

Pentons Conservation Area

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, and photographs. 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.

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

2 The Pentons Conservation Area

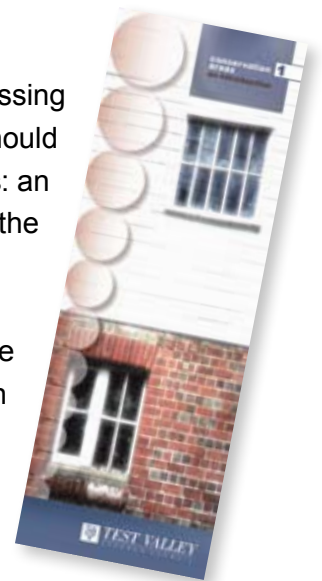
Context

The Pentons Conservation Area was originally designated on 5th March 1982 in recognition of its special architectural and historic interest. The conservation area includes most of the villages of Penton Mewsey and Penton Grafton. As the two settlements are linked historically in terms of their built development, it is considered appropriate to refer to them generically as 'The Pentons' throughout this Conservation Area Appraisal.

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 area and the boundaries were formally amended by the Council's Cabinet on the 2nd September 2009. The conservation area includes the historic core of the village.

This Character Appraisal will be a material consideration when assessing future development within the The Pentons Conservation Area. 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 the whole village and is prepared by the local community. It is anticipated that both documents will complement each other.



Location

The Pentons are located two miles north-west of Andover in the shallow chalk valley of a tributary of the River Anton, close to the village of Charlton and north of the Andover to Amesbury A303 trunk road.

The economy was historically based on agriculture, but today the villages are predominately residential, with the majority of the population either retired, or commuting to major centres such as Andover, Winchester, Salisbury or beyond for work.

There is a small range of community facilities, comprising the village hall, playing field, childrens' play area, The White Hart public house and Holy Trinity Church.

Topography and Landscape

The Pentons are located within the Upper River Anton Valley Floor and the North Andover Plateau landscape area. The settlement is concentrated mainly to the north of the seasonal water course, a tributary of the River Anton. The general topography of the area consists of an element of shallow chalk river valley, rising gently into the dry valleys and rolling ridges of the landscape to the north.

The Upper River Anton Valley Floor, running through the southern part of the conservation area, is a narrow river valley, typical of the source tributary area of a lowland river, with frequent springs. The tributary running through the conservation area is in a gentle 'V' shaped valley, flowing along field margins, before entering the broader flood plain of Andover to the southeast. The dominant pattern of biodiversity and vegetation in the area is that of permanent pasture with patches of ancient and semi natural woodland linked by hedgerows. The part of the Upper River Anton Valley Floor within the vicinity of The Pentons has retained a feeling of remoteness and tranquillity, although the built up area of Andover is close by.² The conservation area also lies within the North Andover Plateau, which consists of a series of dry gravel river valleys, running predominantly in a southerly direction, feeding the River Anton. The majority of the linear element of the conservation area running along Chalkcroft Lane lies within one of these dry gravel valleys, which abuts the wider Upper River Anton Valley Floor area at the location of the playing field.

2 Test Valley Community Landscape Character Assessment, Vol. 1: Description and Classification of Landscape Character Types and Areas.

The dry valleys and gentle ridges of the landscape area have created a complex land use and farming pattern with predominantly larger arable fields on higher ground and a mosaic of small and medium field sizes within the valleys. A large number of woodlands are located within the landscape, many associated with parklands, such as that of Penton Park in the south-eastern part of the conservation area, which had developed around the 18th century mansion from at least the early 19th century.³

The village is surrounded by countryside, where strict policies apply to contain development.

Historic Development of the Pentons

This area of landscape on the Hampshire/Wiltshire border is rich in human settlement dating back to the Prehistoric era. Penton is first recorded in 1086 as 'Penitone' (meaning the farm worth a penny geld). This suggests its origin as a nuclear settlement in Saxon times, probably in the 10th - 11th centuries, although the archaeological record also indicates at least three Roman farm buildings within Penton Mewsey parish.

Domesday in 1086 records two manors (meaning land holdings) adjacent to one another named Penitone. Until 1066 one was held by King Edward the Confessor's thane, Osmund and the other by his Queen Edith. This shared name suggests that prior to this the two were treated as one unit. This may explain why the boundary between Mewsey and Grafton parishes runs mostly down the west side of the main village street, Chalkcroft Lane.⁴

Penton Mewsey owes its second name to the Anglo-Norman family de Maisey who held the lordship of the manor, possibly as early as 1167 until 1316. The name became corrupted to Mewsey in the 17th century.

Following the conquest of 1066, William I gave the Penitone that had belonged to Queen Edith to the then newly founded Abbey of Grestein near Le Havre in Normandy. Over time the name became corrupted to Grafton.

3 Test Valley Community Landscape Character Assessment, Vol. 1: Description and Classification of Landscape Character Types and Areas.

4 Victoria County History, Volume 4, Andover Hundred pp. 381-384 and pp. 394-399.

The present conservation area comprises parts of the former manors of Penton Mewsey and Ramridge. The latter includes the whole of the hamlet of Penton Grafton. In 1437 William de la Pole, Earl of Suffolk and his wife Alice were licensed by Henry VI to build and endow almshouses at Ewelme, Oxfordshire. Part of the permanent endowment was the manor of Ramridge, which is still owned by the Ewelme Almshouses Trust. All the agricultural land to the west of Penton Lane and several dwellings in Penton Grafton hamlet continue to be owned by the Trust.

In the Middle Ages, the Pentons supplied fleeces to Andover for its flourishing wool trade. Sheep and other livestock would almost certainly have been bought and sold at the annual Weyhill Fair (about a mile away). The Fair, first mentioned in *Piers Plowman* c. 1360 was reputed to be the largest sheep fair in England in the 18th and 19th centuries, after which it declined and closed finally in 1957. The ancient thoroughfare to the south of the village, (the Harroway) linked Cornwall to London, and was an important route to Weyhill Fair.

The village of Penton has suffered from a number of major fires. Contemporary accounts record that 'sudden and dreadful' fires broke out in 1753 and 1754, "... which by the violence of the winds burnt so furiously that in the space of about three hours, the dwelling houses, outhouse, barns, stables, granaries and other buildings of one and twenty families were consumed". Damage was assessed at £2,250 and a relief fund for the villagers was launched. The causes of the fires were not recorded.⁵

The nineteenth century saw a number of important changes in the village. Major new buildings were constructed, including the Old Rectory. Other works included substantial modifications to Penton Lodge and extensive restoration was carried out to the Church. In 1844 the church was carefully studied by the well known Winchester architect Owen Carter and his then pupil, the later celebrated architect G.E. Street.

The 20th century saw a period of expansion in the village, with most of the new buildings constructed to the northeast of the historic core of the village at The Grove, Trinity Rise and Grafton Place. There has also been some infill building between the older buildings within the centre of the village.

The late 20th century and early 21st century has seen further new development within the village, generally limited to small pockets of development, scattered infill plots throughout the village or replacement of earlier 20th century dwellings.

5 The Pentons Conservation Policy, Test Valley Borough Council, 1982.

Areas of Archaeological Potential

Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. Areas of archaeological potential (AAP) have been identified within The Pentons and these are shown in purple on the Character Appraisal map at the end of this document.

The AAP covers the areas to the street frontages of the properties that form the regular row on the east side of the main north-south route through Penton Mewsey. Development is in the form of a 'regular row' i.e. a planned development with regular plots. Although there is little evidence in the form of older buildings on the west side of the lane, the area fronting the lane is also part of the AAP, which extends to the west to include the church and manor complex around which the parish boundary makes a significant change of direction from its general north-south line.⁶

The AAP also covers the rear parts of the plots of the row on the eastern side of the lane, as information may survive which would explain the former division of these plots. In Penton Grafton, an AAP also covers the area of settlement along both sides of Penton Lane and includes the playing field (which lies immediately to the south of the manor) and the ground along the southern side of the lane to the west near Treetops. There is cartographic evidence to show that there has been at least one house along this area and there may have been others.⁷ The small meadow lying on the west side of the lane between Blue Bell Farm and Vine Cottage has many ground features which may have archaeological potential.

