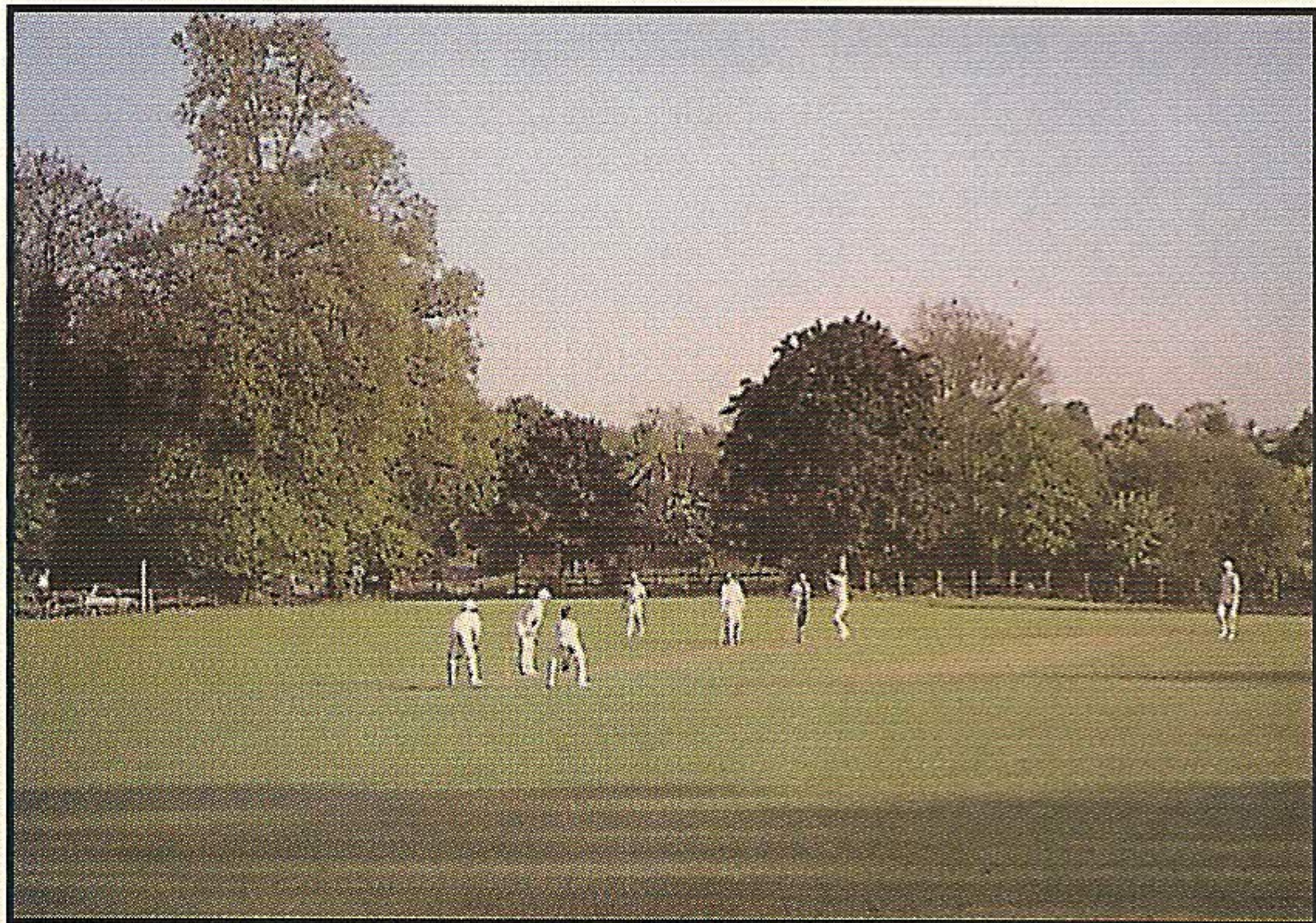




The Pentons Village Design Statement



For the village of Penton Mewsey and the hamlet of Penton Grafton



INTRODUCTION

What is meant by the Pentons ?

The Pentons is taken to mean the village which straddles the boundary between the parishes of Penton Mewsey and Penton Grafton, and the surrounding open countryside.

What is the Pentons Village Design Statement ?

The Pentons Village Design Statement has two purposes:

- ✧ to describe the Pentons as it is today;
- ✧ to set out guidance for the design of any future development in the village.

This Statement draws attention to what is special about the Pentons and to the features which give it a unique character. Its aims are to give residents a say in the future of their village, to offer guidelines on conserving its particular qualities and to contribute towards the improvement of rural design in general. The Design Statement has been endorsed by the people of the Pentons through a process of consultation including:

- ✧ A picture postcard of the village inviting everyone to a Workshop together with a questionnaire, both distributed to every village household. (The quotations in italics are from the local people's replies to the questionnaire.)
- ✧ The Workshop, open to everyone to study and photograph the village and discuss the results.
- ✧ A draft VDS prepared and submitted to Test Valley Borough Council (TVBC) Planning Services for comment.
- ✧ A second Workshop to discuss the third draft, which took account of the response from TVBC. All comments and contributions made at this Workshop were considered and where appropriate incorporated in the final document.

