

# A VILLAGE DESIGN STATEMENT FOR BROUGHTON, HAMPSHIRE

Our deeds still travel with us from afar And what we have been, make us what we are

George Eliot, Middlemarch



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A village should be a living community. Broughton is an embodiment of this fundamental principle. This document describes the natural and man-made environment of Broughton and provides a local input into the Planning Process. Whilst this environment is precious and important, it is people who create the village.

# The Village Design Statement (VDS) and its purpose

The VDS is an advisory document and will:

- Describe the distinctive character of the village and surrounding countryside that local people value and provide the context for development
- Set out clear and simple guidance to protect and enhance this character in all forms of new development
- Facilitate the management of change to meet needs
- Be of value to local people, planners, designers and developers and influence the local planning process

The VDS was produced by the village community and

- Was developed, researched, written and edited by local people and represents consensus views
- Involved a wide section of the village community in its production
- Involved Test Valley Borough Council to ensure compatibility with the local planning context and suitability for approval as Supplementary Planning Guidance

A Working Party was formed for members to

- Act as a point of contact and information for the whole community and encourage widest possible involvement
- Co-ordinate preparation, liaison and publication
- Maintain regular contact with the local planning authority for advice, guidance, approval and resources.
- Undertake comprehensive consultation work with other people and groups in the village to draft and edit the VDS content.
- Ensure that the VDS is fully endorsed by the Parish Council
- Publicise and launch the completed VDS

# BACKGROUND

### Location



The Parish of Broughton (1,700 ha. approx.) sits astride The Wallop Brook, a tributary of the River Test. It lies some three miles west of Stockbridge and close to the Hampshire/Wiltshire border (see map).

Millennium Village Art

Village Sign on The Pound, Queenwood Road



#### Land Use

There are four broad categories.

Agricultural Land. Open rolling downland, all now enclosed and mostly in rotational arable cultivation and livestock grazing.

**Watermeadow**. Following the flood plain of the Brook, and an important landscape feature. This is almost entirely permanent pasture.

Downland. A prominent ridge, running NW/SE along the parish boundary, dominates the countryside for some miles, and its steep and wooded slopes overlook the village. A significant part of Broughton Down is a Nature Reserve formally designated as a Site of Special Scientific Interest (SSSI).

The Village. A Chalkland Linear Settlement in layout with a more compact centre than many villages. It has some open spaces, is very well endowed with trees, and nearly all the houses have gardens. There are isolated farm buildings scattered throughout the parish, but the majority of the village is close to the line of the Brook, spreading from the High Street along a network of smaller roads and lanes.

Broughtonians are proud of the history of the village with its many listed buildings that have so influenced its character.

An archive of photographic and written material has been collated in the village over many years and the local history society has arranged talks and exhibitions. A facility will be developed to display some artefacts and copies of the layout of the villages in earlier years. A book on Broughton in Hampshire was published in 1990.

# Early History

Traces of settlement have been found from as far back as 1200 BC, and in the Anglo Saxon period a hamlet (Brockton - village by the Brook) was probably an outlying settlement of Danebury Hill Fort. The Domesday Book (1086 AD) lists Brestone as a village of some 1000 souls, a figure that has remained remarkably constant to present times. There were three Manors at that time, Broughton itself belonging to the Crown, St Mary's (previously Oake), and Roake towards the south.



Millennium Village Art 'Animal, Vegetable and Mineral' Sculpture, Buckholt Road

### Middle History

In the 12<sup>th</sup> Century there are records of regular royal journeys through Broughton to Clarendon Palace near Salisbury. The Clarendon Way, a long distance footpath, now passes through the village and Broughton with its two Public Houses, B&B accommodation and shop is well used by walkers on this and other paths.

