

MONXTON VILLAGE DESIGN STATEMENT

REFERENCES:

Monxton - A Hampshire Village History by Diana K. Coldicott.
Amport, East Cholderton, Monxton Conservation Policy, 1980,
extended 1981.

ACKNOWLEDGEMENTS:

Monxton Village Design Statement team warmly thank:

The Monxton parishioners who completed the questionnaires,
took part in workshops and meetings, contributed photographs of
the village, wrote summaries and gave of their skills and special
knowledge in numerous ways.

Monxton Parish Council for encouragement and interest as well as
Test Valley Borough Council for its support, especially David Bibby
of the Planning Department for his kind and knowledgeable guidance.

Hampshire Association of Parish and Town Councils.

Mrs Diana Coldicott for special help on historical facts of the parish
and assistance with editing of text.

Mr Mark Oldroyd for very generous support for Graphic Designer.

Mr Charles Littleworth for his picture of Monxton High Street.

Professor Peter Gibson for specialist help with the initial workshop.

Mr David Allen, Curator, Andover Museum.

Designed by Elaine Odlin Graphic Design. 01424 751649

Printed by Bulpitt Print Limited, Andover, Hampshire. 01264 363600

INTRODUCTION

Village Design Statements are the result of an initiative started by the Countryside Commission (now Agency) in 1993, which focused on the significance of local character and distinctiveness as planning issues within rural settlements. Emphasis was placed on the need for input from local communities to identify what they believed were the unique qualities of their villages, which should be preserved in any future developments. Guidance in achieving this was produced by the Countryside Commission in 1996 in a document entitled 'Village Design - making local character count in new development'.



Traditional signpost on the Green.

In 1999 Test Valley Borough Council agreed that Village Design Statements (VDS) would be adopted as Supplementary Planning Guidance in Test Valley in accordance with guidance which was approved in 2000. With this status it becomes a material consideration in the determination of planning applications.

The Monxton Village Design Statement outlines the qualities and characteristics which give the parish its distinctiveness as seen by the community. The character of the village is described under three headings:

1. Landscape and Surroundings;
2. Settlement Pattern; and
3. Buildings and Materials.

Design Guidelines have been put forward to ensure that any future developments, whether alterations to existing buildings or



Right and below:
The Village Green –
the heart of Monxton.



Entrance to village from Grateley.

new projects of whatever scale, may be carried out with sensitivity and will be in harmony with the setting and style of the village.

The VDS was accepted by the Parish Council on 20th November 2003, and adopted by Test Valley Borough Council as Supplementary Planning Guidance on 5th May 2004.

Liaison with Community

An opportunity was taken by Monxton parishioners to show and discuss already approved VDSs in the Village Hall, when officers from the Planning Department of Test Valley Borough Council were exhibiting a draft of the Local Plan.

This was followed by a well-attended Open Meeting and a questionnaire to all parishioners (over 80% responded) asking them to give their views on what is important to them about Monxton and its surroundings. An introductory workshop followed, after which three research teams were established to study the aspects of the parish set out above. There were further workshops and the community has been kept in touch, culminating in an all day exhibition of text, maps and photographs at which comments were welcomed.

Location

Monxton is regarded as one of Hampshire's prettiest villages. It is located three miles south west of Andover and seventeen miles north of Winchester in the northwestern part of the Test



Valley in the Pillhill Brook Valley Floor. The Pillhill Brook flows through the main part of the settlement and joins the River Anton, a tributary of the River Test, at Upper Clatford.

The area of the parish containing listed buildings is in the Ampfort and Monxton Conservation Area designated in 1980 and extended in 1981 by Test Valley Borough Council, and includes all of the old part of the village.

Population

Based on the 2001 census from Hampshire County Council's Small Area Population Forecast, the estimate for 2000 is 245 people living in 118 dwellings. Currently there are twenty-eight children aged twelve or younger, which is a significant and welcome increase on recent years.



View along Andover Road.

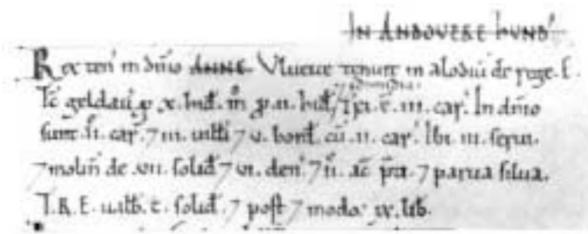
HISTORY

The 1114 acres that comprise the parish of Monxton are wedged between the bordering parishes of Abbots Ann and Ampport. In this area, man was farming long before the arrival of the Romans. However, it was the construction of the Portway road by the Romans which lead to subsequent development.



A small section of the Portway runs along the east-west line of the present village High Street, from Monxton Mill to the start of Hook Lane in Green Lane, before continuing its route westwards. Roman coins from the 3rd and 4th centuries have been found at Manor Farm which indicate that there was some Roman settlement there. Two other factors influencing the development of the village as it is today were the presence of the Pillhill Brook and the natural hollow in the land, which was later enlarged. Even today the escarpment

along Green Lane is impressive. Later, the village was one of five that became established along the banks of the stream, which was then called River Anne. 'Anne' was incorporated in their names. By the time of the Norman Conquest the village had become a separate parish and manor and was duly recorded with its mill in Domesday Book* in 1086. Subsequently its Norman owner gave the parish to the Abbey of Bec-Hellouin in Normandy and the parish became know as Anne de Bec. No monks



Extract from Domesday Book.

