

Sturton

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

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WINCHESTER PLANNING

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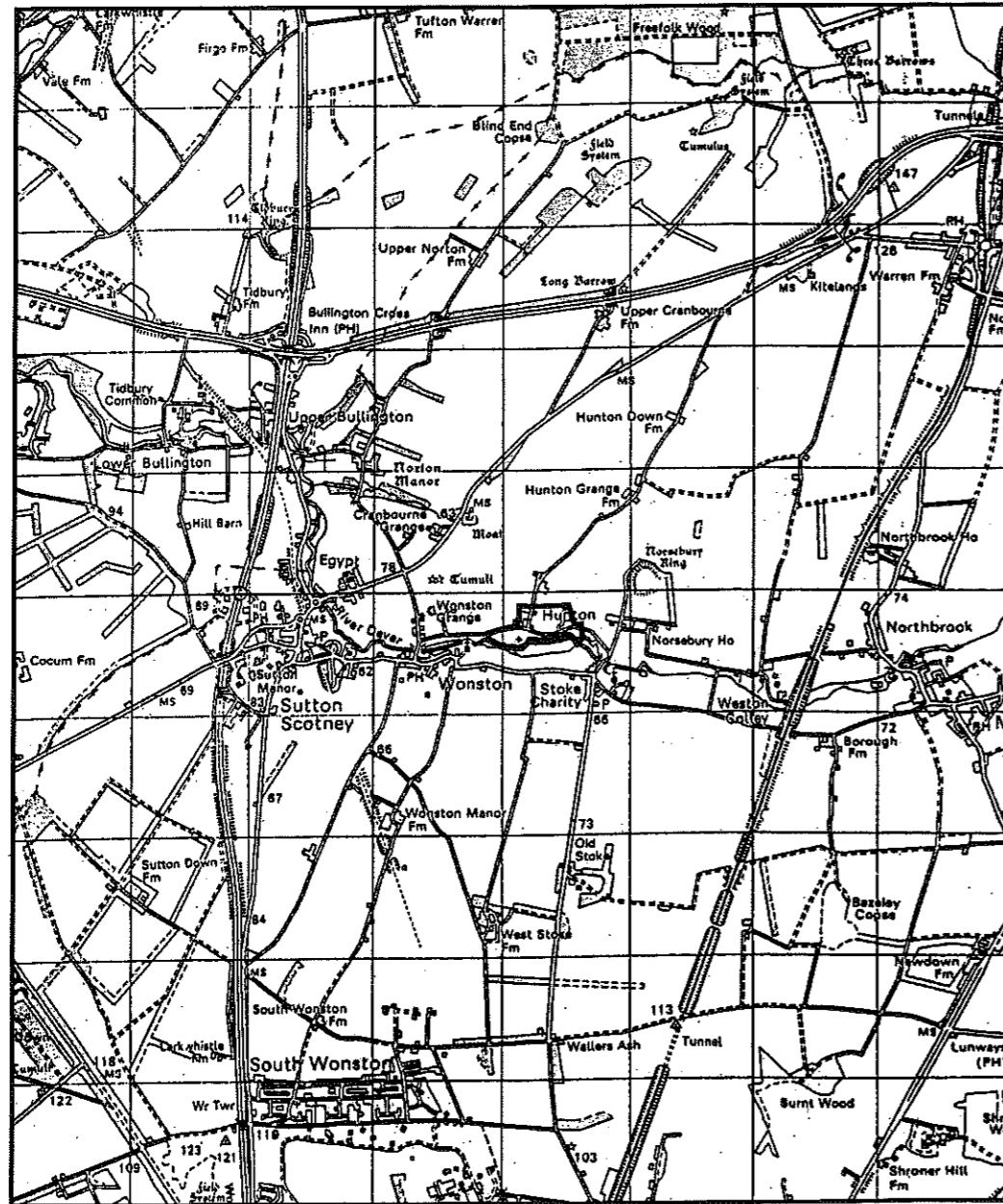
HUNTON CONSERVATION AREA - A TECHNICAL ASSESSMENT

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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 Hunton Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Hunton 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 Hunton's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of any one particular feature.
- 1.3 The document seeks to increase awareness of these 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, just one enhancement measure is suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during August 1997 and is 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 feature or 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.

HUNTON Conservation Area

MAP 1 Location Map



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2

Location, Designations and Setting

- 2.1 Hunton is located approximately six miles north of Winchester (Grid Ref SU 48 39) within the River Dever valley, a tributary of the River Test (see Map 1). The hamlet is one of a number of settlements found close to one another and strung along the banks of the River Dever. It is set on the north side of the river and part of the settlement extends along Hunton Lane which runs parallel to the river. From a number of cottages clustered around the junction of Hunton Lane and Hunton Down Lane, Hunton Down Lane runs northwards to Hunton Manor. Hunton Down House and a group of farm buildings are located to the west of the lane, after which Hunton Down Lane continues northwards out across the downs.
- 2.2 The river valley is relatively shallow with the northern side rising more steeply than the southern side. With roads running along both sides of the river, the valley setting of the hamlet is easy to detect. The surrounding landscape is a mix of gently rolling open farmland and the river valley with its water meadows, watercress beds, meandering streams and river side trees. The high quality of the river valley landscape is reflected in the Dever Valley Area of Special Landscape Quality (ASLQ) running along much of the river valley.
- 2.3 From the Wonston to Stoke Charity road on the south side of the River Dever, views are possible northwards across the river valley. Because of the screen of trees along the river, the only buildings which are readily apparent within the conservation area are the Church set close to the river, Hunton Manor and a large building within its grounds housing the swimming pool (Photograph 1). Glimpses of the roofs of cottages along Hunton Lane and Hunton Down Lane are also possible.
- 2.4 Moving northwards away from the hamlet along Hunton Down Lane, the highest point of the valley side is quickly reached and the lane begins to drop as it crosses undulating downland. Therefore views southwards into the conservation area are very localised. Long views east to west along the valley floor are restricted by the trees, hedgerows and changes in alignment and gradient of Hunton Lane, meaning that there are few views into the conservation area close to its boundaries.

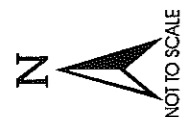
- 2.5 The conservation area was designated in May 1984 and the boundary encompasses the whole hamlet including the Church and land to the south of the river, buildings along Hunton Lane and Hunton Down Lane, the Manor House and its grounds. Within this boundary there are about twelve buildings of which nine are listed as being of historic or architectural interest (see Map 2).