Archaeological remains are likely to be found in the village and any proposals to carry out works which include ground disturbance will normally require an archaeological assessment. This may conclude that development is inappropriate or needs to be modified.

6 Bob Edwards. Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey. Bournemouth University.1995.

7 Bob Edwards. Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey. Bournemouth University.1995.

Form of the Villages

The Pentons are located to the north of the seasonal tributary of the River Anton in the bottom of a valley with gently sloping sides. The plan form of the Penton Mewsey part of the village can be described as a regular row and Penton Grafton as an irregular row.⁸

The main street of Penton Mewsey runs roughly north-south along the bottom of the valley. At the southern end is a pond from which a seasonal stream flows, fed by a spring beneath it and other springs higher up the watershed which at infrequent intervals (averaging about every five years) flood the meadows to the south of Lane House to Sunnyside, sometimes to problem levels.

Chalkcroft Lane forms the main street of the village and the majority of the listed buildings within the conservation area are located along its eastern side. Most of these buildings date from the mid 18th century, and are likely to have been built following the fires in the village in 1753 and 1754 which destroyed twenty one houses plus barns and other ancillary buildings.⁹ The plots on the eastern side of the lane may indicate a degree of planning, probably during the medieval period and run from Chalkcroft Lane to the top of the slope to the east and have a back lane (Newbury Lane) running along part of the block. Newbury Lane is partly still in use, serving properties at the southern end, but to the north continues as a hollow-way.

To the western side of the lane, dwellings generally date from the later 19th century and 20th century. However, the Church and the Manor are probably the most important buildings on this side of Chalkcroft Lane and lie adjacent to each other. It is interesting to note that the parish boundary veers to the west from its general north-south line just north of the church and turns south to include the manorial complex, before returning east to its general north-south route, effectively taking the manor and church out of Penton Grafton parish.

The Ramridge estate map of 1740 shows dwellings within the conservation area on the eastern side of Penton Lane. By the time the Weyhill enclosure award map of 1818 was drawn, only Blue Bell Farm (then a beer house) and Vine Cottage are shown on the west side. The eastern side remains substantially unchanged.

8 Bob Edwards. *Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey*. Bournemouth University.1995.

9 Bob Edwards. *Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey*. Bournemouth University.1995.

If the parish boundary is removed, the Pentons appear as a whole, with two generally parallel north-south streets joined at the south by an irregular lane and at the north by a narrow path which is in a definite hollow lined with mature boundary hedges.

From the late 19th to the 21st centuries, development has filled in many open areas within the streetscene and has expanded the linear development along the two parallel north south roads. A larger area of development (outside the conservation area) at The Grove, Grafton Place and Trinity Rise has created a large 'village extension', which effectively joins the two historic settlements.

What is particularly important about the manner in which the village has developed into the 21st century is that the historic plots and their boundaries have generally been retained and often reinforced. These boundaries and plot areas are still recognisable today and are a feature of the conservation area. Unfortunately there are areas of modern development which makes little reference to this historic planform.

There are a number of entrances into the village, marking the transition from countryside to the built environment:

- I. Foxcotte Lane – (formerly a turnpike trust road) enters the village from the east and west along the valley bottom to the south and forms the southern boundary of the parkland to Penton Park.
- II. Chalkcroft Lane – runs north-south through Penton Mewsey and enters the conservation area from the north, from an unmetalled holloway or farm track.
- III. Newbury Hill – enters Penton Mewsey from the east, dropping down from the higher plateau to the northeast and forms the northern boundary to Penton Park.
- IV. Newbury Lane – located up the eastern valley side and forms the back lane to plots fronting the eastern side of Chalkcroft Lane and continues as a hollow way into the surrounding farmland.
- V. Penton Lane - the parallel road to Chalkcroft Lane and runs through Penton Grafton, entering the village through farmland to the north and joining with Chalkcroft Lane after a sharp bend to the east in the south.
- VI. Continuation of Hanging Bushes Lane – this crosses Foxcotte Lane to the west of The Pentons and after a short northerly section, bends sharply to the east to join with Penton Lane.
- VII. Harroway Lane – enters the village in the south at the junction with Foxcotte Lane.

3 An Appraisal of the Conservation Area

Key Characteristics of the Conservation Area

- Lies partly within the Upper River Anton Valley Floor and partly within the North Andover Plateau landscape areas.
- The majority of the historic development is one plot deep and generally respects the traditional plot layout of the village.
- Newer development is scattered through the village in infill plots, as well as being clustered into specific areas – off Chalkcroft Lane and Penton Lane. A larger area of modern development lies outside the conservation area boundary.
- Most buildings are in residential use.
- There are several examples of large imposing properties within the village.
- There are 31 listed buildings or structures within the Pentons conservation area, of which Holy Trinity Church is listed Grade II*. The remainder are listed Grade II. Listed buildings are shown in red on the Character Appraisal map at the end of this document.
- Of the listed structures, there are important boundary walls and several chest tombs within the church yard.
- There are 25 buildings of local interest within the conservation area. These are unlisted buildings which do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character and appearance of the conservation area. Buildings of local interest are shown in black on the Character Appraisal Map.
- Most of the older houses were originally small, but many have been altered and extended or amalgamated.
- The older cottages and houses mainly date from the 18th century and are generally constructed of brick, brick and flint, or rendered and painted brick or cob and have clay tile, slate or thatched roofs.

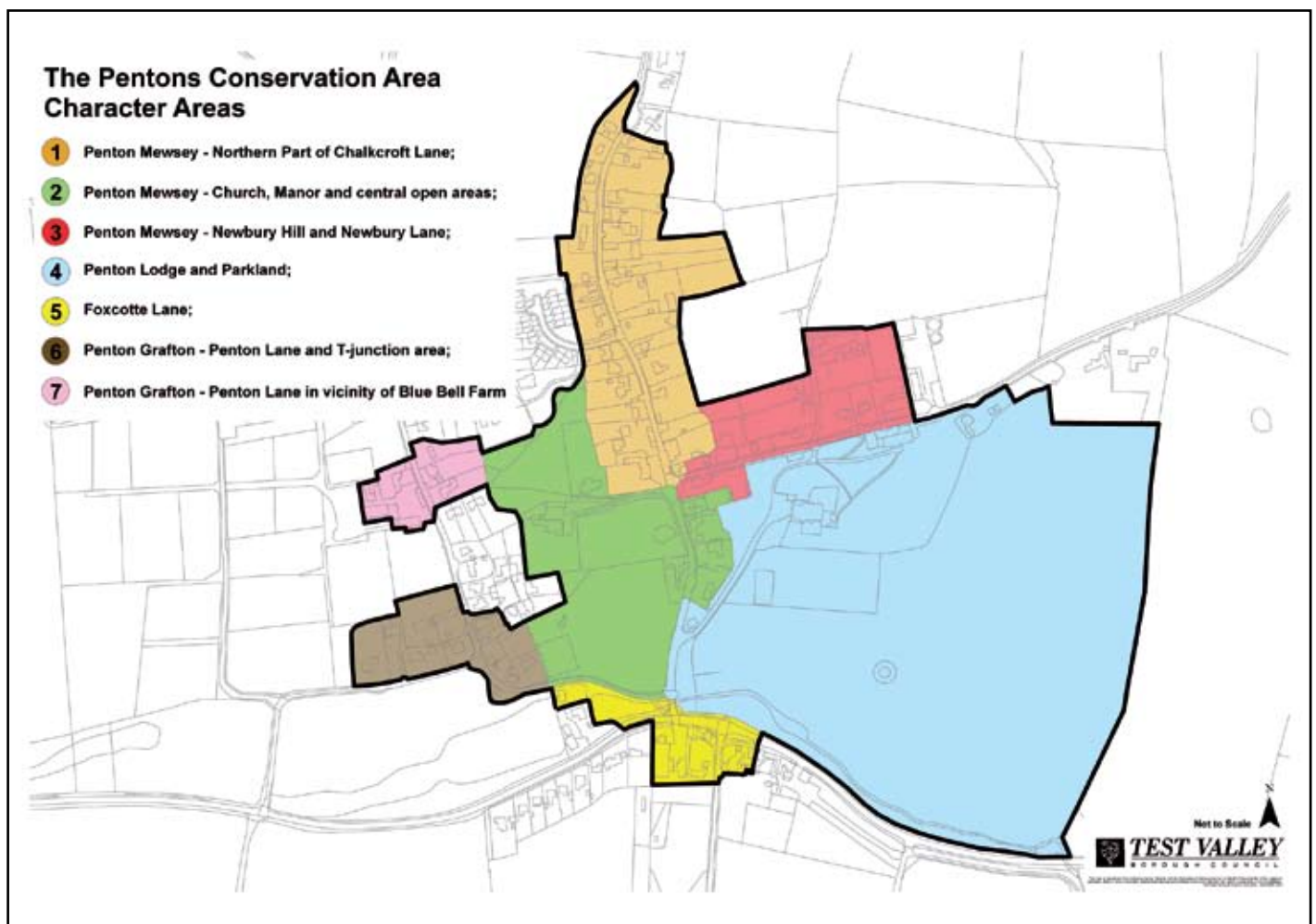
- Boundaries to plots are generally traditionally formed by brick walls or hedgerows.
- Major key buildings: Holy Trinity Church, The Old Rectory, The Manor House, Penton Lodge, The White Hart, Penton Lodge Stables, Home Farm and the Village Hall.

