

CHILWORTH OLD VILLAGE
Conservation Area Policy

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After a period of public consultation this policy was adopted by Test Valley Borough Council on 1st November 1989, the date of designation of the Chilworth Old Village Conservation Area.

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INTRODUCTION

This policy document for Chilworth Old Village is part of the Borough Council's continuing programme, as approved in 1979, for conservation area designations throughout Test Valley. The study describes the village and its history and identifies the conservation area. It also explains the special planning controls which would result from designation.

Conservation of the environment is one of the most important functions of local planning authorities. To be successful it must be the concern of all of us who value our towns and villages which have evolved over centuries and contain many beautiful and historic areas. Their individual character is due to a highly diverse combination of buildings, trees and spaces.

Historic buildings are at the forefront of conservation, as a tangible record of our architectural and social history. Since 1947 the Secretary of State has compiled Lists of Buildings of Special Architectural or Historic Interest for each locality. Buildings included on the Statutory List enjoy legal protection under the Town and Country Planning Acts and are classified into Grades I, II* and II to show their relative importance. In recent years the Department of the Environment has been progressively revising the Lists throughout England and Wales. The Revised List for Chilworth was approved by the Secretary of State in 1986 when the number of statutorily listed buildings in the village was increased substantially.

The concept of conservation areas is a more recent innovation. Prior to 1967 the emphasis was on the preservation of individual buildings as distinct from areas. The Civic Amenities Act 1967 imposed a duty on local planning authorities to "determine which parts of their areas were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance, and to designate such areas as conservation areas". These powers have been expanded and strengthened in subsequently Planning Acts and at present there are more than 6,000 conservation areas in England and Wales; of these 255 are in Hampshire and 31 in Test Valley.

In defining areas of special architectural or historic merit there can be no standard specification as naturally there will be many different kinds. The boundary of any conservation area reflects the factors which give a place its unique and "special" character. Thus, significant groups of buildings, architectural style, historic settlement pattern, spaces, trees, etc., all have to be taken into account following detailed surveys and an examination of historical records. The intention is to identify core areas of particular interest. This need not include every single historic building in the vicinity of the village and

does not mean that occasional poorly designed or unsightly buildings are excluded if they lie within the core. Neither does it necessarily include all of a village or the surrounding countryside, as there are parallel planning policies which protect the countryside against inappropriate development.

Conservation policies are designed to complement rather than substitute for other planning policies. This document is NOT a village plan or a local plan and therefore is not concerned with the principle of whether development takes place. It will, however, have much to do with the form that any such development should take, including alterations or extensions to existing buildings. Particular attention is given to such matters as design, scale, location, use of materials and effect upon the street scene.



Number 10 Old Chilworth Village

THE CHARACTER OF THE VILLAGE

Historical Background

Situated midway between Romsey and Southampton, just off the main A27 road, Chilworth Old Village is situated on the western edge of a low plateau composed of a mixture of sands and clays.

The area has been settled since prehistoric times, with local finds of worked flints dating back to the Mesolithic period. A Bronze Age barrow (burial chamber) is known to have existed at Heather Hill, and two earthworks to the east of Chilworth Ring and Castle Hill may also be of similar age or slightly later. Chilworth Ring is now covered by housing, but excavations earlier this century showed its pattern to be that of a typical small Iron Age hillfort, a simple ringwork defended by a single bank and ditch. The bank at Castle Hill was probably a cattle enclosure related to the settlement at Chilworth Ring.

Evidence of Roman occupation has also been found at Marshall's Rows along the route of the former Roman road from Otterbourne to the New Forest. This ran diagonally through the area, crossing the line of the A27 near The Clump Inn and thence south-westwards past Chilworth Manor towards Nursling.