Photograph 1

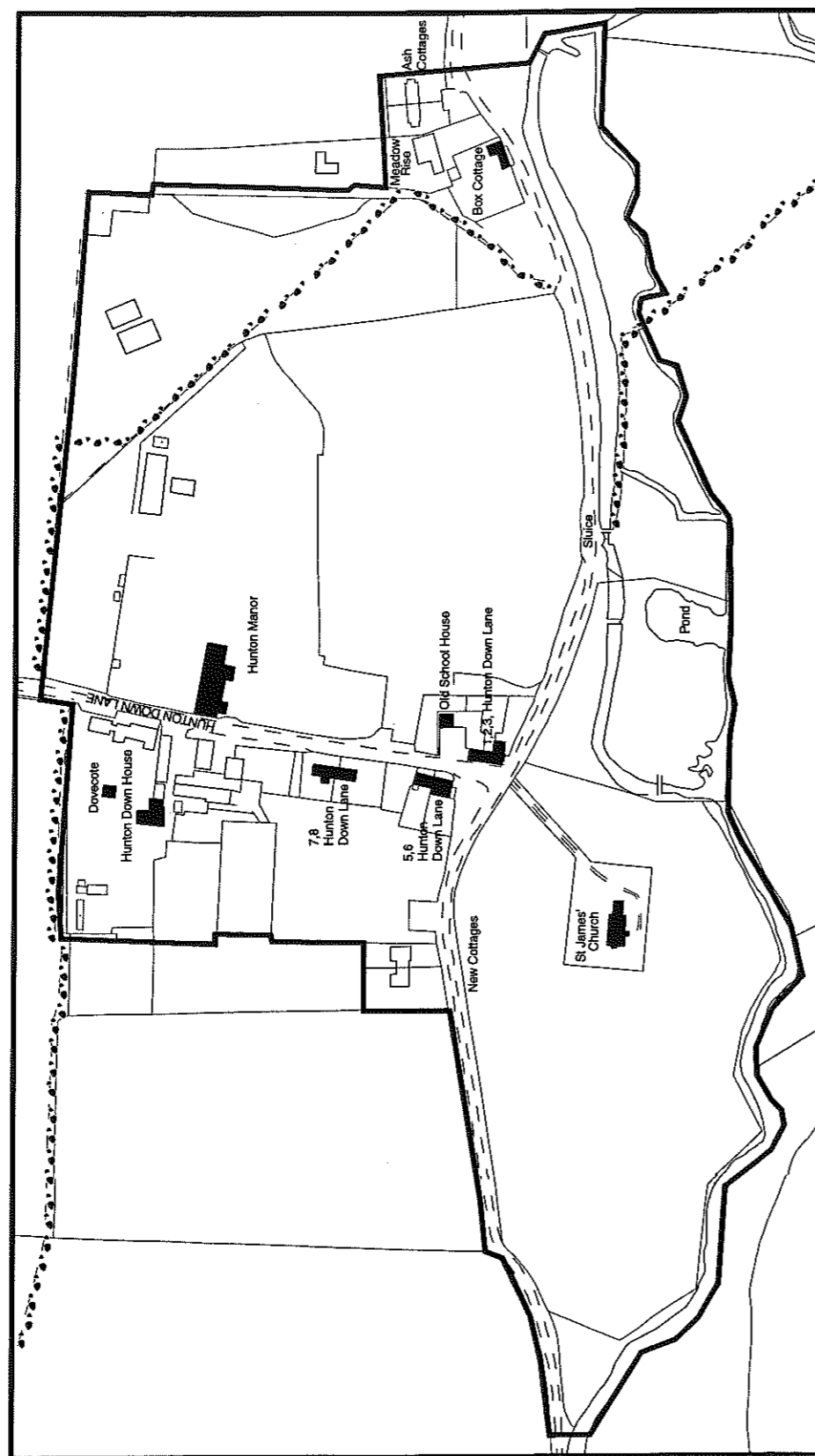
HUNTON Conservation Area

MAP 2 Existing Designations



- Conservation Area Boundary
- Listed Buildings
- Footpath

Entire map area is within the Dever Valley Area of Special Landscape Quality (ASLQ)



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Origins and Development of the Settlement

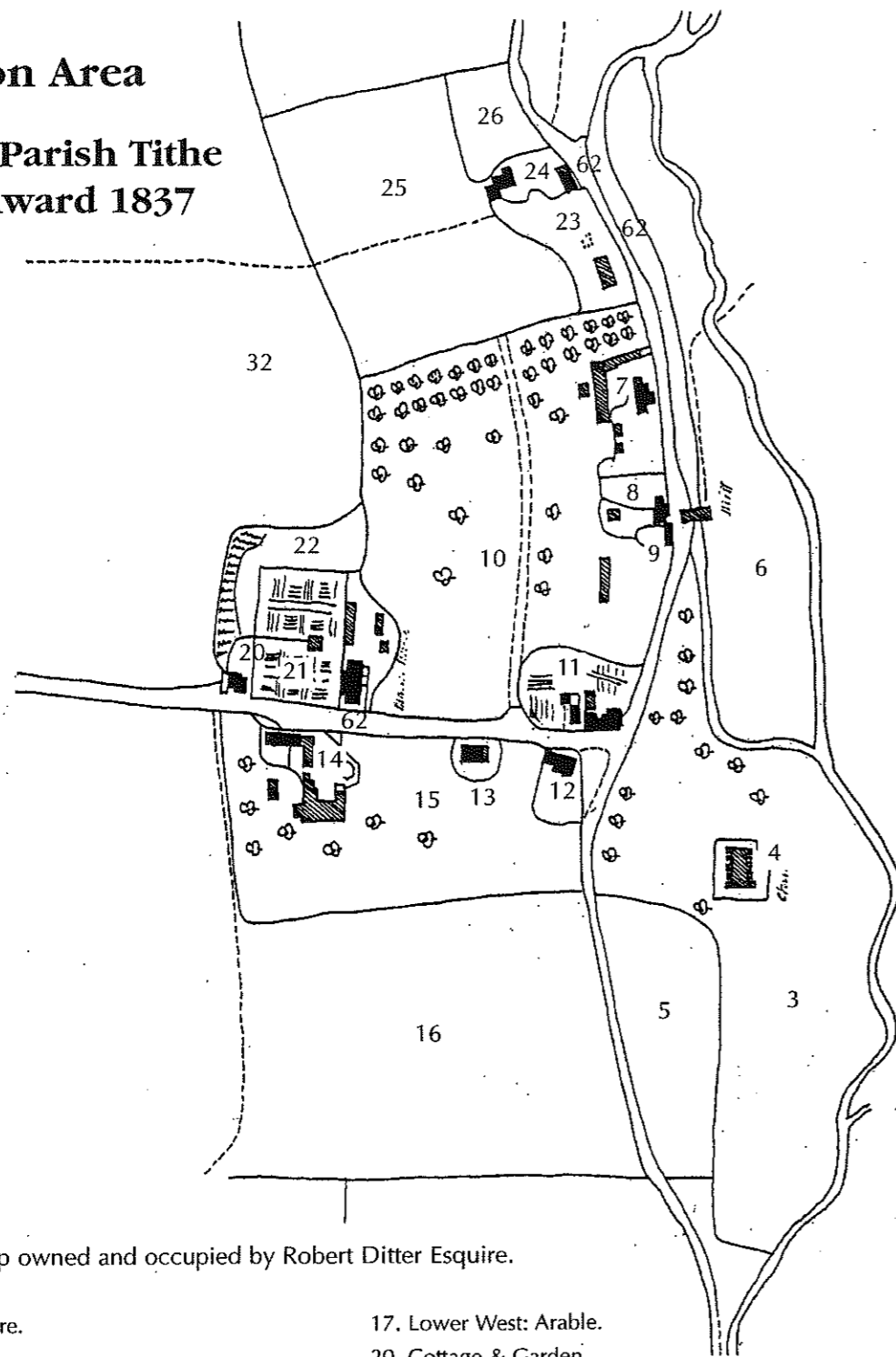
- 3.1 On the downs immediately to the north of the Dever Valley there are a number of Round Barrows dated to the Neolithic and Bronze Age periods. Norsebury Ring, an Iron Age Hillfort is four hectares in size and lies on a ridge half a mile to the east of Hunton. It is the first evidence of the human occupation of the valley. Roman artifacts have also been found within the vicinity of the conservation area but no villas or occupation sites were established within the valley during the Roman period. A number of Dever Valley settlements are mentioned in the Domesday Survey and the Saxon Charters, although reference to Hunton can only be found in an Anglo-Saxon Charter of 909 AD.
- 3.2 Hunton was known as Hundatone in the 10th Century and the manor was granted, along with the manor of Crawley, to the Bishop of Winchester in 909 AD. The manor then passed through numerous owners, mainly families connected with the Crown, including the Earls of Salisbury and Warwick, before the Hunton Estates was purchased by the Pitter family in 1746.
- 3.3 St James Church which was built as a Chapelry connected to Crawley, rather than the parish church, is mentioned in the Domesday Survey. In 1547 sales particulars for the manor refer to two farms; the farm of the dove house and the farm of the water mill whose locations can be traced today. The original Manor House was located to the west of Hunton Down Lane and the existing Manor was constructed in the early 18th Century.
- 3.4 The 1837 Tithe Map (See Map 3) shows a settlement larger than that existing today. The pattern of roads and some of the footpaths are the same as today, however there were more buildings located along Hunton Lane close to the river. The Mill, three cottages and associated out buildings are no longer in existence, together with a cottage to the north of the Manor House. However these buildings all appear on the 25" 1941 Ordnance Survey Map. In 1837 the whole hamlet was still in a single ownership and was a rural community dependent mainly on agriculture including the water driven corn mill. Land close to the

centre of the hamlet was under pasture, while fields further away were used for arable crops.

