

Philland
CONSERVATION AREA

A Technical Assessment



Winchester
City Council

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WINCHESTER PLANNING

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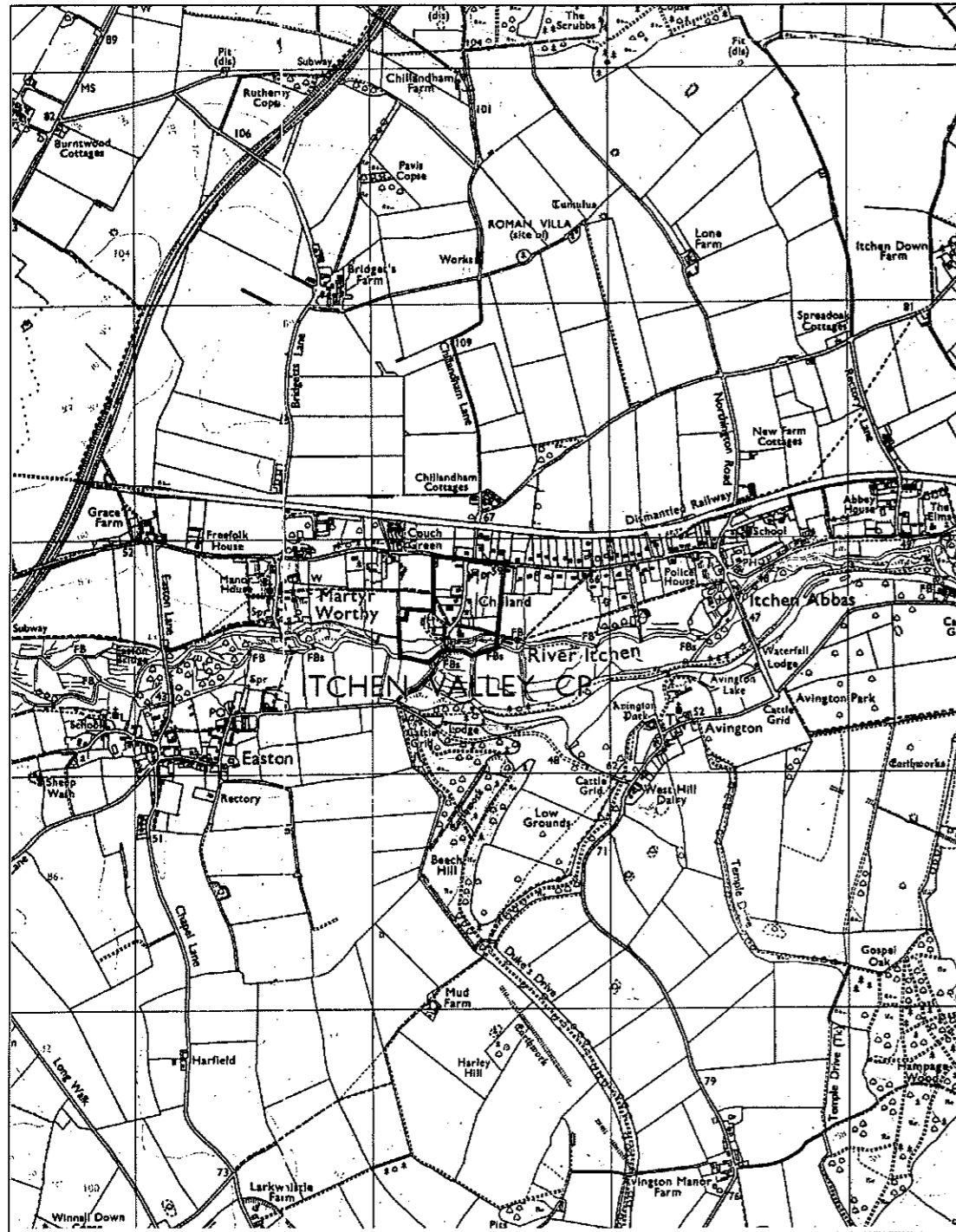
- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic, interest the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act and recent Government advice (Planning Policy Guidance Note 15) also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.2 This document is a technical appraisal of the Chilland Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Chilland and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examine the various elements that comprise Chilland's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation areas, rather than the importance of one particular feature.
- 1.3 The document seeks to increase awareness of those special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during October/November 1995, and believed to be correct at the time of compilation. Every attempt has been made to highlight those features which are particularly significant. However, the omission of any features from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.5 This Technical Assesment and the proposed enhancements contained within it, was the subject of a six week period of public consultation during winter 1996/97.