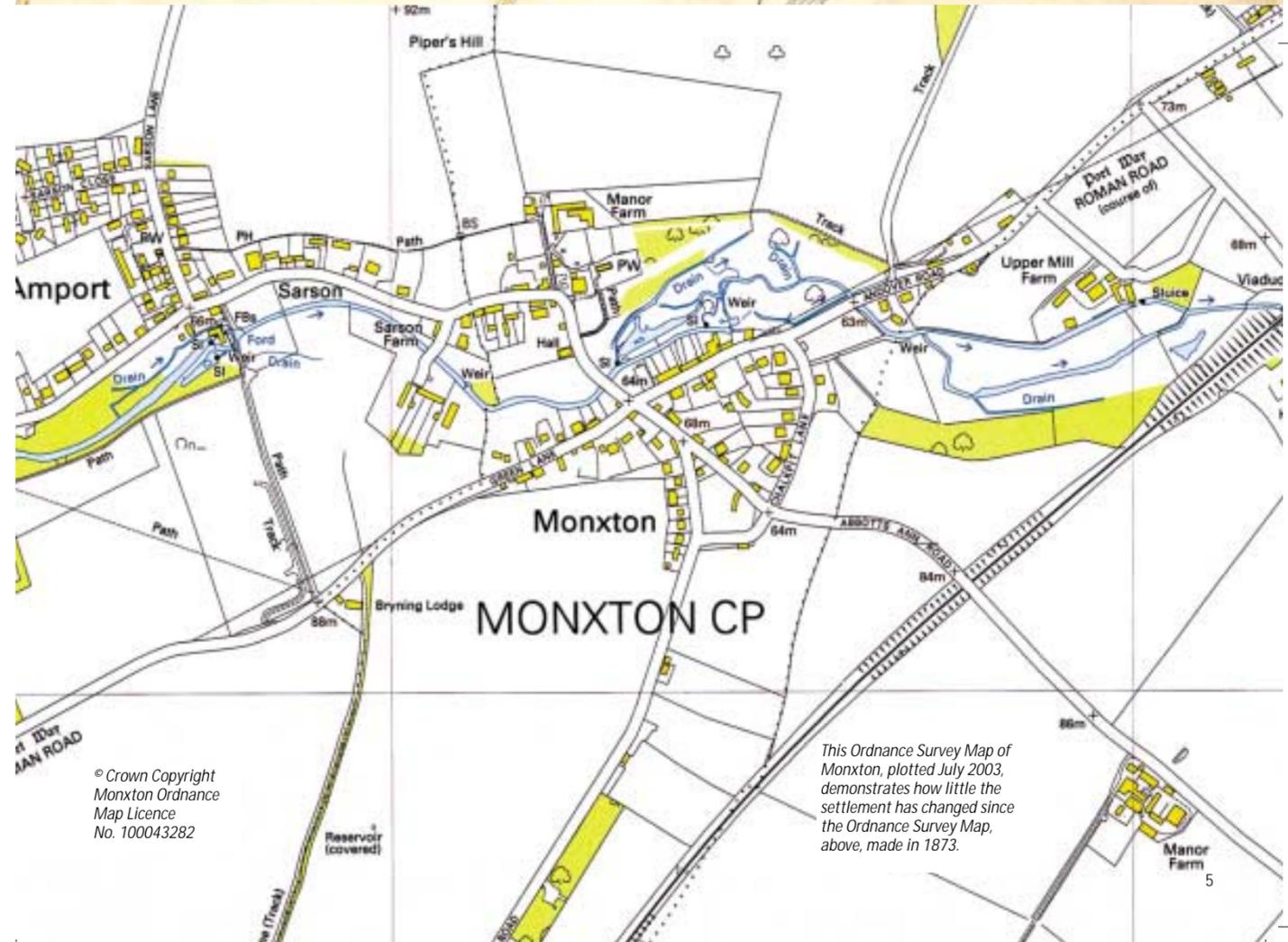
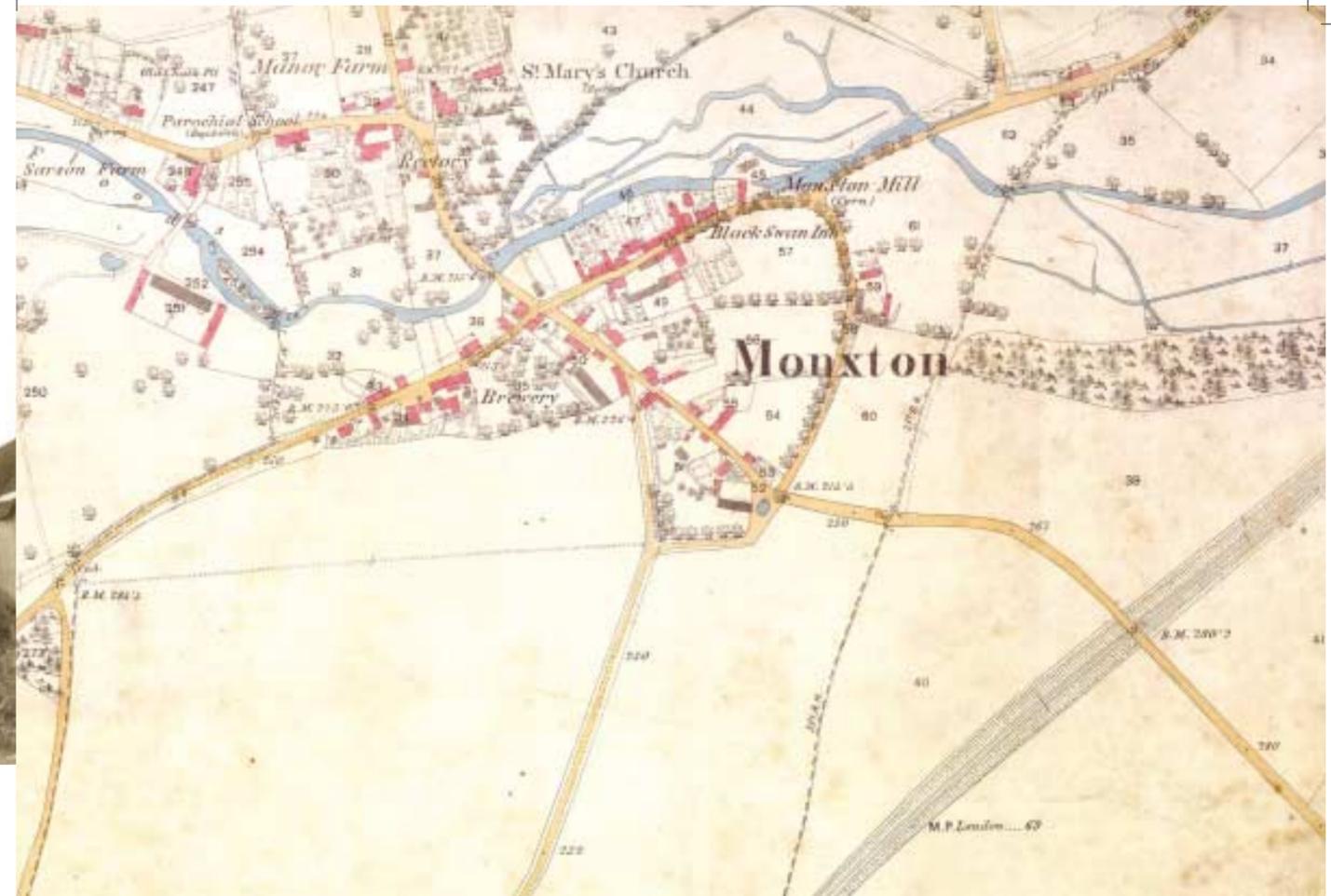