- 3.5 The 1870 Ordnance Survey Map shows no variation in the number of buildings or its layout. A parochial school had been opened in a former cottage along Hunton Down Lane and remained there until 1903. The position of public footpaths today reflects the routes in existence in 1870. Most land within the centre of the settlement was still under pasture.
- 3.6 The hamlet remained the same until the mid 1950's when a period of new building commenced. New Cottages and Ash Cottages which were built as estate cottages, were both constructed during the late 1950's. Hunton Down House was built in 1959 replacing a cottage on the same site. Meadow Rise was built in 1969 on the site of a condemned cottage. The most recent new building within the conservation area is the swimming pool house within the grounds of Hunton Manor.
- 3.7 Despite the 20th Century expansion to the east and west along Hunton Lane and the loss of the Mill and cottages at the centre of the hamlet, the core of the hamlet along Hunton Down Lane retains much of its 18th Century character.

HUNTON Conservation Area

MAP 3 Hunton Parish Tithe Map & Award 1837



All property on this map owned and occupied by Robert Ditter Esquire.

From the Tithe Award:-

- | | |
|--|---|
| 3. Church Meadow: pasture. | 17. Lower West: Arable. |
| 4. Chapel and yard. | 20. Cottage & Garden. |
| 5. Mill Croft: Arable. | 21. Manor house, Garden & Office. |
| 6. Mill Meadow: Water Meadow. | 22. Back Garden, Sheds & Court in front of Manor house. |
| 7. Cottage, Farmyard, Farm Buildings and Garden. | 23. Rick House & Close. |
| 8. Cottage, Garden Shed, & Backyard. | 24. Two Cottages & Gardens. |
| 9. Cottage & Garden. | 25. Rick House Close: Arable. |
| 10. Home Pasture: Pasture. | 26. Little Pasture: Pasture. |
| 11. A double Cottage and Garden. | 32. Hop Garden Field: Arable. |
| 12. Cottage & Garden. | 62. River, Woods & Wastes. |
| 13. Cottage & Garden. | |
| 14. Cottage & Garden. | |
| 15. Pigeon Close: Pasture. | |
| 16. Ladder Stile Field & Orchard Croft :Arable. | |

4

Architectural and Historic Character

- 4.1 Despite its small size, Hunton Conservation Area contains a remarkable variety of Listed Buildings (nine in all) ranging from an 18th Century Georgian Manor House, a group of 16th and 17th Century timber frame cottages, a stone 16th Century dove house and the Church dating from the 13th Century.
- 4.2 The oldest domestic buildings within the hamlet are Nos 1 - 3 Hunton Down Lane (Photograph 2) and Nos 5 and 6 Hunton Down Lane. Dating from the 16th Century, both buildings are constructed from timber frames mainly with brick infill and thatched roofs. Nos 1 - 3 Hunton Down Lane was constructed in the early 16th Century in the form of a hall house and was extended in the 17th Century. Its timber frame is filled with brick and wattle and daub and the roof is tiled with a thatched ridge and thatch to the rear extension. Gabled dormer windows with slate tile hanging complete the range of materials. The building is jettied and supported by richly carved corner brackets at either end. The southern elevation facing Hunton Lane contains a Victorian post box set into the wall.



Photograph 2

- 4.3 Nos 5 to 6 Hunton Down Lane stands on the opposite side of the road. It has been dated to the 16th and 17th Century with 19th Century doors and windows. This is also a timber framed building with brick infill, a thatched roof and a number of eyebrow dormer windows. The central chimney stacks contain bread ovens with the rear elevation broken by three further chimneys.
- 4.4 A small square single storey 18th Century building set back from Hunton Down Lane served the hamlet as a school until 1903

(Photograph 3). It is constructed from brick with some timber framing in the gables, the building has a half hipped thatched roof. In front of the building stands a communal pump.



Photograph 3

- 4.5 Nos 7 and 8 Hunton Down Lane lie slightly to the north of this first group of buildings (Photograph 4). This two storey building was constructed in the 18th Century and extended at either end in the 19th Century. It has large casement windows and a half hipped thatched roof. Mainly of brick with a pebbledashed bay, it has a small tile hung thatched extension and a clay tiled cat-slide extension, both at the rear.



Photograph 4

- 4.6 Box Cottage, situated along Hunton Lane, sits isolated from the group of other Listed Buildings in Hunton Down Lane and dates from the 18th Century (Photograph 5). It is one and a half storeys and has a rendered cob exterior with a section of timber frame weatherboarding at its eastern end. The hipped roof is again thatched and broken by eyebrow dormers.



Photograph 5

- 4.7 St James Church has a 13th Century nave and chancel and a small squat tower (Photograph 6). The Church was rebuilt in the 18th Century and again in 1865. Constructed from rubble flint with stone and brick dressings, it has a clay tiled roof. Inside there is a 15th Century piscina and a mutilated 15th Century tomb set into the north wall of the nave.



Photograph 6

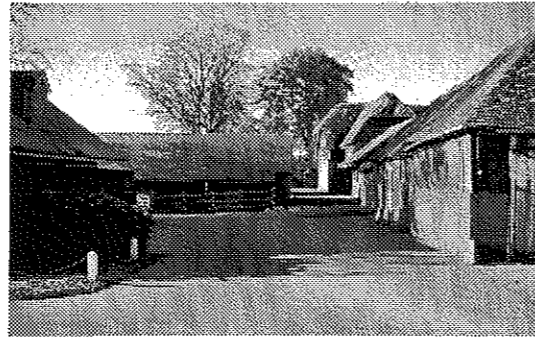
- 4.8 The northern end of Hunton Down Lane is dominated by the form of Hunton Manor (Photograph 7). This Grade II* Listed Building is a country house dating from the 18th Century, with 20th Century additions. Constructed from red brick with a clay tiled roof it is thought to have been built in 1744. It is in the form of a five bay house with two wings either side and a ballroom on the eastern side. The northern elevation with its flanking wings has a more simple appearance.



Photograph 7

- 4.9 The building is three and a half storeys on the southern side and two storeys on the northern side, and as a result the southern elevation can be seen across the valley. The two projecting wings were originally single storeys and were heightened to two storeys, probably in the 1930's and topped with false lanterns which form a prominent feature of the building. The doorway on this elevation and the stairway were reinstated in the 20th Century.

- 4.10 To the west of Hunton Manor lies a complex of farm buildings comprising of a mix of 20th Century garaging and stable blocks along with earlier brick and clay tiled farm buildings and a 17th Century Listed barn constructed from timber framed weatherboarding and a half hipped thatched roof (Photograph 8).



Photograph 8

- 4.11 Hunton Down House is a two storey neo-Georgian property constructed from brick with clay tiles and built in the late 1950s on the site of a previous manor house. To the rear within the garden and not visible from public view points stands an early 16th Century dovecote (Photograph 9). Constructed from flint rubble with stone dressing, it has a pyramidal clay tile roof with a wooden ventilation box at its apex.