CHILLAND Conservation Area

MAP 1 Existing Designations



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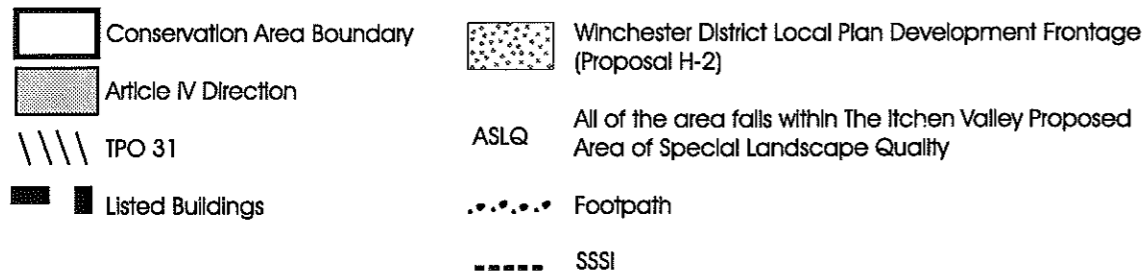
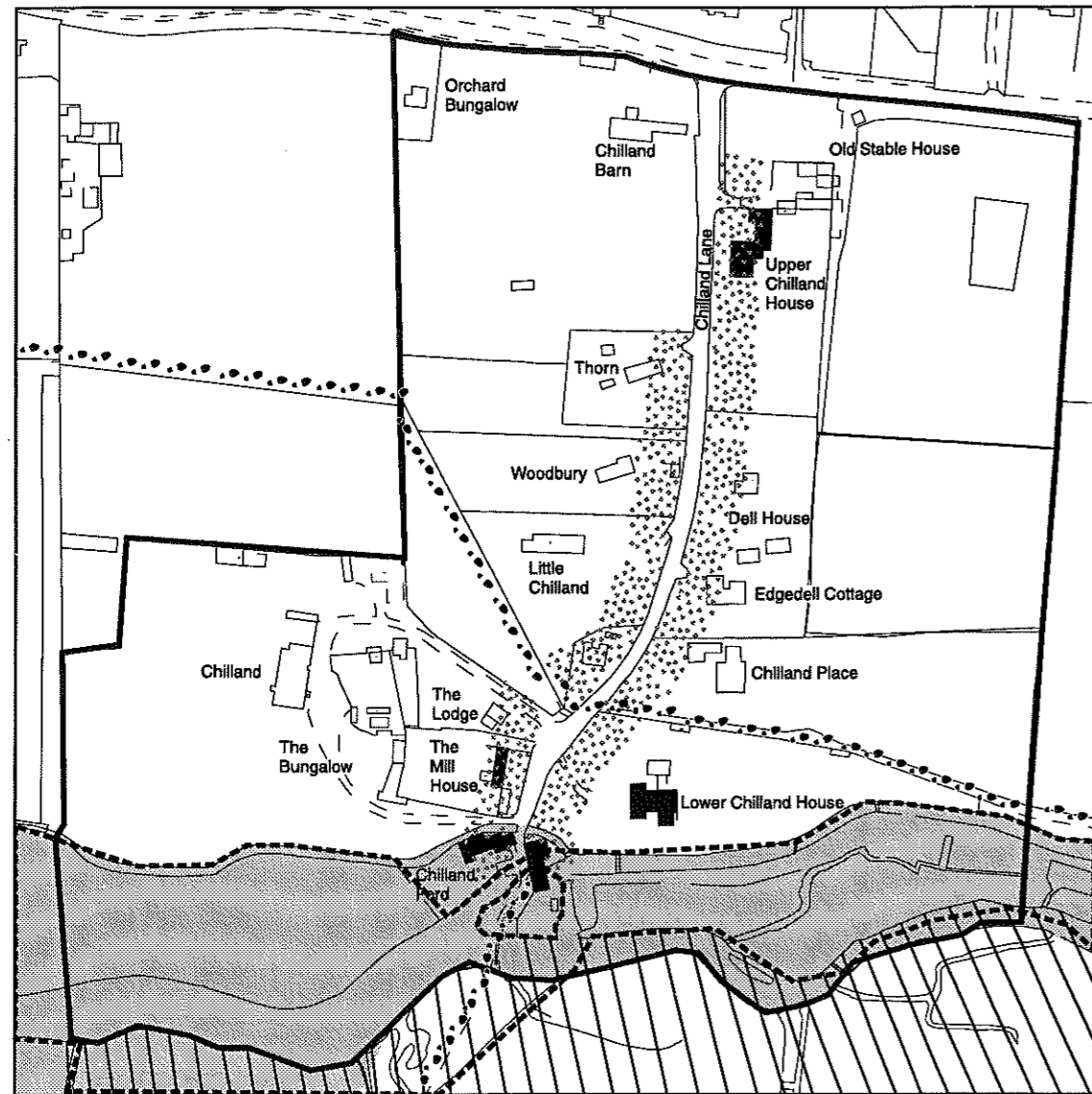
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Location and Designations

- 2.1 Chilland is situated in mid Hampshire in the picturesque valley of the River Itchen. Approximately 4 miles north east of Winchester on the B3047 road to New Alresford, the Conservation Area is set either side of the short stretch of road, Chilland Lane, which runs south from the main road to the north bank of the River Itchen, see Map 1.
- 2.2 Chilland is one of several small delightful hamlets situated along the upper reaches of the River Itchen. The River at this point is a wide, fast, chalk river, flowing from New Alresford in the east towards Winchester, then south to Southampton Water. In the past it was navigable along its entire length, in part, using the Itchen Navigation. The route of the Pilgrim's Way passed through the river valley.
- 2.3 The whole of the Conservation Area falls within the proposed Itchen Valley Area of Special Landscape Quality which stretches from Cheriton to Winchester and beyond.
- 2.4 This well treed Conservation Area is relatively small, measuring 400 metres from north to south by 400 metres at its widest point east to west. The Area is clearly delineated and distinguishable from the adjoining open pasture and arable land. It contains twenty detached properties.
- 2.5 The southern river section of the Conservation Area falls within the Itchen Valley (Cheriton to Kings Worthy) Site of Special Scientific Interest. (SSSI) and is covered by an Article IV Direction. The SSSI was scheduled in 1979 and amended in 1996, to protect the various grasses, sedges and herbs, the large population of wetland birds including Lapwings and Redshanks, and a small population of Otters. The Article IV Direction was confirmed by The Secretary of State for the Environment and came into operation on 20th February 1981. The purpose of this Direction was to remove permitted development rights for the development of the land for the purposes of fish farming, see Map 2.
- 2.6 Policy H.2 (defined development frontages) of the Winchester District Local Plan covers virtually all of the properties fronting Chilland Lane, see Map 2.
- 2.7 Clearly delineated by the A3047 to the north, the River Itchen to the south and well defined hedgerows fronting farmland east and west, Chilland's Conservation Area provides an arcadian setting for residents and visitors alike.
- 2.8 Chilland was designated a Conservation Area on 30th May 1985, and further extended in 1997.

CHILLAND Conservation Area

MAP 2 Existing Designations



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Origins and Development of the Settlement

- 3.1 Chilland probably dates from Saxon times, being mentioned in the Saxon Charters (900-1086), but not in the Domesday Survey. It was an ancient ford crossing of the River Itchen, where the north south route crosses the Pilgrim's Way. It was mentioned later in a charter of 1108 as being the land of Ceoligland (Chilland) granted to Winchester Cathedral.
- 3.2 The settlement was a tithing of Martyr Worthy and part of that Parish until 1938 when Martyr Worthy was amalgamated with Easton, Avington and Itchen Abbas to form the new parish of Itchen Valley.
- 3.3 In 1654 the Parish Register contained a copy of a list of properties in Chilland. The list totalled nine habitable properties plus the Mill. Two of these were reported by the Rector Samuel Speed as having been demolished by 1765. None of those buildings on the list remain, the oldest property now being the early 18th Century Upper Chilland House.
- 3.4 The 1811 "Sketch of the Parish of Martyr Worthy" executed by H C Wright of No. 11 Charles Square, London, clearly shows Chilland consisting of Upper Chilland House with orchards to the north and buildings, possibly farm buildings, to the west across the road, then no further houses southwards until the mill. This southern part of the settlement consisted only of The Mill, the Mill House and a property in the same location as the house known as Chilland. (This does not correspond with the Department of the Environment's listing descriptions for Chilland in which it lists 5 C18th houses). The 2 fields to the east were named Water Side Fields and, to the west, Dry Meadow and Church Bank Field.
- 3.5 The Martyr Worthy Tithe Map and award of 1841, Map No.3, shows only two more houses than the 1811 map. One of which was a cottage tenanted by John Hillier and William Craiger where Lower Chilland Cottage now stands. There still remained a significant gap between Upper and Lower Chilland. The building now known as the Mill House is marked as having a malthouse attached and was then occupied by a Thomas Joliff. All the pasture land, water