Monxton High Street a century ago.

ever lived in the village, but the Abbey continued to draw income from it for the next 300 years. The Abbey's possession of Anne de Bec (and its other English manors) was brought to an end by Henry IV during the Hundred Years War. For a time it was held by the Duke of Bedford and came to be called Monkston. After his death in 1435 it reverted to the king, so when Henry VI founded King's College, Cambridge, in 1441 he gave it to the College as a small part of its foundation. King's College continued to own Monxton parish with its houses and cottages until 1921.

**In Andover Hundred. The king holds Monxton in demesne. Wulfifu held it of King Edward in alod. It then paid geld for 10 hides: now for 2 1/2 hides. There is land for 3 ploughs. In demesne are 2 ploughs; and 3 villains and 5 bordars with 2 ploughs. There are 3 slaves, and a mill rendering 7s 6d, and 2 acres of meadow, and a small wood. TRE it was worth 100s; and afterwards, as now, £9. The Hampshire Domesday. Alec to Historical Editions (1989).*

Throughout the period of its ownership the College kept good records which are still in its archives. They include a splendid map which was commissioned from John Doharty in 1751 and shows two of the great medieval fields being farmed as strips. After the Monxton Enclosure Act of 1806 the ownership of these strips was reorganised, and the resulting small fields were enclosed by hedges. Later these were absorbed by the larger farms, as shown by the Ordnance Survey Map undertaken in 1873. King's College sold its property in Monxton in 1921 when the two farms and many of the cottages were bought by sitting tenants. Village life was little affected. The many changes since then, particularly since 1945, have largely been caused by outside forces.



© Crown Copyright Monxton Ordnance Map Licence No. 100043282

This Ordnance Survey Map of Monxton, plotted July 2003, demonstrates how little the settlement has changed since the Ordnance Survey Map, above, made in 1873.

LANDSCAPE & SURROUNDINGS

Monxton nestles in the valley of the Pillhill Brook between chalk uplands. Descending into the village by road or public paths from the higher ground of the valley, mature trees and hedges almost hide the settlement giving a visual surprise when the houses and thatched cottages come into view. Close to the village are a number of paddocks owned by parishioners which are valued open sites. The panoramic views from above the village across the rural landscape are impressive, being enhanced by woodlands, copses and mature trees.



Below: Old Prospect Farm viewed across arable land.

The slopes of the valley surrounding the village provide an effective screen from the Defence Logistics Organisation, the Portway Industrial Estate, the A303 and other villages. Nevertheless, looking north from high spots on Watergate Lane (see Public Rights of Way map) it is possible to see the North Hampshire Downs.

On entering the village from Andover what was once a distinctive and picturesque view across an Important Open Area to the Pillhill Brook is now hidden by the planting of Leylandii close to the road.