During the Civil War (1642-51) Broughton was mainly Royalist, with a number of skirmishes occurring nearby. Later, the village became a peaceful and mainly agricultural community. Water mills driven by the Brook, fertile land with water-meadows, extensive grazing on the surrounding downland, drove roads using the village fords and heading for the important crossing point at Stockbridge, all combined to create a thriving village with a stable population.

# Recent History

At the beginning of the 20th Century the roads and tracks would have thronged with people, horses and carts; sheep and cattle. People lived and worked in their community. At the beginning of The Second World War there were 14 shops, 5 Public Houses and at least 15 separate farms.

Development of transport especially car use, changes in agriculture, new housing and the emergence of a highly mobile population has resulted in dramatic changes to the village way of life. A high proportion of the working population now travels to work outside the village.

The growth of commuting, the attractions of village life and rising prosperity have combined to increase the price of property dramatically. As a result, younger families have great difficulty buying houses, and renting is equally difficult. This impacts on the social balance of the community, and on the number of children in schooling. Simultaneously, those older people who do not drive become critically dependent on public transport for access to shopping centres, medical services and other amenities no longer available in the village.



In 1964, the Horsebridge Railway Station and the Sprat and Winkle Line were closed after 99 years serving the Broughton area with passenger and goods trains. A village carrier provided a connecting service meeting every train; commuters used the trains to Andover, Salisbury, Southampton and beyond. Local farmers used the sidings at Horsebridge for loading agricultural crops. The loss of these train services accelerated the growth of cars, buses and lorries on Broughton's roads. The route of the Sprat and Winkle Line is now a popular and well-used footpath/cycleway and is part of the Test Way.

Many of the roads passing through Broughton are used as through routes in addition to local traffic. The historic form of the street pattern and buildings leads to significant levels of onstreet parking.

# Layout of the village

Broughton lies in the valley of the Wallop Brook, a tributary of the River Test, and a characteristic chalkland stream. The settlement runs NW/SE, with the village mostly on the SW side of the Brook. Outside the village, particularly from the viewpoint of Broughton Down, the pattern is of well-spaced dwellings, abundant open spaces, a background of plentiful trees and vegetation opening progressively to farmed downland.

Water meadows flank the Brook and are undeveloped generally. Farmland, paddocks, larger gardens, playing fields and allotment areas penetrate right to the heart of the village. Apart from the core of the village along the High Street, nearly all buildings are detached and separated by garden or other open space.

The main spine of the village is the High Street (which becomes Horsebridge Road further south) with a secondary axis formed by the B3084 which runs roughly parallel to the High Street about 300m to the west. From all these roads a network of lateral lanes, mostly cul-de-sacs, form the skeleton of the village with varied densities of development; close-knit in the heart, progressively less so further afield.



From the North, the village is approached either from the Bridge at North End, or along the B3084 Salisbury Road. Through water meadows, detached cottages give way to more dense housing as the High Street begins.

Salisbury Road, on higher ground, sweeps past The Pound and continues on towards Romsey bypassing the heart of the village. Housing here is spaced and mostly 20<sup>th</sup> Century.

From the South, the Romsey Road approach is similar to that of Salisbury Road, whilst Horsebridge Road follows the valley bottom towards the centre of the village. Here again, well-spaced and mostly traditional houses are characteristic, with side lanes serving more recent development. Rookery Lane, looping to the East from the Deep Ford to the High Street, also provides access to a linear form of spaced houses, many of them old and listed. This approach also winds through water meadows and open spaces. Mature native trees, natural hedges and boundaries, brick, flint and cob walls, are plentiful.

The progression from open country, past initially well-spaced dwellings gradually blends with the close-knit core of the village.

#### The Centre of the Village

The High Street, from the Village Hall to North End, with its lateral lanes, forms the heart of the village built environment. The housing is largely terraced. That said, almost all houses have gardens behind them, and as the ends of each rib are reached, these become larger, and either water meadow (towards the Brook) or amenity land (to the West) is reached. There are pleasant views out of the village towards the Downs (to the west) and surrounding farmland. Trees and hedges are plentiful, and the relationship between buildings and the countryside are characteristic.