The Pentons Conservation Area: Character Areas

In the appraisal The Pentons are divided into 7 character areas and these are described separately:

- Penton Mewsey – Northern part of Chalkcroft Lane;
- Penton Mewsey – Church, Manor and central open areas;
- Penton Mewsey – Newbury Hill and Newbury Lane;
- Penton Lodge and Parkland;
- Foxcotte Lane;
- Penton Grafton – Penton Lane around T-junction area;
- Penton Grafton – Penton Lane in the vicinity of Blue Bell Farm.

The quality of their buildings, landscape and setting are then considered together.



i Penton Mewsey - Northern part of Chalkcroft Lane

This character area is formed by the northern part of Chalkcroft Lane and is a continuation of the historic linear development of the village along the shallow dry valley. The buildings are placed randomly within plots, with the more historic properties generally fronting the street. There are a variety of historic boundary treatments, from brick and flint or cob walls to hedgerows, with occasional mature trees dotted along the road boundaries or in gardens. The strong boundary treatments, interspersed with buildings to the fronts of plots, give the streetscene an enclosed, intimate character.

This character area contains the largest concentration of listed buildings in the village, with 14 in total. 12 buildings of local interest are also scattered around the area, along with neutral, more modern development.

The most prominent listed building within this character area is The Old Rectory and the important associated listed gatepiers and garden wall. This significant dwelling dates from 1832-3¹⁰ and was designed in an elaborate Tudor Gothic style by Robert Wallace. It is constructed of decorative patterned brick and flint walls with a tiled roof and octagonal chimneys. Significant details include diagonal buttresses, steep gables, wavy pierced barge boards, chamfered hood mouldings and highly decorative window detailing. This is an important building dating from the time of William IV occupying a prominent location within the historic streetscene at the junction of Chalkcroft Lane with Newbury Hill and the track leading to the Church and the Manor.



The Old Rectory

10 Plans in the Hampshire Records Office.



Hillside Cottage



Old Croft



Folly Cottage



Aldermans Cottage

On the eastern side of Chalkcroft Lane, (in the vicinity of the junction with Newbury Hill and opposite The Old Rectory), is a particularly important grouping of listed buildings, visible in views north and south along Chalkcroft Lane. This group forms part of the historic backbone of the linear development in this area and helps to reinforce the intimate nature of this part of the village, with buildings located towards the front of the plots. This group of buildings includes Hillside Cottage, The Grange, Old Croft and Folly Cottage. All the buildings date from the 18th or early 19th centuries and exhibit the typical traditional vernacular materials in the village – including rendered cob or brick walls, with thatched or slate roofing, and small casement or Victorian sliding sash windows.

Beyond this grouping, the historic linear development continues on the eastern side of the road with Aldermans and The Old Thatched Cottage, (both Grade II listed), which again show the typical vernacular building materials of the area. These two buildings, along with Folly Cottage to the south have a common rear boundary and the field beyond forms an important open rural backdrop to the valley side and enables views into and out of the conservation area at this point.



The Old Thatched Cottage

Towards the northern end of Chalkcroft Lane, is a further important grouping of listed buildings, including several buildings of local interest. Box Cottage and Laurel Cottage (both Grade II), sit comfortably with the unlisted Chalcot and The Square – a small row of cottages built at right angles to the road. Although The Square was renovated rather unsympathetically in the 1970's the terrace pre-date the 1753/4 fires. Leggatts (formerly known as the Old Farmhouse) is listed as an early 18th century house, but was rebuilt around an earlier building and possibly refaced in 1728 when the Georgian front elevation was constructed and the date stone added. Andrew Leggatt was a wool stapler whose family lived in Appleshaw. It is possible that the datestone which also mentions his wife Elizabeth could have marked their marriage and been the motive for the new front façade. This group on the eastern side of the lane is complemented by a linear grouping of buildings of local interest on the western side of the lane, including Walnut Cottage, Grove Villa and The Smithy (the single storey part of which can be dated precisely to 1831). The position of these buildings on both sides of the lane at this slight bend forms a pinch-point, thus continuing the intimate nature of the historic built environment through the linear streetscene. The impact of the modern dwellings on the western side of the road is reduced, as they are set back within their plots. This allows the group of listed and unlisted buildings to remain prominent within the streetscene.



Box Cottage



Laurel Cottage



Leggatts



Walnut cottage

Key Characteristics

- One large prominent property – The Old Rectory.
- Smaller historic cottages and 19th century houses.
- Traditional boundary treatments.
- High number of listed buildings, helping to form a more intimate historic streetscene.
- Historic plot sizes remain unchanged and easily discernible.
- A number of modern infill plots which generally fail to reflect the local distinctiveness and traditional built character of the village.
- Random sized plots and random positioning of buildings within plots.

ii Penton Mewsey – Church, Manor and central open areas

This character area is formed by the part of the village incorporating the Manor House, The Church, the open areas to the north and south of these buildings and a short element of linear development to the east of Chalkcroft Lane. The area is characterised by a particularly low density of buildings, with the Manor and the Church sitting in isolation within a central open area between the two parallel north south roads of Chalkcroft Lane and Penton Lane, which includes the playing field.

There are five listed buildings/structures within this character area, including the Grade II* listed church and two Grade II listed chest tombs in the churchyard. Three buildings of local interest have also been identified – Gatcombe, Malthouse Cottages and the pavilion.

The Manor House (Grade II) sits isolated from any historic development apart from the adjacent church and churchyard. The open land to the north and south of the site forms an important traditional open landscape setting, the area to the north of which is still traditionally grazed. The building itself on its north east corner has stone quoins up to first floor level revealed by renovations carried out about 20 years ago. These may suggest a mediaeval origin and the building deserves further research.¹¹ Immediately beside these on the northern elevation is a blocked up window opening with the original frame which has been identified as Jacobean. The building was substantially altered and added to in the early 19th century. The building has various wall finishes including plain and painted rendered brickwork and has a tiled roof. It is of two storeys and the window openings have been much altered throughout its history with blocked openings, casement windows and traditional timber vertically sliding sash windows in evidence. The window openings on the eastern elevation have Neo-Tudor surrounds (reflecting the importance of this building), but the doorway, in contrast, is relatively plain. Adjacent to and immediately north of the Manor House is a traditional ancillary outbuilding complementing the main dwelling and enhancing the historic setting of this important building. The tithe map for Penton Mewsey (1837) shows a substantial range of farm buildings in the paddock to the east. These survived until World War I.



The Manor House

11 Surviving manor court roll of 1432 mention 'le Queenes tenement' and a 'knights chamber' – TNA Anc. Deeds C2296 portf. 227 no. 103. The siting, next to the church, strongly suggests an association with these.