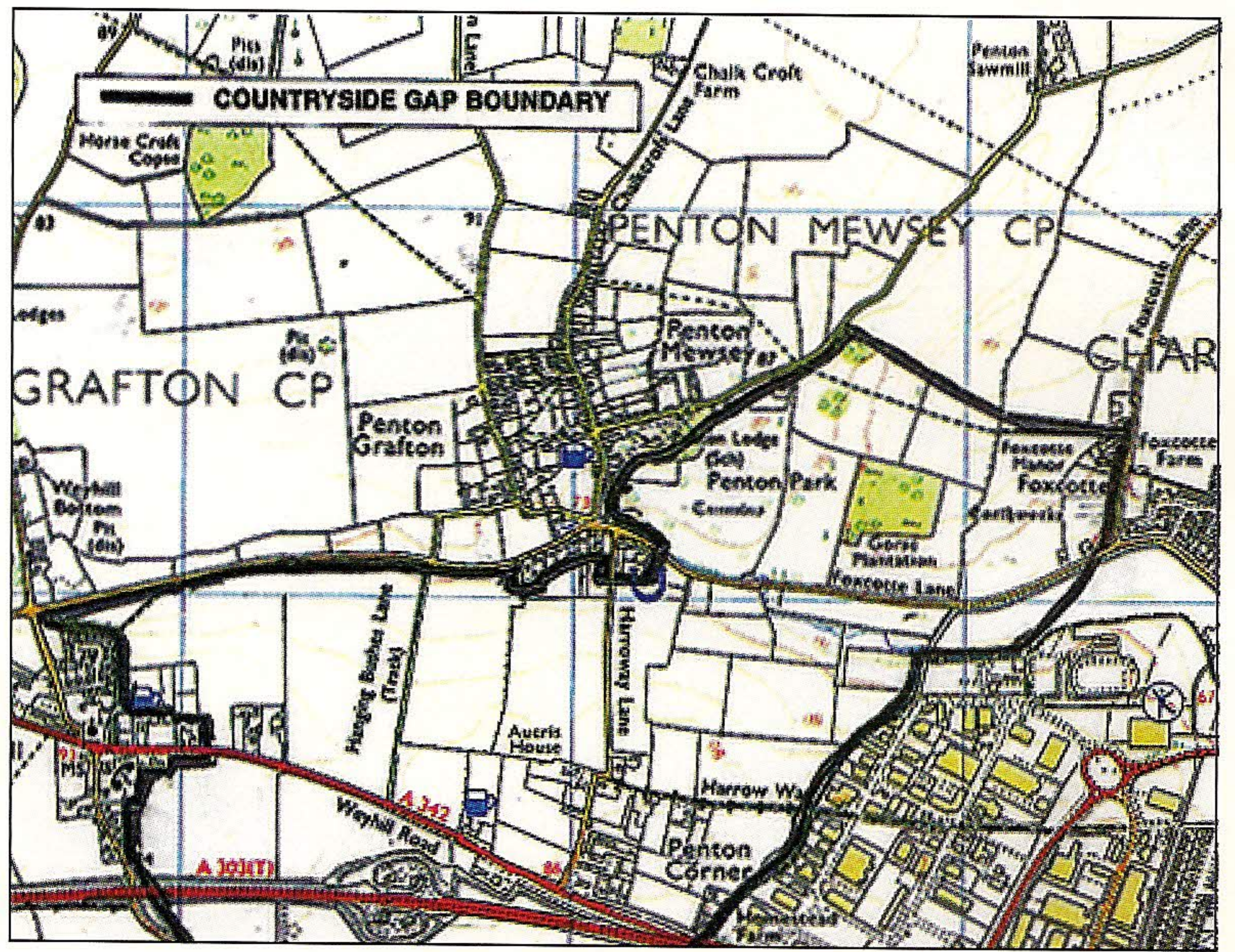
Why do we need a Village Design Statement ?

TVBC has shown, by designating the Pentons a 'Conservation Area', that the village and its surrounds need to be protected. The Government has stated that the South East of England contributes to the prosperity of the whole of the United Kingdom and extensive development is necessary. (Hampshire County Council Structure Plan specifies housing requirements.) This will result in continuing pressure for housing. It is therefore essential that past mistakes in the planning and appeal process which have permitted unsuitable housing developments to be built, are not repeated (see page 11).

Who is it for ?

The Design Statement is for everyone involved in the inevitable process of change as it may affect the village and its surroundings. It will therefore be of importance to householders, planners, developers, builders and public bodies.

The Pentons and environs, showing the Countryside Gap



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"We do not oppose new housing, but it must be carefully placed so we still remain a village and not the outskirts of a town."

Planning and Development

Local planning is the responsibility of the TVBC within the guidelines of Hampshire County Council.

The Village Design Team has worked closely with the TVBC Planning Department from the outset.

We are encouraged by planners nationally stressing the importance of design; TVBC in the Pentons Conservation Policy states: "Proposals for any development adjacent to a conservation area will need special consideration to ensure that they would not detract from the character or setting of the Conservation Area."

Dept. of the Environment Planning Policy Guidance (PPG1 February 1997 revision), "Reaffirms the role of the planning system ... in protecting the natural and built environment". It goes further in para. 1.7, "Local planning authorities should reject poor designs ... inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings."

Further Policy Guidance (PPG7 February 1997 revision) puts forward the advantages of preparing a Village Design Statement.

The Pentons Village Design Statement has been prepared in accordance with these guidelines and is of importance not only for any developer but also for everyone in the village who may be considering making changes to their homes and gardens.

HISTORY OF THE SETTLEMENT

The Pentons is first recorded in Domesday Book, though nearby neolithic and Roman archaeological evidence suggests much earlier human settlement.



Holy Trinity Church from the Church Field.

In 1097 the population of Penton Mewsey can be estimated at about 105 (Domesday record). In 1788 it was 194 (Winchester Diocesan Visitation enquiry) rising to 210 from the 1851 census. The 1921 census recorded 209. Today it is 290. This population increase is about a tenth of the national average.

The name Penton derives from 'Penitone': a farm held at a penny rent. 'Mewsey' is a corruption of Maisy, after the Calvados, Normandy, family of that name which enjoyed the lordship of the Manor in the 13th century. Grafton recalls that from the Conquest until 1372 the revenue of its Manor was the property of the Abbey of Grestein, near Honfleur. One can deduce from the fact that Penton is common to both settlements, the probability that before 1066 they were a single economic unit.

Set some four kilometres north west of Andover "Penton Mewsey," wrote the Rector in the 1890s, "is built along the bottom of a little tongue-shaped valley running nearly north and south, the slopes of which are much sharper when facing west than to the east. This valley is stopped at its southern end by a line of hill which projects into the basin of the Anton, which is best known from the fair at Weyhill".

Penton Mewsey developed along Chalkcroft Lane as a 'linear settlement' in the bottom of the valley, whereas Penton Grafton developed as a 'scattered hamlet' on the western slope of the valley accessed by Penton Lane.

Until the 1920s the Pentons was predominantly an agricultural community, supporting the 'sheep and corn' husbandry typical of the North Hampshire downlands. It remains surrounded by farmland.

Holy Trinity Church is mid-14th century and is Decorated in style, though much restored in the 19th century. The quality of its window tracery has been admired by architectural historians. Both font and bellcote are original, the latter one of eight similar examples in England. The south chancel door is possibly of fragments from the earlier church recorded in Domesday.



Penton Manor.