Millennium Village Art 'Rooks' Sculpture
The Drove, Rookery Lane

#### Services

The village is served with mains electricity, telephones, water and drainage, but there is no gas. The first two have led to a network of aerial wiring and associated poles. Any moves to place these services underground should be supported and any development should consider the benefits of this.

# Footpaths and Bridleways

Broughton has a network of some 20 footpaths within the village, mostly linking to form circular routes and others linking the built-up areas to farms and fields where there were once strips of land where people grew their own vegetables. These paths are much used and well maintained. Outside the village, there are extensive paths and droves, some footpaths and some bridleways. Most of these are ancient and historic; particularly the Clarendon Way mentioned above. These paths provide access to views not apparent from the roads; they also allow pedestrian movement around the village avoiding the rather narrow and trafficfilled roads. They are thus not only a vital recreational asset but have a practical aspect as well.







### Streets, Roads and Lanes

Apart from the B3084, all roads in the village are narrow and winding. The High Street has pavements, but most side roads do not. Natural verges predominate, and brick and flint cob walls, and native hedges are widespread. This is an important aspect of the village character, but it does create problems. Car parking, particularly on the High Street and the side lanes is the only option for those with limited space, and can cause obstruction and hazard. Multiple car-owning households are proliferating. Any development should incorporate off-street parking spaces and consideration for cyclists. Additional parking facilities for amenities in the centre of the village would be a great asset.



Clifton Cottage, High Street

However, suburbanisation by the creation of pavements in place of natural verges and intrusive street lighting should be avoided as they would change the rural appearance of the village significantly.

# **Buildings**

The single characteristic of the buildings of Broughton is variability. Unlike a Cotswold village for example with honeyed stone throughout, Broughton has a diverse mix of buildings rich in character and quality. The scale of the housing stock is as varied as the structures themselves. There are many fine examples of small cottages through to imposing manor houses



Village Shop, High Street

throughout the village. Taking the main structures of the buildings:

Walls The predominant structural material is brick in all its variety. There are however significant numbers of cob, half-timbered, flint or brick and flint and some rendered wall types. For the purpose of this document, walls included farmyard and garden walls.

Roofing Some thatch but the majority are either slate or tile. Many of the boundary walls are ridged with these materials.

Doors and Windows The diversity of the housing stock has resulted in a pleasing mix of traditional designs and finishes.



The Cottage, Rookery Lane





#### The Conservation Area

The original conservation area for Broughton was designated in 1972. The Borough Council subsequently considered that, in common with many other early conservation areas, the boundary was too tightly drawn around the buildings considered the most important within the main village street. In 1987 the boundaries were formally reviewed again. Following public consultation three areas were added to the Broughton Conservation Area:-

- The area to the north of the main village street known as North End.
- Rectory Lane including Little London and Broughton House.
- Horsebridge Road, Rookery Lane and the water meadows between these roads.



The Old Forge, High Street

The purpose of the conservation area is conservation of the environment within Broughton, which has evolved over many centuries and includes a large number of beautiful and historic buildings, trees and open spaces.

To assist in maintaining the character of the village, the Government granted Listed status to over sixty historic structures within the conservation area. This provides legal protection and greater control over any alterations or development, to which they are subjected.

A number of the cottages and houses within Broughton date back to the 16<sup>th</sup> Century, with subsequent properties of sympathetic and



**Broughton Primary School, School Lane** 

characteristic design having been constructed during the 17th 18th and early 19th Centuries, on a single building construction basis. More recent development has been a mixture of infill building, some single buildings but also three small developments.

These developments are characteristic of the village in their own way and reflect the theme of a lane or close branching off the main road. Specific details of recent developments are to be found later in this document

Any development within the conservation area should preserve or enhance its character and appearance.