The first recorded mention of the manor of Chilworth (or Celeworda) is in the Domesday Book as the property of Bernard Pauncefoot. The church, which was subsequently gifted to the Priory of St. Denys in Southampton around 1224, is also noted. At this time the village appears to have been substantially larger than at present, probably occupying most of the area between the church and the manor. Remnants of a moated farmstead have also been discovered just to the south of Manor Farmhouse. However, by 1428, following the successive outbreaks of plague and poor harvests which affected not just Hampshire, but the entire country, the number of taxpayers had dwindled to only ten. In 1550, following dissolution, St. Denys Priory lost control of the church, and by 1591 it had reverted to the Lord of the Manor, then Thomas Dowse. The village, however, never regained its former size and appears rather to have languished, with the 19th and 20th century development centred further to the east. Even today, it consists of only about 20 houses, grouped in a hollow to the south-west of the church. Previously known as Cheleworth and then Chyleworth, the name "Chilworth" has been in use since 1500.



St. Denys Church

The Area Today

Approaching from the relatively open country to the west, Old Chilworth is notable for its wooded setting. St. Denys Church (Listed Grade II) forms a local landmark, set back off the main road and occupying a slightly elevated position on a site which includes several fine trees. In front of the church is a triangular green, bordered by a row of birches and an oak to the west.

Although a church has existed here since Saxon times, the present building dates back only to 1812, when its predecessor had degenerated into a mere "ivy clad ruin". The new church was funded entirely by Peter Searle, then Lord of the Manor and known as something of a philanthropist. It is Gothic in style, constructed of brick, but clad in stucco to give the appearance of stone, in

accordance with the fashion of the Regency period. It has a short chancel with little transepts, and an aisleless nave which terminates in a squat battlemented tower at the western end. Originally there was also an octagonal steeple, but this and the gallery were removed during restoration work around 1895. The tower contains two bells believed to date from the 12th century, as does the font and two level graves on the south side of the church. There is also a self-carved memorial to Richard Cockel Lucas, the sculptor and photographer, who built and lived at "The Tower of the Winds" which was opposite The Clump Inn. Outside, the Pitt family Mausoleum (Listed Grade II) is adjacent to the south nave wall.



Numbers 5, 6 and 7 Chilworth Old Village

Leaving the churchyard, the lane, bordered by hedgerows and woodland, descends between embankments and turns sharply to the right. The exposed timber framing of the gable end of Walnut Cottage, dating from the 16th century, is visible through its gateway at this point. On the north side, Numbers 5, 6, and 7 form a linked group of 18th century thatched, painted brick cottages, featuring a tall round-headed eyebrow dormer at the centre.

Numbers 8 and 10 date from the 17th century. Part of their original timber frame is exposed at the western end, but the remainder has been encased in brick, now painted. The roof is part thatch, part slate. On the south side, Numbers 11 and 12 are of similar age to Walnut Cottage. They originally formed a single farmhouse. The timber framing is partially exposed at the upper level, whilst the lower walls are encased in brick. The roof is tiled, and the gables weatherproofed with slate hanging. A 17th century extension at the south end is dated 1693. Beside Manor Cottage (Number 12), the land opens out into a turning space with a prospect across fields sweeping up to Buxey Wood. Across the road, Number 15 is a one and a half storey timber framed cottage of 17th century origin subsequently largely encased in brick. Interspersed are several 20th century houses, but the overall impression remains of a very quiet hamlet, somewhat left behind in time, nestling amongst trees and hedges.

All the older cottages mentioned above are listed Grade II. Some are well maintained; others require remedial works to put them into good order.

