

Test Valley Borough Council

FYFIELD · KIMPTON · THRUXTON
Conservation Policy

FYFIELD, KIMPTON and THRUXTON Conservation Policy

This policy was adopted by Test Valley Borough Council on 16 January 1985, the date of the designation of the three conservation areas.

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INTRODUCTION

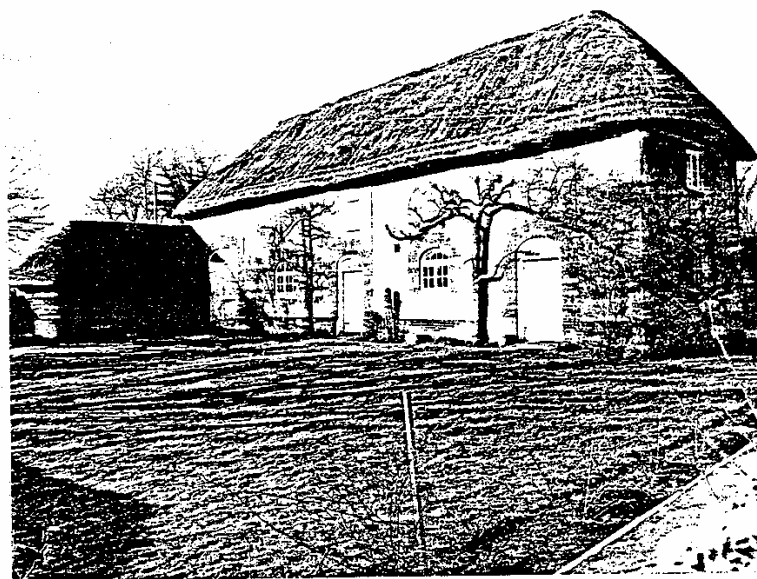
Test Valley Borough Council is currently undertaking a programme of conservation studies throughout its area. This document sets out a policy for the villages of Fyfield, Kimpton and Thruxton. The study looks at the history of the villages and describes their special character today. Three conservation areas have been designated-one for the centre of each village - and the policy proposes a framework for action to enhance their special qualities.

The towns and villages of our landscape 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. For more than thirty years buildings of architectural or historic interest have been awarded special protection against demolition or alteration. The controls do, however, relate solely to the buildings themselves whereas it is often their surroundings that make up so much of their character.

The rapid change of recent years has brought many benefits but in many instances the architectural heritage has been placed under considerable pressure. The historic buildings legislation proved to be an inadequate way of protecting the character of the towns and villages and as a result the Town and Country Planning Act 1971 makes it a duty for each local planning authority to identify those parts of its area that are of special architectural or historic interest and to designate them as 'conservation areas', where special efforts may be given to their preservation

and enhancement. At the present time there are more than 5,000 conservation areas in England and Wales; of these, almost 200 are in Hampshire and 19 are in Test Valley.

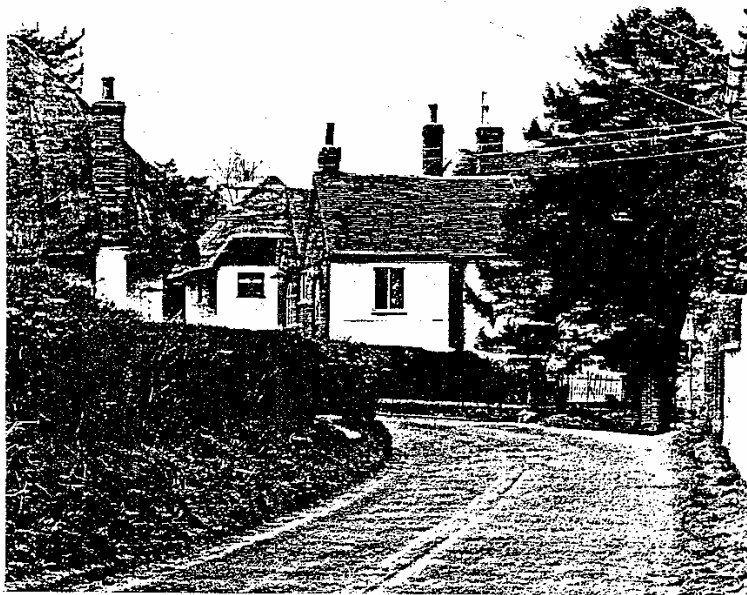
Conservation policies are complementary to, rather than substitutes for, other planning measures. They do not attempt to be comprehensive, and although the objectives and proposals they contain will have a clear bearing on such issues as the location and design of new development, they are not village plans and are not concerned with building programmes.