Penton Manor, attractively set amid open space on three sides, has a thick north wall with ashlar quoins and is possibly medieval in origin. Three recently uncovered oak window frames, blocked up at the time of the window tax, were dated as mid-17th century. The house was then updated in Georgian and late Victorian times.



Penton Lodge.

Penton Lodge, set in parkland on high ground sloping down to Foxcote Road, was built by William Cubitt (a founder of the famous construction company) for himself in 1852 and has contemporary east and west lodges. It is presently a small private school, whose pleasing grounds might become vulnerable to housing development in the long term future on what is perceived as a site of critical importance to the shape and character of the village.

Penton Close (The Old Rectory) noted by Pevsner as 'grandly Victorian' dates in fact from 1833. It is flint and yellow brick with many gables, dormers and elaborate hood moulds. It was reputedly designed by the wife of the then Rector, Christopher Dodson. It was the same Dodson who was Chairman of the Andover Workhouse at the time of the scandal and on which Dickens based 'Oliver Twist'.

Most inhabitants are proud of the history associated with the Pentons and regard it as important to preserve the buildings and open spaces which adjoin them.



THE SETTING, OPEN SPACES AND TREES

It is of critical importance that the existing 'Countryside Gap' is maintained between the Pentons and the housing and industrial estates of Andover. It is also vital that the open farmland around the rest of the village is maintained to preserve this old-established self-contained settlement.

"The most attractive features are the Church, the old houses and cottages and the fields around the Church, which bring the countryside into the heart of the village."



The view of the playing field.

All the approach roads to the Pentons pass through open farmland. This rural impression is enhanced on reaching the village at the valley floor by skylines almost entirely free of development. This enjoyment is maintained by the open spaces in the centre of the village. These open spaces are made up of the churchyard, the Church Field, Penton Manor Field and garden, the playing field and the open area containing the village pond, in total about 10 acres.

These open spaces are complemented by the many mature trees spaced around the borders of these fields.

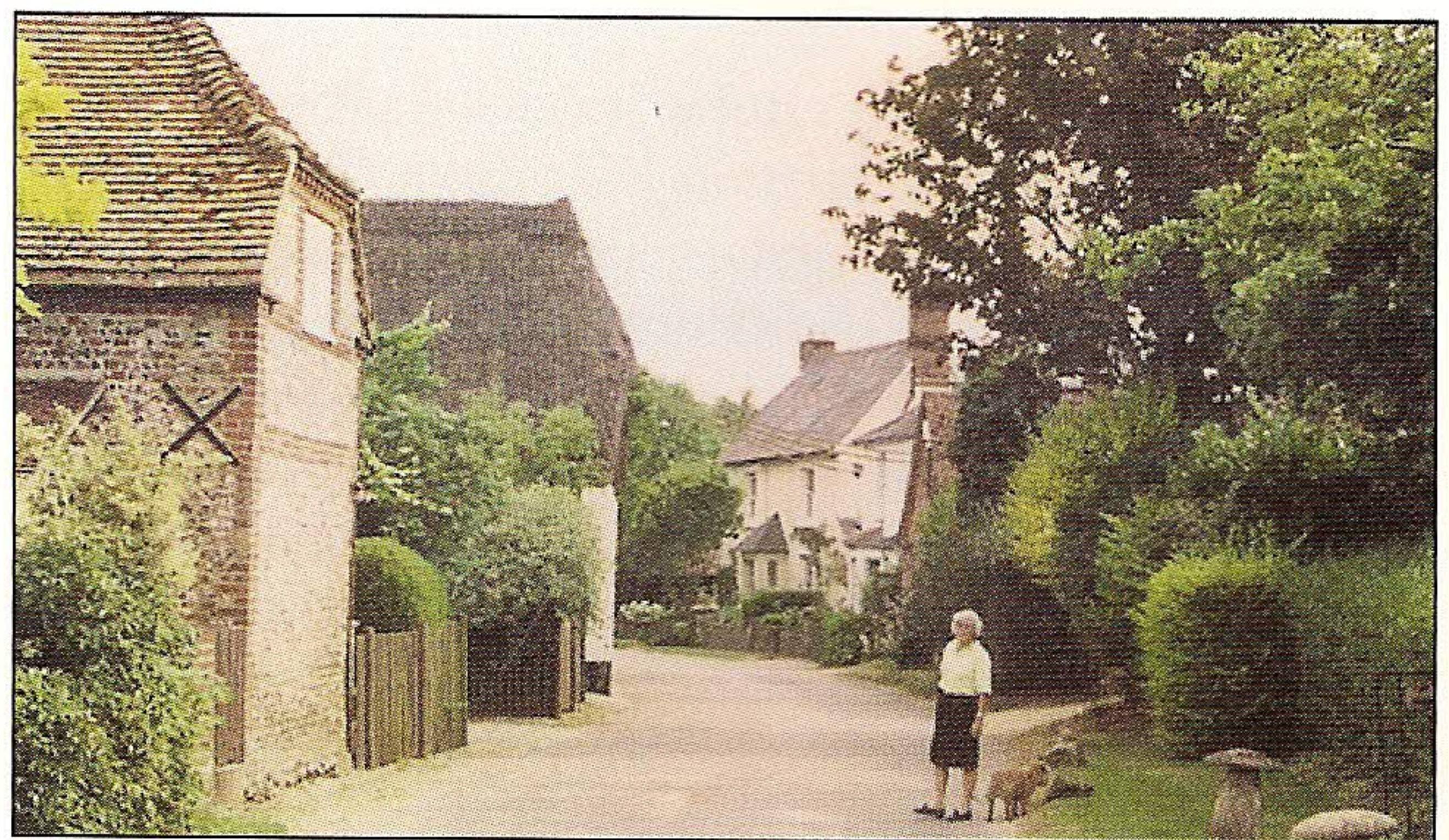
Trees are a major feature throughout the whole village. In addition there is a large plantation within the Penton Lodge parkland.

The many spaces between houses provide an attractive feature and even along Chalkcroft Lane and Penton Lane where the houses are close together there is little feeling of being hemmed in. This is because the houses are separated from the road by grass verges and hedges and there are still views of open countryside with very little development on the skyline.

The effect from a distance is of a village nestling in a valley of trees.



Penton Lane leaving Penton Grafton.



Upper Chalkcroft Lane.

GUIDANCE

The Pentons still has its historic settlement pattern, surrounded by open countryside. Both should be protected, particularly by the 'Countryside Gap' between the village and Charlton and Andover.