Holy Trinity
Church

Holy Trinity Church (Grade II*), dates from the 14th century but was restored and extended in 1844 and again in 1888 by Bodley and Garner. The planform of the church is of an aisleless nave and chancel with a north transept and a south porch. The church is constructed of coursed flint with stone dressings and a tiled roof, with a stone bell turret above the west gable. In the churchyard are two listed chest tombs dating from the early 19th century.

Both are constructed of stone, but of very different styles, with one being a rectangular box with inward sloping sides and the other being an octagonal box with a moulded cap and base. The western boundary of the churchyard is formed by a significant length of brick wall to the rear of the properties fronting onto Chalkcroft Lane. The northern and western boundaries are formed by picket fence, separating the churchyard from the traditionally grazed field area to the west of the church and north of the Manor.

The White Hart Public House (Grade II) dates from the late 18th century and typifies the traditional rural village pub in this area. It has cream rendered walls, traditional casement windows and a clay tile roof, hipped at the northern end, with a large external chimney stack to the southern end. The building is set back slightly from the road frontage allowing a small area for sitting out. It is a key building within the streetscene and a strong social focus within the village.



The White Hart Public House

Adjacent to and complementing the pub is an early 21st century dwelling, Gatcombe, the design of which reflects the traditional building materials of the area. This building which has been identified as being of local interest is constructed of brick and flint, with a clay tile roof and is located in a traditional position towards the plot frontage. Opposite, is another, L-shaped building, identified as being of local interest known as Malthouse Cottages. These buildings dating from the 18th century¹² occupy a unique location within this character area, being the only structure on the western side of Chalkcroft Lane other than the Church and The Manor and the modern pavilion to the playing field. The cottages, (identified on the 1837 tithe map as 'Honeyhouse Yard' suggesting an earlier use) were formerly used as a malthouse and appear to be constructed of cob which has been rendered and they have a slate roof.



Malthouse Cottages

Development in this character area is low density in contrast with the rest of the historic part of the village and provides both long and short distance views through the conservation area. The open spaces and traditional boundaries (consisting of hedges, walls or traditional fencing) are particular features, with large mature trees dotted around the area as well as significant individual and group specimens.

Key Characteristics

- Low density historic development.
- Important open spaces with traditional hedge, wall or timber post and rail boundaries.
- Mature trees.
- Important listed buildings.
- The Church and churchyard.
- The Manor House.
- The Pub.
- Long and short distance views through the conservation area.

¹² Sun Life insurance entry 652856 of 20.5.1796 refers.

iii Newbury Hill & Newbury Lane

This character area is formed by Newbury Hill, which runs east from its junction with Chalkcroft Lane, out of the village and the conservation area and Newbury Lane, an unmade track which runs north from the former road at the brow of the hill. Newbury Hill is a narrow lane, characterised by mature hedge boundaries and trees to the north and the significant brick wall to the southern side. The historic buildings generally front onto or are immediately adjacent to the road, creating an intimate streetscene, which is relatively unspoilt by driveway entrances off the road. Newbury Lane is even narrower and consists of an unmade track serving several late 19th century and early 20th century dwellings, which becomes a traditional hollow way in the landscape at its northern end. At the northern end of the lane, the open area to the west provides significant views over the shallow valley, across The Pentons.

There are two listed buildings – Home Farm and Rose Cottage – and one building of local interest in this character area – Garden Cottage.

Home Farm House dates from the early 18th century with 19th and 20th century additions. The building was originally constructed as one dwelling, converted into two dwellings in the 19th century and has now been returned to a single dwelling. It is constructed of brick and flint, which may originally have been whitewashed and had a thatched roof, half hipped at the west end and fully hipped at the east end with an extensive catslide to the rear. The building has a mixture of fine three light vertical sliding sashes and more modest timber casement windows and two 'front' doors exist on the front (southern) elevation, one with a pediment hood and carved brackets and the other with a Doric style door case with an open pediment. There is a plaque above the easternmost door which

is inscribed 'TCMC1718'. This building occupies a traditional location at the front of the plot, forming a pinch point within the streetscene with the stables to Penton Lodge opposite.



Home Farm House

To the rear of Home Farm House are significant lengths of what appear to be rendered cob or brick wall, with a brick capping, to a significant height. These walls which once formed part of a walled kitchen garden serving Penton Lodge¹³ may have once been part of a formal walled garden area. Garden Cottage, an unlisted building to the north of Home Farm, may have evolved from an outbuilding once attached to this walled garden area and evidence of its origins can still be traced within its construction.



Garden Cottage

Rose Cottage (which was an ale house in the 18th century) lies at the junction of Newbury Hill and Chalkcroft Lane. The building which dates from the early 18th century is constructed of flint and brick with a thatched roof. This building is typical of the simpler cottage style within this village and fronts onto Newbury Hill.



Rose Cottage

Although forming part of Penton Lodge the red brick wall to the stables is a very prominent feature on the southern side of Newbury Hill.

Key Characteristics

- Historic buildings on the street frontage.
- One building of local interest set within a historic ancillary garden area, with important walls.
- Small number of modern infill plots which do not respect the historic plan form and layout of the village.
- Long distance views out of the conservation area to the west.
- Hedgerows and trees generally form boundaries to plots.

13 Information from Lot 5 in the Penton Lodge Estate Sale Catalogue. November 1944.

iv Penton Lodge and Parkland

This character area comprises the early 19th century Penton Lodge (Grade II), the two lodges, the stable block associated with this small country house and surrounding parkland.

There are four listed buildings within this character area, all listed Grade II. The area also incorporates the important planned parkland setting of Penton Lodge, which includes woodland and individual tree specimens. The tributary of the River Anton forms the southern boundary to the character area.



Penton Lodge

Penton Lodge is a small classically designed country house, built some time between the great fire of 1754 and 1779.¹⁴ It was altered in the 1780's by George Nesbit Thompson (former private secretary to Warren Hastings) and again in 1852/3 by William Cubitt (M.P. for Andover) who remodelled the house, changing the main entrance from the north to the west and adding the Tuscan columned portico. The West and East lodges were probably built c.1840.¹⁵ The current house

has cream stucco walls with a slate roof, with a symmetrical front, facing south of a three storeyed centre and two storeyed wings. The windows consist of Victorian vertically sliding timber sashes and the main entrance door in the western wing has a large Tuscan porch of four columns and a wide half glazed doorway within.



East Lodge

14 Hampshire Records Office Indenture of 3/7/1794 between T.S.Champney(1) R.Etwall(2) W.Hutchins.

15 Hampshire Sheet XX111.3

East Lodge and West Lodge stand at the respective entrances into the parkland associated with this small country house. East Lodge is a single dwelling, with rendered walls, a low-pitched hipped slate roof and a single-storey symmetrical northwest front. West Lodge is of similar design and construction. It is particularly important that these ancillary buildings which were built to serve the country house have retained their modest size in keeping with their original function.



West Lodge from inside parkland

To the northeast of the house is a substantial red brick building with slate roof, the former stables and coach house, dating from 1865. The building consists of a narrow single-storey range of former stables on either side of a centrepiece with two storey cross-wings at either end. The west wing was formerly the coach house. The original functions of this building are still clearly evident. A clock tower surmounts the centrepiece of the stable block, forming a prominent feature within the streetscene. This linear building runs parallel to Newbury Hill for some distance at this point, forming a pinch point with Home Farm opposite. A brick boundary wall of significant length continues along Newbury Hill to the west, forming the boundary to the wooded grounds at this point.



Coach House
from the road

What is notable is that the house has retained its intended parkland setting with a significant open area extending to the south which includes a probable Bronze Age round barrow.¹⁶ It is interesting that there is no evidence for a 'ha-ha' (a boundary to a garden designed not to interrupt a view from the house) separating the more formal garden area to the front of the house from the agricultural parkland beyond. Some elements of traditional metal estate fencing survive in areas within the parkland, especially to the side of the south-western access road. Penton Mewsey Lodge and parkland is included in the Hampshire Register of Historic Parks and Gardens.

16 Thought to be a folly but appears on the 1740 map which precedes Penton Park.



View of Penton Lodge from Foxcotte Lane

To the front of the house is an area of traditionally managed and grazed parkland with individual mature tree specimens. Foxcotte Lane is partly visible within views from the house, down the gently sloping valley-side to the tributary of the River Anton at the boundary of the parkland. Significant and important views are gained to the north across the parkland to Penton Lodge from Foxcotte Lane.