HISTORY OF THE VILLAGES

FYFIELD

Like the other villages in this study Fyfield has always been a farming community, and takes its name from 'five hides' - a hide being an ancient term for a measure of land sufficient to support one household. This assessment can be traced back to the Saxon period when King Edgar granted the estate to his subject Aelfweard. By the time of William the Conqueror's Domesday survey of 1086 the land was re-assessed as three hides - perhaps two or three hundred acres.



During the Middle Ages the manor of Fyfield passed through many hands and at one time may have belonged to the burgesses of Andover. The Domesday Book records that there was a church in the village and at a later date, perhaps during the reign of Henry II, it was given to the nuns of De la Pré who were centred in Northamptonshire. After the Dissolution of the monasteries in the sixteenth century the church came into the hands of the Crown, with whom it remained until 1871.

Eighteenth century life in Fyfield is recorded in the diaries of the Reverend Henry White who was parish rector from 1762 to 1788. He was also a younger brother of Gilbert White the famous naturalist of Selborne. Henry White's rectory which today is the Grange, was originally a small house that was subsequently extended to accommodate White's growing household. The house was substantially rebuilt in the 1850's. After 1770 White took in boarders and the house became known rather grandly as the 'Fyfield Academy of Young Gentlemen'. White's diaries describe the social and working life of a country rector and also document key parish events such as the disastrous storm of 1781 that destroyed many buildings and damaged the church roof.

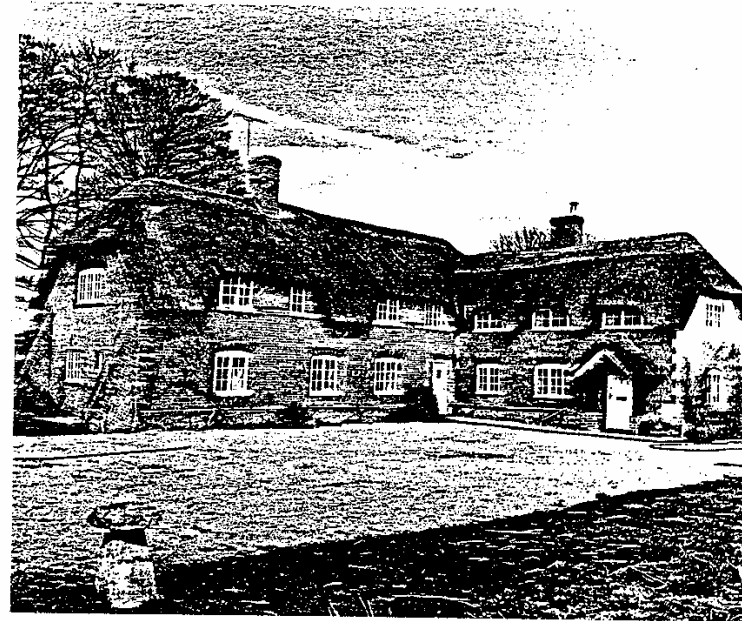
Throughout the nineteenth century the manor was part of the Redenham estate of Sir John Pollen. In 1842 the parish population was 236 the great majority of whom would have made a living, directly or indirectly, from the land. St. Nicholas' Church was extensively restored during the Victorian period with the porch and vestry dating from this time.

In recent years Fyfield has grown at its north eastern end with new houses and a village shop.

KIMPTON

Kimpton, like its neighbours, has a long history. Excavations by the Andover Archaeological Society and others have revealed widespread evidence of prehistoric settlement in the area; in particular, a large Neolithic and Bronze Age cremation cemetery to the north of the present village. This has shown that the area was continuously occupied from 2000 BC to 700 BC and later evidence tells us that there have been farming communities here for at least four thousand years. An even earlier date for man's activities is indicated by the large collection of Paleolithic and Mesolithic flints on the ridge to High View Farm.