The open spaces in the centre of the village should remain sacrosanct.

The existing pattern of trees and hedges in and around the village should be preserved.

Building along the approach roads should not be allowed, particularly along Foxcotte Road, as this would expand the village towards other conurbations thus encouraging urban sprawl.

THE FORM AND DEVELOPMENT OF THE PENTONS



Chalkcroft Lane running south to north and the White Hart Public House.

The Pentons can be compared to a tree whose ground level is Foxcotte Road running east—west and whose trunk is Chalkcroft Lane running north from a narrow bridge and metalled for about 800 metres where it continues as a public footpath and bridleway.

Immediately over the bridge, Penton Lane branches left between the village pond and the playing field, and some hundred metres further on bears sharp right to run parallel to Chalkcroft Lane through Penton Grafton and thence to local villages.



Horses on the bridge over a tributary of the River Anton.

Two hundred metres further up Chalkcroft Lane a road branches right rising briefly up the steep east scarp of the valley, known as Newbury Hill and continuing as Newbury Lane.

Both lanes are narrow and tortuous, but greatly enhance these rural approaches to the village.

Penton Mewsey suffered two major fires in 1753 and 1754 in which 21 dwellings were destroyed. Consequently the majority of pre-20th century village buildings (about half of the present total) date from the second half of the 18th and from the 19th centuries.



The village nestling in the valley looking east.

From the 1930s to the 1950s there was linear development with bungalows at the southern edge of the village along Foxcotte Road.

In 1948/9 a major development was the construction of council houses at The Grove, filling in the open space that hitherto largely separated Penton Mewsey from Penton Grafton. This was a happy choice, creating a good social mix at the centre of the community, in contrast to many similar village developments of that date constructed at their perimeters.

Individual private buildings completed this infilling process in the 1950s and 1960s using remaining open space along the west side of Chalkcroft Lane and concluding at the end of the 1970s with the last local authority development at Trinity Rise. There still remains a need for this kind of affordable housing.

The most recent development was Scambler's Mead built in 1992, consisting of seven large houses constructed in the old Penton Grafton farmyard (see page 11).

The Pentons remains surrounded by farmland with two working farms within the village, and farming, now mainly arable, is still an important village occupation.

Riding and three associated livery stables are now a significant village commercial activity.

"It is essential to maintain the open countryside area around the Pentons."

GUIDANCE

Any future development should respect the basic village settlement pattern and any intrusive building on the skyline should be discouraged.

Future building should be in scale and share the characteristics of the Pentons and should preserve the mix of housing in the village. The emphasis should be on smaller units so that local villagers will be able to afford to remain in the village.

The village activities associated with farming and horses should not be adversely affected by new development.

HOUSE BOUNDARIES AND SITING



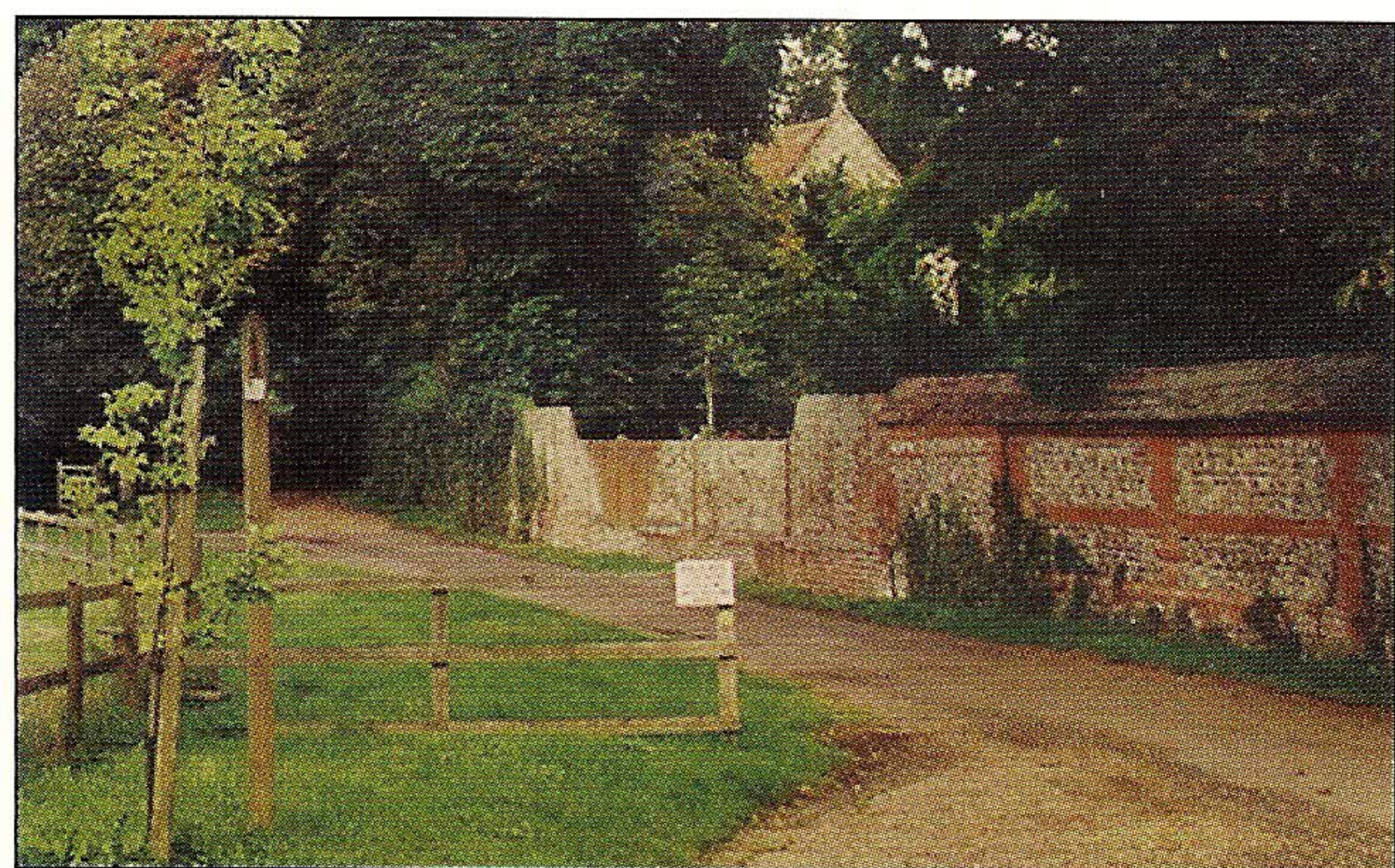
Cob and brick and flint walls: Folly Cottage.

