads, while Poplar Dene has wavy Victorian bargeboards as a decorative feature in the gable. Opposite is a small staddle-stone granary, one of several in the village. Another is adjacent to the Stocks Green triangle, where the cluster of timber framed, thatched cottages is a key ingredient to the character of Chilbolton. Nearby Room Cottages, a small terrace designed by the same architect (Caroe) as Testcombe and the old Village Hall, date from the turn of the century. The barn at the end of the triangle, with its massive banded flint and brick wall, provides a vital frame to the view, while the backcloth of mature trees complements the effect. Moving North from Stocks Green, Northwood House, the old Rectory, built around 1700, but altered a number of times since, is another 'Listed' building, while the Manor House, an elegant Georgian building facing across the meadows towards the Church, is also important for a variety of architectural and historical reasons. The stone-built Norman Church of St. Mary-the-Less dates back to the 12th Century, although it has been enhanced and renovated several times since. Opposite



Chalkdell House, Village Street



Upcote Cottage, Village Street



The Manor House, overlooking the water meadows and the churchyard.



Northwood House, The old Rectory

the Church the old Village School, now the Men's Club, is noteworthy for its typically Victorian large roof gables and delightful cast iron windows. In view of the number of important buildings it contains, and key areas of open space, like the Common, the old village of Chilbolton, extending from the Old Cottage and Broxton House in the West to Northwood House and the Manor House in the North was designated a Conservation Area in 1984.



Drove Hill, off Drove Road

c. Post-war Development

Prior to 1945 the road from the Mayfly Public House to the village, together with Station Road, River View Close and Drove Road, was bordered by several older houses but, for the most part, the area to the South of the village had not been developed. In 1948 the then Andover Rural District Council decided to build a mix of 22 houses, bungalows and flats at what is now called Garston Mede and in 1954 a further mix of 40 dwellings in Branksome Close. In 1963 another mix of 29 dwellings were privately built in what is now known as Test Rise, and a few years later two further developments, of detached houses, one at Durnford Close and the other at Drove Hill, both off Drove Road. Later still, in the 1980's a mix of 8 detached houses and bungalows were privately built in Paddock Field, off Winchester Street. As a result of these new developments, and a tendency towards younger families in the newer houses, the centre of gravity of the village may be said

to have shifted more to the South during this period and this, combined with the age, cost of maintenance and inconvenience of the old Village Hall on Village Street, led to the decision to build a new Village Hall at the top end of Drove Road. This was completed, and opened by the Lord Lieutenant of Hampshire, in 1999. 10 low cost houses, for rent, were also

built at Eastman's Field adjacent to the new Hall. The 1990s also saw a few new houses in the Conservation Area, such as The Granaries and a new detached property on the site of the old Village Hall, and some In-Fill developments on the South side. All have been marked by particular attention to their surroundings, with which they blend sympathetically in terms of design, brickwork, roofing materials and boundary delineation. The Borough Council's housing stock was transferred to Testway Housing in 2000.

d. Building Materials

Many of the old buildings in the village, especially those dating from around the 17th Century, were built using local materials - flint cobs, oak, chalk and occasionally brick for walls and wheat straw and clay tiles for roofing. After the Industrial Revolution cheap transport facilitated the cartage of slates from North Wales but traditional methods and materials still remained popular. The post-war housing, mainly to the South-West of the village, is generally brick with slate or tile roofs.

e. Open Spaces and Public Areas

There are four public areas within the village - the Common, the Playing Fields, West Down (owned and controlled by Hampshire County Council) and the Village Hall. The Common has already been described in Chapter 3 c. The Memorial Playing Fields area provides a cricket pitch, a football pitch and a pavilion. It is an important facility for the younger generation of the village, for whom the only alternative is the leisure centre in Andover, some four miles away. West Down is a large public space incorporating picnic areas, a bridleway and footpaths, well used by ramblers and dog walkers alike. The new Village Hall provides a useful facility for indoor sports and a venue for theatrical events, playschool and the meetings of the many village clubs.



Paddock Field, off Winchester Street



The new development, Eastman's Field



Branksome Close



The New Village Hall

SUMMARY OF GUIDELINES

The Countryside

- 1) The surrounding countryside and approaches, which contribute so much to the appeal of the area, should be retained when any new development is being considered.
- 2) Development within the countryside should be restricted to that for which there is an overriding justification for it to be located there.
- 3) The planting of replacement and new trees should be restricted to native species of the area such as oak, beech and ash. Those within the Conservation Area which contribute to the character of the village centre should be given particular regard.
- 4) Natural hedges, whether bordering lanes or property, should be preserved for their visual appeal and benefit to flora and fauna.
- 5) Any new development should be kept within the existing boundaries of the village.
- 6) Any development within the Conservation Area should preserve or enhance its character and appearance.
- 7) New buildings should be designed to fit in sympathetically with the general design of their neighbours and the character of the village in general. Suitable rural screening, for instance, should be provided and roof lines kept to reasonable height in relation to their surroundings.
- 8) There is a general requirement for smaller houses as many of the existing dwellings have been enlarged, taking them out of the price range of younger families. However, the preference for smaller dwellings should be related to the need to maintain the existing mix of size and type of dwelling and a balanced community.
- 9) If planning approval is given based upon the use of certain materials, their use should be rigorously enforced. If an applicant wishes to change those materials, that should be the subject of a revised planning application.
- 10) Modifications and extensions to properties should reflect the architectural style with regard to roof design, gables and windows etc.
- 11) At present, Current Planning Policy permits development and redevelopment of housing (Policy H4) and infill frontage (Policy C2) in parts of the village. Both of these boundaries are currently being reviewed in the context of the Borough Local Plan Review. Further development should be carefully controlled.

References and Acknowledgements

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by J.B. Pybus, Dip. TP., MRTPI., Chief Planning Officer,
Test Valley Borough Council, January 1984

Historic Rural Settlement in Basingstoke & Deane
and Test Valley by Bob Edwards, Bournemouth University.

Common Lands of Hampshire by Taverner, 1957

Acknowledgments

The Chilbolton Village Design Team would like to thank:

Those individuals with specific knowledge who, without self-interest, produced excellent papers, which have been included in this document.

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The Chilbolton Heritage Hanging, on display in Chilbolton Village Hall, for designs depicting the history and wildlife of the village.

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