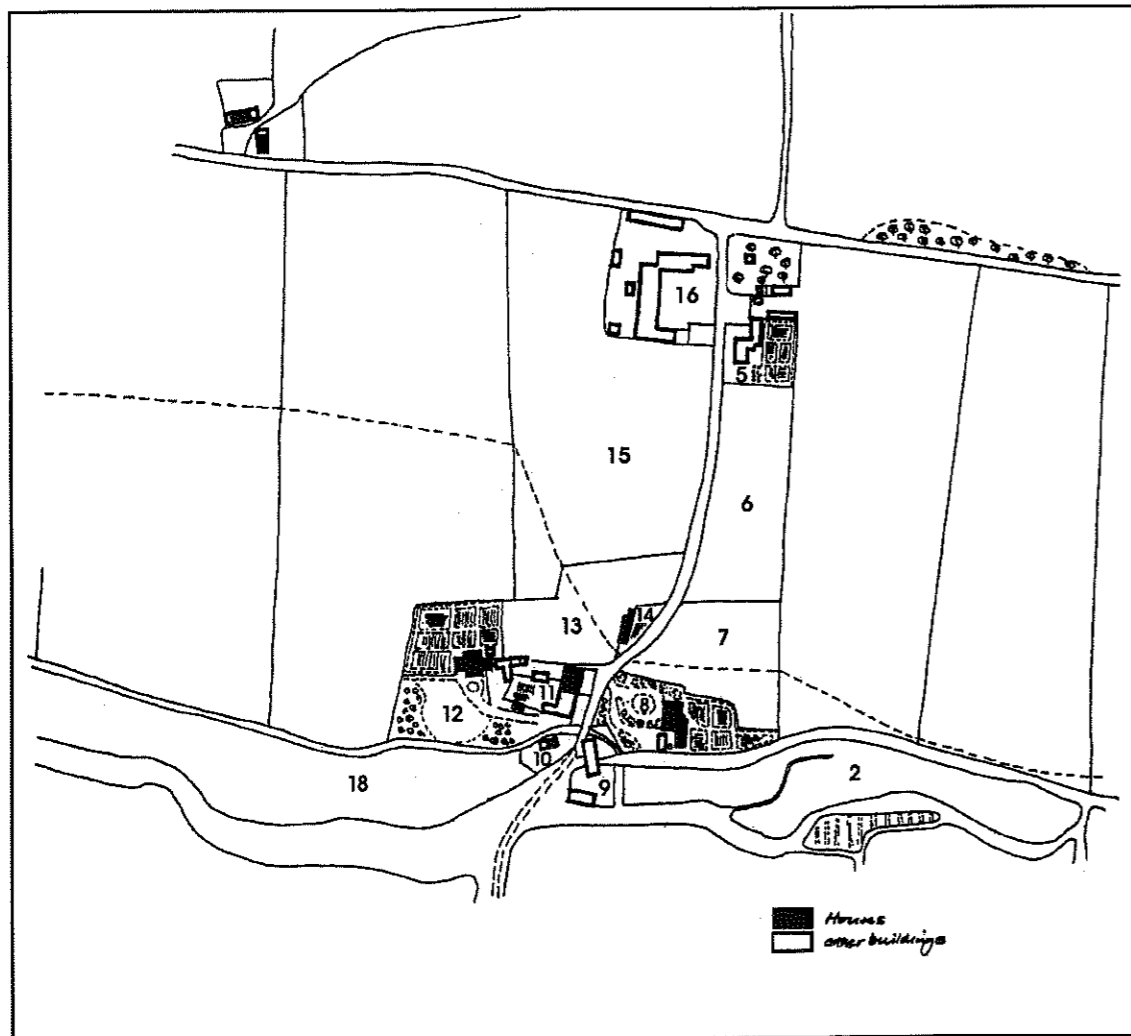
meadows, Mill and houses within the conservation area were in the ownership of one man, a Thomas Nevill. The ford was still indicated, and there were ozier beds in the Itchen and water meadows to the north of the river. The fields appear to be a mixture of arable and pasture.

- 3.6 The 1870 1st Edition County Series Map indicates no change in the layout of Chilland but the use of the range of farm buildings at the northern limits of the Conservation Area was now residential.
- 3.7 The growth of Chilland has remained steadfastly static, as the 1909 3rd Edition County Series indicates little change apart from the addition of a footbridge over the River Itchen. The ford crossing, used for horse drawn traffic accessing the mill from the south, was no longer used after about 1900. It is not until 1930-45 that Upper and Lower Chilland gradually merge with infilling.
- 3.8 The 20th Century has seen Chilland change probably more than any other century. Its housing stock has trebled since the 1841 Tithe Map and many farm buildings have disappeared.

CHILLAND Conservation Area



MAP 3 Tithe Map & Award 1841 (extract)



| Property | Occupier | Property | Occupier |
|----------------------------|-----------------|------------------------------|---------------------------------|
| 1 Ozler Bed | Thomas Nevill | 11 House, Malthouse & garden | Thomas Joliff |
| 2 Water Meadows | " | 12 House & garden | unoccupied |
| 3 Cow Down Field (Arable) | " | 13 Pasture | Thomas Joliff |
| 4 Stable Pasture (Pasture) | " | 14 Cottage & garden | John Hiller, William Graiger |
| 5 House & garden | " | 15 Pasture | Thomas Nevill |
| 6 Garden Meadow (Pasture) | William Collier | 16 Farm buildings | " |
| 7 Pasture | " | 17 Home field | " |
| 8 House & garden | Thomas Nevill | 18 Water Meadow | " |
| 9 Mill | William Lock | | |
| 10 Cottage & garden | | | |

4

The Archaeological Significance and Potential of the Area

- 4.1 There are no Scheduled Ancient Monuments within the Chilland Conservation Area boundary.
- 4.2 There is recorded archaeological evidence to show that the geographical area of the Itchen Valley has been occupied from the earliest times. There have been Palaeolithic and Mesolithic finds together with Neolithic and Bronze Age burial mounds at various locations along the Itchen Valley. Finds of flints and polished stone axes have also been recorded.
- 4.3 To the north of Chilland a Roman Villa was also found and the remains of a Romano-British village at Kings Worthy. Prehistoric and Roman enclosures, several occupation sites and coins have all been found along the valley.
- 4.4 There is evidence to suggest that during Saxon times the majority of people lived along the major river valleys. A number of Itchen Valley settlements were mentioned in the Domesday Book and Saxon Charters, although Chilland was only mentioned in the Saxon Charters. A royal residence to the west of Chilland at Kings Worthy is known through documentary evidence only. Its exact location remains unknown. This together with Saxon cemeteries and evidence of their farming indicates a relatively well populated area.
- 4.5 The settlement and farming in the area of the Itchen Valley was well established by the time of the Norman occupation and continued with some modification to, for example, the field system and means of enclosure. Evidence of earth works and pottery finds confirm Norman habitation.