North End

#### The Church

There has been a church at the centre of Broughton for over 800 years. The present structure, St Mary's, is one of the oldest in Hampshire.



The earliest building was a 12<sup>th</sup> Century church without a tower or aisles. Towards the end of the twelfth century the north wall was pierced by the present arcade and the aisle added. Soon afterwards the south arcade and aisle were added. About 1220 the nave was lengthened and the present west door was built. In the fifteenth century a west tower was added. The design of the pillars of the north arcade is earlier than that of the south arcade. The six arches are built of chalk. The clerestory windows high up on both sides of the nave were added in the 15<sup>th</sup> Century.

# The Baptist Chapel

This was built in 1816 and was much plainer than the building we see today. The pews inside the chapel are made from the timbers of H.M.S. "The Royal George" which went down off Spithead in 1782. There were major alterations to the building in 1926, including a new facade, windows and a pillared porch giving wider access to the body of the church.

#### Manor Farm

Manor Farm at the north end of Broughton is late 18<sup>th</sup> Century and is built in header bond i.e. bricks end on. Many blue bricks are used. The house has an impressive front door and windows and is beautifully proportioned. The Manor Farm Buildings are 18<sup>th</sup> Century as are the typical cob walls surrounding the gardens and yard. There are Agricultural Cottages belonging to Manor Farm from the 19<sup>th</sup> Century with distinctive chequer brickwork. There is also a tythe barn with the remains of a water mill inside.

# The Dovecote (Columbarium)

The Dovecote standing in the grounds of St Mary's Church dates from 1340. It was possibly rebuilt in about 1483 and again in 1684 which is as we see it today.



The internal revolving ladder structure (potence) was reconstructed in 1984. It is a unique example in Hampshire of a columbarium in a churchyard.

Very few dovecotes complete with their internal potence now remain in the British Isles.

#### The Old Market House

On the corner of Rectory Lane and the Market Square is the Old Market House. This is a 16<sup>th</sup> Century building, once thatched. The wall facing the square was originally open with pillars supporting the first floor so that part of the village market could be held under cover.



# **High Street Terrace Houses**

The bricks here are rose red and are thought to have been made in the kiln at Brick Hill close to the Bossington T-junction. The row dates from the 18th Century and has some interesting features. An old malt house and sweet shop (one of the 14 shops then trading in Broughton) make up part of the row. This row may make a fine template for any future development in the village



# Thomas Dowse Charity and School

The Thomas Dowse Trust dates back over 400 years to the reign of Queen Elizabeth I.



The Dowse properties are to be found in the southern High Street. They consist of the Dowse Cottage where the schoolmaster lived (now privately owned), Dowse Mead, the original school and still owned by the Trust, and the paddock to the rear of the Thatch. The property dates from 1601 and was repaired in 1864 with new windows added. The School Room was converted to a house in 1987 and the Cottage provides a fine example of brick and flint elevations.

# Chestnut Cottage

In a debenture dated 1666 a farm known as Mersh's Farm is described as being south of the Church. It is thought Chestnut Cottage may be this building. It is described as a two-storey building with attic with a first floor string (three rows of bricks protruding slightly at first floor level) and interesting windows.

# **Rookery Cottage**

Is 17th Century and provides an excellent example of a canted oriel window of three lights

#### The Well House

The Well House to be found in the northern part of the High Street was opened in 1926.

It was a gift to the village by Mr J T Fripp who gave it in memory of his son who died in action in 1915. There was an urgent need for a deep reliable well in Broughton following the severe drought of 1921. The 32ft well is covered by an attractive and listed well house. A restoration project is due to complete mid-2003.



# The Mill

The Mill in Horsebridge Road is probably on the site of one of the three mills in Broughton mentioned in the Doomsday Book. The present building in Broughton's Mill Lane consist of a mill and its attached cottage with 18<sup>th</sup> and 19<sup>th</sup> Century chequerwork brick and weatherboarding, the 18<sup>th</sup> Century gardener's cottage and the rebuilt old mill cottage.