Apart from the recent estate developments, the roads are bounded by grass verges and hedges which contribute to the visual unity and rural atmosphere of the village.

Most cottages and houses are set back behind these hedges facing the road, though a number of houses abut the road of which some are facing at right angles to the road.

In addition to hedges there are boundaries of brick and flint walls, cob walls, post and rail fencing and iron railings.

These features and the variety of building styles and materials give a most interesting diversity in appearance and contribute to the attraction of the village.



The lane to the Church and brick and flint Old Rectory wall.

ROADS AND TRAFFIC

"We feel extremely fortunate to live in a village which is not on a main road."

Apart from the houses built along Foxcotte Road, all the houses in the village are either on roads which have no through exit or continue along narrow lanes leading to local villages and which are unsuitable for major through traffic.

Even so, the roads are used by large farm vehicles and an increasing number of private cars and lorries. On-road parking is a problem. Answers given in the village questionnaire showed that farm tractors and other vehicles travelling at excessive speed are a major safety concern for many people. Traffic noise is also a problem.



Farm traffic on a typical village lane.

Traffic problems therefore rank prominently among residents' concerns over future development both in and around the Pentons.



Narrow village lane with bend which reduces traffic speed.

GUIDANCE

The existing width and shape of Pentons' roads and lanes should be preserved including the grass verges, bordering brick and flint walls and hedges.

Kerbs, pavements and further street lighting should be avoided unless a legal requirement.

The existing width and character of the approach roads should be preserved.

New development should not be at a level which would overload the existing roads with traffic.

CHARACTERISTICS AND DETAILS OF BUILDINGS

One of the major attractions of the Pentons is the variety of styles and details particularly of the earlier buildings.

Roof pitches are diverse. They range from the very steep of thatched or former thatched roofs to the lower pitch of the 19th century and later buildings with slates.

Pre-19th century houses generally had rooms with low ceilings and correspondingly low eaves.



Diverse roof pitches: Chalkcroft Lane.



Pevsner's 'grandly Victorian' house:
Penton Close (The Old Rectory)



Tower and chalk walls: White Cottage.

There are great variations in window styles, sizes and positions. In the thatched cottages eyebrow windows can be found. Some roofs have been raised to allow higher ceilings, leaving a gap between the top of the window and the eaves.

Most old cottages have small simple casement windows of Georgian style with small panes, or Victorian style with larger panes.

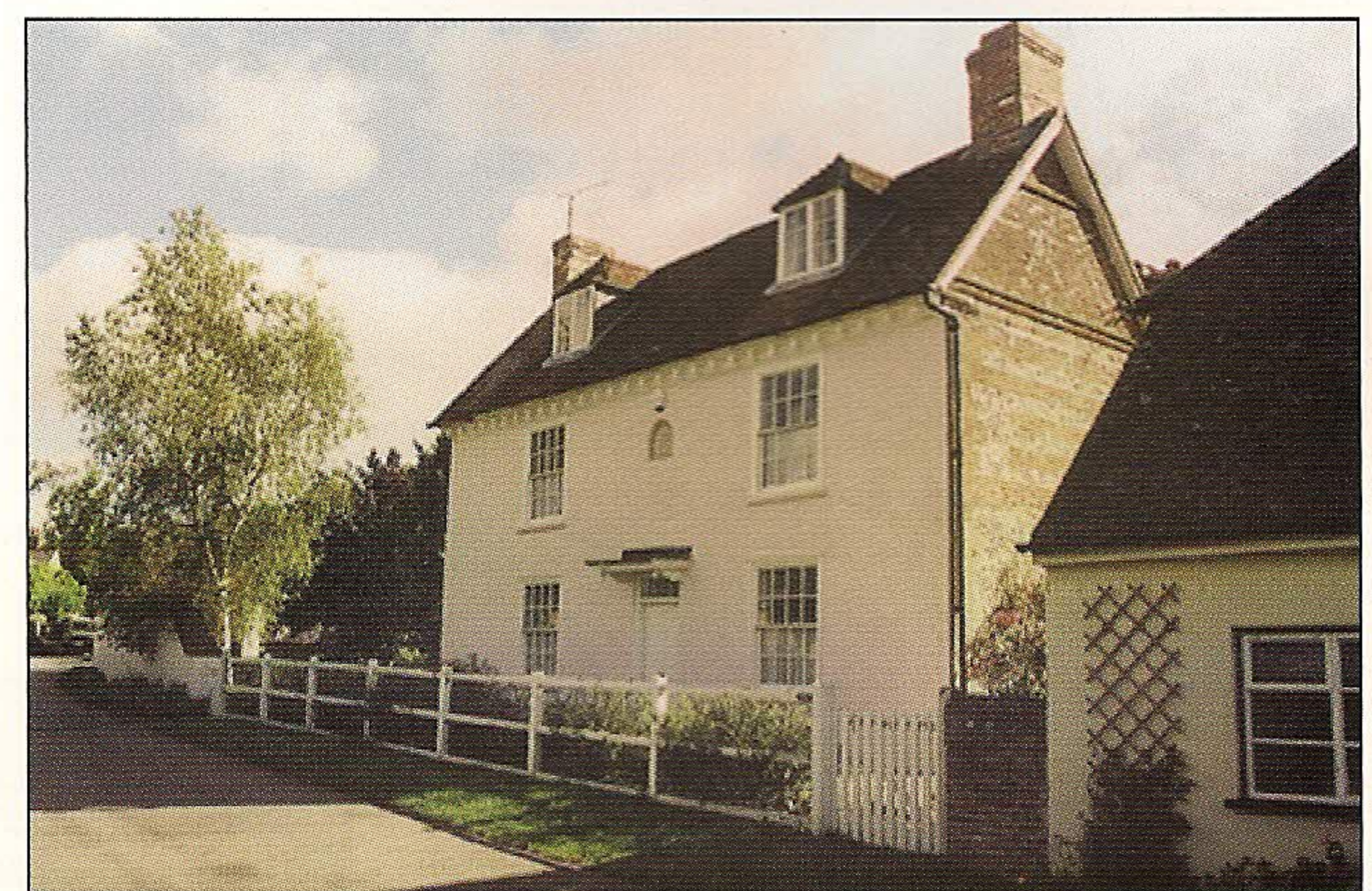


Casement windows and catslide roof: Sleepers Cottage.