Photograph 9

- 4.12 To the north east of Box Cottage, two 20th Century buildings are set up on a bank facing

the lane. Ash Cottages are constructed from brick and concrete tiles and are functional in appearance. Meadow Rise is a relatively low, chalet bungalow which is fairly unobtrusive within the street scene. To its rear, a recently constructed timber stable block lies outside the boundary of the conservation area. Two modern steel span agricultural barns mark the north west corner of the conservation area and are visually prominent within the area as well as on the approach to the conservation area from the west. To the west of the barns, additional development within the grounds of Hunton Manor include a green house and swimming pool house constructed from brick and clay tiles. The building has a heavy cornice at eaves level which echoes the detailing on the main house.

- 4.13 Despite its small size, the variety in the appearance of buildings within the conservation area is tremendous. The period cottages lend an air of homogeneity to the area, despite their subtle differences. These timber framed buildings are long and narrow in form, generally containing two and three cottages and set parallel to the road. One and a half or two storey in height, their principal roof covering is thatch with some clay tiles. The buildings are set close to the road on relatively small plots with small front gardens or simply flush with the road. Windows are predominantly two and three light wooden, casement windows, dormers tend to be eyebrow under thatch and gabled dormers under tiled roofs and there are a large number of simple planked doors.

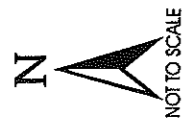
- 4.14 A second group of 20th Century buildings also provide a degree of uniformity in terms of scale and use of materials which are predominantly of brick with clay tiled roofs. Hunton Down House and New Cottages both make an attractive contribution to the buildings within the hamlet (Photograph 10).



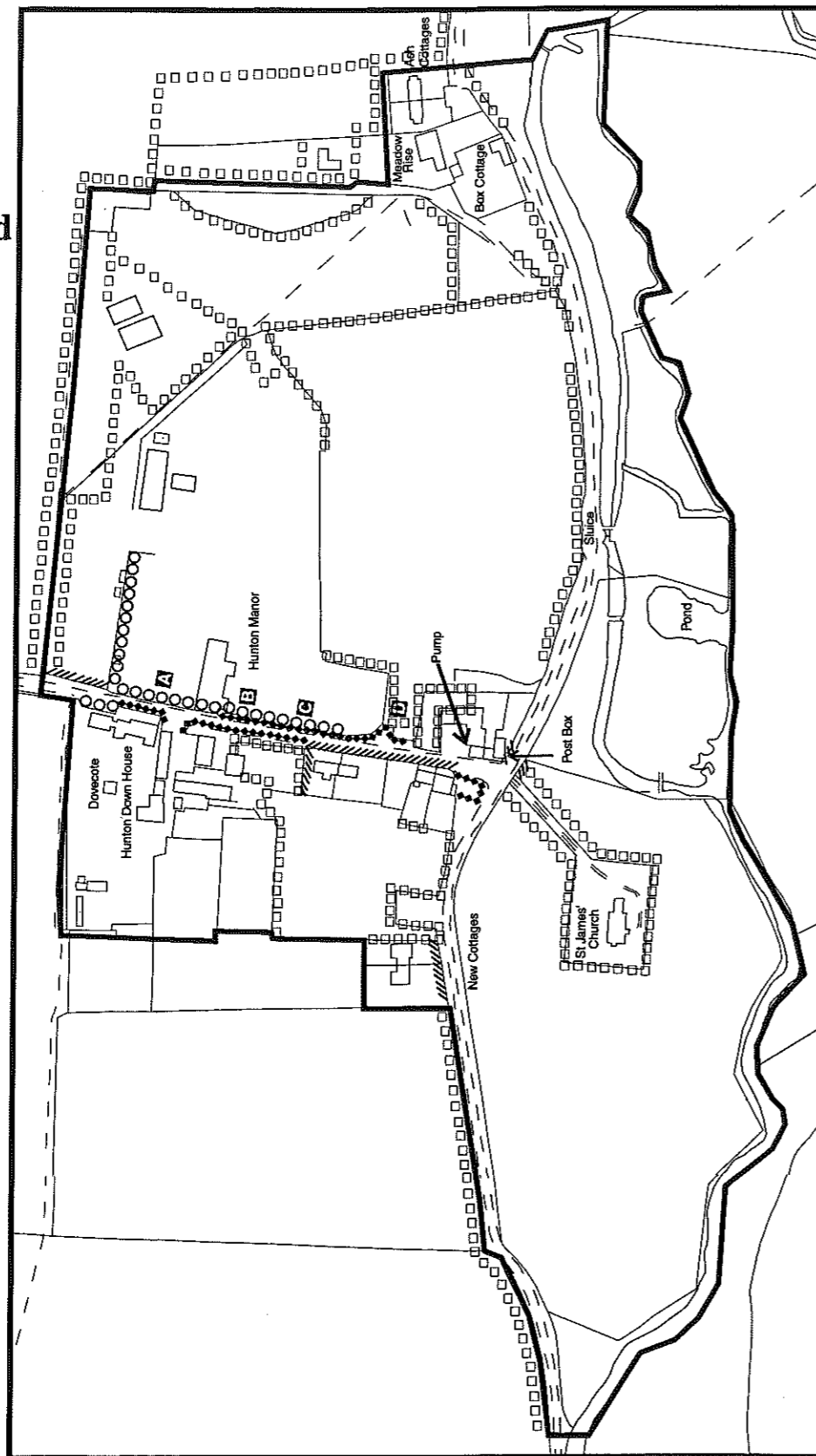
Photograph 10

HUNTON Conservation Area

MAP 4 Boundaries and Local Features



- Post & Rail Fencing
- //// Wooden Paling
- ◆◆◆ Low Wooden Post & Metal Chain Fencing
- Brick Wall
- A** Ivy clad tall red brick wall
- B** Black wrought iron gate
- C** Red brick wall with ivy and laurel behind
- D** 2 pairs of wrought iron gates with brick piers & stone lion ornaments



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5

Local Details and Features

5.1 Despite the size of Hunton, there are still a few local features which make a contribution to the distinctive qualities of the area (see Map 4). In addition, boundaries within the conservation area come in a number of different forms and have significantly influenced the overall character of the area.

5.2 Set within the southern elevation of Nos 1 - 3 Hunton Down Lane, a Victorian Post Box (Photograph 11) adds a splash of colour to the brick and timber frame of the building as well as serving an important and functional purpose.



Photograph 11

To the north of the building and in front of the Old School House, a pump which must have provided water for the community is positioned (Photograph 12). The location of these two features emphasises the junction of Hunton Down Lane and Hunton Lane as being the centre of the settlement.

5.3 Along the southern side of Hunton Lane, boundaries are formed by field hedges and groups of densely packed trees. On the northern side of the lane, wooden post and rail fencing form a dominant feature, usually devoid of any further boundary treatment and presenting a trim but rather stark appearance. The effect of the use of this form of boundary treatment is to allow clear views across areas of land within and outside the conservation area.



Photograph 12

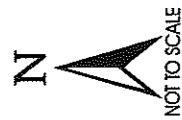
5.4 Hunton Down Lane, in which the majority of dwellings are situated, has the greatest variety of boundary treatments (Photograph 13). Low chain and timber post fences demarcate the grass verges, wooden paling fencing line the front of the cottages, post and rail fencing mark open areas and a red brick wall, varying in height from between two and three metres stretches along the boundary of Hunton Manor. This mix of domestic and more functional boundaries reinforce the sense of being within a rural settlement.