#### **Outside the Conservation Area**

Most of the buildings outside the Conservation Area are of 20<sup>th</sup> Century construction, and present a fairly typical cross section of this period



#### Grandfathers

Grandfathers in Rookery Lane is believed to have been built between 1650 and 1660 and was the home of Anne Steele (born 1717) the writer of 144 hymns, some of which are still used in the Baptist and other hymn books. It is a fine 3-storey house with attractive porch and distinctive windows.



# In the wider countryside

Isolated and well-scattered buildings exist throughout the wider Parish; nearly all are agricultural in use or origin The community has responded throughout history to changes in economic, technology and social trends. Our community has seen many changes and the village today is the result of centuries of radical developments and political and social change. Records show however that its population has remained relatively stable at around 1000 for a millennium. It has thrived and remained viable by striking a balance between traditions and needs within the village and recognising and responding to external and environmental demands.

The success of our village as a thriving, stable community lies in the maintenance of a diverse but balanced mix of generations, interests and social groupings. This balance ensures the sustainability of village facilities and organisations and gives rise to a wide range of estates, properties and tenures.

We are proud of our history, enjoy our success in the present and look forward to the challenges of our future. The community of Broughton knows how important and constant change is and does not seek to resist this. However, we believe this should be responsive to the needs of the village – sustaining a balanced community.

# Village Organisations and Amenities

The village has a sportsfield with Pavilion, a playground, an allotment area and a public memorial garden. Both the Parish Church and the Baptist Chapel have churchyards (the latter a wildlife reserve) and there is a parish cemetery. There are two Public Houses, a shop, surgery and school. The Village Hall is well used, and there is a Scout Hut and a small re-cycling facility. A village office to provide support for small businesses is being considered.



These amenities support a plethora of clubs and societies, and the school is a vital resource. In any consideration of future development the need to sustain and enhance these assets should be a major consideration. The desirability of maintaining a community balanced in terms of age and incomes, and the availability of work in the village, are aims that should be pursued.

Our ability to meet the needs of young people for social purposes are currently limited and further options are being considered.

# Information Unique to Broughton

Local house naming custom Broughton has a local custom for naming houses after birds. Blackbirds, Rookery House and Rookery Cottage, Owl Cottage, Old Robins and Woodpeckers are all examples of this custom that could, perhaps, be encouraged in any new development.

Siting of Main Entrance Doors Throughout the main village street there are many examples of the "front" door being moved to the side of north facing cottages - Eversfield House and Harlequin Cottage are two good examples.

Site locations for television drama
The village has been recognised as being an appropriate setting and having buildings worthy of use for major television programmes. Miss Marple, Wurzel Gummidge and David Copperfield have used various locations around the village in which to film these major television programmes.



The village gathers for a community photograph to mark the new Millennium



Manor Farm location for BBC production

Since the Second World War Broughton has seen one major development about every 20 years in response to local need. Some infill and small private developments have also occurred during this time. Much of the council building between the 1940's and 1970's provided replacement dwellings for substandard housing in various parts of the village.

# Local Authority Developments.

#### 1930s

**Beechcroft** - A small council development of semi-detached houses and gardens on a greenfield site off the Romsey Road.



Plough Gardens - A crescent of semidetached houses and a number of bungalows (for the elderly) built by the council on a greenfield site off the main village street.

#### 1970s

Dixons, Paynes and Chapel Lane -Redevelopment of substandard housing by the council to form a small close of terraced houses in Dixons Lane and Paynes Lane and Sheltered Housing in Chapel Lane.

#### 1990s

Whiteshoot - Parish land was used to build a small close of low cost semi-detached houses off Salisbury Road for first time buyers on a shared equity and rental basis.









# **Private Developments**

#### 1970s

# Queenwood Rise

A small private close of detached houses on a greenfield site.



