



*Basingstoke  
and Deane*

Conservation Area Appraisal

# **Brown and Chilton Candover**



...making a difference



*Robeys Farm House*

## Introduction

The Brown and Chilton Candover Conservation Area was designated in 1981 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the villages.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character, or appearance, should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscene and the spaces that surround them; and
- the relationship of the built environment with the landscape.

They can also include the less tangible senses and experiences, such as noise or smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

This Appraisal of the Brown and Chilton Candover Conservation Area follows its review in 2003 by Basingstoke and Deane Borough Council and explains what its designation means for those who live and work in the area.

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review).

It has been subject to consultation with Councillors, the Parish Council and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Civic Offices, during normal office hours.

## Location and Population

The small villages of Brown Candover and Chilton Candover are situated on the B3046, five miles to the north of Alresford, with Basingstoke seven miles to the north. The villages are half a mile apart, and lie within the broad chalk Candover Valley.

The population of the Conservation Area in 1998 was approximately 111 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



*Corner Cottage on the corner of the B3046 and Gunners Lane*

## Historic Development

### Settlement Origins

The name Candover derives from 'Caniodubri', meaning 'beautiful waters', after the stream that runs along the valley floor. Brown originates from the local Brune family, from the 15th century, and Chilton is thought to derive from the old English word 'cild', meaning 'young retainer'.

The Manor of Brown Candover belonged to the Crown until the 10th century, when it was granted to Hyde Abbey in Winchester, by Edward the Elder. It then passed to Sir William Paulet, at the Dissolution, and later returned to the family in the 17th century, following other sales. At the beginning of the 18th century, the manor was passed to the Worsley family, of the Isle of Wight.

The Manor of Chilton Candover was held by Richere de Audley for the Bishop of Winchester, at the time of the Domesday Survey. It passed to the Bayntun family in the 14th century, and in 1562 was sold to John Fysher, who oversaw the depopulation of the village. The manor changed hands frequently during the 16th to 18th centuries. In 1818, it was bought by Lord Ashburton, in whose family it remained until the 1930s, when it passed to the present owners.

### Settlement Development

The two villages have developed around the manor buildings and churches, and then along the main road. Brown Candover has grown around St Peter's Church, Candover House and three large farms. The first church in the area, which was destroyed by fire in the 16th century, was located half a mile from the present church. A map of the village of 1588 shows lines of plots extended along both sides of the road. They run from the present church site down to the land at the fork in the road.

At Chilton Candover, the shrunken village was built around the former St Nicholas Church, sited on the south-east facing side of the valley. Manor Farm lies close to the former church, and earthworks mark the site of the earlier settlement. There has been little development in the village since the 18th century. Both villages grew within a predominantly agricultural area.

## An Appraisal of the Conservation Area

### An Overview

The Appraisal plan identifies those buildings, views, and key features that are considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings it also includes unlisted buildings of particular individual or group value, which are indicated on the plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village without detracting from its special qualities.

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

The two settlements within the Conservation Area share some characteristics, but are distinctive in many other respects. Both are essentially rural in character, with buildings lining the main road along the Candover Valley. Both contain a variety of building types and styles and other special features, such as open spaces, topography and formal landscapes.

The special interest of Brown Candover lies in the strong linear space, along which are several significant buildings and inter-related spaces. Large farm complexes and polite buildings still predominate, and are linked by a series of important public and private spaces. Most notable of these are the setting to Candover House, and the sports field in front of St Peter's Church.

Chilton Candover contains fewer buildings and is, therefore, of special interest more because of the topography and position of individual buildings in the landscape. The main road winds through this part of the Conservation Area, creating short views around its bends and anticipation of buildings and features beyond. The earthworks and former church on the hill rising behind Manor Farmhouse are particularly distinctive features.

This Appraisal divides the Conservation Area into two sub-areas that characterise the distinctive qualities of Brown Candover (Area 1) and Chilton Candover (Area 2).

### Built Form

There are 18 buildings located within Brown and Chilton Candover Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. They all listed as being of local or regional special interest (Grade II), apart from the St Peter's Church in Brown Candover, which is of national importance (Grade II\*).



