

Amport, Monxton & East
Cholderton Conservation Areas
character appraisal



1 Introduction

Conservation Areas

A conservation area is an area designated by the local planning authority as one of special architectural or historic interest. Once designated, the local authority has a duty¹ to ensure that the character of a conservation area is preserved or enhanced, particularly when considering applications for development.

Purpose of Character Appraisals

Local authorities are now encouraged to prepare Character Appraisals, providing detailed assessments of their conservation areas. Appraisals enable the local authority to understand the elements that give each area its distinct and unique character, identifying special qualities and highlighting features of particular significance. Those elements include: historic development; landscape and topography; style, type and form of the buildings, and the spaces between buildings; materials, textures, colours and detailing; and less tangible aspects, such as sounds and smells, which can contribute to the special character of the area.

A Character Appraisal is intended as an overview, providing a framework within which individual planning applications can be assessed. It includes text, an appraisal plan, photographs and sketches. It is not realistic to refer to every building or feature within a conservation area – but the omission of any part does not mean that it is without significance.



Patches, Amport Green

¹ Under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Ampport and Monxton and East Cholderton Conservation Area

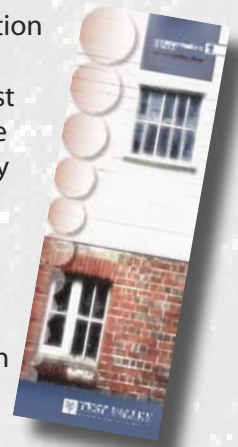
Context

Ampport and Monxton, and East Cholderton Conservation Areas were designated on 3rd September 1980 in recognition of their special architectural and historic interest. The Ampport and Monxton Conservation Area was extended in 1981.

Local authorities have a duty to periodically review their conservation areas to ensure that they are still relevant and that boundaries are logical and could be defended if a planning appeal were made. Test Valley Borough Council ('the Council') carried out a comprehensive review of the conservation areas and the boundaries were formally amended by the Council's Executive on 7th December 2005. The conservation areas now include most of the villages of East Cholderton, Ampport and Monxton including the historic core and part of Ampport Park.

This Character Appraisal will be a material consideration when assessing future development within the Ampport and Monxton, and East Cholderton Conservation Areas. It should be read in conjunction with the Council's leaflet 'Conservation Areas: an introduction', and reference should also be made to policies within the Borough Local Plan.

Please note that a Character Appraisal is separate from a Village Design Statement. While a Character Appraisal deals specifically with a conservation area and is produced by the Council, a Village Design Statement covers a whole village and is prepared by the local community. It is anticipated that both documents will work in tandem.



Location and Population

Ampport, Monxton and East Cholderton are situated south west of Andover along the course of the Pillhill Brook – a tributary of the River Anton, which finally flows into the River Test.

The population of the three villages totals about 1,459². Although the economy was formerly based on agriculture, there is little employment here today. The villages are predominantly residential, with the majority of people working outside them.

However, the villages offer a good range of community facilities including a primary school, two churches, a village hall, three public houses, a riding school, cricket ground and a sports field.

²From Hampshire County Council's *Small Area Population Forecast* (2004-based update).



Pillhill Brook Ford,
Monxton

Topography and Landscape

Ampport, Monxton and East Cholderton are compact villages surrounded by gently rolling downland. They developed on the gravel shelf above the valley floor of the Pillhill Brook. The valley floor consists of river gravel with alluvial deposits and includes typical riparian vegetation such as willow, alder and meadow grassland. The upland is composed of chalk with a light, thin covering of soil and is scattered with woods, trees and hedgerows. The character, however, is changing in places where the land is no longer managed in the traditional way or where domestic gardens have been extended into former countryside.

The three villages are served by a series of minor rural roads and lanes, which meander along the course of the valley bottom, and the busy A303(T), which runs close to East Cholderton.



Chalk upland scattered with woods, trees and hedgerows

Historic Development of the Villages

Early settlement in the area is indicated by archaeological evidence in the form of Neolithic and Bronze Age flint finds, burial mounds (barrows) within the parishes, and boundary ditches at nearby Cholderton Hill. There is also evidence of a major Iron Age settlement at East Cholderton. The construction of villas at nearby Appleshaw and Thruxton and a settlement at East Cholderton show the area was settled by Romans. A Roman road, the Portway, passes through Monxton on its way between Old Sarum and Silchester. There are also remains of several medieval house platforms at Sarson and East Cholderton..

Ampport and East Cholderton

According to the Domesday Book, the Manor of Anne belonged to Hugh de Port (a close aide to William the Conqueror) who became the most significant lay landlord in Hampshire. The name changed from Anne to Anne de Porte, Annaporte and finally Ampport³. The Manor was passed down through several generations of the de Port family and by the 15th century was known as Anneport. The estate was acquired in 1649 by the Marquis of Winchester⁴.