Carolean, Georgian and late Victorian windows on north wall: Penton Manor.

"One enjoys the variety of houses and gentle nature of the village."



Georgian sash windows: Leggats.

GUIDANCE

Buildings should be maintained or extended using sympathetic design and detailing.

Garaging should have pitched roofs in keeping with the property. Flat roofed carports are inappropriate in this village setting.

MATERIALS

The Pentons lies on chalk. Flint is in abundance, but is not an easy building material. Before the railway era made brick transportation easier and in absence of significant local clay, early building materials were cob (mud) or clunch (crushed chalk) both usually rendered, on shallow flint platforms with a roofing of thatch: the traditional Hampshire 'dry pair of boots and hat'.



Rendered chalk walls: White Cottage.

In the 20th Century a number of such buildings have been re-roofed in either peg tiles, preferably hand-made, (1 The Square), or slate (Walnut Cottage). Though not local materials, either can sit comfortably beside more traditional buildings if sufficient care is taken with their quality and colouring.



Banded brick and flint: Yewlands.



Brick and flint: Home Farm.



Eyebrow windows: Old Croft.



Slate roof and rendered cob walls:
Walnut Cottage.



Thatch and catslide roof next door to tiles:
Hillside Cottage and The Grange.



Early Victorian render: East Lodge.

GUIDANCE

Any new development should reflect traditional local building materials and their use and be in keeping with adjacent buildings.

INTERESTING FEATURES

There are 36 listed buildings in the Pentons. There are also a number of listed features. Some of these buildings and other points of interest are:

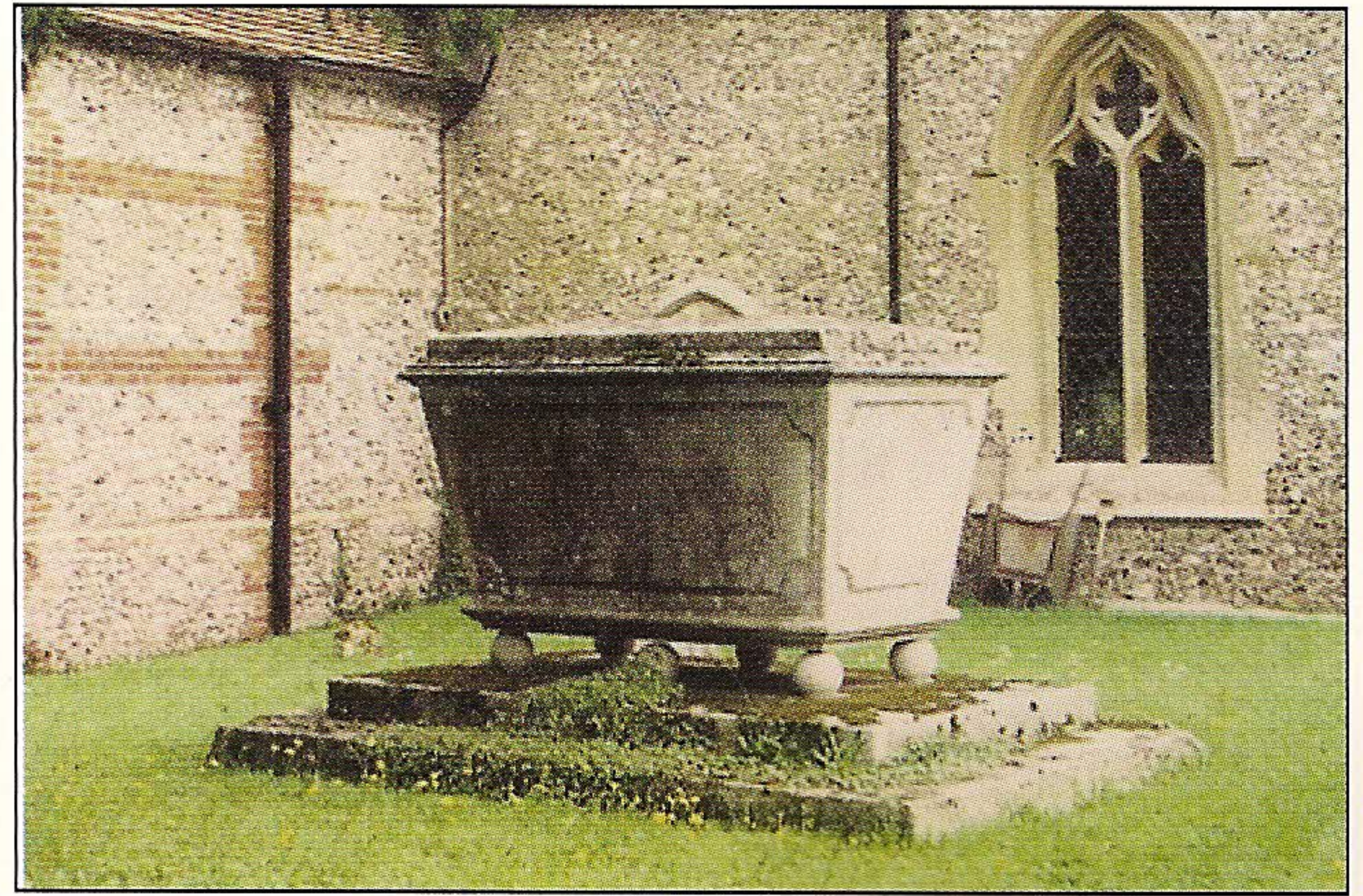
- ❖ The late 18th century White Hart Public House.
- ❖ Home Farm, at one time divided into two and one of the earlier farmhouses in the village.
- ❖ Leggats, an early timbered house with a later front elevation of 1724.
- ❖ Folly Cottage, set at right angles to the road with its rendered cob walls and catslide roof.
- ❖ The stables and outbuildings of Penton Lodge.
- ❖ Thatches, a painted brick and flint thatched cottage with catslide roof.
- ❖ Penton Grafton Farm House (18th century) with its brick and flint walls.
- ❖ Two listed stone tombs in the churchyard.
- ❖ Lane House which in the 17th century was used as a Puritan Meeting House.