5.1 The twenty domestic buildings within Chilland can be split into 2 groups; 18th Century and 20th Century buildings. This reflects the development of the settlement and its recent growth. Its linear development running north to south from the main Winchester/Alresford road to the River Itchen is comprised of almost entirely detached houses in spacious grounds. As a characteristic of Chilland, this pattern should be retained.

5.2 There is no centre as such to Chilland. Its history indicating two points of historic buildings, Upper Chilland House to the north and The Mill, Mill House and Lower Chilland House to the south.

18th Century Buildings

5.3 The oldest building in Chilland is Upper Chilland House. A Grade II* early 18th Century Listed Building of Flemish bond with blue headers, under a slate hipped roof. Two and a half storeys high, this fine Georgian building is set back from the main road slightly behind a low timber paling fence and hedge. Its symmetrical form with 12 pane sash windows and moulded eaves cornice is topped off by chimney stacks at each end of the building with hand painted clay chimney pots, Photograph No.1.



Photograph 1

5.4 Lower Chilland House is mid 18th Century, the majority of which has been rebuilt, only the front and side walls being original. Two and a half storeys, this Listed Grade II Georgian house is of Flemish bond with blue headers and 12 pane sash windows under a

clay tile hipped roof, with brick chimney stacks at either end and hand painted clay chimney pots. The house is accessed via a sweeping gravel drive through an entrance of brick and flint walls and wrought iron gates.

5.5 Moving further down to the River, Chilland Mill, a Grade II Listed Building, sits astride a channel of the Itchen. Originally a late 18th Century corn mill this "L" shaped building is of mixed brick bonding with a number of blue headers. The main part of the building being two and a half storeys under a clay tile hipped and half hipped roof. A granary is attached to the southern side of the mill. It is of one and a half storeys, weatherboarded at first floor level, under a gabled slate roof. The mill forms an important architectural stop to the lower part of the Conservation Area. The mill is the very essence of a place such as Chilland. Every attempt should be made to retain it with a minimum of 20th Century appendages such as hard surfacing, car parking and outside storage. The Mill's many original internal and external features should be retained, Photograph No.2.



Photograph 2

5.6 To the west of Chilland Mill is Chilland Ford, also Listed, named after the ford which crossed the river at this point. Chilland Ford, like Chilland Mill is reached by an unmetaled road over a small bridge. Originally a late 18th Century two storey cottage, it has been much extended in the 19th and 20th Centuries. The facade facing the road is of two storey colourwashed bricks under a plain tile hipped roof with a dentil course at the eaves. This elevation has two flat roofed two light leaded dormer windows

below which are two tall mullion and transom windows with leaded lights. The original cottage faces the river, a two storey colourwashed cottage under plain clay tile roof with two chimney stacks complete with hand painted pots. There are several modern extensions and alterations.

- 5.7 North of Chilland Ford is the Mill House, a charming mid 18th Century Listed house with mathematical tiles to the first floor front elevation, and three 6 pane sash windows at this level and two 12 pane wooden sash windows at ground level. Two wooden casement hipped rooflights are set in the plain clay tile gable roof with external chimney stacks, topped again with clay pots. A 20th Century addition to the south links the house to a 19th Century stable block, Photograph No.3. Within the curtilage of the Old Mill stands a substantial freestanding chimney stack, the remnant of an earlier building.



Photograph 3

20th Century Buildings

- 5.8 Of the 20th Century houses in Chilland, 2 have taken a number of 18th Century features and incorporated them into their designs with varying degrees of success. Orchard Bungalow is a modern house facing out of the Conservation Area onto the main road and relates little to the character of the Conservation Area. Thorn, Woodbury & Little Chilland are detached 20th Century properties set in individual plots back from Chilland Lane.
- 5.9 Chilland (the house) the Gardeners Cottage and the Bungalow form a separate area to the west of Chilland Lane. Entered via a metalled track south of the Mill House or north of The Lodge, Chilland, the house, represents an imposing two and a half storey stuccoed country house with its various service and outbuildings. It is set up away

from the river accessed via a sweeping drive passing the Bungalow with a two storey brick built wing to the rear. The various designs of these buildings in this area form no architectural pattern and lack homogeneity although delightfully situated.

- 5.10 Chilland Barn is a conversion of an earlier much larger range of farm buildings and sits attractively at the northern most limits of the Conservation Area.

6

The Contribution made by Unlisted Buildings

- 6.1 A quarter of houses in Chilland are Listed as being of Special Architectural or Historic Interest, see Map No.2. The remaining three quarters all add their individual personality to the area, while two make significant contributions to the Conservation Area. These are identified on Map No.4.
- 6.2 Chilland Barn is situated in a prominent location at the northern entrance of the Conservation Area, and while architecturally it has been considerably altered from its original barn use, it now constitutes an attractive home. One and half storeys, of brick and wood frame construction under a plain clay tile hipped and half hipped roof with many randomly set dormers, Chilland Barn has mellowed into the rural environment serving as a reminder of the development of the settlement and its former use, contributing significantly to the appearance of the Conservation Area, Photograph No.4.



Photograph 4

- 6.3 The house known as Chilland, situated to the west of The Mill House is a replacement for an earlier house on the same site. It occupies an important landmark site, being almost the only house in the Chilland Conservation Area visible from the main Easton to Avington road south of the River Itchen and the Winchester/Alresford road. Unseen from within Chilland, accessed by a private drive, the house is set back from the River on the south facing slope. It is a large two and a half storeyed stuccoed house under a shallow slate roof with wide overhanging eaves, Photograph No. 5.

