THE UPPER CLATFORD & ANNA VALLEY VILLAGE DESIGN STATEMENT

"Diversity and distinctiveness are an inherent part of our culture and history. This is reflected in our rich heritage as well as our villages, which we rightly value. It is vital to ensure that when change and development take place, as they must, proper regard is given to the quality and identity of that heritage".

John Gummer Then Secretary of State, in the Forward to the Countryside Commission's Advisory Booklet on Village Design

Introduction . . .

The residents of the Parish of Upper Clatford, which includes the settlements of Upper Clatford, Anna Valley and Red Rice, have prepared this Village Design Statement (VDS).

The design statement describes the special character and quality of the settlements. It provides a reasoned and balanced overview of the important aspects of the villages and their surrounding countryside, which the residents would wish to see maintained. It also aims to provide guidance on future development to keep the village a living and vibrant place.

In addition to representing the views and desires of the residents, this Statement also has the support of the Test Valley Borough Council Local Planning Authority. The VDS has been adopted as Supplementary Planning Guidance (SPG).

Upper Clatford - as it was

This Village Design Statement was adopted by Test Valley Borough Council as Supplementary Planning Guidance on 20th February, 2002.

Countryside and Landscape Setting

The history of Anna Valley and Upper Clatford has from the beginning been associated with water. 'Anna' is a Celtic word meaning a spring - it is the root of the names of many local places and features: 'Clatford' is an Anglo-Saxon descriptive name for "the ford where the burdocks grow".

River Anton

The Anton River, the Pillhill Brook and the associated water meadows are still the heart of this Anglo-Saxon settlement, probably well established by the 6th Century. The rivers gave these early communities their water supply and a means of transport. The water meadows produced the spring crop of grass for sheep. Evidence of the village roots can be seen on Bury Hill, the Iron Age fort which commands an elevated site above the village. The Lordship of the Manor of Clatford was held by William I in 1086. The manor passed through various hands in the 13th and 14th Centuries, including those of a Sackville and one Roger Norman. The residences of Sackville and Norman Courts bear testimony to this rich history.

The village's water meadows are still considered excellent examples of medieval agricultural practice - drainage and irrigation sluices and hatches across the Anton and Pillhill can still be seen on the northern and eastern boundaries of the village. These meadows, which lie within the Conservation Area and their environment are a unique feature of the village, having significant ecological and historical importance.

The settlements are surrounded by well managed agricultural land.

Guidance

- **The water meadows and adjacent open areas are important village features whose character should be most carefully maintained.**
- **The landscape setting of the settlement and its relationship with the surrounding agricultural areas should be maintained.**

"Where the Burdocks Grow" published jointly by Upper Clatford and Goodworth Clatford Parish Council, Standard Press, ISBN 0950797804 provides much of the historical text.

Form of Settlement and Open Spaces

The villages of Upper Clatford and Anna Valley together form a linear settlement bounded on the west by the A343 Salisbury to Andover road and to both the east and north by the Anton and Pillhill rivers and the associated meadows. These water meadows are designated as Important Open Areas and form part of the Gap between Andover and the settlements. Much of the settlement is designated a Conservation Area: this is approximately shown on the map.

The linear shape of the village of Upper Clatford is confined to the area between the Pillhill Brook to the north and east, and agricultural land that rises to the south. Though limited in recent years, there has been a history of careful development behind the frontal line of houses. The buildings along the Village Street are mostly residential. Care has been taken to retain the character of buildings in the Conservation Area and the buildings are arranged as tight groups; along the Red Rice Road, the village breaks out of this natural form with relatively recent housing and small estate developments filling the area around and above the Village Green, also designated an Important Open Area.

The village also has a sports field, which separates Upper Clatford and Goodworth Clatford. This field is used for football and cricket and is an important recreational focus for the whole parish.

By contrast, Anna Valley's recent history lies in the employment offered by the Waterloo Iron Works, founded by Robert and William Tasker in 1813. Several large family houses were built for the owners, two of which still remain. The iron works provided employment for local people; and housing was provided for them in terraced cottages in Foundry Road. Subsequently bungalow style developments were added and these formed the basis of the settlement. Open areas and recreational spaces (Balksbury Playing Field and the Anna Valley playground) were laid out during this time, to provide for the new residents. The Iron Works with its associated industrial area was demolished in the early 1980's and the resulting brownfield site was redeveloped as a significant residential area in the style adopted for development for that period.

The other important activity in Anna Valley was the production of watercress, and the beds have provided a robust boundary to the village expansion to the north towards Andover. They are now largely redundant, but are important as a natural habitat for wildlife and wildfowl. The watercress beds and surrounding undeveloped areas form part of the Gap providing a valued buffer between the villages and built up areas of Andover.

Bury Hill Ring - Iron Age Fort

The steep escarpment that rises through the chalk pit to Bury Hill forms a natural southern boundary to the development of Anna Valley. At the top of the escarpment lies Bury Hill Ring - a site of historic interest. The mature beech woods and associated rights of way are important to the residents of the whole settlement and should be maintained and conserved. The chalk pit is closely associated with both the Taskers Iron Foundry and the design and construction of older houses and walls within the village, many of which are of flint and chalk construction. For generations, Upper Clatford residents have had the right to extract chalk for building - and older buildings bear testimony to this.

There are two other distinct and important settlements within the parish linked to the main settlement of Upper Clatford and Anna Valley. Norman Court, which includes a complex of farm buildings, dwellings and offices, lies to the south east of Upper Clatford along the Anton River. Red Rice, in the south west of the parish, was the residence of the main landowner in the area until the estate was sold between the Wars. The settlement consists of housing and agricultural buildings, and the main residence now is Farleigh School, the major employer in the Parish.