The modern parish is an amalgamation of three ancient manors - Shoffesden, Littleton and 'Chemenstune' (or Kimpton) itself. The old name of Chemenstune probably means 'farm of Cyma', or 'Cyma's people'. Like Thruxton and Fyfield, it seems probable that Kimpton village was well



established by the time of the Domesday Survey, which mentions Chemenstune. There is no record of a church, however, if it existed in the eleventh century it was probably a simple wooden structure. The present church can be dated back to about 1220 with the chancel the oldest part, although the transepts are also medieval.

In the twelfth century the manor of Kimpton was held by Hugh de Port, a powerful Norman who owned many of the estates in the area including

Amport. At one time Kimpton, like Fyfield was owned by the burgesses of Andover but by the late fourteenth century it was in the hands of the Lises of Thruxton. Ultimately, from 1620 onwards, the Foyle family became Lords of the Manor.

Kimpton has an unusual village form with its nucleus to the north and west of the church; this is a consequence of the precious glebe land to the south. In 1842 the fifty acre glebe was yielding an income of £37 a year; today the value of the parkland is a visual one, providing a splendid setting for the church and village.

By the seventeenth century there were signs that the village was expanding and the church was enlarged in 1702 by the addition of a south aisle. In 1835 Mr. G.S. Foyle erected Kimpton Lodge and three years later built the church tower in a similar style. By this time the population of the parish was almost 400, considerably larger than the neighbouring parishes of Thruxton and Fyfield. The tithe map of 1835 shows that the field boundaries were exceptionally large for the time, perhaps reflecting the farmland was more productive around Kimpton than elsewhere.

Kimpton's development in the twentieth century has been slow and sporadic. New houses have been built to the north of the old village at Deacon Road and Cow Lane; in the heart of the village new building has been able to take place without spoiling the setting of the older houses or the special relationship between the church and park.

THRUXTON

It is easy to understand why Thruxton appealed to early settlers, as it offered a sheltered location, well drained soils and a pure water supply from the Pillhill Brook. Its Roman antecedents were spectacularly revealed in 1823 by the excavation at Mullenspond of a villa floor mosaic, which is now preserved in the British Museum.



Thruxton is not mentioned by name in the Conqueror's Domesday survey but it was almost certainly one of the four unidentified Anne Manors. Its title first appears as 'Turkilleston' in 1167, a name that was probably taken from a contemporary land holder or tenant. However, it is known that in 1086 the land was held by one Gozelin de Cormeilles from Normandy, whose descendants were to be lords of the manor for three centuries. The Cormeilles, who also had connections with Kimpton and Fyfield, were one of only three families to hold Thruxton for almost seven centuries.

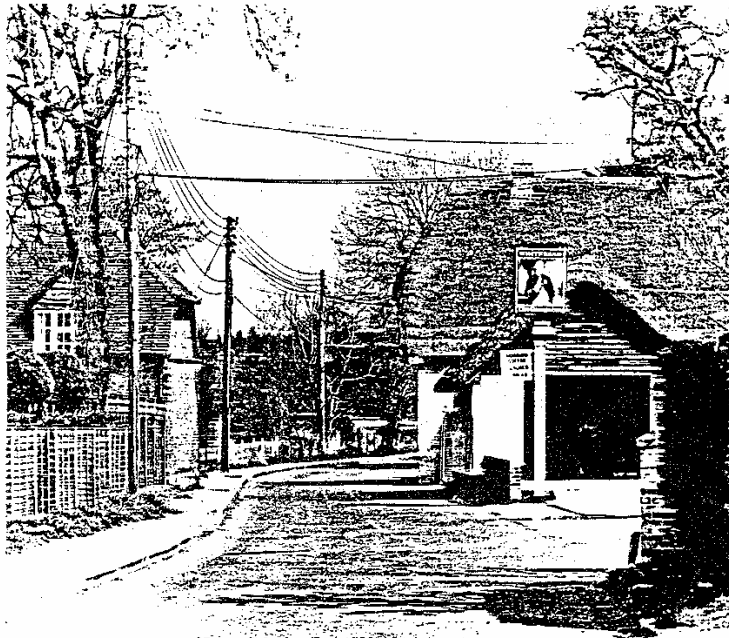
By 1304 the village must have been prospering, for in that year permission was granted to the Cormeilles to hold a weekly market and an annual two day fair. The medieval manor house was on a site to the north of the church, and was a banked and ditched homestead whose remains can still be clearly seen on the ground. By the fifteenth century the manor belonged to Sir John Lisle. The church contains memorials and tombs to members of the Lisle family who held the manor until 1542 when it was transferred to the Philpots. They in turn held it for more than two hundred years before selling it to George Paulet of Amport, later to become the 12th Marquess of Winchester. In the nineteenth century the manor of Thruxton came into the hands of the Trustees of St. John's Hospital in Winchester.