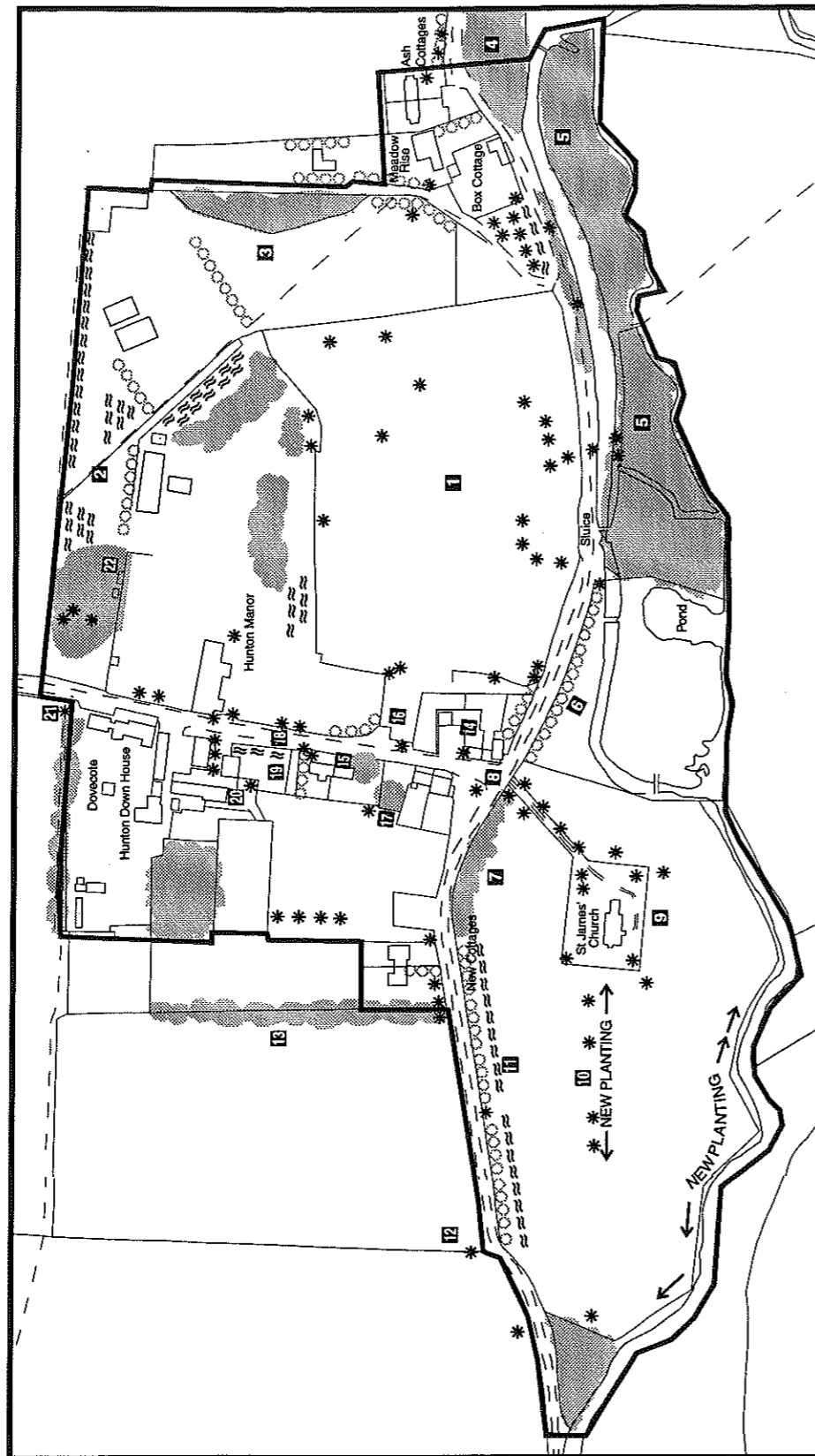
Photograph 13

HUNTON Conservation Area

MAP 5 Important Trees



- ○ Hedgerow
- * Individual Tree
- Groups of Trees
- ~ ~ ~ New Planting



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6

Trees

- 6.1 Vegetation, particularly trees, form an important feature as the boundaries of the large fields characteristic of the surrounding downlands have relatively few hedgerows and trees. Therefore the tree groups which are a feature of the river valley not only contribute to the character of the conservation area but also have a wider importance in the general landscape (see Map 5).
- 6.2 There are a number of individual trees within the parkland to the south east of Hunton Manor (No.1 on map 5). The majority are deciduous although there are a number of evergreen specimens (Photograph 14). These trees are generally mature and are set in undulating grassed parkland interspersed by full scale horse jumps. New planting has been concentrated in areas to the north east and east of this area and is a mix of deciduous and coniferous species (2 on map 5). Belts of coniferous trees have been planted to the north of the pool house and to the north west and south east of the green house and when established will form dense screens around these buildings. To the east, a boundary of mixed deciduous trees mark the edge of the conservation area and screen views into and out of the conservation area (3).



Photograph 14

- 6.3 A small area, south of Box Cottage along Hunton Lane but north of the river, is covered by a group of small deciduous trees within a grassed setting adjacent to the river (4) (Photograph 15). This area links visually to the general screen of trees growing on the south bank of the river. These trees south of the river form a significant area of general coverage of mixed native species (5). They are an important visual barrier, screening Hunton from other settlements such as Stoke

Charity and a landscape feature of significance given the open nature of the downland surrounding the valley.

- 6.4 A single Ash west of the footbridge over the river, marks the start of a thick evergreen hedge running to the entrance of the churchyard (6). To the west of the churchyard gate, a group of mature native mixed deciduous trees stretch along Hunton Lane as far as 2 New Cottages creating a thick and impenetrable screen (7). This tree group contrasts with the mature Horse Chestnut which stands at the centre of a tiny green and in summer completely overshadows the area (8) (Photograph 16).



Photograph 15

- 6.5 The trees within the confines of St James Church and several close by within the surrounding field comprise of several species of mainly evergreen trees (9). The Yew to the north west of the Church is in decline and in need of some management work. Within the field surrounding the Church there are a number of mature trees, these have been recently supplemented by a substantial



Photograph 16

amount of new planting, linking existing mature trees and extending west of the Church across much of the field (10) (Photograph 17). In time these trees will form a significant feature. A double line of new planting also lines the northern bank of the River Dever.



Photograph 17

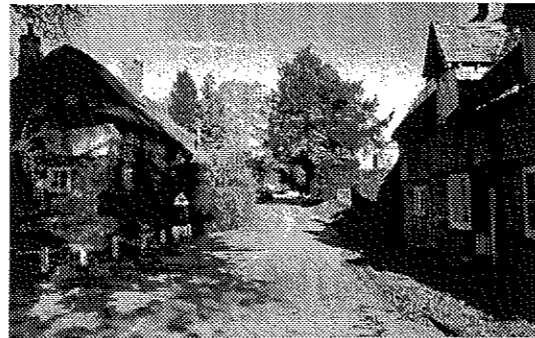
- 6.6 The field hedge (11) to the north of the Church lining the south side of Hunton Lane stretches as far as the western entrance to the conservation area. The hedge lies adjacent to the grass verge, behind this, broken by one mature Ash, there is a row of approximately 20 saplings planted at regular intervals along the boundary. These trees already provide an attractive feature at the western edge of the conservation area and will continue to do so as they grow to maturity. The end of this row of planting is marked by a single Sycamore standing in isolation at a bend on the northern side of the lane (12). Looking west into the conservation area, a row of mixed deciduous trees screens views across to Hunton Down Lane and the western boundary to the conservation area (13) (Photograph 18).