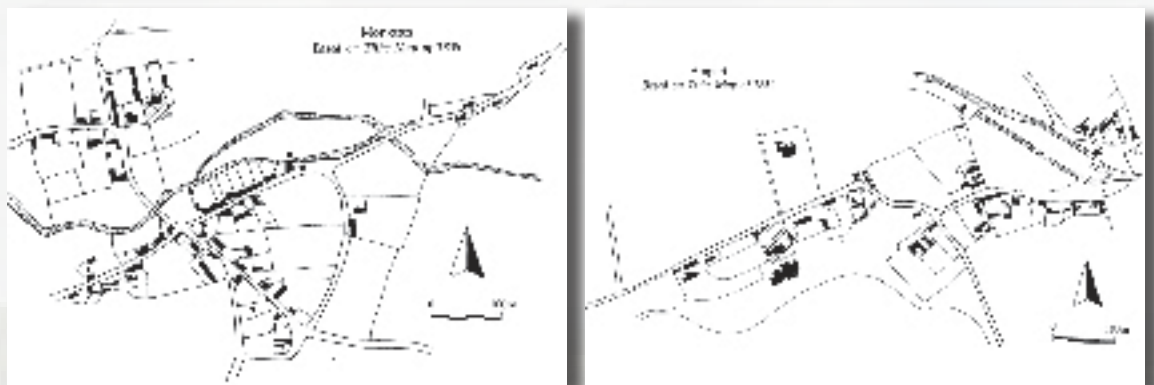
³ From the *Draft Ampport Village Design Statement*, November 2004.

⁴ From M. Routh, *Ampport: The Story of a Hampshire Parish*, p. 79.

In common with many villages, Ampport developed as a collection of modest cottages grouped around the church. These cottages were cleared away to make way for the landscaped grounds for the Ampport estate, and the residents were rehoused in new cottages on The Green. The thirteenth Marquis commissioned a house built to the east of the current Ampport House and closer to the church – an engraving dated 1806 shows an earlier house built in the Classical style⁵. The current house, described below, was built in 1857.

Monxton

The village and Manor were recorded in 1086 in the Domesday Book. The Norman owner bequeathed the parish to the Abbey of Bec Hellouin (in Normandy), which continued to receive income from the parish for the next 300 years. The Abbey lost possession of the parish following the Hundred Years War; it was acquired by the Duke of Bedford and became known as Monkeston. When the Duke died in 1435, Monxton reverted to the Crown, and Henry VI, who had recently founded Kings College, Cambridge, gave the parish to the college as part of its foundation.



Illustrations based upon Tithe maps dated 1839

Monxton prospered under the College's ownership. The 1873 Ordnance Survey map reveals that the village was virtually self-sufficient with its own public house, two farms, parochial school, brewery and a chalk pit (supplying building material). The College sold the parish in 1921, and most of the farms and cottages were bought by the sitting tenants⁶.

Monxton grew in a piecemeal way over the 20th century with small-scale infill development in Green Lane.

Areas of Archaeological Potential

Settlements usually contain archaeological evidence, which helps to explain the origins and development of earlier inhabitants. An archaeological audit was prepared for Hampshire County Council (HCC) to inform the development control process. Most of the historic cores of Ampport and Monxton have been identified as Areas of Archaeological Potential⁷ (AAP), as shown on the Conservation Area map, and these AAPs include the most significant buildings within the villages.

⁵ From M. Routh, *Ampport: The Story of a Hampshire Parish*, p. 81.

⁶ From the *Monxton Village Design Statement* adopted as Supplementary Planning Guidance, May 2004.

⁷ From the report commissioned by Bournemouth University for Hampshire County Council, *Historic Rural Settlement in Basingstoke & Deane & Test Valley*, 1999.



Bec House, Monxton

At Amport, the AAP encircles the church and covers the site of the former Amport House. At Monxton, the AAP covers two areas: a rectangular area stretching from Boundary Cottage to St. Mary's Church (including Monxton Manor, Manor Farm, Bec House and Corner Cottage) and the area to the east of the crossroads – i.e. both sides of Andover Road up to Monxton Mill. East Cholderton was not covered by the HCC study but is still of historic significance and includes a number of listed buildings.

Archaeological remains are likely to be found in the three villages. Therefore, if works that include ground disturbance are proposed, an archaeological assessment is likely to be required. This may conclude that development is inappropriate or should be modified.



Monxton Manor and St Mary's Church

Form of the Villages

The original settlements were mainly long and linear and followed the Pillhill Brook, with most development one plot deep. East Cholderton is still a small settlement while Amport and Monxton have grown steadily, and the original form of the villages has altered.

The settlements now largely follow the drier land above the Pillhill Brook and water meadows. They appear to have grown as a collection of cottages and agricultural buildings connected to the adjacent villages by a series of minor roads, lanes and footpaths.

The villages are surrounded by countryside, where strict policies apply to contain development.

⁷ From the report commissioned by Bournemouth University for Hampshire County Council, *Historic Rural Settlement in Basingstoke & Deane & Test Valley*, 1999.

3 An Appraisal of the Conservation Areas



5 Mount Pleasant,
Monxton

Key Characteristics of the Conservation Areas

- Most buildings are in residential use.
- A high proportion of buildings are listed or of local interest.
- The majority of older houses were originally small but many have been altered and extended or amalgamated.
- Older cottages are built to a long, low, linear floor plan and are generally timber-framed. Many have walls made of cob with steeply pitched, largely unpunctuated thatched roofs with low eaves.
- The majority of development has been built close to the road and one plot deep.
- Newer development tends to be larger, squarer in plan form and two storeys high with slacker roof pitches. It has been built on infill plots or, to a lesser extent, dispersed in small pockets (as at Sarson Close in Amport).

East Cholderton, Amport And Monxton Conservation Areas: Character Areas

In the appraisal below, East Cholderton, Amport and Monxton are described separately. The quality of their buildings, landscape and setting are then considered together.