The eighteenth and nineteenth centuries were a time for building - and rebuilding - in Thruxton, as many of the houses and cottages date from that time. A Wesleyan community was founded in the



village in 1817 and a chapel was built - this later became the Memorial Hall. A school was built in 1836 at a cost of £90 which was replaced by a more substantial building in 1874. The church restoration took place in 1869 and swept away much of the medieval work, although the tower had already been rebuilt in 1801 following its collapse a few years earlier.

Thruxton has grown more rapidly than the other villages but has not lost its intimate and tight knit character. Most of the new houses have successfully fitted in around their older neighbours and the historic character of the village has not been sacrificed.



Further Reading:

The Victoria History of Hampshire and the Isle of Wight.

- ed. William Page, 1911

Thruxton - A Parish Appraisal

- G. Fairs and others, 1981

The Diaries of an Eighteenth Century Parson
the Reverend Henry White of Fyfield

- Clive Burton, 1979

Notes on the Parishes of Fyfield, Kimpton,
Penton Mewsey, Weyhill and Wherwell

- R.H. Clutterbuck, 1898

A Bronze Age Urn Cemetery at Kimpton, Hampshire
(published in Proceedings of the Prehistoric
Society, Vol. 47.)

- Maxwell Dacre and Ann Ellison, 1981

THE VILLAGES TODAY

Writing in 1896 the Reverend Robert Clutterbuck, rector of Penton Mewsey and noted local historian, drew his readers' attention to 'the individuality of the villages of our valley'. Despite the changes of the twentieth century that individuality has been preserved and Fyfield, Kimpton and Thruxton are good examples of this special character. This is partly due to the lie of the land which is different for each village, but no doubt also as a result of the patterns of land ownership and the way these have unfolded over the centuries.

FYFIELD

Rolling farmland studded with mature limes separates Fyfield from Kimpton. The main road from the west sweeps through the village in an 'S' shape before rising northwards towards Appleshaw and Weyhill. Most of the old buildings adjoin this road although there are some notable exceptions, including Littleton Farm, which is still in Kimpton parish, Manor Farm and St. Nicholas' Church. Although it has its share of old buildings Fyfield is above all a village of trees and hedges which serve to emphasise the seasonal changes and enclose the buildings in dense foliage.

In the approach from the west the first old building in view is Forge Cottage - still in the parish of Kimpton - a timber framed and thatched house. Opposite it lies Bell Cottage and a cluster of twentieth century houses that form the entrance to the old village. As the corner is

turned there are willows and a yew beside the stream; beyond an open view across to Littleton Farm and the woodland in front of Fyfield House. The road turns abruptly eastwards to follow the contour of the stream valley as the centre of the village is reached. Most of the houses are close to the road, Jasmine Cottage and its neighbour Honeysuckle Cottage are constructed in chalk cob, an ancient form of building that reflects the lack of building stone in this part of Hampshire. Trees and shrubs enclose the corner; Bradbury Cottage and Bay Tree Cottage opposite are of historic interest and occupy a prominent position in the turn of the street.