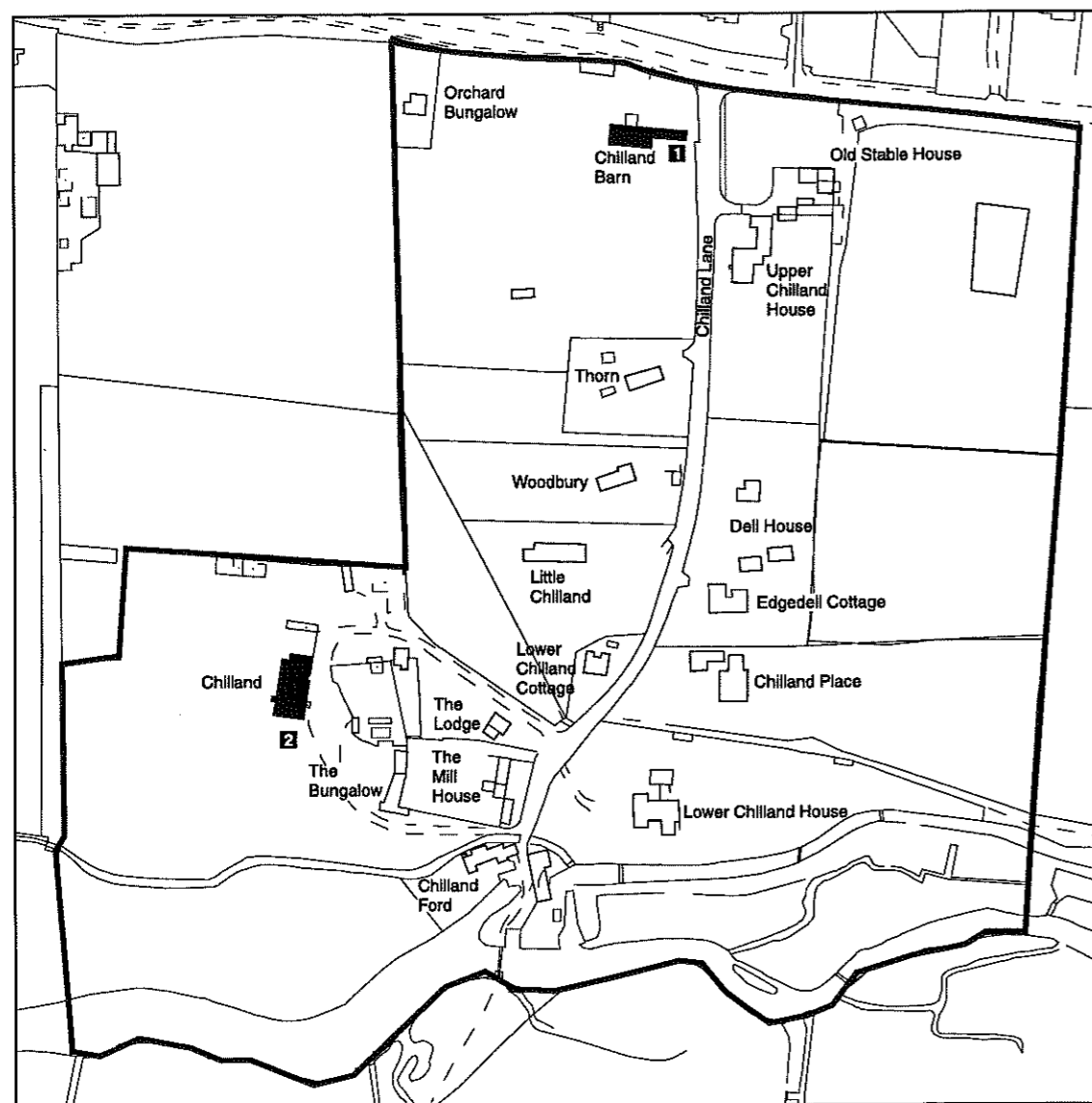


Photograph 5

CHILLAND Conservation Area



MAP 4 Important Unlisted Buildings



1 Chilland Barn

2 Chilland

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7

Built Characteristics of the Conservation Area

- 7.1 There is no overall homogeneity of built characteristics within the Conservation Area. While there is a predominance of two storey houses, they vary greatly in both design and age. Two and a half and three and a half storeys are the next most prevalent house types with just two bungalows. All are detached and mainly occupy large plots of land. This combined with substantial tree and shrub planting creates a continuity in form.
- 7.2 The two flint walls flanking either side of the entrance to Chilland Conservation Area form significant built characteristics to the area. The simple 2m high brick wall forming part of the boundary between Lower Chilland House and the Itchen Way should also be regarded as important and every effort should be made to repair and retain it.
- 7.3 The majority of houses have hipped roofs, and the majority of roof coverings are of plain clay tiles. A small number have real slates including Upper Chilland House and Chilland. The newer houses vary in roof coverings from concrete tiles and pantiles, to artificial slates. The colourings of the tiles are mainly a reddish brown mixture. There is only one small thatched building in Chilland. A small number of gabled roofs exist with one mansard roof and several half hipped roofs.
- 7.4 The roof lines of houses visible from the roadside, are broken by a variety of styles of dormer windows and chimneys. Flat roofed lead dormers predominate while hipped dormers are almost equally as popular, with either sash or casement windows. The majority of houses have two tall brick chimney stacks topped with attractive hand painted clay pots, while Chilland Barn has four multi-stacked chimneys.
- 7.5 Architectural elements which are common to a number of houses which span a 200 year period are the clay roof tiles, flat roofed dormers, tall brick chimney stacks with clay hand painted pots, their brick construction (Flemish bond for the 18th Century and stretcher bond in the 20th Century) and wooden windows (either sash or casement) usually painted white.
- 7.6 Detailed architectural elements worthy of mention for their contribution to the overall built environment are the mathematical tiles to the first floor front elevation of Mill House with its strong external stacks and toothed eaves; the chequered brickwork, rubbed brick string course and moulded timber eaves cornice with dentils of Lower Chilland House; the elegantly proportioned Upper Chilland House with chequered brickwork, Doric porch with lions heads roundels and moulded timber eaves cornice, all add to Chilland's individuality.
- 7.7 As mentioned in Para 7.1 there is no one unifying factor in the built characteristics of Chilland. While the classical 18th Century styles of Upper Chilland and Lower Chilland Houses stand out architecturally, the individuality of the majority of other buildings adds to Chilland's architectural character and appearance.

8 Trees

- 8.1 The location of Chilland within the valley of the River Itchen, designated a proposed Area of Special Landscape Quality, signifies the prime importance of its vegetation, this in turn reflects the underlying soil type of alluvium and chalk. Significant Beech and Sycamore trees with subdominant Yew and Hornbeam, together with Hazel as an important understorey, dominate the higher ground of Chilland away from the valley floor. Willow, Sycamore, Poplar and Ash are more common closer to the River.
- 8.2 A variety of individual specimen trees have been introduced into private gardens thus extending the number of species in this relatively small area.
- 8.3 General tree cover dominates the Chilland skyline, with major belts of trees, running adjacent to the main road, either side of Chilland Lane, in the grounds of Woodbury and Thorn, north and east of the house called Chilland and around the Mill and Lower Chilland House area. These areas of trees, plus many significant individual trees, together with considerable hedge and shrub growth are major factors in forming Chilland's character and appearance of a densely vegetated rural settlement, Map No.5.
- 8.4 The northern boundary of the Chilland Conservation Area, running adjacent to the main road, east of Chilland Lane, is dominated by a major belt of important trees, consisting of Hornbeam, Yew, Beech, Sycamore, Holly and Ash, Group A on Map 5. Mature deciduous trees contrast with the dark understorey of evergreen above the low flint wall, Photograph No.6.