East Cholderton

Wiremead Lane

East Cholderton is small and linear in form and predominantly rural in character. Wiremead Lane, which runs roughly north to south through East Cholderton, is a narrow country lane edged with soft grass verges. It consists of 22 properties (11 of which are listed Grade II) of varying ages and styles, built mainly on the west side of the road. The eastern side is less densely developed and contains meadows and a scattering of properties, including Manor Farm.



Wiremead and Guyatt
Cottages, East Cholderton

From Clare Cottage to Haydown Links House

This area consists of 16 buildings, five of which are listed. The rural character of the northern part of the hamlet is severely compromised by the busy A303(T), which is elevated at this point and towers above the last building in the hamlet, the White Horse Inn (a modest timber-framed, rendered and thatched building that has been altered and extended). South of this there are houses of varying age, size and style. On the west side, there is an attractive collection of listed cottages built close to the road and with traditional gardens. These are interspersed by later development generally set further back from the road.

The most significant buildings (which are all listed) include Haydown Lodge, Meadowside, Old Farm Cottage and Lady's Walk. Haydown Lodge, now extended, was built originally as a single-storey early-19th-century cottage *orné*⁸ with rendered walls and an overhanging thatched roof forming a verandah. Meadowside is a late-18th-century cottage built at a right angle to the road and with painted brick walls and thatched roof. Old Farm Cottage, with rendered walls and a thatched roof, is an imposing late-18th-century two-storey house. Lady's Walk, built in the early 19th century, is a house built of brick and flint with a slate roof.

The older cottages are mainly timber-framed with panels of cob, brick or brick and flint. Most are thatched but some include tile or slate roofs. Several of the cottages have been amalgamated and extended to form larger single dwellings set in generous plots.

Westfield to Waterloo Bridge

Development on the eastern side of the road is more scattered and includes Westfield, a large, unlisted detached house close to the A303(T) (outside the Conservation Area) and the modern, purpose-built brick community hall. There are also four listed buildings. Wiremead and Guyatt Cottage are late-18th-century thatched cottages with rendered walls. Manor Farm, from the early 18th century or earlier, is a red-brick house with a slate roof (linked by a high wall). Haydown Cottages are two simple late-18th-century thatched cottages built of rendered brick and flint and,

⁸ Cottages *ornés* were the result of the picturesque movement of the late-18th/early-19th centuries. The term usually refers to small houses built in a 'rustic' style, often characterised by thatch and timber features.



Haydown Lodge, East Cholderton. (example of Cottages *ornés*)

unlike older properties elsewhere in the village, they have been built at a right angle to the road.

The Pillhill Brook curves gently through this area, with water meadows either side, and the hamlet terminates at Waterloo Bridge and Waterloo Cottage.

Key Characteristics

- A mixture of houses and bungalows of varying ages and styles, a third of which are listed.
- The west side of Wiremead Lane includes a number of thatched cottages that have long, low, linear floor plans and are built close to the road. There has been some later development on this side; it consists mainly of lower-density detached houses in generous gardens and set further back from the road than the older properties. Although recent development has filled the gaps between the old agricultural cottages, the dwellings remain generally well spaced.
- There is a variety of building materials, including brick and cob as well as flint.
- Thatch is the most prevalent roofing material, and there are several good examples of slate roofing.
- Development on the eastern side is at a lower density, the character being derived from the open pasture around Manor Farm and the quality of the listed buildings.
- The character of the northern end of the hamlet has been harmed considerably by construction of the A303(T).
- The overriding impression of East Cholderton is that of enclosure and intimacy, which is enhanced by the number of mature trees and hedgerows on both sides of the lane and around properties within the village, which frame views into and out of the settlement.



Wiremead Lane, East Cholderton

Amport

Amport is described by Pevsner⁹ as 'a village with a green and many nice cottages'. It is a long, linear settlement built in a hollow, lying partly along the course of the Pillhill Brook and stretching from Amport House in the west to Stonebrook and Lindisfarne in the east.

From The Green

The appraisal for Amport starts at The Green, which is roughly triangular in shape and enclosed by shrubs and trees to the east and north and by a group of picturesque cottages to the south. There

are 21 buildings (19 of which are listed), including a traditional red K6-type telephone box. The Green is the visual heart of the village and the most important open space within the Conservation Area. It has a serene, timeless quality that reflects the location's agricultural origins.

Starting from the east, the buildings at The Green consist mainly of 18th-century cottages (several of which have been altered and extended in the 20th century). The cottages are generally low (one and a half storeys high), with simple fenestration and white painted and rendered walls mainly under thatched roofs. On closer inspection, however, there is a lot of variation in detail. The cottages sit comfortably in their setting with soft boundary treatments in the form of hedges or simple picket fencing and gates, mature gardens and the wealth of trees that provide an attractive backdrop to this enchanting group.

Patches Cottage and Brook Cottage, Amport Green



Entrance to Amport Green from the South



Amport School and the former Almshouses

Beyond Daisy Cottage, the character changes with a collection of three early-19th-century buildings specially commissioned by Sophia Sheppard, wife of the Rector Thomas Sheppard. On the Rector's death, Sophia used part of his fortune to build the village school, six almshouses (now run by the Sheppard Trust) for 'poor widows of the parish' and a house (Old Farm) for her brother who was the farm bailiff. The Old Farm is a simple Regency farmhouse that, unlike the adjacent cottages, is symmetrical and square in plan form, with a slate roof, sliding sash windows and central panelled front door with fanlight. It includes a thatched barn to the front and two timber-clad granaries within the garden. Next to Old Farm are the school and almshouses, built in 1815. The school is rather a stark red-brick building (in marked contrast with the softer white walls of older cottages on the Green), which has been skilfully extended in the 20th century by Hampshire County Council. The school is an important focal building within the community and brings its own special life, vitality and sounds to this part of the village. The almshouses, with their symmetrical front elevation and white painted walls, repeat the architectural detailing of the school. Sheppard Spring, an unlisted house of local interest, completes this section.