Key Characteristics

- 18th and 19th century country house with associated outbuildings, stables, lodges and parkland.
- Tributary of the River Anton incorporated into the planned landscape.
- Significant areas of trees and specimen trees.
- Traditional management of the parkland.
- Important views through the conservation area.

v Foxcotte Lane

This is a small character area at the southern end of The Pentons and is the only area with an element to the south of the tributary of the River Anton. It is formed partly of the linear development on the southern side of Foxcotte Lane and also includes the pond to the north and a house on the southern side of Penton Lane. The pond, shown as Brooks Lake on the 1740 map is significant as the ford and bridge are important survivals within the historic streetscene.

This character area is surrounded by an area of relatively high density more modern properties, which is outside the conservation boundary. The general streetscene consists of very few traditional buildings, which are generally set back from the edge of the road. Boundary treatment is a mixture of traditional hedge or walls but there has been an increasing use of inappropriate modern close boarded fencing, especially to plots just outside the conservation area.

There is one listed building within the character area – Sleepers Cottage, and two buildings of local interest – The Village Hall and Harroway House.

Sleepers Cottage (Grade II) dates from the late 18th century and occupies a prominent position within the streetscene, on the junction of Foxcotte Lane with Chalkcroft Lane. It has rendered walls and a steeply hipped thatched roof with a catslide to the north. The ground floor openings are cambered and contain traditional timber casement windows. The dwelling is set back from the road and is partly hidden behind an inappropriately detailed modern fence.



Sleepers Cottage

To the east of this is Penton Village Hall - a late 19th century brick and flint building which was extended in the 20th century. First built in 1821, by subscription, as a National School, this brick and flint building was extended several times in the 19th century with substantially rebuilt in 1875.¹⁷ These improvements were completed the following year.¹⁸ The school closed in 1932 due to declining numbers and a fund was started by villagers in 1946 who purchased the hall for the community.¹⁹ The building is set a considerable distance back from the road, with parking to the front, (partly concealed behind hedging). It is important as a local landmark, reflecting the social history of the parish, for its use of traditional vernacular materials, and as a focus for the social activities in the Pentons.



Village Hall

17 Records and correspondence survive at Church House Westminster Penton Mewsey file.

18 Detailed plans survive of 1898.

19 J.Isherwod A short history of Penton Village Hall 1815-1994. Self published.



Harroway House

Harroway House (a building of local interest) is located to the east of the Village Hall and on the western side of the junction of Foxcotte Lane with Harroway Lane. Harroway House is an imposing mid 19th century building with rendered walls and pilaster details to the corners, a full height bay window to the western elevation and a fully hipped slate roof. The building is set behind a hedge, with a tall brick wall to the Foxcotte Lane boundary, with the

remnants of a decorative ironwork fence to the Harroway boundary and a particularly fine iron pedestrian gate. To the east is a substantial two storey coach house and stable which appears to be a mixture of painted brick and rendered cob with a slate roof over - it may be that shown on the tithe map of 1837. Harroway House and its substantial outbuilding, help to form the gateway into the village from the east.

Key Characteristics

- Bridge, traditional ford crossing and pond.
- One listed building and two buildings of local interest.
- Mixture of historic properties constructed from the 18th to 19th centuries.
- Modern properties are located outside the conservation area boundary.
- Traditional boundary treatments, including hedges, walls and decorative iron fencings, but there is an unfortunate move towards the use of inappropriate modern boundary treatments notably close boarded fencing.

vi Penton Grafton – Penton Lane around T-junction area

This character area includes part of Penton Lane including the T-junction of Penton Lane and the narrow road running to the west along the tributary valley which is the original route towards Weyhill before construction of the turnpike in 1774.

Development is generally concentrated on the eastern side of Penton Lane and on the northern side of the road adjoining it at the T-junction. Development is relatively compact mainly occupying large square plots, or rectangular plots to the north of the narrow adjoining lane – some of which have been subdivided to allow later backland development. The general streetscene is of more traditional buildings on the edge of or close to the road, several of which are end-on to the road. Modern properties are generally set further back within their plots. Boundary treatment to domestic plots consists of a mixture of traditional metal estate type fencing, brick and flint walling (which has been rendered in one instance) and hedgerows. Post and rail fencing or hedgerows generally form the boundary to the agricultural land on the edge of the conservation area are mainly formed by post and rail fencing or hedgerows.

There are two Grade II listed buildings within the character area. In addition, five buildings have been highlighted as being of local interest. There is very little modern development and the design and character generally reflects the local distinctiveness of this area.

The two listed buildings – Penton Grafton Farmhouse and Vine Cottage (listed Grade II) sit either side of Penton Lane to the north of the T-junction and are buildings of higher status than the surrounding smaller non listed cottages. Penton Grafton Farmhouse is a late 18th century dwelling of brick and flint construction with a hipped tile roof which fronts the road behind a low brick and flint garden wall. The front of the building is virtually symmetrical, with squat early Victorian six pane vertically sliding timber sashes. The porch is a particular feature of this building, with open wooden trelliswork and a flat leaded roof.



Penton Grafton Farmhouse



Vine Cottage

Vine Cottage is located on the opposite side of the road and slightly further north, end-on behind a historic flint wall with a tiled capping. It is an early 19th century brick and flint structure with a tiled roof, which includes a catslide roof at the rear. The walls have horizontal flint panels of coursed squared knapped flints with brick quoins and bands and cambered arches to the ground floor window openings. The porch on this building is of more substantial brick and flint construction with a gabled

tilled roof. The high close boarded fencing is out of keeping with the hedgerow identified to the north of the cottage.

Glentoran, Lane House, Cottage Mere, Meadow Croft and Pear Tree Cottage but have been identified as buildings of local interest. Glentoran has a particularly prominent position within the streetscene, being located on the eastern side of the junction and fronts on to the road. This large imposing property appears to date from the mid 19th century and is a traditional square plan form. The building is rendered with a fully hipped slate roof and has a symmetrical front of large three paned timber, vertically sliding sash windows and a decorative porch of slender timberwork with a lead flat roof.



Glentoran



Pear Tree Cottage

Lane House, located at the western end of this narrow lane, is an important building which should be considered for listing. The pleasing early 19th century front elevation conceals an earlier building. Parts of it could date back to the 16th century when it was possibly the Rectory serving Weyhill Church from 1559 – 1582.²⁰ The oldest part of the building is thought to be the current kitchen with half timbering visible on the north elevation and appear to be those shown on the 1740 estate map when it was owned then by Mr. Dowse.²¹ Similarly to Vine Cottage and Penton Grafton Farmhouse, it is constructed of brick and flint, but has a fully hipped slate roof. The windows are traditional timber vertically sliding sashes, with two projecting bays to the ground floor with leaded roofs. The doorway is also framed by a porch – a simple leaded roof supported on two timber posts. This building differs from many in this character area in that it is set back from the roadside within a substantial garden.



Lane House

Cottage Mere and Pear Tree Cottage on the southern side of the bend in Penton Lane, both date from the late 19th to early 20th century and are typical of the smaller type of cottage of the era.

Bourne House, a modern property on the north-western corner of the road junction, makes a positive contribution to the conservation area. It sits behind a traditionally constructed and detailed boundary brick wall, which adjoins that of Vine Cottage to the north. The design of the dwelling reflects the character and local distinctiveness, incorporating traditional materials, such as brick and clay tile, smaller casement windows and reflects the traditional proportions of historic buildings in the village.



Bourne House

20 R.M.Heanley *The History of Weyhill and its ancient fair* Wykeham Press 1922, p.84.

21 Information supplied by John Isherwood from a map extract from the Bodleian Library shelfmark (R) MS.C17:32(83).

Key Characteristics

- Secondary focal point within the conservation area at this T-junction.
- Two listed buildings and five buildings of local interest, contribute to the historic streetscene.
- Mixture of properties constructed from the 18th to the early 20th centuries.
- Historic plot sizes remain easily discernible
- Modern properties within the area generally reflect local distinctiveness in terms of design and traditional location within their plots.
- Traditional boundary treatments include hedges and walls.

vii Penton Grafton – Penton Lane in the vicinity of Blue Bell Farm

This is a small character area located in the middle of the north-south length of Penton Lane. It appears isolated from other parts of the conservation area, but does in fact provide an important link from the central area, surrounding the Church and Manor, to Penton Lane and Penton Grafton. It consists partly of a linear development on the eastern side (which has long rectangular plots) and partly of the buildings of Blue Bell Farm on the western side of Penton Lane.