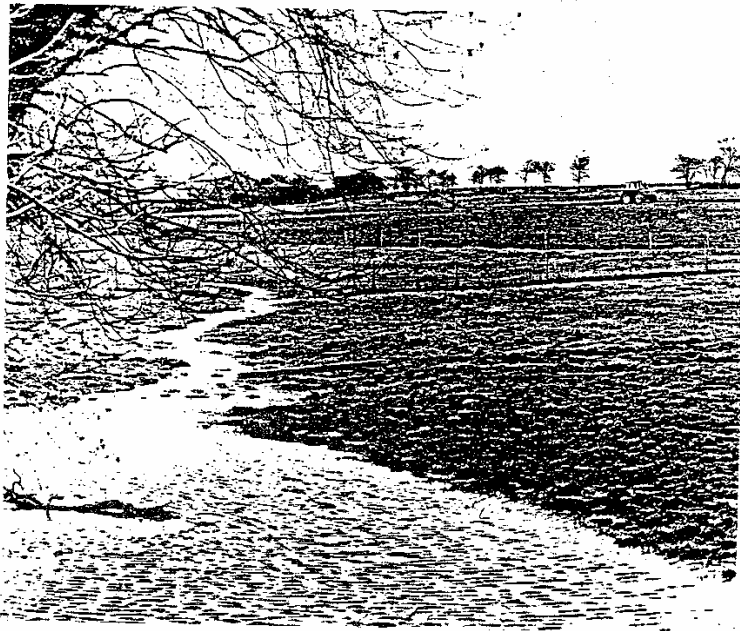


The Old Rectory is a flint and brick building with a slate roof, set back from the road. It is probably Victorian. Continuing along the road a small paddock makes a special contribution to the street scene, momentarily breaking the enclosure. Hedges and walls precede Grange Cottage and Lilac Cottage, which are a pair of timber framed houses with brick infilling replacing the earlier plaster panels. It contrasts with Fyfield Grange, Henry White's old Rectory; this big brick house stands with its double gable hard up against the road, providing a notable feature in the street scene. At its eastern end the Grange has a tiled mansard roof, an unusual construction for Hampshire. Behind the Grange is a former stable block that has recently been converted to a dwelling; its big thatched roof is prominent on the skyline.

St. Nicholas' Church is approached through an attractive avenue of limes which are themselves bordered by a long chalk wall. From its secluded position there are fine views across the open countryside. Manor Farm can be seen from the churchyard and is a handsome late Georgian farmhouse that has been restored in recent years. It has a particularly fine brick front.

KIMPTON

Kimpton is a small village lying on gently rising ground. It draws much of its character from a close relationship with the surrounding countryside and woodland which provide a dramatic setting for the old buildings and create a special atmosphere.



The road from Thruxton winds down the hill from the primary school. At this point the village comes into view, and is readily identified by the square flint and brick tower of the church

rising above the parkland. Coming closer the Park is defined by a fine run of iron railings. Mature trees are studded across the open space, amongst them chestnut, lime and beech. The village starts at the northern edge of the park and is marked by the Vines, a flint and brick house with a plain tile roof; as the name suggests it is a former public house.

Kimpton Manor is prominently positioned with its chequer gable wall clearly visible from the church footpath. The Manor is one of Kimpton's most important buildings and also one of the oldest; the front wall is now plastered and the windows are Victorian but the projecting first floor is a clear indication of a jettied timber frame and hence its medieval origins.

The village green is a small and informal open space after the grandeur of the park but it provides a welcome contrast. From the green a number of important thatched buildings can be seen, including Kimpton Cottage and Yew Cottage, a restored pair that are beautifully offset by their back-cloth of trees. Garden Cottage is in a similar style with walls of banded flint and brick. But perhaps the most important contribution to this part of the village is made by a long and curving sweep of barns and out-buildings that form part of Manor Farm. With their big thatched roofs and chalk walls they are an outstanding example of Hampshire's heritage of farm buildings.

The village street divides at the Green with one road leading northwards to Shoddiesden and Faberstown. However, the Manor Farm buildings draw the eye around the corner to follow the western road which goes on to Kimpton Down. Golf House is another timber framed house, although much smaller and later than the Manor; its former thatched roof is thought to have been destroyed during a fire in the nineteenth century, after which it was slated. Paddock Cottage and Alexander Cottage are other old buildings in the street facing northwards across the fields towards Ridgeway house, originally the Victorian rectory. Kimpton Down Inn is eighteenth century in origin and lies obliquely to the road with its brick and flint front set at an angle. The side wall on the road is rendered. Like many of the older buildings it has a hipped plain tile roof.