Crossing Keepers Hill, the road widens with White Cottage on the corner. This is a listed timber-framed, thatched cottage built close to the road and with a cob boundary wall. Its high trees lead down to Amport Firs, a fine Grade II* classical Georgian-style red-brick house, with a 17th-century core and early-19th- and 20th-century additions, set back from the road.

Travelling south from White Cottage, there is a narrow country lane (Keepers Hill) with fields to the west and woodland to the east, including a tunnel of trees leading to the Portway (Grateley Road).

East Lodge and Amport House

The entrance to Amport House is marked by East Lodge and a distinctive pair of wrought-iron gates and Portland stone gate piers (designed by Edwin Lutyens). East Lodge was built in 1871 of yellow brick with stone dressings in the Elizabethan style with a steep slate roof, octagonal flues and ornate bargeboards that complement the style of the main house.

From this entrance, the drive leading up to Amport House is flanked by mature trees. Although described rather dismissively by Pevsner as 'nothing special'¹⁰, Amport House is an imposing country house designed



Amport House

by William Burns in 1857 of yellow brick with a symmetrical south front. The estate was broken up in 1918, and the house and gardens are currently used as the Armed Forces Chaplaincy Centre.

⁹ According to Pevsner in *The Buildings of England: Hampshire and the Isle of Wight*, pp. 78, 79.

¹⁰ See note ⁷

The most significant parts of the estate in relation to this part of the Conservation Area are the two sets of stable blocks with living accommodation, built north-east of the house in two stages (in 1857 and 1899). They are of yellow brick with stone dressings and slate roofs in the form of a courtyard, with a clock tower and gates with massive stone piers. These have now been converted successfully into private dwellings and are known as Amport Park Mews.

The gardens and surrounding parkland are on the Register of Parks and Gardens and are of national significance. The gardens, designed by Gertrude Jekyll and Edwin Lutyens, include a Victorian knot garden (bearing the coat of arms of the Winchester family), a series of terraces, and water gardens to the south-west of the house. Lutyens made use of local flints for the supporting walls of the terrace and the original design included fine herbaceous borders designed by Gertrude Jekyll. Lutyens also designed New Cottages, a row of cottages for estate workers on the north side of Furzedown Lane (just outside the Conservation Area).

The best way to appreciate the parkland is to view it from the stretch of the Portway (from Keepers Hill Lodge to West Lodge). From here, there are fine views back towards Amport House with several mature trees punctuating the landscape and on either side of the road.

From West Lodge

Turning north at West Lodge from Portway into Hay Down Lane is a collection of brick and flint buildings (formerly serving Fox Farm), which have been successfully converted into private housing. The Conservation Area boundary then follows the back of these property boundaries, turning east into Furzedown Lane.

The Conservation Area only includes properties on the southern side of Furzedown Lane. The character in this part of the Conservation Area is mixed, with properties of varying ages, size and style. Several individual detached houses have been developed over the years along here and are set well back within their plots.

Apart from Amport House and Amport Park Mews (described above), the most interesting buildings on this side include Church Cottage and the church itself. Church Cottage, a small, flint cottage built close to the road, is of local interest. St. Mary's Church (Grade II*), also built of flint, is a small, cruciform church with a central tower dating back to the 14th century and restored sympathetically by Slater and Carpenter in 1866. The church, which is surrounded by brick and flint walls and planted with mature trees, is a key building in the Conservation Area and the location is often enriched by the evocative sound of rooks, crows and other birdsong.



Victorian Knot Garden, Amport House



Park Mews, Amport

Beyond the church there are a number of high trees and tall walls that enclose the lane, concealing in part the modern housing behind.

From The Green to The Sarsons

The road then curves sharply back towards The Green passing Woodside, a large, unlisted detached dwelling set within a generous plot.

Returning to The Green, there is a fine group of late-18th-century thatched cottages near the road junction to East Cholderton. This group includes Fleur de Lys (formerly a public house), Broadwater and Bridge Cottage, which lie close to the Pillhill Brook.

The character changes as the road bends eastwards towards Sarson. The northern side consists of a mixture of houses, mostly in the form of modern ribbon development set well back from the road. Older properties (such as Old Post Cottage) tend to be built closer to the road. The southern side is more open and includes the Pillhill Brook bounded by mature hedges and trees. This is breached awkwardly by the entrance to Sarson Mill, which has a brick and rendered wall, wide visibility splays and a hard tarmac drive.



Bridge Cottage, Ampport

The Conservation Area includes part of Sarson Lane, which consists of houses of varying ages and styles. There are three significant buildings that are Grade II listed: Rose Cottage is an early-18th-century stucco cottage with a low pitched slate roof); Lilac Cottage, built at a right angle to the road, is an 18th-century brick and flint cottage with a thatched roof built; and Kingsley Cottage, severely damaged by fire at the time of writing, dates from the late 18th century. The Eights is a row of painted cottages of local interest.