Trees create a special environment within and around the village. This is especially true of Bury Hill Ring and along the line of the rivers. These tree lines soften the perimeter of the village blending it with the surrounding farmland and they should be maintained.

Guidance

- **Existing open areas that preserve the village's rural identity should be maintained.**
- **Existing recreational areas, which are Registered Common Land, should be maintained, and where possible, improved. It is desirable that these are extended.**
- **The rich and varied stock of trees within and around the village should be maintained, and where appropriate, increased.**
- **Any future development should take into account the linear form of the village and its separation from Andover.**

KEY
1 Site of Waterloo Iron Works
2 Waterloo Working Men's Hall
3 Entrance Lodge to Taskers Estate
4 Waterloo Terrace
5 Knapp Cottage
6 Above Town Bungalows
7 'Crook & Shears' Public House
8 Sackville Court
9 All Saints 12th Century Church
10 Taskers Iron Bridge
11 The Old Rectory
12a Norman Court Barn
12b Norman Court
12c Norman Court Barns
13 Redrice
------ Approximate Conservation Area
1
2
3
4
5
6
7
8
9
10
11
12a
12b
12c
13

Building and Materials

This section deals with the settlement in two parts; the older part of the settlement which is referred to as Upper Clatford; followed by Anna Valley which is substantially a post 1930 development (see map).

Upper Clatford

Upper Clatford's character is largely the result of:

- The tight grouping of buildings often abutting the pavement edge.
- The use of thatch and clay tiles/slates as roofing, lime based brick and flint materials, and flat fronted timber windows. Another unique feature is the use, in some houses, of cast iron casements in timber frames produced by Taskers.
- The irregular stepping of facades on the street frontage and the diverse roof lines of houses on and behind the Village Street.
- The continuous building patterns, often enclosing hidden gardens.

The core of the village was and remains the Village Street, with a range of thatched and slated cottages constructed with brick and flint or chalk cob walls, typical of villages in the area. The older buildings include the Crook and Shears pub (built in the mid 17th Century), next door to the old village post office (closed in the early 1990's). At the south end of the Village Street, Sackville Court and the Old Rectory are good examples of larger 18th century houses.

The 12th Century Church of All Saints lies between Upper Clatford and Norman Court, on the water meadows. The village also had a Methodist Chapel that has been converted to residential accommodation. Most houses in Upper Clatford are of individual design and character, and a good range of house sizes has emerged resulting in a village with a very good demographic mix. There is limited off-street parking and any future development should take this into account. Similarly while meeting the needs of traffic and pedestrians, and simultaneously maintaining the character of the older parts of the village, it has been the policy of the Parish Council to ensure that street lighting remains muted, unobtrusive and discreet.

Anna Valley

Anna Valley is itself made up of a number of developments, each of which has its own character. With a few exceptions (Brook House and Taskers Lodge) residential development has been principally in the form of a series of estate type developments. Building materials used have mainly been brick with tiles, and on older properties, slates or occasional thatch.

Because most of the development has been in the form of estates, there is little opportunity for either additional development or in-filling. On larger plots, there may be opportunity for residential development.

Guidance

General

- Extensions, alterations and new buildings should maintain the scale, density and setting of the settlement.
- Any development or extensions should be designed in sympathy with the property and its immediate locality, using matching materials wherever possible.
- The historic narrow street pattern of the village should be taken into account if developments are planned.

Upper Clatford

- Where appropriate, new housing or expansions should make maximum use of traditional materials such as thatch and clay tiles/slates as roofing, lime based, brick and flint materials, and flat fronted timber windows to maintain the village's special characteristics.
- Irregular roof lines and facades should be maintained.
- The continuous building patterns and tight groupings of buildings limit scope for infilling.
- Any new development should reflect the village grain as historically developed in Upper Clatford.

Commercial Properties and Community Facilities

Within the villages, there are a number of small centres of employment. As with other villages in the area, narrow streets and limited access are potential constraints on further commercial development. There are also an increasing number of home based businesses. Balksbury Hill Trading Estate and the Chalk Pits accommodate several small commercial enterprises. The barns at Norman Court Farm and Lion House provide office accommodation.

Crook and Shears Public House

Village Shop

Anna Valley has a combined village shop and post office, and Upper Clatford has the Crook and Shears public house and the Village Hall, all of which are important settlement facilities.

Lion House

Guidance

- Upper Clatford and Anna Valley are not considered suitable for major industrial development of any scale. This should be located in the appropriate industrial areas in Andover.
- Existing employment sites should be maintained in the interest of village sustainability. Additional small scale businesses compatible with the residential area and in sympathy with the village might be acceptable.
- The shop/post office and village pub provide an important focus and service in village life and should be maintained.

Additional Development Guidance

Guidance

Where any proposals are made for new/additional development as well as re-development, in addition to the specific guidance provided above, every opportunity should be taken to ensure that:

- The wide variety of plot sizes and house types is maintained.
- Design is complementary to and in sympathy with its neighbours.
- Any proposals for development or expansion of the settlement should consider the potential problems arising from a narrow Village Street and the existing traffic and parking situation.
- "Hard" landscaping is minimised wherever possible and care is taken to avoid excessive rainwater runoff.
- Boundaries between buildings are planned to complement the layout and design of adjacent buildings. Mature hedging is preferred to the over-use of timber fences. Where appropriate, brick or lime-washed walls matching buildings they enclose should be encouraged.

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