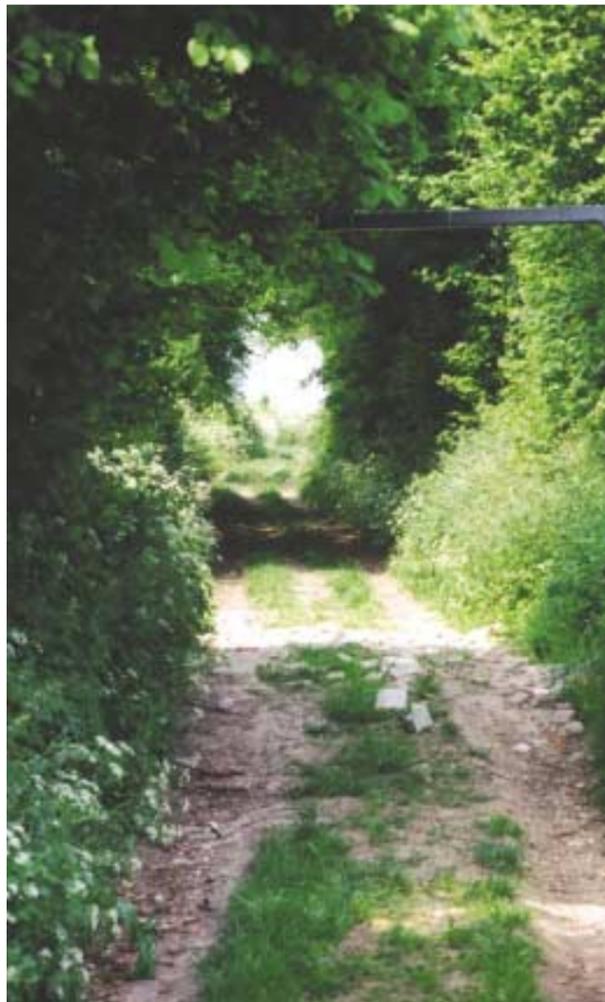
The surrounding countryside is prime agricultural land (Grade 2). There are two farms, Manor Farm and Prospect Farm.

Two significant mixed hedges were planted in the early 1990s, one along Pipers Hill path, and the other between an arable field

and pastureland known as Church Field, adjacent to Manor Farm buildings. Three mixed copses were planted in 1995 two on Watergate Lane and one next to Church Field. The community has a tradition of tree planting, including over thirty varied native trees planted to commemorate the Queen's Silver Jubilee, of which twenty are along Watergate Lane and Monxton Lane.

Public Rights of Way

There is a network of nine public rights of way linking the parish with Amport, Weyhill and the Wallops, as well as Grateley Road and Red Post Lane. They all cross farmland, giving extensive rural views. Among them are Watergate Lane and Monxton Lane leading north from Andover Road, which are former drove roads, mainly for sheep going to the Weyhill Fair.



Monxton Lane.



Track to Manor Farm.

To the west, Hook Lane, starting from Green Lane, provides a wooded walk along the Amport parish boundary until it joins Broad Road by the railway bridge. These rights of way are much valued as access to open country being well used by both walkers and riders, and should be protected and maintained.

Nature and Wildlife

Monxton and its surroundings provide secure habitats for a variety of wildlife with its woodlands, copses, trees at all stages of development, hedgerows, railway embankments, open fields and pastures. During recent years over eighty species of birds have been recorded.

Design Guidelines

- Trees should be protected if they contribute significantly to the character and appearance of the village. Where felling becomes necessary trees should be replaced if possible to continue the tradition of tree planting in Monxton.
- Wooded areas and copses should be maintained and encouraged where they significantly contribute to the character and appearance of the landscape around the village.
- None of the existing hedgerows should be removed. Footpaths and public rights of way should be maintained and be appropriately signed.

LANDSCAPE & SURROUNDINGS *continued*

View towards Monxton from Watergate Lane.



Swan on Pillhill Brook.



Hook Lane.



Ducklings on Pillhill Brook.

In addition to non-endangered species, rare wrynecks, lesser white throats, lesser spotted woodpeckers and kingfishers are seen. Skylarks are commonly heard in the fields and copses close to Monxton Lane.