*10 and 12 on the corner of the B3046 and Dundridge Lane*



*May Cottage*

There are various building types, mainly dating between the 16th and 19th centuries dispersed throughout the villages. Often located at key visual points in the streetscene, they make a significant contribution to the special qualities of the Conservation Area. Some older buildings have been altered over successive periods, to accommodate changes in their use or contemporary architectural fashions. The re-fronting in brick of existing timber-framed buildings was particularly common in the 18th century. Another popular alteration was the insertion of carefully arranged sash windows to produce a polite elevation. Other buildings have retained more completely their vernacular form and materials.

The villages are predominantly residential in character, although large agricultural buildings dominate part of Brown Candover. The large farm complexes at Moth Farm and Robey's Farm are prominent features along the main road. Manor Farm, at Chilton Candover, occupies a similarly prominent location. They all provide clear reminders of the importance of the agricultural industry in the purpose and development of the Conservation Area, as well as special intrinsic architectural interest.

There are also small cohesive groups of buildings. Examples are the 19th century brick and flint faced cottages (Nos 39-46, on the B3046) and the Old School buildings in Brown Candover. Generally, there is little pattern of cohesion in the built form of the Conservation Area.

There are several unlisted buildings that contribute positively to the special character of the Conservation Area. These buildings date mainly from the 19th and early 20th centuries and are scattered among the listed buildings representing the expansion of the village. They are predominantly constructed of vernacular materials and strongly reinforce the street pattern of the new village. Some possess features of particular interest, however it is their group value, in association with adjacent listed buildings, that significantly contributes to the overall special interest of the Conservation Area.

## Key Individual Buildings

### Area 1 - Brown Candover

The medieval St Peter's Church was demolished in 1844. The present building (Grade II\*), dating from 1845, was designed by Thomas Henry Wyatt in a Gothic Revival style. It has an aisleless nave, a chancel, and a western tower with a lead broach spire. The building is constructed of squared flintwork with stone dressings to windows, and has a red clay tile roof. The church, which sits in a small churchyard above the sports ground below, makes an important contribution to the character of the area. It dominates the sports ground and is visible along the main road.



*Old School Buildings*



*View across sports fields to St Peter's Church*



*Peg's Cottage on Gunners Lane*



*Boundary wall of former St Nicholas' Church from the south*



*Chilton House and buildings from Manor Farm*

Candover House (Grade II) dates from the 18th century and has a symmetrical east front with sash windows. Constructed of red brick walling in Flemish bond, it has rubbed flat arches over the window openings and a hipped slate roof with a brick dentil course at the eaves. This is a large, attractive grand house within its original parkland setting, complete with 19th century stables, outbuildings and a Park Lodge (all also Grade II listed). Like the church opposite, the house and its group of outbuildings sit well back from the main road, but dominate the surrounding formal landscaped space.

To the north of the main road stand three further listed buildings. Mulberry Cottage (Grade II), dating from the 18th century with 20th century alterations, is of one-storey with a thatched roof. Manor Farmhouse (Grade II) dates from the 17th century, with 18th and 20th century alterations. The L-shaped building is constructed of red brick in English bond, except for the west elevation, which is of timber-frame with herring-bone brickwork infill. It is concealed by a high brick wall but is important to the historical development of the village. However, its granary and shed (both Grade II) are visible across the fields, from the main road.

Moth House (Grade II) dates from the 18th century, with 19th century alterations. It is a two-storey building with a steep hipped slate roof, rendered walling, sash windows and two large chimney stacks. A high garden wall, panel fence and beech hedge allows only glimpses of the house from the road.

Peg's Cottage (Grade II) dating from the 18th century, has painted brick walls and a thatched roof.

These four dwellings demonstrate the difference in wealth to be found in this village. The influence this had on the type and construction of the housing throughout the historical development of Brown Candover is also apparent.