This character area is surrounded by relatively high density development of more modern properties, which are outside the conservation area. The general streetscene is of a few traditional buildings, all of which are within the conservation area boundary. Buildings are generally set back from the edge of the road behind a front boundary, leading to a much less intimate streetscene, with a continuous edge of traditional boundary treatments. The western boundary to agricultural land is generally set on a bank topped with a hedgerow. Boundary treatment to the domestic plots is a mixture of traditional hedge or woven fencing, with only one or two instances of low, modern walls. The use of modern close boarded fencing to plots just outside the conservation area is starting to have an adverse impact on the setting of this part of the conservation area.

There are two listed buildings within the character area – Blue Bell Farm Cottage and Yewlands; and several buildings of local interest, including Blue Bell Farmhouse and its associated traditional rural outbuildings.

Yewlands (Grade II) dates from the early 19th century and is constructed of flint in horizontal bands, with brick quoins and bands and cambered arches over openings and includes a tiled roof with a catslide to the rear. The windows are simple side opening casements and the door is beneath an open porch consisting of a hipped tiled canopy on posts. The building sits back from the road, within a garden and has a beech hedgerow to the front.



Yewlands

Blue Bell Farm Cottage is an early 18th century building with flint walls with brick quoins, rubbed flat brick arches to openings and has a hipped thatched roof with eyebrow dormers. This building has simple traditional side hung casement windows, each with a single horizontal glazing bar. The doorway is located within an open porch which has a gabled slated roof and is supported on two posts.



Blue Bell Farm Cottage

Blue Bell Farmhouse is a late 19th century, rendered building with a slate roof. It is a typical smaller cottage style farmhouse and includes an early 19th century beerhouse which appears to have undergone little external alteration. Associated with this building are traditional and modern outbuildings which are still used as part of a working farm – the only one remaining within the conservation area.



Cleeve House

The modern property, Cleeve House, on eastern side of the lane adjacent to Yewlands, provides a positive contribution to the conservation area. In common with the adjacent listed buildings, it is located back from the roadside, behind a traditionally woven fence. The design of the dwelling respects traditional proportions and although the brick used is not necessarily a traditional local type, the building nonetheless enhances this part of the conservation area.

Key Characteristics

- Isolated area of historic development with linking footpath to the Church and Manor.
- Small number of listed buildings, forming the historic streetscene.
- Historic plot sizes remain easily discernible.
- The one modern property within the character area generally reflects local distinctiveness in design and traditional location within the plot.
- Traditional boundary treatments include hedges and woven fencing, but beginnings of encroachment of inappropriate modern boundary treatment to properties outside the conservation area.
- This area includes a working farm.

Materials, Textures, Colours & Detailing

Introduction

By necessity, builders in the past tended to use materials which were available locally, such as timber, cob, flint and thatch. There are several fine examples of buildings dating from the late 18th and 19th centuries in The Pentons. These include both simple cottages and more significant larger houses which display traditional construction techniques and good architectural detailing. There may be earlier elements to some buildings, but the majority of the earlier construction in Chalkcroft Lane was destroyed by the fires in 1753 and 1754. With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials such as Welsh roof slates and imported bricks became available to builders.

Before carrying out any repairs or considering extending or altering historic buildings within the village, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important buildings.

Walls

As most of the historic buildings in the village core were built from the late 18th century onwards, there are few instances of timber framing, with properties generally of brick or cob construction. There are examples of rendered cob walls; brick and flint; plain brick, often with decoration of blue headers; or brickwork which has been rendered or painted and sometimes 'lined out' to look like stonework. Paint colours are generally restricted to subtle shades of cream, grey or off white.



Cob wall, The Cottage



Brick and flint, The Old Rectory

The use of brick and flint for building frontages (and associated plot garden walls) is quite common in The Pentons, as in other villages within the Borough. Flint is a material occurring naturally within the downland chalk landscape and provided a readily available building material, which was widely used in traditional vernacular buildings up to the 20th century. The flints were normally 'knapped' or dressed to provide a flat, often squarish shaped outer surface, which created a regular plane to the wall. Bricks were initially used to create the corners of buildings and the more structural elements such as lintels and door and window openings, but were also utilised to create decorative patterns.

Weatherboarding is a detail not found commonly within the village, (except on modern garage buildings) probably due to the loss of many of the historic farm buildings at the time of the fire. Replacement buildings were mainly constructed in brick or cob.

Roofs

Despite the fires in the 18th century, there are a number of examples of thatched roofs within the conservation area. Evidence indicates that long straw was the prevailing thatching material in the area. Since the middle of the 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 a new layer of thatch onto the roof, 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.



Thatched roof,
The Old Thatched Cottage

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 hence requires Listed Building Consent. The planning authority will resist the loss of indigenous types of material and would need compelling evidence in support of such a change.

As craftsmen, 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 wrap-over' (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 wrap-over ridge on both long straw and combed wheat reed roofs.

Clay tiles (mainly handmade) are also commonly used in the village, with natural slate used from the 19th century onwards. There is also some later use of concrete tiles. Unfortunately, these have a much heavier profile than clay tiles and can often appear overly prominent within the historic streetscene; therefore, their use is discouraged within the conservation area.

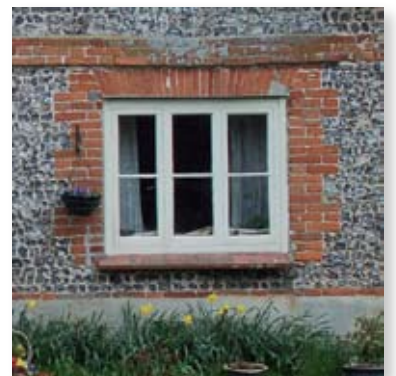


Clay tile roof,
The Grange

Windows

Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the opening or fixed light flush within the sub frame, as opposed to the cruder design found in storm-proofed windows. This produces a more harmonious design. The position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.

There are a number of traditional styles of window within the conservation area, including timber windows with traditionally glazed leaded lights formed of individual quarries of glass (individual diamond or square pieces of glass) with lead comes (the lead which connects the individual pieces of glass together), cast iron window frames and small-paned windows, often with decorative window furniture, (i.e. catches and window stays). One of the styles commonly found in the conservation area is the Hampshire casement. This is a well proportioned single glazed timber window with a single horizontal glazing bar equally dividing the panes.



Casement window,
Bluebell Farm Cottage



Sash window,
Leggatts

In the grander buildings of the late 18th century or 19th century small paned timber vertically sliding sash windows were the prevalent window style and demonstrated the wealth of the owners of the time (for example at Home Farm and Leggatts).

The majority of windows in The Pentons are of a reasonable standard of design. Fortunately, the use of non-traditional materials, such as PVCu, has so far been largely avoided. 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 the use of proprietary draught proofing and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.



Porch and door,
Home Farm House

Doors

Doors and associated architectural detailing are other important features which often complete the character of the building. The significance of doors to this character is often overlooked and it can make a big difference to the appearance of the building when doors are replaced with inappropriately detailed modern replicas. The associated architectural detailing of simple porches to small vernacular cottages or ornate door cases to the higher status buildings, reflects the styles and periods of buildings and their social context.



Picket fencing,
Box Cottage

Garden Walls, Fences and Other Means of Enclosure

Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and have a significant contribution to the character of the village. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.

There are several examples of historic flint, cob or brick boundary walls in the village, throughout the linear streetscene and forming side boundaries to plots. Traditional metal estate fencing is also in evidence in areas relating to the entrance to Penton Park, especially in the vicinity of West Lodge, and may have been made by Taskers of Anna Valley. Agricultural land or public open space is often defined by traditional post and rail fencing in place of hedgerows.