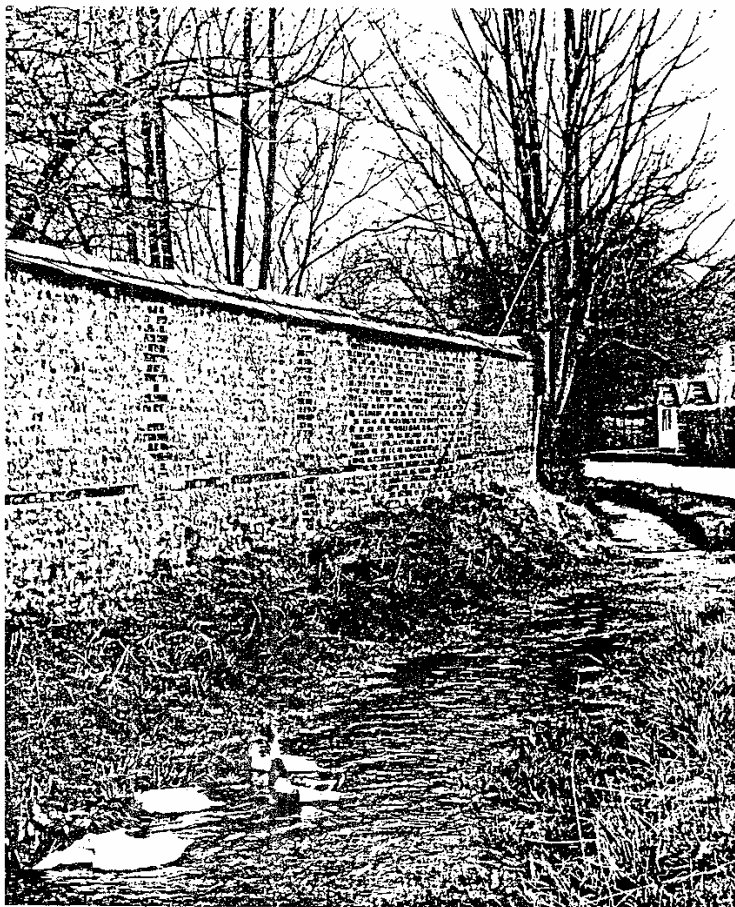
Along the western edge of the park is a thick belt of woodland that contains a number of important buildings. Amongst these are Kimpton Lodge which is the restored remains of a larger house, built in the 1830's, that was partially demolished some years ago. In the same style of flint and brickwork is the old stable block which has been converted into a dwelling. The shaped gables with their fine brick detailing are a particular delight.

THRUXTON

Thruxton is the largest of the three villages in this study and it has taken the most growth in recent years. However, it has not lost its special character. The village is tightly built around its historic centre and still has a high concentration of old buildings. The old village is roughly 'T' shaped with the three principal roads radiating out from a crossing over the Pillhill Brook. The east/west road runs parallel to the brook which is an important feature in the village as it threads its way across to Mullenspond.

Like the other settlements in this part of Hampshire, Thruxton lies on a chalk subsoil. It is not surprising to discover that many of the old buildings have thick, rounded walls of chalk cob although they have sometimes been faced with brick and flint. A particularly attractive group of white cob cottages face northwards across the village green - formerly the Glebe field. There are also some dominant chalk boundary walls, including those at Goose Acre and Manor Cottage.

Church Lane is a quiet backwater away from the main street. The Manor House is an eighteenth century building with a hipped plain tile roof and rendered walls. It is prominently situated



in front of the church of St. Peter and St. Paul, whose stone tower can be seen amongst the trees. Although the church has Norman traces it also contains work from later medieval periods as well as the Victorian restoration of 1869. The tower itself was rebuilt in 1801. Behind the church the earthworks of the medieval manor can clearly be seen; apart from its archaeological importance this area is a valuable green 'breathing space' in the street scene.

Robins Roost and its neighbour School Cottage are at the end of Church Lane and display their timber framed origins, although both have been restored. Manor Cottages enclose the junction of Stanbury Road and are handsome eighteenth century brick cottages with colourwashed walls. Returning to the junction the road turns the corner at Hamble House, which is one of a number of handsome nineteenth century buildings - others include the Rectory and the village Memorial Hall. The last has a symmetrical brick facade and an elegant doorcase.

At this point Stanbury Road narrows and although many of the houses have been restored and modernised there is still evidence of the local building traditions in the cob walls and thatched roofs. The view out of the village is terminated by Mullenspond, which makes a special contribution to the general character of Thruxton.