Beyond Sarson Lane, most development is on the northern side of the road, and consists of an eclectic mix of buildings. Development is essentially low density, linear in form and bounded by properties of a single plot depth, with fields to the rear. The majority of buildings are single-storey, listed, thatched cottages with attics, built at various heights on the hillside with no clear building line. Collectively, they form an attractive group. The Ampert Inn also forms part of this group and, in contrast, is a more refined building dating from about 1840, with a symmetrical front and built of stucco and slate.

These buildings overlook another important open space around the Sarsons, which contributes significantly to the character and setting of the Conservation Area. At the time of writing, the rural character is reinforced by the sight of sheep grazing. Development on the southern side is of lower density starting with Sarson Farm. Formerly two dwellings, Sarson Farm is now one dwelling of painted brick and render under a slate roof. It is surrounded by a high cob wall, which leads to a narrow lane serving Broad Meadow and Sarson Barns (three dwellings converted from 19th-century weatherboarded barns) and Stonebrook.

There is a public footpath that leads past the Pillhill Brook, The Granary and the Mill House and then up to the Portway, which is flanked on either side by mature trees and hedgerows. The western boundary abuts Monxton Nursery, which is no longer in the Conservation Area.



View towards Sarson Farm, Broad Meadow and Sarson Barn, Monxton.



Pillhill Brook



Brook Cottage,
Amport Green


Key Characteristics

- Amport is an elongated village with most development following the Pillhill Brook and connecting roads.
- The Pillhill Brook runs through the centre of the village and is an important landscape feature that enhances the setting of the Conservation Area.
- There is a wide variety of buildings of varying ages, styles and quality; 48 are listed.
- The majority of listed buildings consist of simple, one-and-a-half-storey cottages with steeply pitched, largely unpunctuated thatched roofs with low eaves. These are generally timber-framed or of cob construction with long, linear floor plans. Many of the smaller properties have been altered, extended or amalgamated in recent years.
- Newer properties tend to be larger, generally squarer in plan form, two storeys high with slacker roof pitches and set further back into their plots.
- The majority of houses are one plot deep and are generally built close to the road. There is often open space between the properties with glimpses to the fields beyond, which is intrinsic to the low-key dispersed character of the village.
- Key buildings include Amport House and the former stables (now Amport Park Mews), St. Mary's Church, Amport Firs, the Sheppard Trust almshouses, Amport School and the Old Farm.
- The Green and the fields opposite the Amport Inn are important open spaces within the village and contribute significantly to the character of the Conservation Area.
- The character of the Conservation Area is enhanced by the number of mature trees and hedgerows surrounding fields, roads and properties within the village.

Monxton

Monxton is essentially a radial village, stretching from Boundary Cottage in the west to Upper Mill Farm in the east. There has been more development in the 20th century here than at Aport and East Cholderton, notably along Green Lane, Broad Road and Chalkpit Lane.

Monxton developed in the valley of the Pillhill Brook, which weaves its way in and out of the village. The areas of archaeological potential are shown on the appraisals map and cover the area around Manor Farm and St. Mary's Church and Andover Road to the crossroads.



Murray Cottage, Black Swan Public House, Andover Road, Monxton

From Boundary Cottage

Starting at Boundary Cottage, development on the southern side of the road consists of a late-20th-century infill development of brick and flint designed to complement the School House and Parish Room (both modest brick and flint buildings abutting the road). Bec House, an impressive 18th-century brick house with clay tile roof (formerly the Rectory) is located on the corner but is largely concealed behind a high cob wall.



Corner Cottage, Monxton

On the opposite side of the road, Rectory Cottage and Corner Cottage form an attractive group consisting of large cob cottages with thatched roofs and enclosed by soft hedges and traditional cottage gardens, which wrap around the corner following the curve of the road.

Moving north, the narrow country lane, with high banks and hedging to the west side and a high brick and flint wall with clay tile coping to the east, leads up to Manor Farm, a collection of farm buildings at the northern edge of the village with fields beyond. Monxton Manor, located on the corner and set back from the road, is a rare example of a late-18th-century red-brick house with an unusual canted central bay and uncommon timber roof structure.

Together, Monxton Manor and St. Mary's Church form part of the historic core of the village, and the variety of building materials enriches the character of this part of the Conservation Area. The flint and tiled St. Mary's Church (Grade II*) probably dates back to the late Saxon period but was rebuilt in 1854 with a broach spire clad in shingles. The Church was originally served by a footpath from the west linking it to the nearby houses. The new access from the road tends to isolate the Church and, as described in the Council's Ampport, East Cholderton and Monxton Conservation Policy (1981), makes the churchyard rather secluded. The southern side is enclosed by a group of fine black poplar trees, which are an important visual element particularly when viewed from the Abbots Ann Road.



Village Green at the centre of Monxton

South to The Village Green and Beechurst
As the road swings southwards, the character changes and becomes more open on approaching the Brook. There is a high flint wall around Bec House and next to this is the Village Hall (a modest building constructed in 1968), which occupies a very restricted site. There is lightweight post and rail fencing painted white giving good open views to the water meadows on the west side and a small plantation to the east.

Moving over the bridge towards the crossroads, there is a small but important village green at the centre of the village, and buildings on three sides of the junction. Development here tends to be tightly grouped together to a higher density than elsewhere in the village, with a high proportion of listed buildings. The older properties are built close to the road, with newer development set further back. There are fine views from each direction of the crossroads, with a succession of thatched roofed cottages, framed by groups of mature trees.