Thatch and eyebrow windows: Thatches.



The bridge: a popular and interesting feature.



Tomb of Gideon and Mary Bourdillion 1817.

- ❖ The bridge and village pond form an attractive and popular feature.
- ❖ The Village Hall, sympathetically converted from the village school and school mistress's cottage, provides a valuable and much used amenity.
- ❖ The cricket pavillion is of an appropriate style and scale for its village surroundings.



Former Puritan Meeting House: Lane House.



Interior of nave roof: Holy Trinity Church.

"The choice of trees around the cricket ground and the individual characteristics of the houses are interesting features."

GUIDANCE

Attractive local features should not be masked or overwhelmed by future developments. Utilities' lines and cables should all eventually be laid underground.

RECENT DEVELOPMENT

Infilling over the years has been achieved with varying degrees of success. Sometimes it has followed contemporary fashion, disregarding adjacent building styles and detailing, resulting in disharmony.

In contrast, successful new buildings have included traditional features of appropriate scale and proportions that have taken account of topography and neighbouring dwellings.



Recent dwelling in Hampshire style: Bourne House.

It is essential that any future building along existing roads should harmonise with the best of the houses in the immediate vicinity.

The Grove and Trinity Rise are fairly high density estates made up of retirement bungalows and semi-detached family homes. They maintain a village atmosphere because the buildings are of an appropriate height and are in scale with the rest of the village. They have gardens, open spaces and are surrounded by trees. However, overhead utility cables are obtrusive.



Trinity Rise.



Scambler's Mead.

Scambler's Mead was built in 1992 close to the centre of the village overlooking the playing field and Penton Manor. It is considered by many villagers to be inappropriate to its surroundings and not in accordance with the 'overriding aim' declared by the TVBC for new building within the Conservation Area.

The main issues are:-

- ❖ It has a brick road with a very large turning area.
- ❖ There are no mature trees nor any space provision for planting.
- ❖ The houses are not in scale with surrounding village houses.
- ❖ The varied designs, with one exception, do not share local design features or materials.
- ❖ Houses and garages are unnecessarily high.
- ❖ The houses are built too close to each other and to the surrounding houses, which they overwhelm.



Farm buildings need trees around them.

GUIDANCE

Any new development should:-

- ❖ Reflect the Guidance given in the previous sections
- ❖ Have all utility cables buried
- ❖ Reflect but not copy the past and not slavishly follow current fashionable house designs used countrywide.

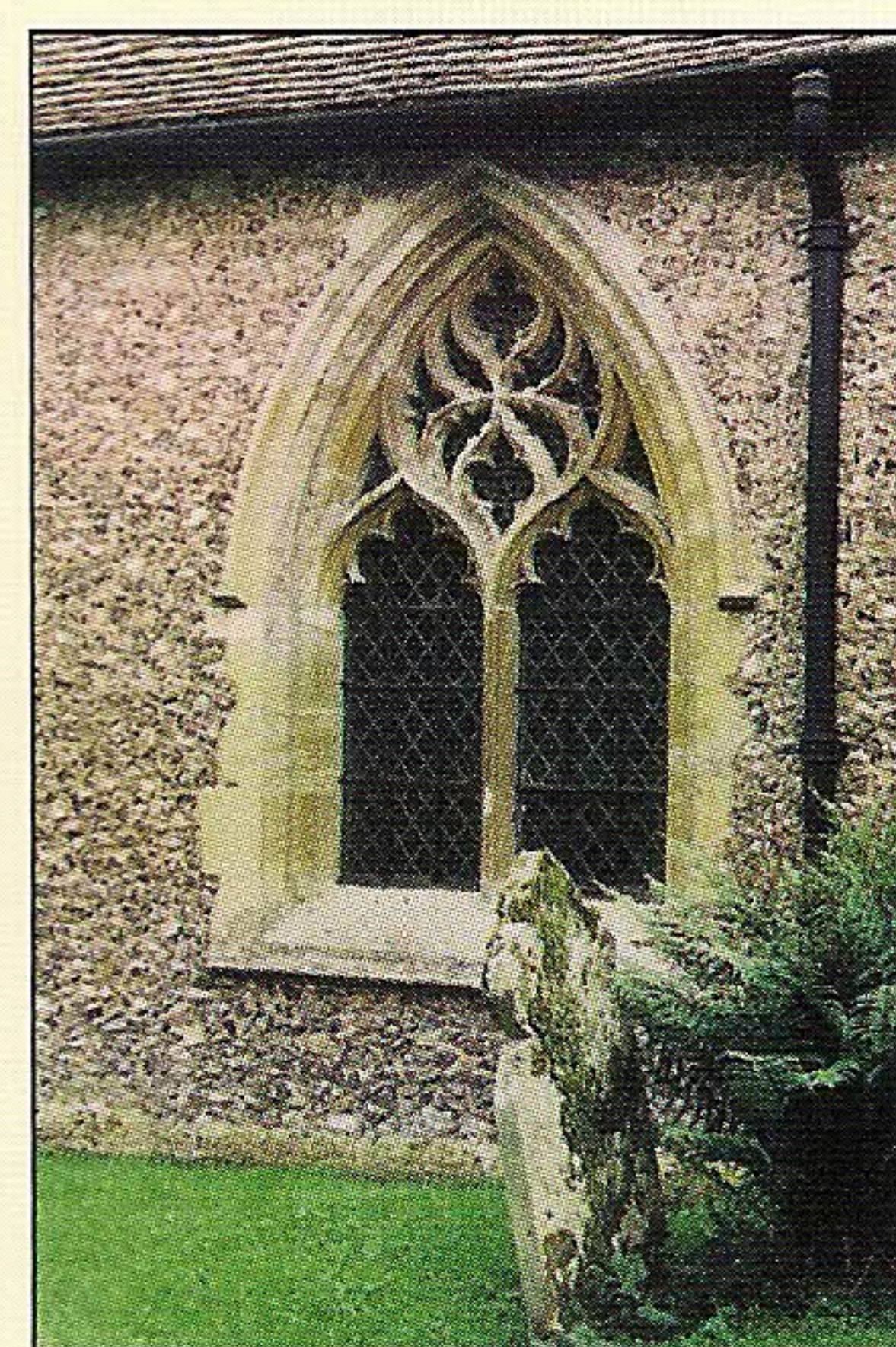
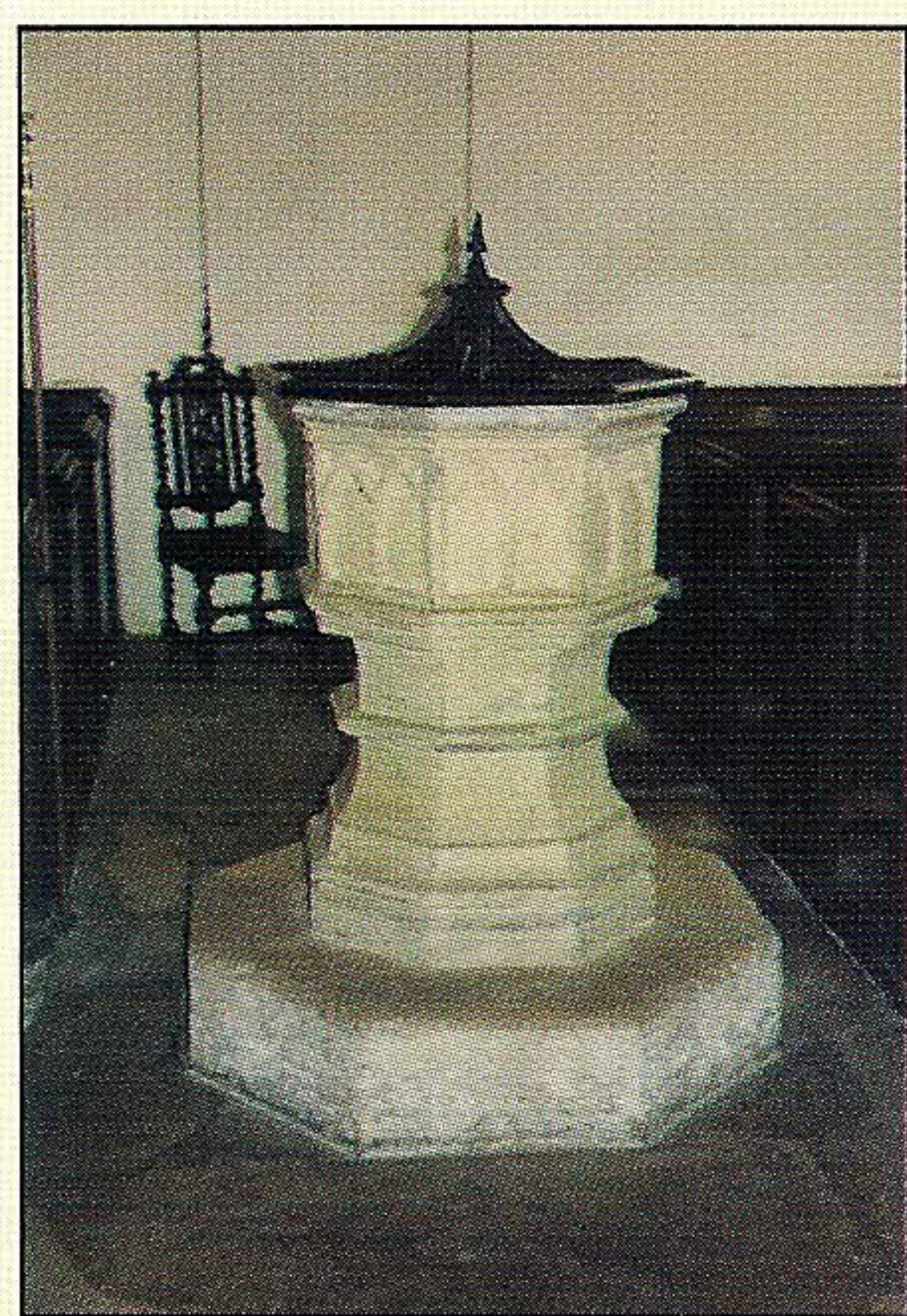
SUMMARY OF GUIDANCE