Estate fencing,
Penton Lodge

Generally, the majority of properties, including modern dwellings, have retained a traditional method of defining the boundary, either by brick or brick and flint walls, traditional fencing or by hedgerows. There is an unfortunate move towards the use of close boarded fencing of various heights in places and this is an alien feature, detracting from the historic character of the conservation area.

Key characteristics

- Most of the older buildings in the village are constructed of traditional materials from local sources.
- Predominant construction materials are brick, flint and cob. Thatch and clay tile are the major roofing materials within the village, followed by slate on the later buildings.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Garden walls and hedges are important enclosure features, contributing to the character of the conservation area.

The Contribution of Trees and Open Spaces and Biodiversity

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



View across the pond to
the Manor House

Trees and Hedgerows

It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the Character Appraisal map. The majority of the trees in the conservation area are located within the parkland to Penton Park and found as both areas of woodland and important individual isolated parkland specimens. Large important tree specimens are scattered through the built area of the village, within gardens and are also associated with the churchyard and land immediately to the north and south of the Manor.



Soft hedges, Chalkcroft Lane

Hedgerows are not such a predominant boundary feature in the Pentons as in other rural villages within the Test Valley due to the survival of a number of historic boundary walls and traditionally detailed fencing. However, where these do survive, they reinforce the agrarian history of the village, form important wildlife corridors and provide a seamless link with the adjacent countryside and should therefore be retained.



Open space at the churchyard

Open Spaces

Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are identified on the Character Appraisal map.

Historical open spaces include the churchyard and land to the north and west, the land adjacent to The Manor and the parkland surrounding Penton Park. In addition, open space provides and forms the playing field which helps to retain some separation between the historic settlements of Penton Mewsey and Penton Grafton in the southern part of the conservation area.



View northwest across the playing fields

Other Natural Features

A tributary of the River Anton runs seasonally through the southern end of the conservation area along the valley bottom. This, along with the parkland to Penton Park, has helped to shape the development of the village. These areas are important key sources of biodiversity supporting many types of wildlife.

Important Views

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

Other Issues Affecting the Conservation Area

While there has been some new development, the Pentons are fortunate in that they have not experienced the amount of modern development within the historic core which other villages have seen. Therefore, the intrinsic character of the village and the historic significance of the conservation area has not been compromised since the original designation. The most extensive areas of modern development have taken place outside the conservation area boundary to the north off Penton Lane and Chalkcroft Lane, and in essence have joined the built form of the two villages between the two parallel north-south roads.

The majority of the modern infill properties have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the village. However some new dwellings and extensions have been less successful (in terms of scale, massing, design or choice of materials) and care needs to be taken to ensure this is not repeated in the future.

There are features within the conservation area which have suffered from the wear and tear of time and there has also been piecemeal loss of hedgerows, historic boundary walls and traditionally detailed fences to residential properties and their replacement with modern and inappropriately detailed fences.

The most intrusive feature within the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic streetscene.

As with any other developed area, The Pentons are under pressure from modern living. The key pressures on the historic village are:

- Parking – cars can dominate streetscene and detract from the traditional rural character and the need for such transport in rural areas is likely to continue in the future. The loss of boundary treatments, such as traditional walls or hedgerows often occurs with the need to provide off road parking and is detrimental to the intrinsic character of the village.
- Inappropriate modern infill dwellings or extensions to both listed and unlisted buildings of local interest which are not sympathetic to or in keeping with the character of the historic buildings and streetscene.
- The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for increased insulation and the associated use of double glazing and PVCu.
- The requirement for new domestic outbuildings such as garages and sheds can have a significant cumulative impact on a historic area. Care needs to be taken to ensure that outbuildings are subservient to and in proportion to the scale of the main dwelling - the insertion of rooms above will generally be discouraged.
- The survival of the historic plot plan form of the village means that the capacity for new development within the boundaries of the conservation area is restricted. Subdivision of these historic linear plots and introduction of backland development will be discouraged as this alters the historic planform.

Development on the edge or immediately outside of the conservation area boundary should also be avoided as this can have a detrimental impact on views into and out of the conservation area, which is a circumstance that national government guidance on the preservation and enhancement of conservation areas seeks to resist.

The Pentons have undergone some modern development, but it is encouraging to note that the properties and surrounding amenity spaces are generally well kept. However, measures need to be taken to protect the unlisted buildings of local interest which provide an important contribution to the historic character of the conservation area.



4 Summary

Character

The Pentons combine to form a historic settlement the centre of which has not been altered significantly by late 20th century development. The Pentons are located partly within a shallow narrow tributary valley of the Upper River Anton and partly within the gently rolling North Andover Plateau landscape area. The built form developed along the original parallel road system and historic plots can still be traced in the topography of the settlement today. Buildings date generally from the late 18th to the 21st centuries, with the exception of the church, which has its roots in the 14th century. The Pentons still retain the character of a rural settlement with a strong community feeling and has a good range of local facilities

Reason for Designation

A conservation area is defined as ‘...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.²² The Pentons are historic settlements within Test Valley, the general plan form having changed little over the centuries. The settlements consist of a mixture of buildings of varying ages and styles, but are probably best known for the number of brick and flint or cob and thatched or tiled roofed cottages. Other distinctive architectural features include boundary walls (built of cob, brick or brick and flint), and traditional timber doors and windows. There is also a strong sense of history provided by the traditional intimate historic streetscene along Chalkcroft Lane, with many properties built to the front of plots. The Manor and Church are key buildings occupying a central location within the village. Penton Lodge and its associated parkland area provide another important layer of the historic development of the village.

These features all contribute to the character of the Pentons 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 the conservation area.

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

Boundary Review

When the Conservation Area was designated in 1982, the boundaries were drawn more loosely than they would be today including buildings of varying quality, as well as extensive areas of open space on the edge of the built environment. A comprehensive review was undertaken by Consultants on behalf of the Council in 2007, to check that there were no anomalies with the boundaries and to avoid duplication with other land use policies and designations. The quality of buildings and features were carefully assessed to identify the contribution (or otherwise) that they made to the character of the Conservation Area.

As a result of the review, the boundaries at The Pentons were revised, removing newer housing which did not meet the criteria for inclusion, as well as fields on the periphery. Although this land provides the natural setting to the village, it is protected under other countryside restraint policies within the Local Plan, giving protection from inappropriate forms of development. Part of the parkland associated with Penton House was included following the review because of the contribution it makes to the setting of Penton House and the character of the southern part of the conservation area. The conservation area is essentially square in form, and incorporates the historic core of the two villages.

Conclusions

Apart from extensions to existing dwellings, modern peripheral development and some loss of historic boundary treatments, there has been relatively little change within The Pentons conservation area since it was originally designated in 1982 and the area still warrants designation subject to modification of the boundary outlined above.

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

Consultation Undertaken as Part of the Review

- Consultation with representatives from Penton Mewsey and Penton Grafton Parish Councils early in the process.
- The review and exhibition were advertised in the Parish Newsletter and on the Borough Council web site.
- A copy of the draft appraisal and exhibition was put on the Test Valley Borough Council web site.
- Individual letters were sent to all properties within the Conservation Area informing residents about the Review, inviting them to the exhibition and giving them the opportunity to comment.
- Posters were displayed on local notice boards.
- An exhibition summarising the appraisal and boundary changes was held at The Pentons Village Hall on the 23rd March 2009.