## **Area 2 - Chilton Candover**

There are five listed buildings in this sub-area. The remains of St Nicholas Church (Grade II) are set on the northern hillside within the earthworks. The structure dates from around 1100 but the church, above ground, was largely demolished in 1876. The remains of this church (only the flint boundary wall is now visible from a distance) are the only surviving remnants of this medieval deserted village.

South-east of these remains is Manor Farmhouse (Grade II), dating from the 17th century, with 18th and 19th century alterations. The building is constructed of colour washed brick, with some flint, and has a steeply-pitched, hipped slate roof. There is some evidence of timber-frame to the rear, indicating that the original building may have had more of this type of construction. A high, red brick garden wall extends

a short distance on the south side of the house, and is included within the curtilage of the listed building. The farmhouse is prominent from the sweep in the main road.

Across the valley lies Chilton House (Grade II), formerly The Old Rectory, and outbuildings. The house dates from the 18th century and has a symmetrical front with sash and Venetian windows. The building is constructed of painted brickwork and a red clay tile roof. It lies on the sweep of the main road, and is revealed from behind a group of mature trees to the north, and the tall brick and flint wall to the south. The brick and flint outbuildings to the south-west of the house, together with the boundary wall, form a cohesive group. This adds visual interest to the view along the main road on the southern approach to the house.

In the south-west of the Conservation Area, on Dundridge Lane, lies Chilton Cottage (Grade II), which dates from the 17th century with 18th century alterations. It is a long narrow timber-framed house, the centre part being the oldest, with later outshots to either side. The timber-frame has red brick infill, and the building has a thatched roof with eyebrows and small dormers.

In the north of the Conservation Area is Chilton Manor, a large impressive building, built in 1937, which looks out across the valley and earthworks. Constructed of red brick with a red clay tile roof, it has a symmetrical façade with large sash windows. Adjacent is a small lodge house, dating from 1935, with a symmetrical façade, red brickwork and a red clay tile roof. This was occupied by the owner of the manor before the large house was completed.

In Chilton Candover, there are other buildings of visual interest along the main east/west road and in the north of the Conservation Area. To the east is a converted complex of farm buildings, remaining within a traditional, unspoilt rural setting.

There are two attractive late 19th century estate cottages in the west of the Conservation Area. These are constructed of flint, with brick dressings and clay tile roofs. They form an important grouping along with the 20th century buildings in this area. This contributes to the special character of the Conservation Area and demonstrates later development in the village.



*Chilton Manor viewed from Dundridge Lane*



*Moth Farm House and Barn*



*Farm buildings, Robey's Farm*

## Significant Groups of Buildings



*Nos 29 to 32 on the B3046*



*View across Manor Farm and Chilton House from St Nicholas Church*

An important feature of Brown Candover is the contribution made to the overall character of the village by small groups of buildings of similar form and style.

Moth Farm is a notable group of farm and ancillary buildings centred on a large, attractive 16th century farmhouse (Grade II). It is constructed of an upper timber-framed storey resting on a flint and brick wall, with a red clay tile roof. This building is located within its farmyard setting, with surrounding 18th and 19th century farm buildings. These include a cart shed, constructed of a flint and brick wall with arched braced posts on the open side, and a timber-framed granary resting on eight staddle stones (both Grade II). An extensive cob wall stands to the west of the farm complex, enclosing a walled garden. The farmhouse is prominent on the main road and, together with the church, helps define the sports ground opposite.

Robey's Farm House (Grade II) is a large, polite building set in a large, open plot off the main road. The house is constructed of flint with brick dressings, has a red clay tile roof, and a large brick porch on the front elevation. This building is set back from the road and adjoins the farm complex it serves. This group includes two very large buildings and a lower, long range of buildings that dominate the space in front adjoining the main road.

The group of buildings immediately east of Robey's Farm House is also of note. Nos 29-32, on the B3046, comprise a pair of large, detached red brick and slate roofed buildings with tall chimney stacks and a vernacular, white-painted brick cottage with large tiled roof. The latter, Corner Cottage, occupies an important place in the streetscene. It punctuates the long view east, along the main road, and defines the junction with Gunners Lane.