Any new development should:-

- ◆ Respect the basic pattern of settlement.
- ◆ Avoid masking and overshadowing local open spaces and buildings.
- ◆ Maintain the pattern of trees and hedges.
- ◆ Not extend along the approach roads as this would expand the village towards other conurbations producing urban sprawl.
- ◆ Not be built on the skyline around the village.
- ◆ Be of a similar scale to adjacent houses.
- ◆ Not adversely affect traditional village rural activities.
- ◆ Have house boundaries of brick and flint or cob walls, post and rail or hedges.
- ◆ Not be at a level to overload the existing roads and lanes with traffic.
- ◆ Relate with traditional building forms, roofscapes and styles within the village.
- ◆ Utilise traditional local materials for walls, roofs and windows.
- ◆ Include appropriate open spaces.
- ◆ Bury all utility cables.

Ancillary guidance:-

- ◇ Mature trees should be preserved and provision should be made for planting new hardwoods.
- ◇ Further infilling should be discouraged and the gaps between houses maintained.
- ◇ Current road widths and bends should be kept, otherwise the speed of traffic will increase with consequent danger to human and animal life and the peaceful village atmosphere will be lost. This also applies to roads and lanes both in the village and on its approaches.
- ◇ Street lighting and street furniture should be avoided in this rural setting and all utilities' lines and cables should eventually be buried.
- ◇ Existing village roads and lanes with their grass verges and hedges should be preserved.
- ◇ The scale and variety of roof lines, chimneys and window details of existing buildings should be taken into account in the design of new buildings and extensions.
- ◇ The bricks and roof tiles used should reflect the colour and texture of surrounding houses.
- ◇ Garages should have pitched roofs and not be out of scale or obtrusive in appearance and materials.
- ◇ The appearance of farmyards could be improved by the planting of trees around the farm buildings.
- ◇ New houses should reflect but not copy the past.



THIS VDS REFLECTS THE THOUGHTS AND WISHES OF THE RESIDENTS OF THE PENTONS.
IF THE GUIDANCE IS FOLLOWED THE VILLAGE WILL RETAIN ITS UNIQUE CHARACTER
AND ENVIRONMENT FOR THE ENJOYMENT OF FUTURE GENERATIONS BOTH RESIDING IN
AND VISITING THE PENTONS.

Produced in 1999/2000 by the Pentons Village Design Team, approved by the Parish Councils of Penton Mewsey and Penton Grafton and accepted by TVBC as Supplementary Planning Guidance in March 2000.