Moving westwards along Green Lane (the Portway Roman road), the crossroads are defined by Fourways and Monks Foyle (formerly Crossways) Cottages, older thatched properties abutting the road. These are in marked contrast with Holly House and Ridgeway House (two large, late-20th-century houses), set well back on elevated plots on the southern side of the road and breaking up the close-knit building pattern typical of the older part of the village. This intimacy is partly restored further up the hill as Neepawa, Glebe Cottage and Brewery House are built close to the road. The building line is more disjointed and development is more scattered on moving further west. Modern housing bears little relation to the closer-knit layout of older properties in the village. Middle Orchard and Pillhill Lodge are at right angles to each other and Langley is situated around the back of Middle Orchard. This section ends with Beechurst, an imposing late-19th-century painted house with large sash windows.

From Andover Road to Chalkpit Lane

Back at the crossroads, and moving eastwards along Andover Road, the road narrows. The houses on the northern side, including the Black Swan, are built as a terrace of small, limewashed cottages abutting the road. They are mainly built of cob, painted white and with overhanging thatched roofs, giving the road a narrow intimate quality. The terrace ends at Murray Cottage with Monxton Mill beyond – a brick and flint building set at a right angle to the road. The majority of these properties are listed.

The southern side of the road is less cohesive, with a mixture of properties of varying ages. The most interesting buildings on this side include Barn Cottage, a two-storey early-19th-century house built of brick and render under a thatched roof, and Hutchens Cottage, (formerly two but currently one house) with rendered walls under a clay tile roof and occupying a large plot.

Beyond here, the character changes once again as all the properties are modern. The houses are taller, squarer in plan form, set further back from the road with more open gardens, in contrast with the cosy, enclosed character further along Andover Road. The road then turns right into Chalkpit Lane, which, as the name suggests, was probably the source of much of the local building material. It is a quiet, narrow lane with steep banks and fields to the east giving the lane a sense of enclosure, reinforced by the number of mature trees and hedges.

Development here consists of a variety of houses and bungalows dating from the middle of the 20th century. Exceptions are Dingley Dell, a listed thatched cottage, and the adjacent Garden Cottage, built in the traditional style to replace an older cottage destroyed by fire.

Abbotts Ann Road to Hill Cottage

At the end of Chalkpit Lane is Abbotts Ann Road, which affords possibly one of the best views of the village. The road drops steeply down into the village from the chalk uplands. There are fields on either side of the road, with hedgerows and soft grass verges. The first view of the village from this vantage point is of a cob wall with pantiles, the thatched roof to Field House and Meadow View. Beyond this is a succession of 18th- and 19th-century cottages, which are all slightly different. The buildings are further enhanced by a fine and varied collection of mature trees, beech and yew hedges and a selection of chalk, flint and brick walls. The whole vista is contained by the poplars at the church and by the dwellings at the crossroads. Of the 13 properties along Abbotts Ann Road, 11 are listed.



Field House, Monxton



Window detail, Old Farmhouse, Monxton



Broad Road, Monxton

In common with other older cottages in the village, properties along here have long, linear floor plans, are mainly one and a half storeys high and are built close to the road. Distinctive properties include The Old Farmhouse, an imposing two-storey 18th-century house with attic storey restored in the 20th century). The Old Farmhouse is built of cob with a thatched roof. Its high cob boundary walls are capped with thatch, and there is a four-bay, timber-framed barn with boarded walls, also with a thatched roof.

Looking back from the crossroads, Hill Cottage (built at the junction with Broad Road) forms part of a simple group of charming thatched cottages clustered around a small green. It is a one-and-a-half-storey cob and thatch cottage enclosed by picket fencing.

The Water Meadows and Beyond

The last section of the Conservation Area at Monxton from the junction of Andover Road and Chalkpit Lane starts at the pumping station. There is an important open area to the south of the road consisting of water meadows. Beyond the bridge there is a group of 20th-century houses and bungalows with narrow plots, backing onto the parish boundary with Abbots Ann. There are three listed buildings, long low thatched cottages (Little Cottage, Little Thatch and Lilac Cottage) occupying narrow plots parallel to the road. The practice of building close to the road in this way is often associated with encroachment onto roadside verges or next to common land.

Key Characteristics

- Monxton is essentially a radial settlement.
- Like Amport, the Pillhill Brook is an important landscape feature that runs through the village and contributes to the setting of the Conservation Area.
- There is a wide variety of buildings of varying ages, styles and quality; 41 of them are listed.
- The majority of listed buildings consist of simple, one-and-a-half-storey cottages with steeply pitched, largely unpunctuated thatched roofs with low eaves. They are generally timber-framed or of cob construction with long, low linear floor plans. Many of the smaller properties have been altered, extended or amalgamated in recent years.
- The majority of houses are one plot deep and are generally built close to the road.
- Newer properties tend to be larger, generally squarer in plan form, two storeys high with slacker roof pitches and set back further into their plots. Most development in the 20th century has been built in the form of infill development.
- Key buildings include Bec House, Monxton Manor, St. Mary's Church, The Black Swan, Monxton Mill and The Old Farm House.
- The open space to the north of the crossroads is important and contributes significantly to the character and setting of the Conservation Area.
- The character of the Conservation Area is enhanced by the number of mature trees and hedgerows.