Photograph 18

- 6.7 Trees at the southern end of Hunton Down Lane are predominantly evergreen (Photograph 19). The manicured Yew (14) adjacent to Nos 1 to 3 Hunton Down Lane and the hedgerow adjacent to the Old School are complemented by the evergreen

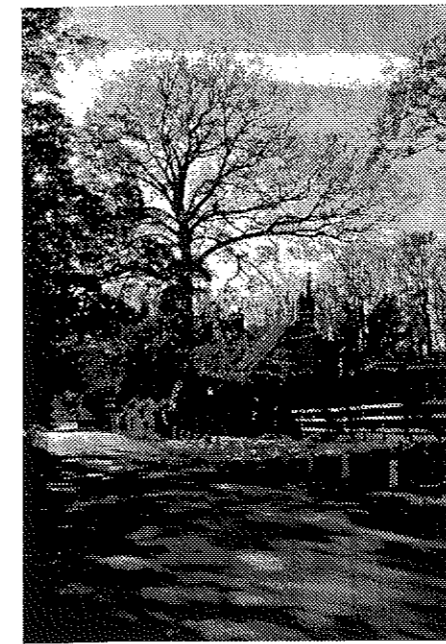
hedges opposite in the gardens of Nos 5 and 6 Hunton Down Lane and the group of trees (15) south of Nos 7 and 8 Hunton Down Lane. In addition the evergreen tree south of the entrance gate to Hunton Manor and the hedge to the north of the gate also provide all year round colour and variety within the area (16). To the north of Nos 5 and 6 Hunton Down Lane, slightly to the rear of the property, there is a group of Beech and Sycamore forming a pleasant arrangement of trees (17) (Photograph 20).



Photograph 19



Photograph 20



Photograph 21

- 6.8 One of the focal points of the lane is the magnificent Sycamore tree (Photograph 21) just to the north of Nos 7 and 8 Hunton Down Lane which dominates views up and down the lane (18). An area of new planting (Photograph 22) has been established immediately to the north in a line adjacent to Hunton Lane, linking these new trees with the large Sycamore as well as to the group of Beech and Sycamore and smaller holly close to the stable complex. The new planting is destined eventually to replace the older specimens.



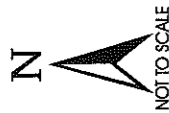
Photograph 22

- 6.9 To the north of Hunton Down House, a single Horse Chestnut positioned at the start of a hedge marks the end of the conservation area and the beginning of a sunken lane leading out to the downlands (21). To the west the northern boundary of Hunton Manor is marked by an area of mainly coniferous woodland which screens views into the conservation area (22). This group of trees extends along part of the northern

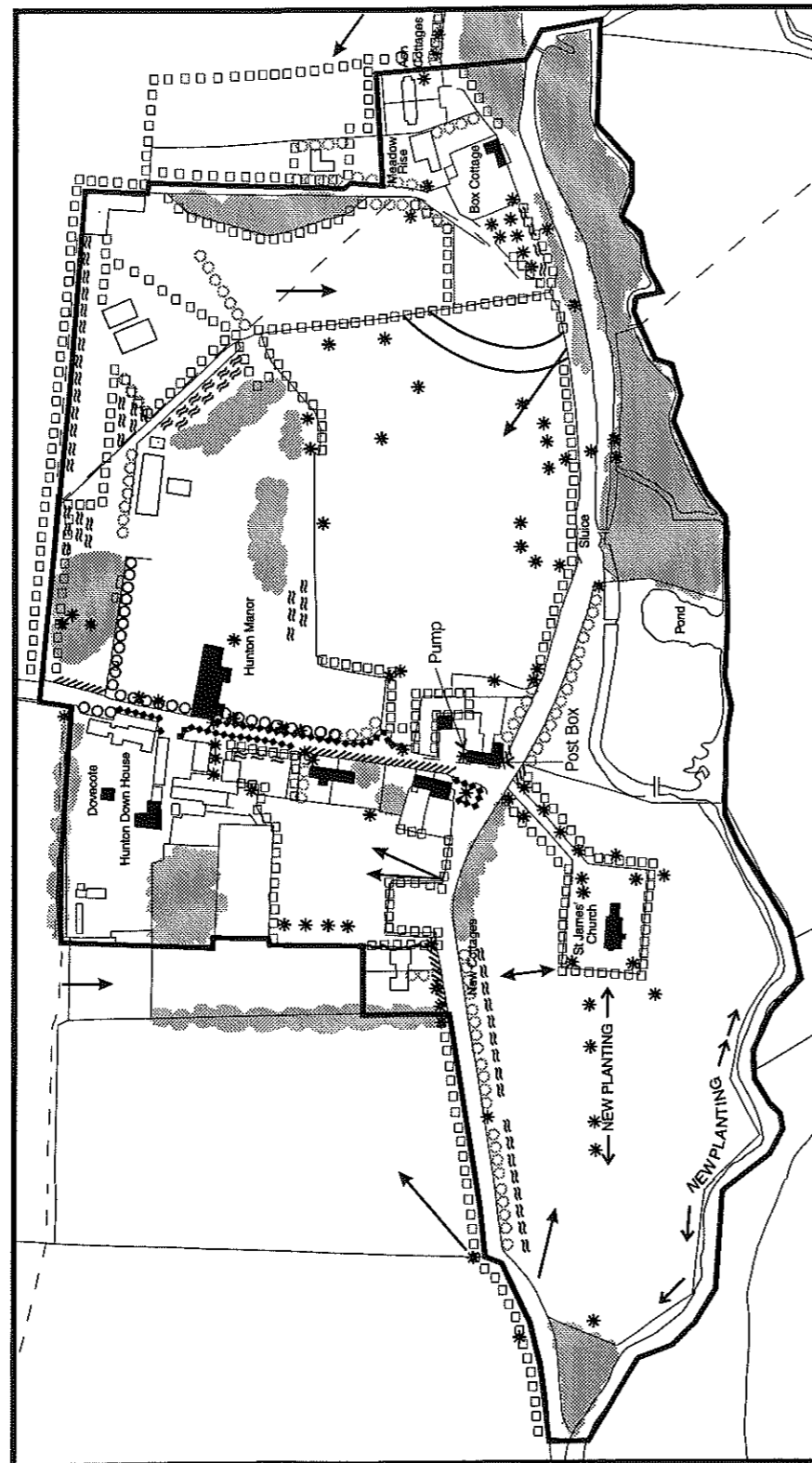
boundary, merges into an area of new planting to the north of the pool house and continues as far as the barns in the north east corner of the conservation area.

HUNTON Conservation Area

MAP 6 Important Qualities



- Post & Rail Fencing
- //// Wooden Paling
- ◆◆◆◆ Low Wooden Post & Metal Chain Fencing
- Brick Wall
- Listed Building
- Significant Views
- Hedgerow
- * Individual Tree
- Groups of Trees
- ~ ~ ~ ~ New Planting



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The Character and Relationship of Spaces

- 7.1 The valley setting of the conservation area along with the layout and form of the buildings have strongly influenced the nature of the spaces and accompanying views within the area. The surrounding open downlands provide a marked contrast to the well treed and enclosed nature of the hamlet.
- 7.2 Approaching the conservation area in a westerly direction from Stoke Charity, the north eastern boundary is marked for the most part by a group of tall trees, screening views into the heart of the conservation area (Photograph 23). The agricultural barns at the north east corner of the conservation area beyond the line of trees are especially visible as the land to the north rises upwards from the lane.



Photograph 23

- 7.3 At the eastern edge of the conservation area, a mix of unkempt hedges and trees create a tunnel over the single track metalled lane. The lane gently drops down and bears to the left along side the 20th Century Ash Cottages and Meadow Rise, which are set back from the lane at the top of a bank.
- 7.4 The eastern elevation of Box Cottage creates a focal point as the lane swings around to the left in front of it. The cottage is set parallel to the lane with sculptured evergreen hedges marking its boundary. It faces the river, the course of which has swung round from the south and now follows close to Hunton Lane for about 200 metres. To the south east (Photograph 15) the land gently falls down to the river where trees in a grassed setting extend between the lane and the river and are complemented by the more dense woodland to the south west.

- 7.5 Moving eastwards views of both Hunton Manor (Photograph 14) and the river begin to compete for attention. The view to the north east is through post and rail fencing across undulating parkland in which mature trees are randomly spaced (Photograph 24). This typical setting for a country house such as Hunton Manor is disfigured somewhat by the numerous horse jumps placed around the parkland. At this point, the river flows very close to the road with the water at almost the same level as the lane separated only by a grass verge. This creates an unusual sense of closeness to the water. The trees on the far bank enclose the majority of views and deflect attention onto the river itself.