Photograph 6

- 8.5 To the west of Chilland Lane the northern boundary of the Conservation Area running parallel to the main road presents visually important specimen trees. Again, the mature deciduous trees contrast with a short length of Yew hedging set behind a low flint wall. The two Horse Chestnut trees set in the north east corner of the grounds of Chilland Barn together with the three Beeches and one Horse Chestnut tree along the main road are important trees, Photograph No.7.



Photograph 7

- 8.6 Entering Chilland from the north, four young trees are set on top of the bank to the east. Opposite, a small Eucalyptus can be seen above the rear boundary fence of Chilland Barn, while in the distance the more significant trees within Chilland Barn form an important group. To the north of Thorn, adjacent to the Lane, two Ash trees dominate the skyline, Photograph No.8. To the east, in the gardens of Upper Chilland House and Dell House a significant group of trees form an important mature canopy over this area of Chilland Lane. Species include Ash, Sycamore, Ginkgo and various evergreen trees and shrubs, Group B on Map 5.



Photograph 8

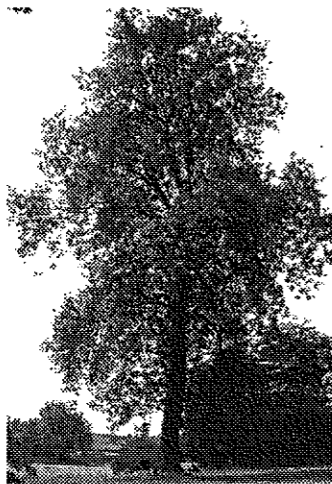
8.7 The Horse Chestnut in the south east corner of Edgedell Cottage forms a prominent feature on the skyline, as do the Firs, Spruce and imposing Poplar to the front of Chilland Place, Photograph No.9. The Beech, Cedar and Silver Birch present within the curtilage of Chilland Place provide an important contribution to specimen trees.



Photograph 9

8.8 Significant trees in the southern part of Chilland are the Beech tree to the west of Lower Chilland Cottage, the important mature mixed evergreen group of trees to the front of Lower Chilland House, Group F on Map 5, and the Ash and Willow along the river bank, Group G on Map 5.

8.9 In the area of Chilland (the house), prominent trees on the southern lawn are specimen London Plane and Horse Chestnut with Evergreen Oak, Cypress, Hornbeam, Red Oak and Larch to the east of the house, Photograph No.10.



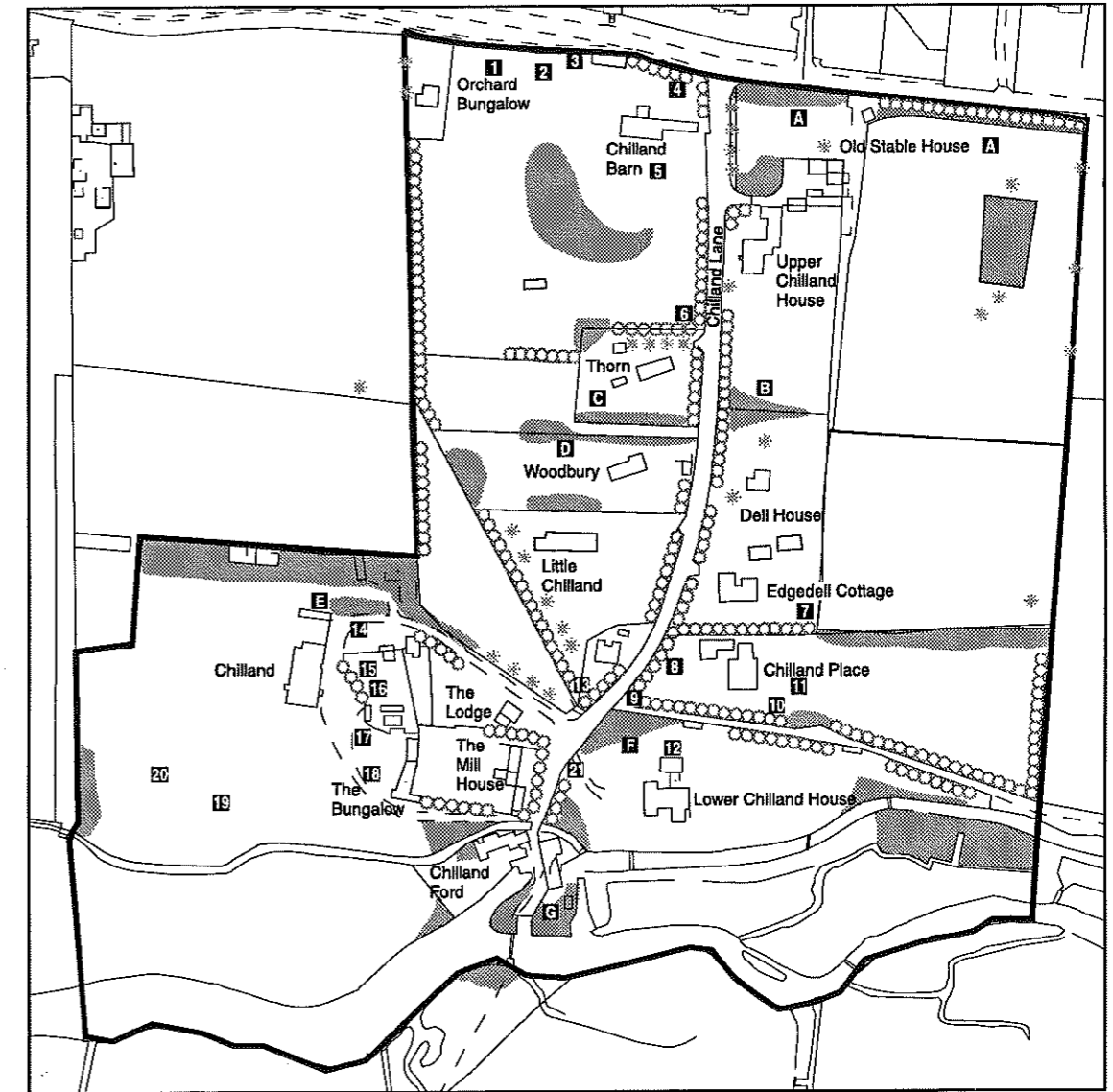
Photograph 10

CHILLAND Conservation Area

MAP 5 Significant Trees and Tree Groups



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Significant individual trees