THE CONSERVATION AREAS

Conservation areas are areas of special architectural and historic interest. They are normally defined by a boundary on a map. The intention is not necessarily to include every historic building, or to exclude individual buildings of an inappropriate or unsightly design; rather, it is to establish the broad character of the area. Equally it is not proposed to incorporate all the surrounding landscape into the conservation areas (although key areas of open space are included) as there are other complementary planning policies which protect the countryside against inappropriate development.

Three conservation areas have been designated for each of the old village centres of Fyfield, Kimpton and Thruxton. Plans at the back of this document show the exact boundaries.



DEVELOPMENT CONTROL POLICY

The conservation area proposals complement rather than replace existing planning policies. Policies to protect the character of conservation areas and their surroundings, including the countryside, are set out in other documents.¹ The Borough Council has published a draft local plan for Andover and its surrounding rural area which when adopted will provide a more detailed framework for development decisions. Proposals for any development adjacent to a conservation area will be given special consideration to ensure that they do not detract from its character or setting.

A: NEW BUILDING WORK

(i) Works requiring Planning Permission

The principal aim is to ensure that new development fits in with the architectural and visual qualities of the area. Open areas of special visual importance are identified on the plan and development of these areas will not normally be permitted. In areas where new building is appropriate, particular attention will be given to its scale and its relationship with neighbouring buildings and landscape. The significance of colours, building materials, fenestration, roof pitch and vertical emphasis should be given careful consideration; for this reason detailed plans containing such information will normally be required with each planning application. This requirement may also apply to development adjoining or close to a conservation area if the proposal is likely to make an impact on

its character.

(ii) Listed Buildings

More than a thousand buildings in Test Valley have been included by the Secretary of State for the Environment on a schedule of buildings of "special architectural or historic interest". Buildings are graded according to their merit; most are 'Grade II' but a few particularly important buildings are graded 'I' or 'II*'.

The Secretary of State has recently published revised and expanded lists for this area. The listed buildings are shown on the plans at the back of this study.

The consent of the Borough Council is required for any work likely to affect the character of a listed building: this would include such work as external redecoration, the replacement of doors or windows or the removal of chimneys internal walls or architectural features.

THIS AUTHORITY WILL NOT PERMIT ANY ALTERATION OR ADDITION TO A LISTED BUILDING WHERE IN ITS OPINION THERE WOULD BE AN ADVERSE EFFECT ON ITS ARCHITECTURAL OR HISTORIC CHARACTER.

¹Mid Hampshire Structure Plan (Hampshire County Council; approved 1980) Coast and Country Conservation Policy (Hampshire County Council; third edition 1979)

(iii) Works not requiring Planning Permission:
Unlisted Buildings

Most of the buildings in the conservation area are not listed and consent is not needed for alterations or minor additions. Nevertheless, advice on such works to 'buildings of local interest' will gladly be given. These buildings are shown on the plan. Where particular features are to be restored or traditional materials employed in work that will make a beneficial contribution to the conservation area, financial assistance may be available.

If anyone intends to carry out work on a building in a conservation area (or on a listed building anywhere) they are advised to contact the Borough Council to see whether consent is required and whether the intended work is eligible for a grant.

CONSENT IS REQUIRED FOR THE DEMOLITION OF ANY BUILDING IN A CONSERVATION AREA, WHETHER LISTED OR NOT.

The only exceptions are certain small or temporary structures - full details are available from the Borough Council Planning Department, Junction Road, Andover.

B: TREES AND LANDSCAPE

The plan identifies open areas that form a vital part of the character of each village. Because of their importance it is highly unlikely that the Borough Council will permit development in these areas, since it wishes to see them retained and well maintained.

Encouragement will be given to owners to fell and replace dead trees and to plant additional trees and hedges. Where they make a significant visual contribution grant aid may be available.

ANYONE INTENDING TO TOP, LOP, UPROOT OR FELL A TREE IN A CONSERVATION AREA MUST GIVE THE BOROUGH COUNCIL SIX WEEKS NOTICE OF THEIR INTENTION.

Further details about trees in conservation areas are given in the Appendix.

C: ARCHAEOLOGY

Prior to any demolition or rehabilitation work affecting listed buildings, or other buildings and sites within the conservation areas, the Borough Council may notify the appropriate archaeological experts to enable survey, recording or excavation to be carried out where appropriate. A planning condition to this effect will be attached in such circumstances.