Photograph 24

- 7.6 The area to the south of the river comprises of a mix of naturally generated woodland along with an area of plantation. It is a narrow, damp, low lying area bounded between the river and a smaller stream with a further stream running between the two. The footpath is little more than an informal track skirting the bank of the river close to the water's edge before turning south to wind through the wood and to cross the smaller stream via a footbridge. This stream marks the southern boundary of the conservation area and the footpath then emerges into an open area of rough pasture planted with regular rows of trees. From the edge of the conservation area the roofs of buildings within Stoke Charity can be seen.
- 7.7 The lane continues close to the river, until the river narrows between two brick retaining walls passing under a wooden footbridge which carries the public footpath towards Stoke Charity. Here at the site of Hunton Mill where the foundations are still

visible, the river narrows and tumbles through a sluice accompanied by the sound of rushing water.

- 7.8 Views to the north west now comprise of the group of cottages located on Hunton Down Lane (Photograph 25). The dominant form of Hunton Manor can be seen in conjunction with these cottages reducing their impact to a subservient role yet creating an attractive grouping of buildings within a rural setting. The cottages are partially hidden by the undulating foreground, making the thatched roofs of the lower group of cottages the most striking feature with the soft lines and irregular, rambling forms of the buildings adding to their charm.



Photograph 25

- 7.9 Hunton Lane again retreats into an enclosed space with thick hedges lining it, however this is short lived and the timber framed south elevation of Nos 1 - 3 Hunton Down Lane becomes apparent signalling the focal point of the hamlet. The L shape of this building dominates the junction of Hunton Down Lane and Hunton Lane with its extensive timber frame and variety of construction materials. The front of the building faces into a tiny green bounded by low post and chain fencing and dominated by an enormous Horse Chestnut which towers over Nos 1 - 3 Hunton Down Lane and Nos 5 - 6 Hunton Down Lane. This magnificent tree is complemented by a row of equally large trees sited along the southern side of Hunton Lane which help to enclose and define the space.
- 7.10 When approaching from an easterly direction, the Church is not apparent until one arrives at the junction of Hunton Lane and Hunton Down Lane. The Church stands isolated at the centre of an uncultivated field bounded by the river to the south and Hunton Lane to the north. From Hunton Lane, the Church is reached from an avenue

of mown grass, broken by paving stones and bounded by post and rail fencing. Lining this pathway are pollarded Willows, a Horse Chestnut and an ivy covered stump of a dead pollarded Willow. Tomb stones are tucked close to the north and south elevations of the Church and the building is surrounded by a number of mature evergreen and deciduous trees, some within the confines of the fencing and the rest within the surrounding field. These trees serve to emphasise the small squat form of the building.

- 7.11 Despite the open nature of the site there are only short views from the Church to the south. The river is not visible but its position can be determined by the line of new planting on the north bank. The low line of the valley ridge opposite confirms the valley setting. Views to the east of the river as it bends round to pass the Church are marred by the line of chain link fencing protecting the ducks and geese in the area beyond but disrupting the visual continuity of the river landscape. To the west of the Church, avenues of new tree planting are well established incorporating some more mature specimens within the planted area (Photograph 17).
- 7.12 Moving away from its junction with Hunton Down Lane, Hunton Lane straightens out once past New Cottages. From here, there is a striking contrast between the gently rising open farmland bounded by post and rail fencing on the northern side of the lane with isolated trees on boundaries and along the skyline and the well treed and supplemented new planting evident on the southern side. The extreme western tip of the conservation area is defined by a clump of trees augmented by further new planting.
- 7.13 Approaching the hamlet from the west, a tree belt to the north of Hunton Lane effectively screens the buildings within the conservation area (Photograph 18). However, between New Cottages and the Hunton Down Lane junction, open post and rail fencing again allows views to be gained to the north east over rising ground (Photograph 26). The foreground comprises of rough pasture, along with a horse menage surrounded by post and rail fencing. To the east the farm buildings and stable complex of Hunton Horses, the Manor House and Hunton Down House can be viewed.



Photograph 26

- 7.14 Views from the west towards the Church are partially screened by the new planting which in time will completely obscure them. Views to the Church then become more intermittent and the row of trees becomes denser and attention is instead channelled downhill towards the timber framed buildings and trees set around the tiny green (Photograph 16).
- 7.15 From the bottom of Hunton Down Lane looking north, Nos 1 - 3 Hunton Down Lane and Nos 5 - 6 are set slightly back from the lane, framing and balancing the view and channelling it northwards. Beyond Nos 1 - 3 Hunton Down Lane, and hidden initially, is the Old School House with a communal pump set slightly in front within a grassed area. Evergreen vegetation dominates at this point providing all year round colour with large deciduous trees forming the background. The southern elevation of Hunton Manor further up the lane invites further investigation, while looking southwards the focal point is the open land adjacent to the river (Photograph 27).



Photograph 27

- 7.16 Beyond the Old School House the space "leaks" on both sides; to the west there are views across the side garden of Nos 5 - 6 Hunton Down Lane to a group of Beech and Sycamore while to the east there are a mix of boundary treatments around the wrought iron entrance gate to Hunton Manor. The

picket fence fronting the boundary to Nos 5 - 6 Hunton Down Lane continues along the front boundary to Nos 7 - 8 Hunton Down Lane. The long form of this building bounds the lane and is matched by the enclosing effect of the boundary hedge and wall of Hunton Manor. To its north a large Sycamore dominates the street scene before views to the west become open again. However, a row of saplings planted between Nos 7 - 8 Hunton Down Lane and the stable complex have the potential to enclose this space in years to come. The grass verge along both sides of much of the lane allows for the inclusion of low post and chain fencing (Photograph 13) creating a manicured appearance to the lane.

- 7.17 Opposite Hunton Down House, a stable complex belonging to Hunton Horses is surrounded by a number of large mature trees completely dwarfing the buildings. The buildings themselves are linked visually to Hunton Down House and Hunton Manor which create a barrier enclosing views to the north.
- 7.18 Beyond Hunton Down House, the lane becomes narrow with steep banks topped by hedges. After about 100 metres the lane changes direction and disappears from view. The northern boundary of the conservation area is well defined by hedges and trees. To the west of Hunton Down Lane a footpath accessed from steps up the side of the bank, runs along the boundary. The open farmland to the north is fairly flat, views are only into the medium distance as far the ridge on the skyline.
- 7.19 To the east, a thick group of evergreen trees quickly gives way to rows of new planting stretching as far as the agricultural barns at the north eastern corner of the conservation area. This new planting is a mix of deciduous and coniferous specimens and can be viewed on the skyline from Hunton Lane.

Detractors

- 8.1 Over time, the visual quality and character of a conservation area can be eroded by the cumulative effects of such things as:
- minor alterations (eg. upvc replacement windows and doors, non-traditional roofing materials, insensitively sited meter boxes, balanced flues and similar services)
 - inappropriate extensions/conversions (eg. scale, spaces, design, materials, satellite dishes, wires)
 - removal and/or inappropriate replacement of features (eg. walls, railings, hedges, trees, points of local interest)
 - inappropriate street furniture (eg. litter bins, shelters, barriers, hoardings)
 - poor maintenance, eyesores (eg. roadside parking)
 - demolition and the creation of a 'gap' within the street frontage.
- 8.2 Seemingly minor alterations can be sufficient to detract from the qualities of a building, or a focal part of the conservation area. Where the opportunity arises, attention should be focused towards improving existing/known problems, in order to achieve an enhancement of the conservation area.
- 8.3 The long term aim is for everyone to take responsibility for maintaining the area's special qualities. In particular, by giving careful consideration to the appropriateness of alterations and new development.
- 8.4 It is, therefore, important to ensure that as an area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations.