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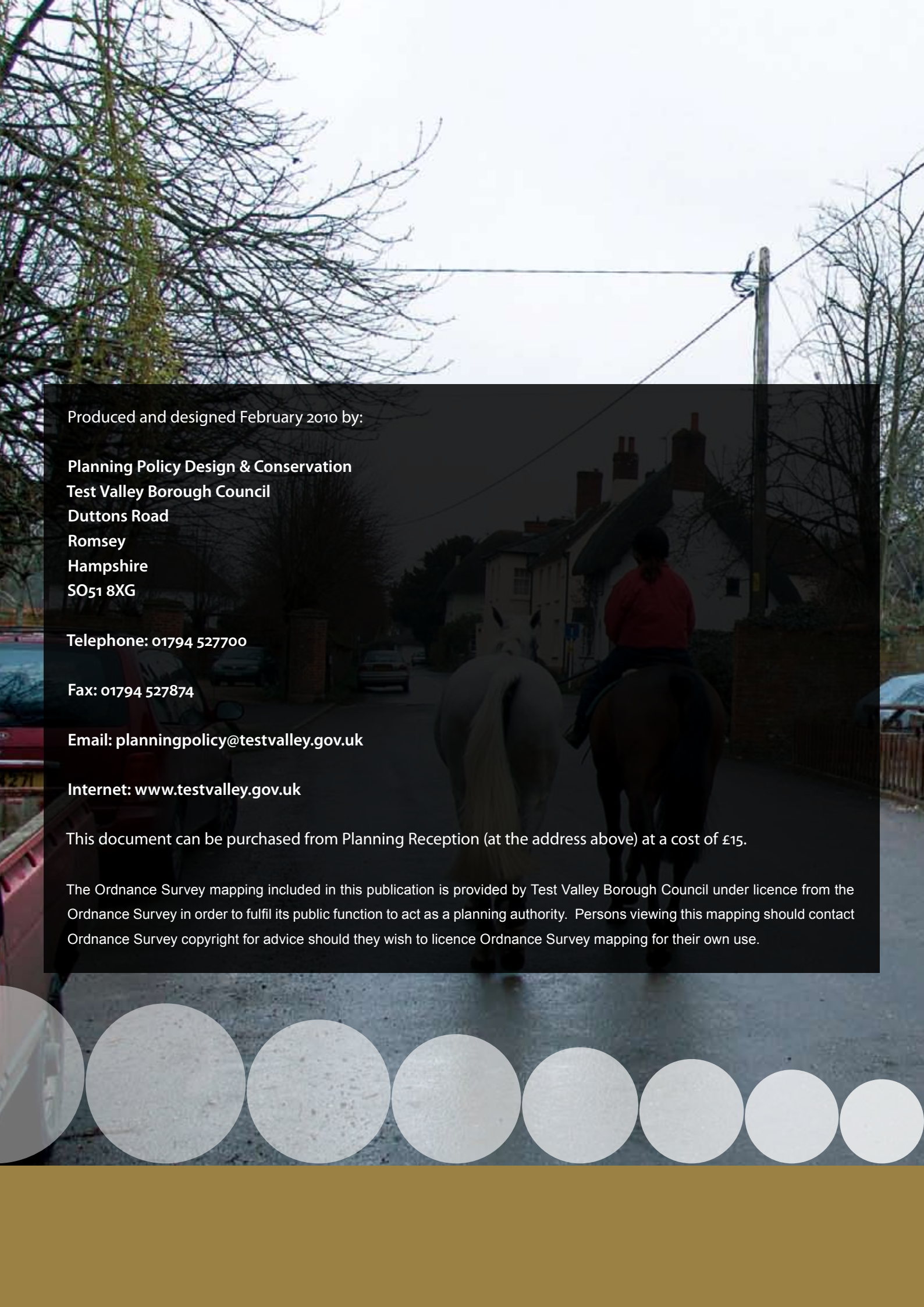
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The Pentons Village Design Statement for the Village of Penton Mewsey and the hamlet of Penton Grafton. Produced in 1999/2000 by the Penton Village Design Team and approved as Supplementary Planning Guidance by Test Valley Borough Council in March 2000.

Appraisal Map





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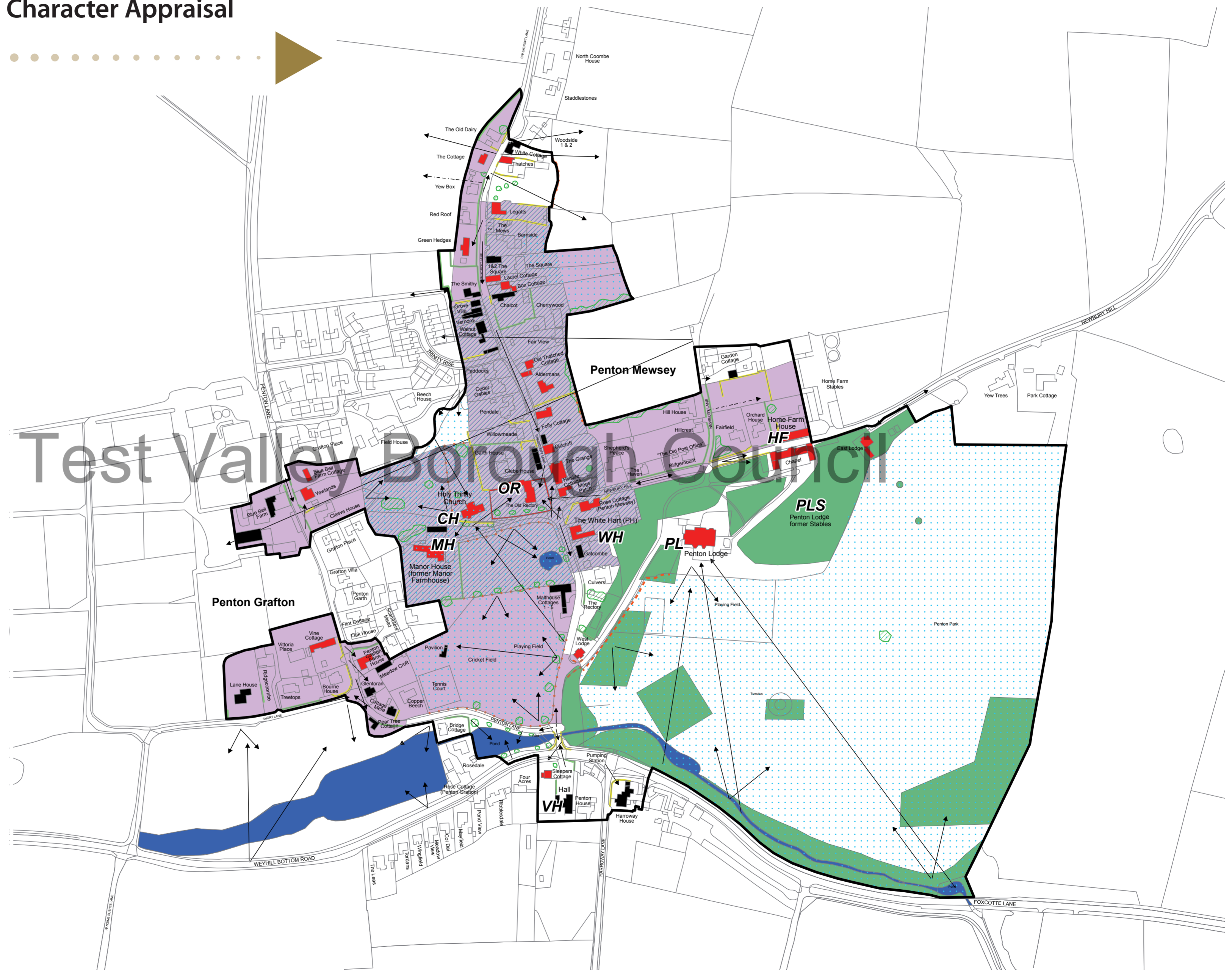
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The Pentons Conservation Area Character Appraisal

- Conservation Area Boundary
- Area of high Archaeological potential
- Areas of Archaeological Potential
- Listed Buildings
- Listed Walls
- Other Important Walls
- Buildings of Local interest
- General Buildings
- Railings
- Post and Rail fence
- Trees covered by Tree Preservation Order
- Important Trees Groups of Trees
- Important Hedgrows
- Ponds and winterbourne stream
- Significant space or focal point
- Important Open Areas
- Important Views
- Glimpsed Views
- Long distance Views

Key Buildings:

- CH** - Church
- OR** - Old Rectory
- MH** - Manor Farm
- PL** - Penton Lodge
- WH** - White Hart
- PLS** - Penton Lodge Stables
- HF** - Home Farm
- VH** - Village Hall



Note: The scale to which this map is printed and the thickness of the boundary line may result in loss of definition. Where assurance is required on the definite boundary, please refer to the Conservation Section for clarification.



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