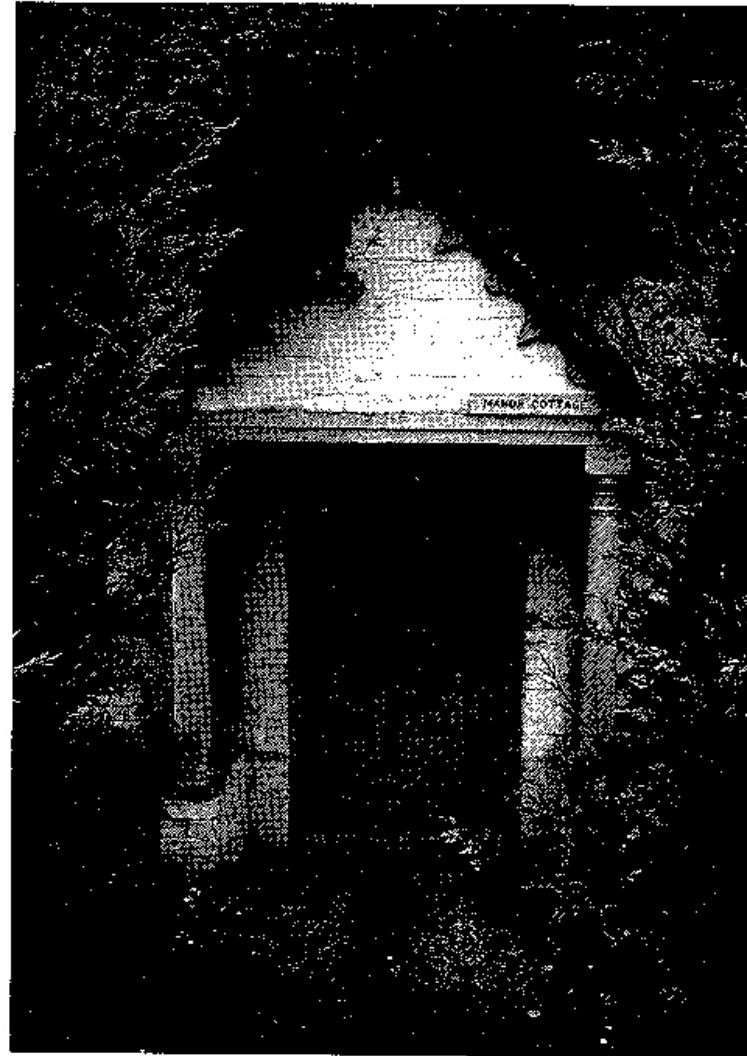


Numbers 11 and 12 Old Chilworth Village

Other nearby buildings of interest include Chilworth Manor, now in the ownership of the University of Southampton. The present Manor House is less than 100 years old but there are interesting gardens with some splendid cedar trees. The grounds also include two delightful thatched lodges, "The Beehives" (Listed Grade II) and "The Clump", a former beacon hill. Manor Farmhouse, to the west, is also listed Grade II.



Manor Farmhouse



BOUNDARIES

The conservation area focusses on the medieval core of Old Chilworth, a small cluster of cottages close by the church, all that remain of a larger, earlier village. The boundaries are naturally drawn by arable land to the west, woodland to the south and east, and the main A27 route to the north.

The key to maintaining the character of Chilworth Old Village and enhancing its environmental quality lies in retaining those features which contribute towards its unique identity and ensuring that any restoration or new development is sympathetic in character. Key features are:-

- the small scale domestic nature of the buildings
- the clustered character of development
- the generous cover of mature trees and hedgerows
- the open vista towards Buxey Wood and the west
- clearly defined natural boundaries provided by hedges and woodland
- the local landmark formed by St. Denys Church



View looking west towards Manor Farm



Number 15 Chilworth Old Village

FURTHER READING

Victoria County History of Hampshire and the Isle of Wight - ed. William Wright 1911

Buildings of England, Hampshire and the Isle of Wight - Nikolaus Pevsner/ David Lloyd 1976

Hampshire Treasures Survey, Volume 9, Test Valley South - Hampshire County Council 1984

"The Chilworth Story" by Norman Gardiner in Hampshire Magazine, December 1985

St. Denys Church (leaflet) prepared by A.V. Dibble

PLANNING POLICIES AND CONTROLS

Planning policies for the conservation area aim to preserve and enhance its special character. They are complementary to existing land use and countryside policies contained within the Romsey Area Local Plan and the South Hampshire Structure Plan. These two documents currently provide a detailed and up to date framework for development decisions affecting the Chilworth area, although the latter will soon be superseded by the Test Valley Borough Local Plan, currently in preparation. The designation of a conservation area automatically brings into effect certain additional planning controls which include:-

- a) limits on normal permitted development tolerances;
- b) restrictions on demolition of buildings and structures;
- c) restrictions on felling and other tree work.