Materials, Textures, Colours and Detailing

Introduction

By necessity, builders in the past used materials that were available locally, such as timber, cob and thatch. There are several fine examples of buildings dating from the 17th and 18th centuries in East Cholderton, Amport and Monxton displaying traditional construction techniques and good architectural detailing. Several of these buildings include earlier timber-framing hidden within the structures.

With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials, such as Welsh roof slates and stock bricks, became available to builders.

Special features on buildings along with local details should be recorded and steps should be taken to ensure they are retained or used as a pattern when renewal becomes necessary, or when schemes of enhancement are being considered.

Walls

Older properties are generally timber-framed with a variety of materials used for the infill panels, including wattle and daub, cob, brick and brick and flint. Later buildings were constructed of brick and flint, and several of these were rendered or painted. Paint colours are generally restricted to subtle shades of cream and off-white, and it is important to adhere to this limited palette in order to retain the character of the Conservation Areas.

There is a variety of brickwork in the village, including simple red brickwork, walls with blue headers with red flush dressings, painted brickwork and details such as rubbed flat brick arches.

The combination of brick and flint is also a distinctive feature in the Conservation Area. Several of the buildings include linear bands of brick-like string courses, which can be dated from the 18th century onwards. Where walls have been painted, it is still possible to discern the materials beneath by their shape.

Roofs

A high proportion of roofs in the three villages are thatched with combed wheat reed and long straw. Evidence (i.e. documentary, through investigation and on-going research) indicates that long straw was the prevailing thatching material in the area. Since the middle of last century, combed wheat reed has assumed greater prominence and is now the main thatching material in the village. The practice when re-thatching is to 'spar coat', i.e. place a new layer of long straw onto the roof rather than replace the weathered thatch. Hence, in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed.

The majority of thatched buildings in the Conservation Area are listed. A change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building, and so requires listed building consent. The Planning Authority resists the loss of



Timber framing, White Cottage, Amport



Cob walling, Old Farm House, Monxton



Brick and flint walling, Church Cottage, Amport



Re-thatching at Lupin Cottage, Monxton



Thatching at April Cottage, Monxton



Clay tiles and slate roofing at Amport Firs



Hampshire Casement Window, Monxton

indigenous types of thatch materials and therefore does not support the use of other materials, such as water reed, unless compelling evidence can be given in support of such a change.

Thatch was originally a cheap and readily available material, and was patched regularly as labour resources allowed. Today, compared with other more enduring materials, it is expensive to maintain and is the prerogative of skilled thatchers. It is now more common to thatch an entire slope or the whole roof on a cyclical basis.

Thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in Test Valley have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long, straw roof is termed 'flush and wrapover' (i.e. it sits flush with the main roof slope). Combed wheat reed on the other hand often has a block ridge (one that stands proud), which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Council encourages the use of flush and wrapover ridge on both long straw and combed wheat reed roofs. The Council does not accept the loss of long straw for combed wheat reed unless there are compelling reasons.

Clay tiles (mainly handmade) are also commonly used in the villages, with natural slate used from the 19th century onwards and some later use of concrete tiles. The Planning Authority resists the loss of original roofing materials such as tiles or slate. Care should be taken to retain them as far as possible or to match them if they need replacing.

Traditional details such as chimney stacks and pots, overhanging eaves, dormer windows and porches of various designs are features of the village that contribute to its character and individuality and should be retained.

Windows

Windows are a critical element of a building's design and even subtle changes can significantly alter the character. The predominant style is commonly termed the 'Hampshire casement', which dates back to the 19th century. This is a well-proportioned, single-glazed timber window with a single horizontal glazing bar equally dividing the panes. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm-proofed windows. This produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affect the play of light and shade, again significantly affecting the visual appearance.

There are also several fine examples of timber sash windows throughout the Conservation Areas and a few examples of metal, small-paned windows. There are also some rare surviving examples of earlier windows with lead lights without horizontal glazing bars. When carrying out repairs, care should be taken to retain original glass as far as possible.

The majority of windows in the three Conservation Areas are of a reasonable standard of design. Fortunately the use of non-traditional materials, such as uPVC, is not too widespread. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double-glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.



Metal Windows with leaded panels at Farm Cottage Monxton

Garden walls, fences and other means of enclosure

These are important components contributing to the character of the village and include simple, traditionally designed timber picket fencing, traditional metal estate fencing, brick, flint and cob walls (with either a thatch or tile capping), timber and metal gates.

Key characteristics

- Most of the older buildings are constructed from locally sourced materials.
- Walls are predominantly built of brick, brick and flint, stone or cob.
- A high proportion of properties have thatched roofs.
- Windows and doors are generally traditionally designed and made of timber.
- Garden walls, fences and hedges are important features contributing to the character of the Conservation Area.



Trees make a positive contribution to the character of the Conservation Area

The contribution of trees, and open spaces

A significant part of the character of the three villages is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.

Trees

It would be unrealistic to identify all trees that make a positive contribution to the character of the Conservation Area. The most significant trees and groups of trees are referred to above and are shown on the Conservation Area map. There are a number of trees that define the built form of the village, and the most significant are:

- on the approach roads and lanes into the villages
- within gardens
- around Amport Green and the open space within the centre of Monxton
- within Amport Park and around Amport House
- around the two churchyards

Open spaces

Open spaces around the Conservation Area are described above. The rest of the Conservation Area is very compact. The most important spaces within the village are:

- Amport Green
- land between the two branches of the Pillhill Brook between Nether Cottage and Bridge Cottage
- the open space opposite the Amport Inn
- the village green at Monxton and the open space within the centre of Monxton to the north of the Pillhill Brook
- Amport Park

Important Views

The most important views looking into and out of the Conservation Area are shown on the Conservation Area map. These contribute to the character and setting of the Conservation Area and care needs to be taken to ensure these are not lost or compromised by inappropriate development or poorly sited services.