Enhancements

- 8.5 A major contributor to the quality and character of the conservation area is the general tree coverage and significance of individual trees. Although there is already evidence of substantial new tree planting within parts of Hunton, many of the


important trees within and around the conservation area are mature. Long term tree management and planting needs to be given careful attention to ensure this valuable resource is sustained. It is similarly important to allow space for the planting and growth of new trees of significant stature so that the area can maintain and build on its present qualities.

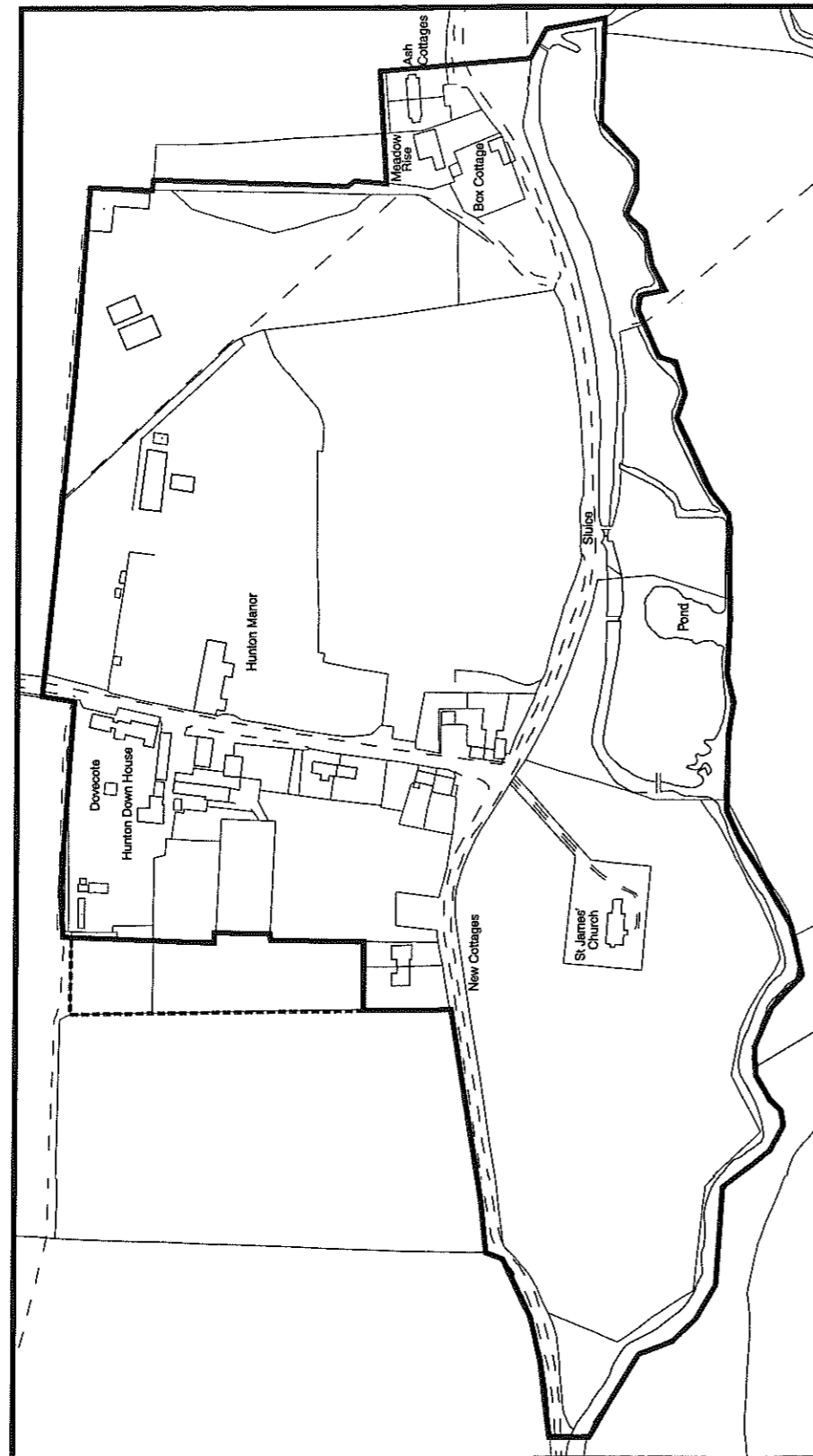
HUNTON Conservation Area

MAP 7 Proposed Boundary Amendment



 Conservation Area Boundary

 Proposed Amendment



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9

Conclusions

Character and Reasons for Designation

- 9.1 Hunton is a compact hamlet set on the north side of the Dever valley, bordered to the north by open rolling farmland and by the river to the south. Based on a historic pattern of lanes, the settlement today contains a significant number of buildings of architectural and historic interest, the majority of which are listed. Of particular interest are St James Church, the early timber framed buildings, the dovecote and Hunton Manor. More recent additions such as New Cottages also make a positive contribution.
- 9.2 The character of the hamlet is clearly influenced by its valley location and it is possible to enjoy the tranquillity and informal nature of the river landscape at close quarters. This is in contrast to the parkland setting of Hunton Manor and the paddocks east and west of Hunton Down Lane formally laid out by the use of post and rail fencing.
- 9.3 The buildings form an important element in the character of the conservation area. The majority of them are set parallel to Hunton Down Lane and are long and narrow in form. Boundaries are defined by a variety of fences and hedges. Set within small plots, the timber framed thatched cottages, single storey stable buildings and the larger Hunton Down House are all dominated by the imposing form of Hunton Manor and its surrounding parkland.
- 9.4 It is the combination of built and natural features which gives the area its distinctive qualities (see Map 6). The timber frame buildings and the imposing form of Hunton Manor together with the position of the Church in a detached position away from other buildings create a charming rural image. In addition, the mix of mature tree cover and abundant new planting provides a mature setting as well as the promise of significant tree coverage in years to come. This contrasts with the ubiquitous use of post and rail fencing as a boundary treatment creating an open feel to the area and allowing important views across the conservation area. It is, therefore, the mix

and quality of the various features which requires recognition and should be protected through the conservation area designation.

Boundary Justification

- 9.5 One of the key criteria used in defining the boundary has been to choose significant features wherever possible which are both readily recognisable and offer a degree of permanence. To a large extent the boundary around Hunton Conservation Area follows this criteria and incorporates both the historic core of the hamlet and 20th Century additions at the western and eastern approaches to the hamlet.
- 9.6 To the south of Hunton Lane, the boundary follows either the River Dever or one of its smaller channels which are accompanied by a screen of trees separating the open land to the south of the river valley. The north western part of the boundary then follows the north side of Hunton Lane distinguishing between the open countryside to the north and water meadows close to the river.
- 9.7 At New Cottages, the boundary follows the western and northern curtilages of these dwellings before extending northwards along field boundaries to take in the curtilage of Hunton Down House. This boundary cannot be viewed on the ground due to the screen of trees to the west of the current boundary. Therefore it is considered that the boundary should be moved westwards to follow this line of trees (see Map 7). The northern curtilage boundary of Hunton Down House is well screened and divides the built up form of the settlement from surrounding farmland.
- 9.8 To the east of Hunton Down Lane the boundary follows the curtilage of Hunton Manor which is initially marked by a group of coniferous trees and then replaced by a mix of new deciduous and coniferous specimens, these will eventually reinforce this boundary.
- 9.9 The eastern boundary is partially bounded by a group of deciduous trees before extending eastwards around the curtilages of Meadow Rise and Ash Cottages to meet Hunton Lane.

The trees form an impenetrable and strong screen and therefore it is logical that the boundary should follow their line. However, the exact extent of the curtilage of Meadow Rise has become blurred due to the construction of a stable block and the extension of its garden. Despite this it is considered that the boundary should remain as it is to maximize the use of existing and easily recognisable features.