A FRAMEWORK FOR ENHANCEMENT

When conservation areas were first introduced in the Civic Amenities Act in 1967, it was made clear that the designation should be followed by action to enhance an area's character and appearance. The following paragraphs indicate the range of suitable work and include the suggestions of Test Valley Borough Council for minor improvements in Fyfield, Kimpton and Thruxton. However, it is stressed that these suggestions are included solely to act as a basis for discussion in the hope of stimulating further ideas and working out priorities.

PROJECTS NEED NOT BE LIMITED TO THE CONSERVATION AREAS

In preparing proposals for enhancement it is important to recognise that the quality of the villages stems from their informality, contrast, surprise and variety are the key elements that need to be protected or developed.

1. OPEN SPACES STREAMS AND FOOTPATHS

The villages lie in an attractive landscape setting and it is important that this is not eroded. Footpaths around the area are well used but there may be opportunities to improve the network by creating new paths or by repairing stiles, signs and fences. The Pillhill Brook is an important feature in Thruxton and its course should be kept open.

2. TREES AND HEDGES

This study has emphasised the contribution of trees to the character of all three villages.

To ensure continuity it is important to plant new trees and especially to replace dying or diseased trees.

Within the villages there may be areas where trees and hedges could be planted to enclose the street scene or to provide a backcloth to groups of buildings.

3. BUILDINGS

All three villages have evolved over the centuries and owe much of their special character to various building types and styles. This study has described the most important buildings and the map at the back identifies others. Most of these buildings are well cared for. Where repairs are necessary it is important that the correct materials and techniques are used. Advice to the owners of old buildings is available from the Planning Department, Test Valley Borough Council, Duttons Road, Romsey, (tel: Romsey 515117). The Planning Department can also give advice on sources of grant aid for repairs to historic buildings.

IMPLEMENTATION

The success of any enhancement work will depend primarily on the initiatives of landowners and the Parish Councils, but the co-ordination of volunteer labour and availability of grant aid will also be necessary. The part to be played by the different agencies is outlined below.

Test Valley Borough Council

The Borough Council is the body responsible for the designation of the conservation areas; for the granting of planning permissions; for the granting of consent for alterations to listed buildings and for the demolition of other buildings; and for the control of tree felling (other than Forestry Commission schemes). With regard to enhancement proposals, officers of the Borough Council may be able to co-ordinate enhancement schemes, working with the agent carrying out the work (parish councils, landowner or amenity group), and the specialist advisors (Hampshire County Council, Test Valley Archaeological Committee, Countryside Commission). The Borough Council can also provide information about grants, including those from its own environmental enhancement fund, for which an explanatory leaflet is available.

The Parish Councils

The Parish councils of Fyfield, Kimpton and Thruxton could be responsible for preparing and carrying out an enhancement programme. The Councils may wish to consider proposals for improvements and to work out the programming details. The Councils might also recruit a

volunteer work-force and liaise with landowners about schemes.

Individuals

Landowners will have the final say in deciding whether a scheme takes place. Without their consent there is no question of the work progressing, but it is hoped that they will adopt a positive approach to any suggestions forwarded. All local people, whether interested parties or not, are asked to come forward with possible projects.



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 council a final opportunity to serve a tree preservation order (TPO), before work is carried out. TPOs may be served where it appears to the council that it is 'expedient in the interests of amenity'. Permission must be sought from the council before any 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, Junction Road, Andover.

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.

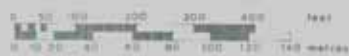
There are certain categories of trees that are exempt from all tree preservation or conservation area controls; these are summarised below.

Main Exemptions:

- (i) Trees of less than 75mm. in diameter, 1.5m. above ground level (or 100 mm. where the act is carried out to improve the growth of other trees);
- (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 the Post Office or river authority); and
- (v) Trees which need to be felled to enable development to be carried out following the granting of planning permission.

Designated 16th January 1985

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THRUXTON CONSERVATION AREA

designated 16th January 1985



KIMPTON CONSERVATION AREA

Designated 18th January 1985

Kimpton

Rugby Farm

Rugby Farm

Rugby Farm

- Conservation Area Boundary
- Listed Buildings (Grade II)
- Buildings of Local Interest
- Important Open Areas
- Important Trees
- ★ Site of Archaeological Interest