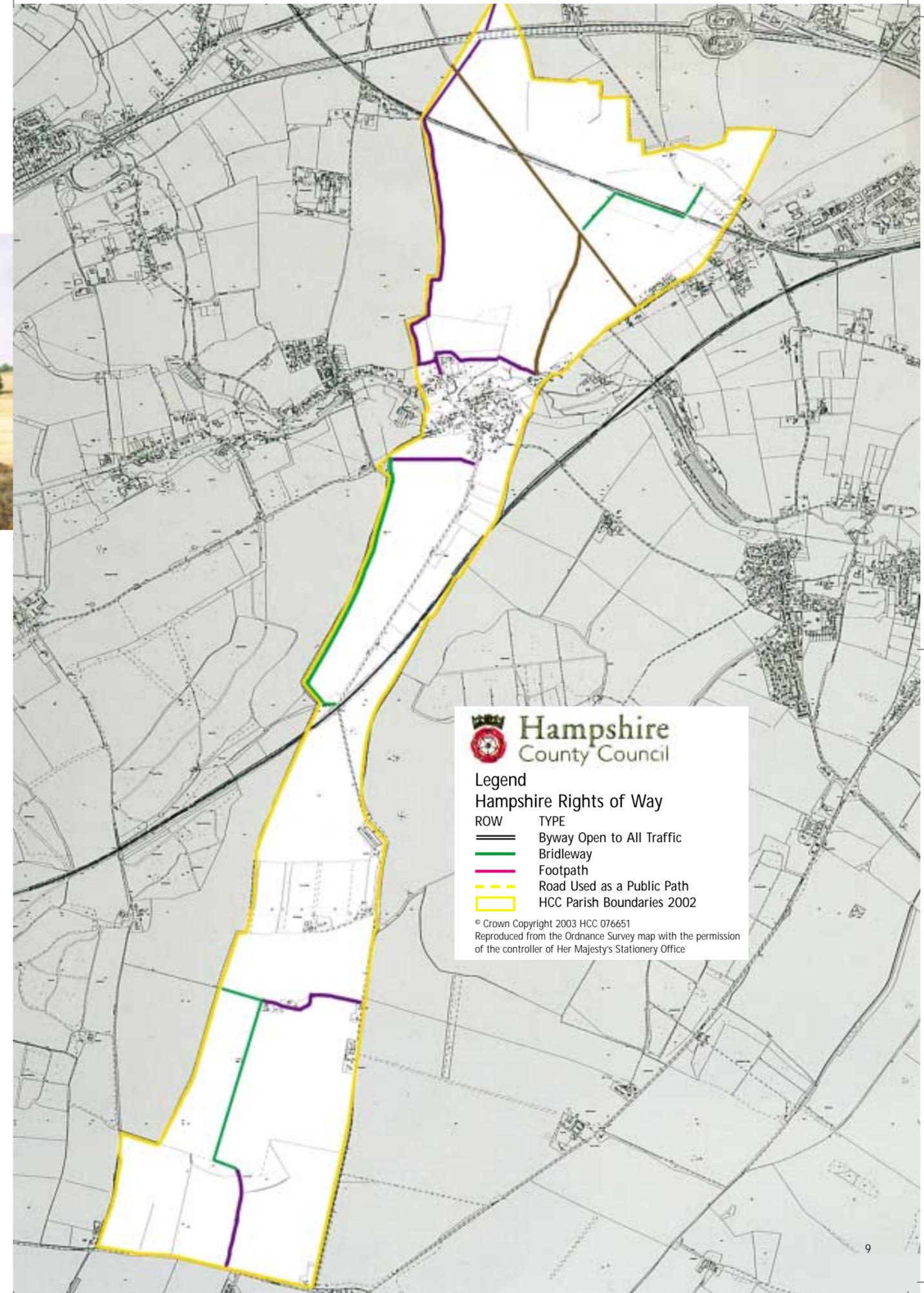
Close to Watergate Lane is a wild area, including wet land, which provides a sanctuary for wild life. Pillhill Brook supports brown trout and a growing number of water voles, which cannot survive if the banks of streams are over cultivated. Duck, moorhen and coot nest in the stream.

Roe deer are seen in groups of two or three. The increasing numbers of wild flowers by the hedgerows attract many species of butterflies and moths. While this is not an exhaustive list of all the wildlife to be seen, it indicates that the countryside around Monxton is a treasure of wild flora and fauna.

These factors indicate an environment not only healthy for wildlife but also for the people who share and protect it.



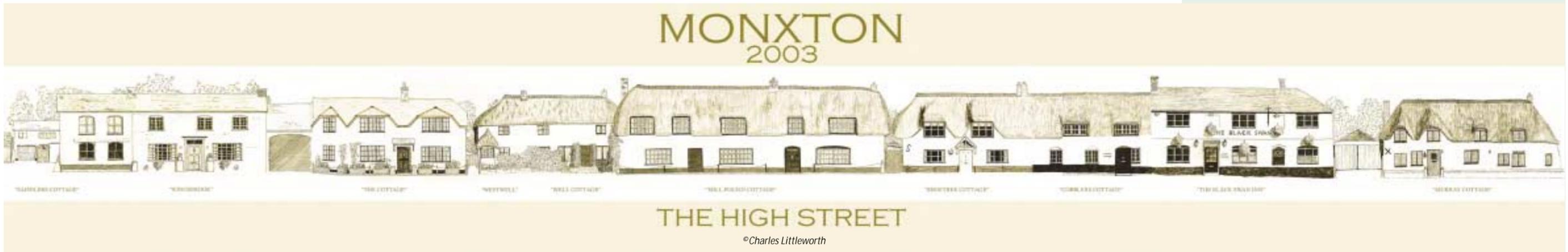
Trees east of the church.



SETTLEMENT PATTERN



Right: Amport Road bridge.



At the centre of the village is the crossroads formed by the old routes along which Monxton has developed since earliest times, and the well tended Village Green with the Pillhill Brook along its northern edge. Amenities close by are St Mary's Church, the Village Hall and the Black Swan public house, providing good facilities for community life. All the older buildings in the village are within the Amport and Monxton Conservation Area of 1980. There is a field between the older part of the settlement and Sunnybank to the east. The Prospect area, a mile and a half to the south on Broad Road, is the location of several small businesses, some housed in farmyard conversions.

Layout of Buildings

Monxton is given its distinctive character by its pleasant mix of old and recently built houses. The five roads into the village all give a feeling of individuality.

The thatched cottages in the High Street, and the well spaced houses with their tile or thatch topped cob boundary walls, add to the charm and serenity of the village. Most of the newer houses are found in Chalkpit Lane, Broad Road, Green Lane and Sunnybank.

Roads

The roads approaching Monxton link it with Andover and the villages of Abbots Ann, Amport, Grateley and Middle Wallop Airfield. Apart from Sunnybank, none of the roads in the village have pavements.

On the north side of the High Street most of the cottages are



Monxton Green by the Pillhill Brook.

close to the road and have no off-street parking. Its use by large vehicles is incompatible with its width. It is difficult to pass oncoming traffic in other streets in the village which are also incompatible with large vehicles.

Open Spaces, Woodland and Boundaries

The most valued open space is undoubtedly the Green in the centre of the village at the crossroads. Benches donated by villagers face the Pillhill Brook



Important Open Area on Amport Road.

running east under the small bridge on the Amport Road. The Green is used as a safe play area for supervised small children, as well as older children playing ball games. It provides an excellent venue for village events.