- 1 - Beech
- 2 - 3 Beech Trees
- 3 - Horse Chestnut
- 4 - 2 Horse Chestnut
- 5 - Eucalyptus
- 6 - 2 Ash
- 7 - Horse Chestnut
- 8 - Spruce
- 9 - Poplar
- 10 - Cedar
- 11 - Beech
- 12 - Sweet Chestnut
- 13 - Beech
- 14 - Red Oak
- 15 - Sycamore
- 16 - Hornbeam
- 17 - Evergreen Oak
- 18 - Cypress
- 19 - London Plane
- 20 - Horse Chestnut

Significant groups of trees

- 21 - Ash
- * - Other Trees
- A - Hornbeam, Yew, Beech, Sycamore, Holly
- B - Ash, Sycamore, Laurel, Yew
- D - Silver Birch
- E - Horse Chestnut, Beech
- F - Mixed Conifers (important group)
- G - Willow & Ash
- Other Groups
- o o - Hedges

9

Character and Relationship of Spaces within the Area

- 9.1 Approaching Chilland from the south across the flat river valley, the southern boundary of the conservation area is strongly defined by the southern bank of the fast flowing River Itchen. Approximately 20m wide at this point the chalk river flows from east to west and the surrounding area is rich in plant and animal life.
- 9.2 At this point Chilland presents a strong sense of place which relies on a combination of the senses. The sound of the river and wildlife, the damp, rich smell of the vegetation, the unique views out from the footbridge, the tranquillity and sense of space and peace, all form important elements to the overall appearance and character of Chilland.
- 9.3 Looking north into the conservation area the mature trees of Chilland (the house) form an impressive backdrop to the Willows on the river bank. Chilland Mill's southern boundary adjacent with the river, and open western boundary, makes visible an important private space.
- 9.4 There are no communal open areas in Chilland. Chilland Lane provides no designated turning or parking spaces, nor would it be appropriate to provide such facilities. The result is that there is very little parking for casual visitors which can on occasion cause conflict. The size of plots within Chilland, in general, are adequately sized to allow residents off street parking, thereby keeping the lane free of parked cars most of the time.
- 9.5 The lower part of Chilland is initially flat, the mature trees casting deep shadows, create a tunnel effect, a feature echoed higher up in Chilland Lane. The narrowness of the tarmac road, without footpaths, edged tightly by grass banks and mainly evergreen hedges, provides a strong boundary treatment and sense of enclosure confirming Chilland's rural location, adding another facet to its character and appearance, Photographs 11 & 12.

*Photograph 11**Photograph 12*

- 9.6 The southern area of Chilland is a popular walkers crossroads with the north/south route crossing the ancient Pilgrims Way east/west route, signposted locally as The Itchen Way. Walkers find a strong sense of enclosure when entering Chilland from the surrounding open countryside. When approaching from the east, the walker leaves the open farmland and enters a narrow footpath bounded by a mixture of hedges, fences and walls. Photograph No.13. The presence of Chilland is well screened by mature trees and hedges, Photographs Nos.14 & 15. From the Easton Road in the south and Alresford Road to the north, only glimpses of Chilland are available.

*Photograph 13*



Photograph 14



Photograph 15

9.7 The only area of open meadow land reaching into the heart of Chilland is that triangle of land to the south west of Little Chilland. This produces a small gap in Chilland Lane's otherwise well defined road boundary treatment. This is an important area of open space affording glimpses through to more open countryside as well as an important entrance to the village. When entering Chilland from the west the footpath abuts the south west boundary of Little Chilland, producing a less visually restricted approach than the footpath to the east, out of Chilland.

9.8 Chilland Lane rises gradually from south to north, where it meets the main Winchester/Alresford road. Its strong sense of enclosure remains throughout its length, the grass banks on either side topped by hedges providing visual seclusion for a number of the houses, See Map No. 6. Spaces between the buildings are extremely important and should be retained and protected in order to maintain the existing form and layout of buildings and plot sizes. The spatial elements of Chilland are an important feature of its character.

9.9 Looking eastward just north of Dell House provides Chilland with one of its few views

out from Chilland Lane to open farmland. There are no obvious focal points within Chilland. Its gradually changing perspectives, its sequential views, along its length are enhanced by several breath taking and unique views out from the edge of the Conservation Area which make Chilland so distinctive and individual. The most important views are:-



Photograph 16

a) from the southern entrance to Chilland (the house) and its grounds, out across the water meadows, Photograph No.16 & 17;



Photograph 17

b) the view westward glimpsed in between Chilland Ford and the start of the footpath to the river, Photograph 18;



Photograph 18

c) the east and west views of the river from the footbridge, Photographs 19 & 20;



Photograph 19



Photograph 20

d) the view south from the footbridge to distant unspoilt countryside, Photograph 21.



Photograph 21

e) the views out of the area from where the public footpath reaches the boundary of the conservation area, Photograph 22; and



Photograph 22

f) looking south from the main Winchester/Alresford road across the five bar gate adjacent to the electricity sub station, Photograph 23.