#### 1980s

#### Coolers Farm

A small private close of substantial houses sitting in large gardens on the site of a redundant farmyard.



#### 1990s

# The Old Forge

Redevelopment of the blacksmith's workshop and yard off the main village street to create new private houses and gardens.



#### Materials

In any future development within the village, care should be taken to reflect the original pattern of the existing village in terms of building design and character, layout and scale. A mixture of natural slate, handmade tiles and thatch for roofing should be encouraged. The use of oak, subtle bricks, rendered and weather boarding for main structures should also be encouraged and continued where possible. The use of plastic/upvc for windows and doorframes and associated structures should be discouraged certainly within the sensitive areas in the conservation area.

# Parking

The provision of off street parking should be included within any development and as far as possible hidden from view from the main street scene. Additional parking facilities for amenities in the centre of the village should be considered where possible, as should provision for cyclists.

#### **Boundaries**

New boundaries should be native hedging such as beech, hawthorn and quickthorn or if solid of traditional materials such as cob and flint. Existing mature native trees within the parish should be preserved and maintained. Planting of new native trees and hedging should be part of any new development.

# Lighting

Additional footpath lighting within the existing settlement should be discouraged. Footpath lighting within any new development that takes place should be low power white light as in the existing main streets of the village. Gradual conversion to this type of lighting throughout the village should be encouraged.











#### Land Use

The use of open land both within and on the fringe of the village for agricultural /horticultural use should be encouraged.

#### Services

Where practical, service cables for new development should be buried and this should be extended to existing cabling within the village as far as possible.

#### Water Meadows

The existing water meadows should be preserved, used for agriculture as far as possible and annexation of water meadow land for enclosed gardens should be discouraged.

# **Needs of the Community**

Future development in the village should be responsive to demonstrated needs of the community. The need for facilities for teenagers, young adults and local employment (e.g. small business units) are often neglected and should be given special consideration. there possible a practical of

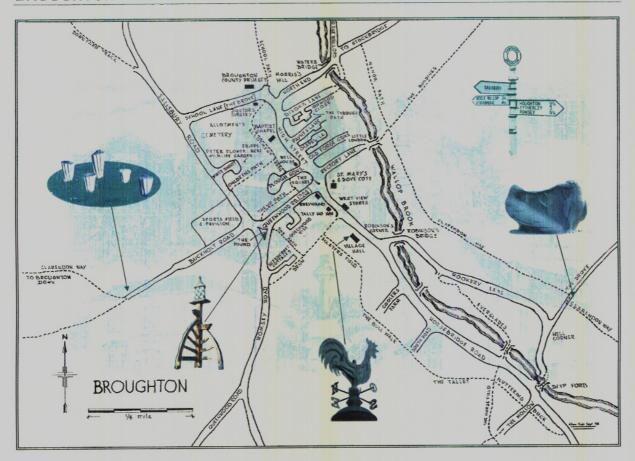
# Recycling

Any new development should maximise the opportunity for recycling, energy conservation and the use of environmentally friendly materials. Any recycling area should be easily accessible, sympathetically screened where appropriate and as far as possible sound proofed.

# Signage and traffic calming

The design or re-design of new/existing lanes and roads should take traffic calming into consideration. Any additional village signs should be in keeping with traditional signage and not detract from the existing village scene.





















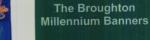












- 1. Broughton Amateur Dramatic Group
- 2. Old Friends Club
- 3. Riding for the Disabled Association
- 4. Cricket and Football
- 5. Floral Club
- 6. Baptist Church
- Arts Group
- 9. Mothers and Toddlers
- 10. St. Mary's Church
- 12. Broughton Primary School
- 14. Broughton Down
- 15. Broughton/Sauve

The Millennium Banners made to mark the new Millennium were created by various village organisations and paraded through the village in the summer of 2000. They represent and reflect the diversity of community spirit of today's village.