Designation brings an assumption that the design of new development will be sympathetic to and enhance the character of the area; furthermore there will be extended opportunities for public comment on proposed development. You are strongly advised to consult the Planning Department before ANY works are undertaken to **ANY building, structure or tree.**

1. Demolition

All buildings including walls within a conservation area are protected by law from demolition. The only exceptions are certain very small or temporary buildings. Anyone intending to demolish all or part of a building within a conservation area must first apply for consent from the Borough Council.

2. Listed Buildings

Buildings which are statutorily listed as being of special architectural or historic interest by the Secretary of State are additionally protected, and it should be noted that this applies to interiors as well as exteriors. Prior listed building consent must be obtained from the Borough Council before ANY works to alter, extend or demolish any part of a listed building are commenced. Such works could include external redecoration, re-roofing, the alteration of doors and windows, changing rainwater goods, removal of internal fixtures or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.

Some key points to note when considering repairs or alterations to listed buildings:-

- Repair existing traditional windows, cast iron gutters etc. wherever possible. Avoid the use of non-traditional materials such as uPVC or aluminium windows, concrete tiles, artificial slates or plastic gutters in any proposals.
- Retain original internal features such as doors, fireplaces, panelling and plasterwork.
- Do not use damaging cleaning techniques such as sandblasting on old timbers or brickwork.
- Ensure that new brickwork is a good match with existing and use lime mortar.
- Do consult the Borough Council for advice.

3. New Development and Alterations to Non-Listed Buildings

Designation of an area as a conservation area does not preclude the possibility of new development within the area; what is important is that new developments should be designed in a sensitive manner having regard to the special character of the area and should enhance it.

Similar considerations apply where alterations or extensions are proposed to existing buildings of local interest or other non-listed properties in the area. One of the chief threats to the general character of conservation areas are the many "small" alterations to non-listed buildings that can take place. For example, the use of mass-produced doors and windows in wood stain or uPVC should be avoided. Although a few minor works are regarded as "permitted development", and may be carried out without the need for planning permission, regulations have recently been strengthened in conservation areas and, in many cases, formal consent will be required. Owners should therefore check with the Planning Department at an early stage when considering works to their property.

Detailed applications will be required to show the relationship of any proposal to its site and surroundings to ensure that new development "fits in" by reflecting traditional building forms and the use of local or compatible materials. Outline applications will not be accepted.

New development should positively enhance the Conservation Area's character by:-

- reflecting traditional building forms in terms of density, height, massing and scale;
- using local or traditional materials, colours and detailing;
- retaining and reinforcing local landscape features such as trees and hedgerows.

Where development involving building work is proposed, the Borough Council, mindful of the archaeological potential, will ensure that adequate time is allowed for excavation/investigation of selected sites before and during development and may attach conditions to planning permission as appropriate.

4. Opportunities to Comment on Proposed Developments

The Borough Council is required to advertise applications for development affecting a listed building or the character of a conservation area in order to allow opportunities for public comment. Notices are placed in the Romsey Advertiser and on or near the land to which the application relates. Twenty-one days are allowed for the public to inspect the details of the application and to make representations to the Borough Council.

5. Trees and Landscape Features

In conservation areas all trees are protected broadly as though they were subject to Tree Preservation Orders. The only exceptions are some very small specimens, such as garden fruit trees. The Borough Council must be notified at least six weeks before a tree is proposed to be felled, uprooted or pruned in any way (unless being done in connection with a previously approved development).