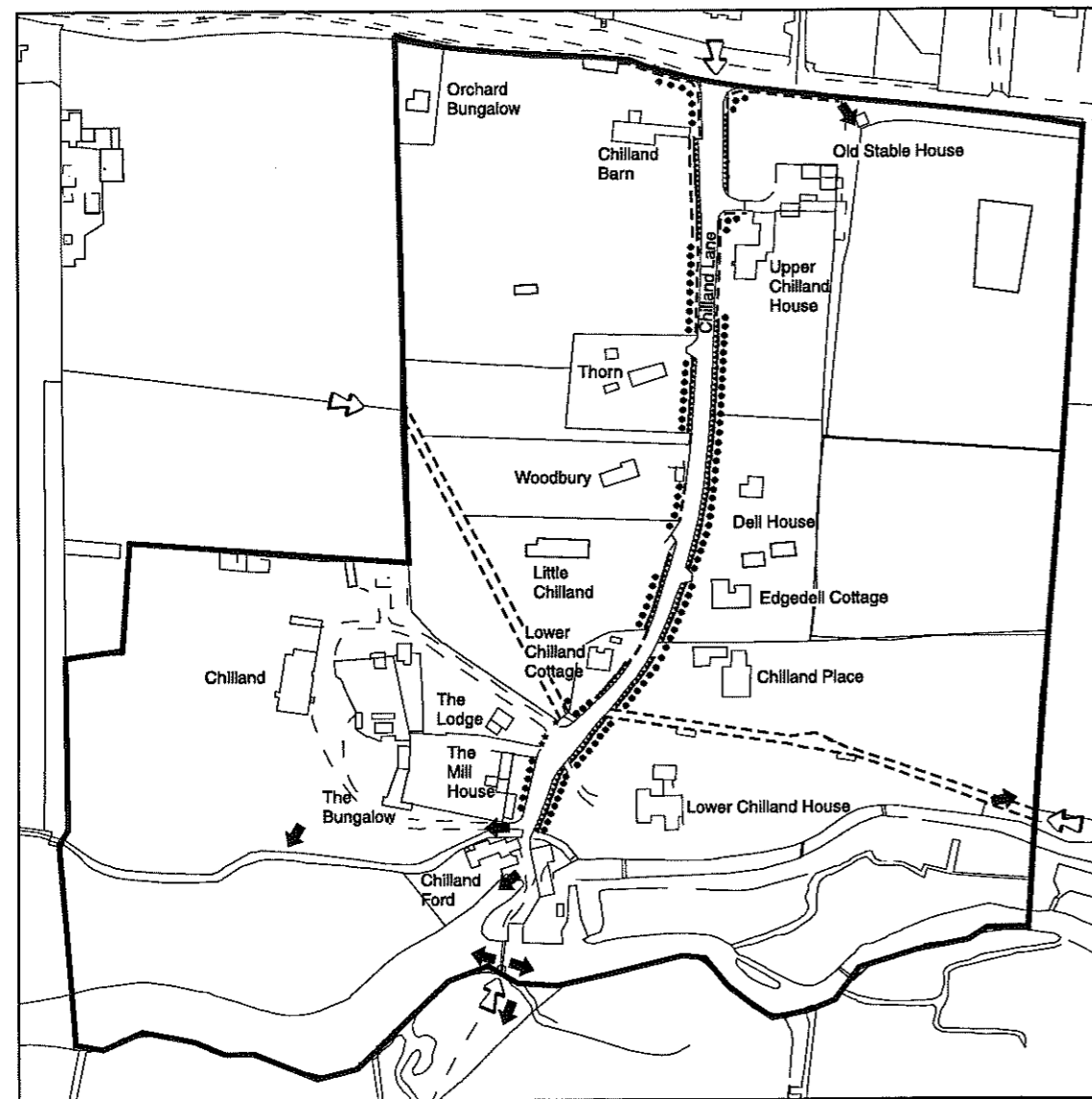


Photograph 23

CHILLAND Conservation Area



MAP 6 Enclosures and Views



- ↪ Village Entrances
- ➔ Important Views
- *** Gaps
- ▼▼ Banks
- *** Enclosure by Trees or Hedges
- Enclosure by Walls or Fences

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10 Detractors and Enhancements

DETRACTORS

- 10.1 The visual effect of the quality and character of a conservation area can be eroded in time by the cumulative effects of alterations or additions noted below:-
- the replacement of original roof coverings with concrete tiles.
 - the use of plastic (upvc), aluminium, or other non traditional window or door detail.
 - unsympathetic alterations to garden hedges, gates and paths by complete removal of/or replacement with inappropriate urban design.
 - the application of non traditional paint colour.
 - poor maintenance of buildings, eyesores such as overhead wires and satellite dishes.
 - the removal of architectural features such as chimney stacks and pots, decorative brickwork and cornices.
 - the planting of inappropriate non-indigenous trees and hedges where they are visible in the wider landscape.
 - the insensitive siting of meter boxes.
 - the inappropriate repair of flint walling. The construction and maintenance of flint walls is a skilled task requiring close attention to the selection and use of materials. There are instances where inappropriate hard mortars have been used in patch repairs or where insufficient attention has been paid to the coursing of flints. These are matters on which the Conservation Section of the Planning Department can offer advice.
- 10.2 In the long term it is the responsibility of the occupants of a conservation area to maintain the area's special qualities. In particular, by giving careful consideration to the appropriateness of alterations and new development. The inappropriate design of a garage or use of a non rural surface treatment can introduce alien features into the area.

- 10.3 As the area evolves and grows it is important to allow it to do so in a sympathetic manner, not only in the natural and built environment but also the use, thus retaining the essential character of the area.

ENHANCEMENTS

- 10.4 Photograph 24. Replacement of inappropriate concrete sectional garages, for example to the rear of The Lodge, with garages of an appropriate design and material.



Photograph 24

- 10.5 Photograph 25. The Mill is a Listed Building and in need of repair and maintenance if further deterioration is to be avoided. This is a prominent building within the Conservation Area and therefore every effort should be made to bring this building back into use.



Photograph 25

- 10.6 Further enhancements can be achieved by the replacement of inappropriate vegetation with locally indigenous species characteristic of the area.

11 Conclusion

11.1 Designation Justification - Chilland's Conservation Area was designated in 1985 and should be seen in the wider context of the rest of the Itchen Valley settlements. Easton was the first Itchen Valley settlement to be designated a Conservation Area in 1972 and extended in 1997. In 1983, as part of the preparation of the Winchester Area Local Plan, a survey was undertaken of potential conservation areas. As a result of which it was proposed to designate a further nine areas, 7 of which were in the Itchen Valley. In May 1985 Avington, Martyr Worthy, Chilland, Itchen Stoke, Ovington, Kings Worthy and Abbots Worthy were all designated Conservation Areas. It was seen as important to designate and thus protect the settlements within the wider context of the Itchen Valley.

11.2 A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Chilland was designated because of its variety and quality of architectural styles, its spatial elements (views from within and vistas beyond), its secluded residential nature, its pattern of use, its arcadian setting and unique sense of place and well defined historic street pattern. These reasons for the designation of Chilland as a conservation area can still be justified today, thereby confirming its continued status as a conservation area.

11.3 Boundary Justification - The Conservation Area boundary is drawn justifiably tightly around the residential curtilages of the properties within Chilland. The northern boundary is delineated by the Winchester/Alresford road. The strong detail of the flint and brick walls and dominating tree line make a substantial northern boundary to the conservation area. The southern boundary is equally strong. This is formed by the southern bank of the River Itchen. The east and west boundaries are delineated by the extent of private gardens, clearly defining them from adjoining farmland.

11.4 Character - The character and appearance of Chilland is inextricably linked with the larger area of the upper reaches of the River Itchen Valley. The undulating chalk farmland of the

surrounding countryside plays host to a number of secluded valley settlements. Chilland is almost completely visually secluded from the surrounding area. It is not until you enter on foot preferably, or by car, do you become aware of the strong sense of enclosure that Chilland evokes. A tiny settlement of only 20 houses, set either side of a narrow cul-de-sac lane culminating at the banks of the River Itchen, the area creates a calm, peaceful setting producing some of the most beautiful vistas along the river valley. The variety of architectural styles spanning 200 years, the rural nature of the lane with its unmade edges, grassy banks and hedges under an arcade of trees provides Chilland's unique character and appearance.

11.5 Opportunities for Enhancements

- replacement of concrete sectional garages
- repair and maintenance to The Mill.
- promotion of traditional management of river.
- planting with locally indigenous species and promotion of good tree and hedgerow management.