View looking to Sarsons Barn Farm

4 Summary

Character



Marigold Cottage, Amport



Village signpost, Monxton

The three villages of Amport, Monxton and East Cholderton are set within the valley of the Pillhill Brook with rolling chalk downland beyond, and are essentially quiet and residential in character. Although prosperous villages of considerable architectural and historic interest today, their economy was formerly dependent on agriculture and the large estate at Amport House. The villages evolved slowly as a series of small settlements consisting mainly of one-and-a-half and two-storey houses and cottages built mainly along a series of narrow roads. The majority of houses are now privately owned.

Buildings span the 16th to 21st centuries and the most significant are Amport House and former stables (now Amport Park Mews), the two churches, Amport School, Sheppard Trust Almshouses, Amport Firs, Bec House, The Black Swan, Monxton Mill and the Old Farm House, Bridge Cottage, Fleur de Lys, Broadwater, the Amport Inn, Bec House, Monxton Manor, the two St. Mary's Churches, groups of cottages on Green Lane, Abbotts Ann Road and Andover Road (Monxton).

Reasons for Designation

Amport and Monxton, and East Cholderton consist of a mixture of buildings of varying ages and styles but are known for their many timber-framed thatched cottages, several of which are constructed of cob. Other distinctive architectural features include brick and flint walls, clay tile roofs, traditional timber doors and windows (notably the Hampshire casement), porches of varying designs and simple picket fences and gates. There is also a strong sense of enclosure formed by well established hedgerows, mature gardens and trees.

These features all contribute to the character of the villages and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of conservation areas.

Boundary Review

When the Conservation Areas were originally designated, boundaries were drawn more loosely than they would be today and included buildings of varying quality, as well as extensive areas of countryside. When they were reviewed, care was taken to avoid duplication with other land use policies and designations. A comprehensive review was also undertaken by the Council in the summer of 2005, to check that there were no anomalies with the boundaries. The quality of buildings and features were also assessed for the contribution (or otherwise) that they made to the character of the Conservation Area.

As a result of the review, the boundary at East Cholderton was cut back to include the historic core of the village, removing fields to the east of the Pillhill Brook, buildings close to the A303(T) including The White Horse Inn and Westfield, Waterloo Cottage and Haydown Links House. The boundary was also amended to exclude Upper Mill Farm at Monxton and the Monxton Nursery at Ampport.

In line with national guidance and in recognition of the contribution made to the setting of the Conservation Area by Ampport House and its surrounding parkland, the Conservation Area boundary was extended to include most of the parkland on the National Register.

Conclusions

Despite some small-scale development, there has been relatively little change within the three villages since the Conservation Areas were designated in 1980, and they still clearly warrant designation.

The character of the villages is derived from a combination of factors, which have been identified in this appraisal. These factors include the villages' setting, layout and historic development as well as the quality and variety of their architectural style, materials and detailing. When considering new development in the village, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Areas is to be preserved or enhanced.

Consultation Undertaken as Part of the Review

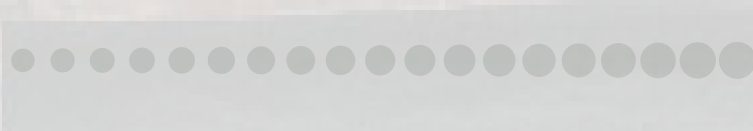
- Consultation with representatives from Ampport, Monxton and Abbotts Ann Parish Councils early in the process.
- Letters were sent to all properties within the Conservation Areas informing them of the forthcoming exhibition.
- The review and exhibition were advertised in the Parish Newsletters and on the Parish and the Borough Councils' web sites.
- A copy of the draft appraisal was put on the Test Valley Borough Council web site with links to the three Parish Council web sites.
- Posters were displayed on local notice boards.
- An exhibition summarising the appraisal and boundary changes was held at Monxton Village Hall on the 6th and 8th October 2005 and then exhibited at the Council Offices (Andover) for a further two weeks.
- Where residents affected by proposed changes to the boundaries were unable to attend the exhibition, individual letters were sent giving them the opportunity to comment.

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Appraisal Map






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Amport, Monxton & East Cholderton Character Appraisal

-  Conservation Area Boundary
 -  Areas of high archaeological potential
 -  Listed buildings
 -  Buildings of local interest
 -  General buildings
 -  Trees covered by Tree Preservation Order
 -  Important trees/ groups of trees
 -  Public Right of Way
 -  River
 -  Historic Parks and Gardens
 -  Important Views
 -  Important Open Areas
 -  Significant spaces within the village
- Key buildings:
- CH - Church
 - AH - Amport House
 - APM - Amport Park Mews
 - AS - Amport School
 - STA - Shepherd Trust Almshouses
 - AF - Amport Firs
 - BH - Bec House
 - MM - Monxton Manor
 - HL - Haydown Lodge
 - MS - Meadowside
 - OFC - Old Farm Cottage
 - LW - Ladys Walk
 - MF - Manor Farm