The field south of the Village Hall, diagonally opposite to the Green, is designated in the Conservation Area plan as an Important Open Area.

The wood surrounding the church is Important Woodland. It consists of poplars planted at the

end of World War II and recent plantings of native trees. Another designated Important Open Area is the water meadow enclosed by Andover Road, Chalkpit Lane and Pillhill Brook. It continues into Abbots Ann parish and is skirted on its southern edge by Important Woodland.

A Southern Water pumping station is located in a corner between Chalkpit Lane and Andover Road. A sapling hedge has been planted to shield it from public view in the future.



Cob walls topped with thatch and tiles.



Entrance from Amport with llama in paddock.

SETTLEMENT PATTERN *continued*

Village Hall.



Sunnybank, built 1967.



The Black Swan.

Pillhill Brook

The Pillhill Brook, a chalk stream, is one of Monxton's most pleasant features as it flows from Amport to Abbotts Ann before reaching the River Test. It passes alongside the gardens of Green Lane and on to the northern side of the Village Green.

Monxton is a generously wooded area with mature and newly planted trees. Trees are a feature in the water meadows surrounding Monxton Mill and they continue alongside the stream as far as Watergate Lane.

There is an almost infinite variety of field and garden boundaries throughout the village including hedges, brick, brick and flint, tile or thatch topped cob walls, open fences, high hedges of privet, fir and mixed plantings. In general the boundaries fit in with the well cared for style of Monxton.

The stream continues through the settlement leaving the parish almost immediately after flowing under the bridge in Andover Road. Ducks, moorhens and brown trout can be seen in the stream and, increasingly frequently, water vole. The Pillhill Brook is one of the last managed habitats for brown trout in the River Test system. The bridge on Amport Road is brick built, single arched and much photographed and painted from the Green. The double arched bridge in Andover Road, with handsome brick buttresses,



Andover Road bridge.

Far right:
The High Street.
Right: Victorian letter box
facing the Green.
Below: Pillhill Brook.



crosses the stream at its widest before it turns south into the water meadows. Both bridges are helpful traffic-calmers as it is not possible to pass oncoming traffic on them.

Amenities

The parish church of St Mary's, with its large churchyard, is approached through oak gates built to honour the fallen of the 1914–1918 World War. Opposite the gates is the well used Village Hall, built in 1968. Half its cost was met by Hampshire County Council for Community Service and the remaining half by donations, fund raising events and interest free loans from parishioners.

The origins of the Black Swan ('Black' was added in the 19th century) were around 1600. A barn and stables were also erected.

The roadside house was built later in brick and flint with the low ceilings typical of houses of that period, and was later extended to the rear. In the 20th century two further extensions joined the barn to the pub.

The pleasing exterior fronting the High Street has remained unchanged for many years. The stream running along the end of the garden helps to make it a popular venue for locals and visitors.

Close to the Green is a Victorian letter box in the wall of the old post office, now Fourways Cottage. There is a second letter box close to the retirement bungalows at Sunnybank.

The village is served by two roofed bus shelters, one close to the Green and the second at Sunnybank. They both have notice boards.

Design Guidelines

- Any new houses should be built in similar style and scale to nearby dwellings. Building materials should blend with those used in the immediate locality.
- The provision of off-street parking, discreetly placed where possible, should be a requirement for new development and should meet current parking standards.
- Care should be taken to ensure that the sizes of gardens in new developments should be similar to those in the immediate vicinity. Tandem development should be avoided.
- Additional access on to roads should be carefully considered in view of possible hazards for pedestrians and vehicle traffic.
- All garden boundaries facing roads should be of local brick, flint or cob, or hedges of native species which can be mixed. Leylandii should be avoided.
- Care should be taken to preserve open spaces from encroachment, particularly the Green with its important leisure role. Designated Important Opens Spaces, Important Woodland and water meadows should be safeguarded.
- The health of the Pillhill Brook should be a priority in considering any development which might adversely affect wild brown trout in the managed habitat system of the River Test.

BUILDINGS & MATERIALS

On coming into Monxton from any direction the impression is of old cottages mingled with more modern houses. A third of the 118 houses in the parish are listed Grade II, many dating from the 16th, 17th and 18th centuries. With one exception, all are in the Monxton Conservation Area. Very few of the older houses have footings. There are numerous white painted, thatched cottages in the village giving it much of its distinctive character. Cob boundary walls are a special feature of the village and are capped with tiles, thatch or slate.

Right: Bec House.
Far right: Monxton Manor.



Monxton Mill.



St Mary's Church built 1853.



Hutchens Cottage, formerly a farmhouse, overlooking the High Street. Both end walls have flint horizontal panels in brickwork.



Field House.



The School built in 1847. It is now part of School House, Aampton Road.

Most of the newer houses were built after World War 2. In the main, either by their design and materials or their siting, they give an impression of a living village which has evolved sensitively into the 21st century. This pleasant effect is enhanced by spacious gardens and trees. The village is particularly well wooded with mature hedges and trees, which almost hide some houses, contributing to its atmosphere of tranquillity.

Distinctive Buildings

The Norman church of All Hallows was rebuilt in 1853 as St Mary's Church. The walls are flint and limestone blocks, some of which were salvaged from the previous building along with the chancel pillars and their capitals. The roof is tiled, but at the west end the bell stage and small octagonal spire are both shingled. Close by is Monxton Manor. It is a handsome three storied house, probably built during the first half of the

18th century near the previous farmhouse, which was known as The Court. The Manor was extended in the 19th century. It is likely that there have been farm buildings on the site since medieval times.