The retention of trees and hedgerows is generally encouraged, but where development proposals would involve their removal, this should be clearly indicated as part of any detailed planning application. A landscaping scheme should include an accurate survey of existing features showing their location, height, spread and species, together with any new planting.

Not only are there important groups of trees within and adjacent to the conservation area, but there are certain open spaces which contribute significantly to the character of the village. Because of this it is improbable that any development will be permitted on them. The Borough Council would therefore wish to see them retained and enhanced accordingly.

6. Advertisements

Due to the predominantly residential nature of Chilworth, there are almost no business signs in this area. Signs will continue to be kept to a minimum and strict controls concerning the display of outdoor advertising will be applied within the conservation area, similar to those operating in other rural areas of the Borough.



Number 8 Chilworth Old Village

ENVIRONMENTAL ENHANCEMENT

In addition to the legal consequences of designation of a conservation area, it is important that action is taken to preserve and enhance the character and appearance of the area. It is not just the buildings which are important. A number of more general improvements to footpaths, bridleways, open areas or tree planting may contribute to the overall attractiveness of a place. Special financial assistance is available from central government in certain circumstances. However, in the case of Chilworth Old Village the source of any grant aid is likely to be the Borough Council and the County Council and is summarised below:-

1) Historic Building Grants

Under the Local Authorities (Historic Buildings) Act 1962 both the Borough Council and the County Council are empowered to contribute towards the cost of essential repairs to historic buildings. The offer of grant-aid is entirely discretionary and the amount of grant will be related to the nature and extent of repairs to be carried out. Works regarded as coming within the normal maintenance liability of an owner are not eligible, but structural repairs, re-roofing, thatching, window repairs, etc. may well qualify for assistance.

2) Environmental Enhancement Grants

The Borough Council and the County Council have funds for environmental enhancement projects, which may be initiated by Chilworth Parish Council, voluntary groups or individuals. Such work is not limited to only the conservation area, but projects within the core area are certainly encouraged. Suitable works include tree and shrub planting, the removal of eyesores, the provision of appropriate surfacing and street furniture and clearance of waterways and footpaths.

FURTHER INFORMATION

Advice and information on legal requirements and development matters can be obtained from the Area Planning Officer at the Planning Department, Council Offices, Duttons Road, Romsey (Tel: Romsey 515117). Advice on historic building work, repair, details of grants and landscape matters are available from the Design and Conservation Section at the same address.



Looking into Chilworth Old Village from the west

APPENDIX : Trees in Conservation Areas

The Town and Country Planning Act 1971 (Section 61A) requires anyone who proposes to "top, lop, uproot or wilfully damage or destroy" a tree in a conservation area to give six weeks notice to their district council (in this area, Test Valley Borough Council). This requirement is intended to give the district council a final opportunity to serve a Tree Preservation Order (TPO) before work is commenced. Work may not be commenced within the six week period without consent.

If the work to a tree in a conservation area is begun without the six weeks notice, the person carrying out the work becomes liable for penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of giving notice of consent, further notice must be given. The particulars of a notice are recorded by the council in a register open to public inspection. "Notice" forms are available from the Planning Department, Test Valley Borough Council, Duttons Road, Romsey.

The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the Authority to decide whether to dispense with a requirement to replant with a tree of appropriate size or species.

There are certain categories of trees that are exempt from most tree preservation or conservation area controls; these are summarised below.

Main exemptions

i) Trees of less than 75mm in diameter, 1.5m above ground level or 100mm where the act is carried out to improve the growth of other trees (except Woodland Tree Preservation Orders);

ii) Trees cultivated for fruit production that are growing or standing in an orchard or garden;

iii) Trees cut down in accordance with a forestry dedication covenant or Forestry Commission plan;

iv) Trees cut down by a statutory undertaker (such as British Telecom or river authority); and

v) Trees which need to be felled to enable development to be carried out following the granting of planning permission.