On the opposite side of the road is Bec House, built as the Rectory in 1796, and home for a succession of rectors until 1944. It is an elegant house built in Flemish Bond, like the Manor.

A courtyard is formed by an early 19th century coach house with stables and an earlier central block with a hipped thatch roof.

The name of the house was changed in 1959 to link it with the Abbey of Bec-Hellouin in Normandy.

Monxton Mill, at the eastern end of the High Street, ceased to be a working mill between the World Wars. For at least 900 years before then it had been grinding the local corn. In the mid-1930s the mill and the miller's cottage were sold as an entity.

The internal workings of the mill were removed and one of the millstones has been built into the roadside wall.



The Old Farm House is the only three storied thatched house. It has a single dormer, with tiled apron and eyebrow eaves.

BUILDINGS & MATERIALS *continued*



Right: Rectory Cottage, Amport Road. Late 18th century thatched cob cottage with single storey thatched extension.



Right: Brewery House, formerly the Bush Inn.

Below: Manor Farm.

Right: Hals Croft, Abbots Ann Road. Built 17th century with cob over flint base, some exposed frame and eyebrow dormers.



Fourways Cottage, at the crossroads; mid 18th century with half hipped roof and cat slide at rear.



Little Cottage, Andover Road. Formerly two 18th century cottages, with eyebrow dormers.



Corner Cottage, Amport Road. Built 17th century. Raised eyebrow eaves over upper windows and lowered over porch.



Little Prospect Farmhouse.



Garden Cottage.

Old Cottages

The largest concentration of thatched cottages is at the centre of the village. The three at the crossroads were built in the mid 18th century, but the white painted cottages along the north side of the High Street are probably a century older. 16th and 17th century cottages tend to be scattered throughout the village.

Most cottages now comprise two or three former cottages which have been renovated, joined

together and extended. Although the cottages along the High Street lack a pavement, they have the benefit of gardens going down to the bank of the Pillhill Brook.

Many of the older properties have interesting architectural features. The majority of the house walls are constructed either of cob on flint bases or brick and flint. A few cottages with slate or tile roofs are as originally built, but some have been tiled after fire.

Thatched roofs are usually made from long straw or combed wheat reed; they tend to be either hipped or half hipped, with eaves raised over upper windows but lowered over porches, eyebrow dormers, exposed frames in upper gables, and cat slides. Unpainted cottages with walls of flint and brick are built in a number of different styles: for instance horizontal flint panels with brickwork.

Mellow red bricks have been used with occasional blue bricks forming patterns when used with flint or with only brick.

Restorations and Newer Houses

Restorations
Brewery House in Green Lane, originally The Bush Inn, was built around 1590. It was partially destroyed by fire in 1703 and was rebuilt in 1705. The surviving part of The Bush Inn now forms about one third of Brewery House.

During restoration work in 2002, the remains of severely charred beams were found in the part of the house which had been the old Inn. Also discovered were original brick, flint, cob, and wattle and daub construction.

In Chalkpit Lane in the year 2000 fire destroyed Garden Cottage, a dwelling converted from a stable. A white painted, thatched house was rebuilt on the same site in 2002. The main factor influencing the design of this 21st century cottage was the close proximity of the 16th century cottage, Dingley Dell.

Constructed of modern materials, Garden Cottage was designed to be similar in size and scale to the nearby cottage. This has resulted in a house of charm and character enhancing its location.

Manor Farm dates back as a barn from around 1875. The sympathetic conversion of two barns to a farm house was completed in 1992. The front of the barn has been rebuilt with local bricks and flint. Reclaimed slates were used for the roof. The positioning of windows remains unaltered and original beams have been retained. In 1997 the building was judged to be an outstanding example of converting redundant farm buildings to a farm house and received an architectural award from the Country Land and Business Association's (known as the 'CLA') Buildings Award Scheme.

Design Guidelines

To maintain the distinctive appeal of Monxton, ancient and modern, in its rural location:

- in the cases of new developments, effort should be made to ensure that they do not dominate the locality and should be blended sympathetically with nearby dwellings in respect of scale, materials and design.
- smaller houses are preferred and care should be taken to ensure that low rooflines are achieved. Well proportioned dormer windows can be effective in achieving this.
- extensions should complement the existing building using materials which harmonise with those originally used. Wall heights and fenestration should relate closely to the existing dwelling both in materials and style. Roof extensions should be in the same material as the existing roof.
- if thatch is used, hipped roofs and raised eaves are traditional and should be considered in designs.
- the incorporation of flint in walls should be considered; locally made bricks in mixed mellow tones should be used. Other possibilities to be thought of include white or cream painted rendered walls.
- roofs of thatch or slate are traditional but tiles could be used and should be in mellow tones.

BUILDINGS & MATERIALS *continued*



*Right: Jevron, Andover Road.
Below: Morrells Farm: house at Prospect built traditionally with local flint and brick.*

*Right: Spinney Hill, Broad Lane.
Below Left: Pillhill Lodge built at lower level than the road on Green Lane.
Below Right: Burnside, Chalkpit Lane: roof-line kept low with dormer windows.
Lower: Retirement bungalows, Sunnyside.*



Newer Houses

Cambridge Cottage on Andover Road is the oldest of the modern houses in Monxton. It was built by King's College in the early 20th century, less than twenty years before the College sold its entire estate in the parish. Seventy-six houses have been built since then.

Most of the newer houses were built post 1945. In Broad Road the new properties are mainly built on the west side of the road and range through bungalows, semi-detached houses and detached houses, all in a variety of styles.



Cambridge Cottage, Andover Road.

Substantial brick houses and bungalows have been built on one side of Chalkpit Lane. They are set back from the road, secluded in well spaced gardens with mature trees and boundaries of hedge or brick. Chalkpit Lane is narrow and

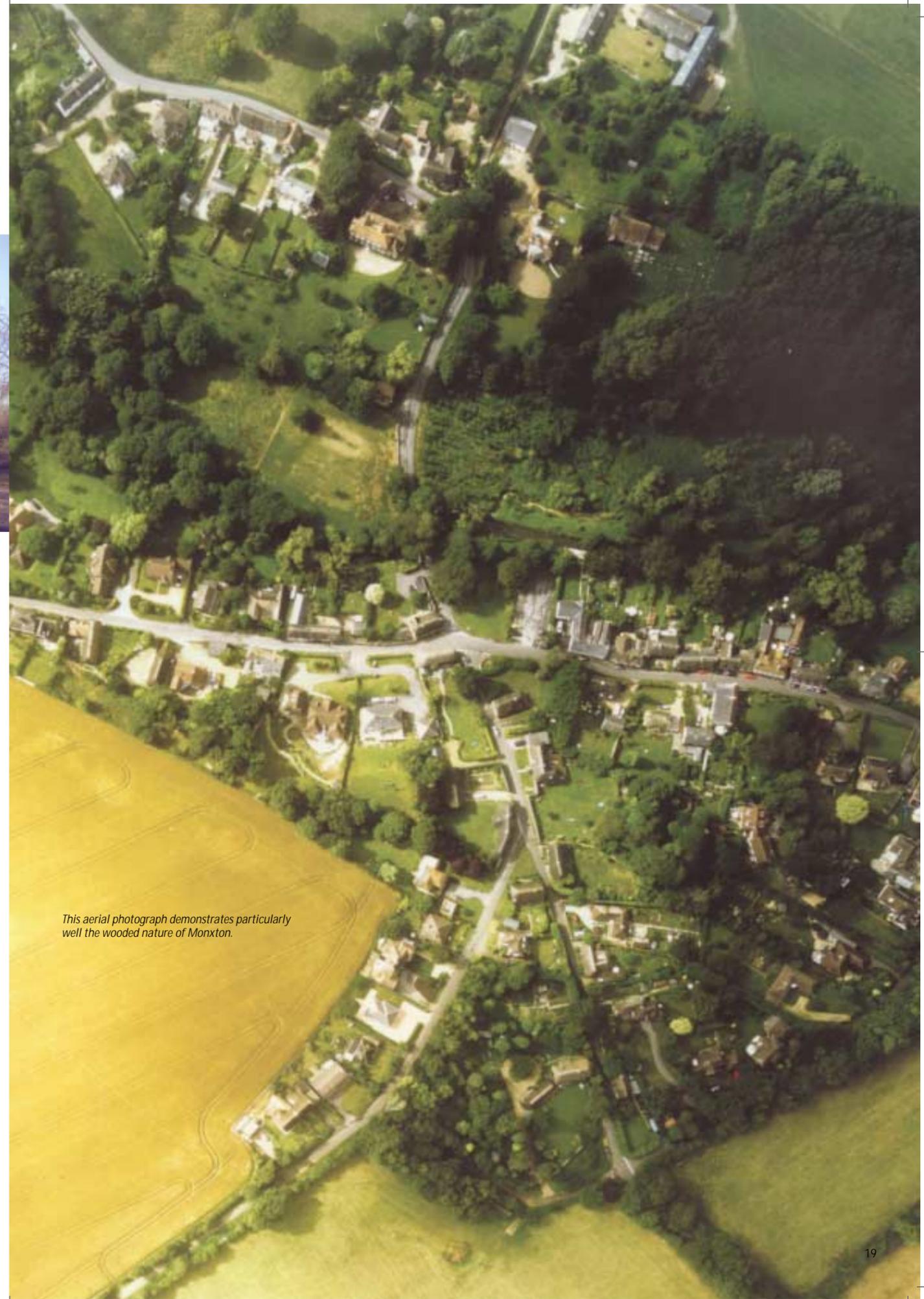
incompatible with large vehicles. The new dwellings in Green Lane are mostly sited below road level apart from two which are raised on a bank.

Only seven new dwellings were built in the 1990s and the beginning of the 21st century. For the most part, these houses have been sited so that their scale and design have allowed them to blend into their individual locations. This is of paramount importance in preserving the character and personality of the village.

Sunnybank. To the east a terrace of six retirement bungalows was built in 1961 when the name Sunnybank was first used. In 1967 Andover Rural District Council built eighteen houses for people from local parishes. They have varying sized gardens pleasantly arranged around a close. The houses all have dormer

windows so do not obtrude on the countryside. There are four bungalows, all set well back from the road.

Prospect. The area is a mile and a half south of the main settlement in Broad Road, with eight houses and several small businesses. Apart from two early 19th century dwellings all the houses were built in the later part of the 20th century. To the right off Broad Road is a lane with small businesses, together with Morrells Farm, a dormer windowed brick and flint house with design characteristics particularly sympathetic to Monxton in both scale and style. Prospect Farm is further south on Broad Road with its contemporary farm buildings. Those no longer used for farming purposes house small businesses associated with agriculture.



This aerial photograph demonstrates particularly well the wooded nature of Monxton.