To the north of the sports ground, in front of the church, are the 19th century Old School House and school buildings. These are constructed of flint with brick dressings and red clay tile roofs, with large chimney stacks. They are also important because of the role they have played in the village community.

On either side of the main road to the west of Robey's Farm House is a further group of buildings of interest. These houses are all small cottages of similar construction, with flint walls, red brick dressings and slate roofing in the prevalent style. On Bryces Lane, Thornydown Cottage and Willowbrook Cottage (both of 17th century origin) help form a cluster of smaller scale, domestic buildings, that contrast with the more formal, and larger, farm and estate buildings further along the main road.

In Chilton Candover, the key buildings are isolated in the landscape rather than lying in groups. There are, however, important visual links between them, such as the relationship between Chilton House and Manor Farmhouse.

## The Character and Importance of Public and Private Spaces

The open spaces in the Conservation Area are extremely important, as they help define the development of the two villages.

In Brown Candover, the open space around Candover House allows the building to retain its planned parkland setting. Of similar importance is the sports ground. This provides a valuable setting to the church, and to Moth Farm, the spaces in front of Robey's Farm House, and the large farm buildings immediately to its south.

To the north and south of the main road, open spaces enable extensive views across the valley and surrounding countryside, and allow Manor Farm to retain its rural context in the landscape. In the west of the Conservation Area, between the main road and Bryces Lane to the north, is an important area of river and marsh habitat.

The most important open space in the village of Chilton Candover is the central area containing the earthworks of the deserted medieval village. This area comprises the historic origins of the present village, and the openness conveys the size of the area. This open space allows extensive views across the immediate village and west, across the Candover Valley. To the east of Manor Farm is a large open area, including the converted farm buildings. This enables these complexes to remain within their traditional context in the landscape.

## Building Materials

In Brown Candover, the prevalent traditional building materials are red brick, flint with red brick dressings, and some timber-frame. Roofing materials include slate, red clay tile and thatch, while many buildings have large chimney stacks.

The prevalent traditional building materials in Chilton Candover include red brick, timber-frame with brick infill, and flint with brick dressings. Roofing materials include red clay tiles, thatch and slate. Large chimney stacks, central or to one end, are found on all the older houses in the village.



*View north-east along the main road to Manor Farm*



*Candover House from the B3046*



*View down the avenue of tree south-east of St Nicholas Church*

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Area, historic joinery (such as sash or casement windows, doors and door hoods) are often the features that define the appearance of properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

## Other Features of Architectural or Historic Interest

A special feature of both villages is the use of brick, flint and chalk cob in extensive boundary walls. Most notable, given its prominence in the streetscene or the landscape, is the long, tall brick boundary wall to Manor Farm in Brown Candover. This frames the long view east towards the church, and the chalk cob walls to the south-east of Moth Farm. The low retaining wall separating the churchyard from the sports ground is prominent when viewed across this space, and helps define the change in levels.

There are also several older walls in Chilton Candover, including the garden walls to Manor Farmhouse and Chilton House. An attractive iron park fence, now a rare survival in the countryside, surrounds some of the Manor farmland north of the main road.

## Green Spaces, Trees, Hedges and other Natural or Cultivated Features

The green spaces in these Conservation Areas are very important. They illustrate the development of the settlements, as well as providing vistas throughout both villages, for example the view up to Thorneydown at the western entrance to Brown Candover.

The tree cover in Brown Candover is fairly sparse with broad-leaved trees predominant. Limes, in particular, appear to be quite numerous and yews, a feature of this part of the Candover Valley, are also well represented. There is a small plantation of white willows, between the B3046 and Bryces Lane, and several, more mature specimens, adjacent to Moth Farm Cottages. An avenue of young lime trees leads to Candover House. The verges are generally hedge-lined.

The isolated buildings in Chilton Candover are set in quite extensive and well-kept gardens, enhancing the rural character of the Conservation Area. The tree cover is mainly broad-leaved, with many limes. Chilton House has an important group of mature beech, horse chestnut and sycamores, a fine copper beech and a young Indian bean tree. There is a fine avenue of yews leading from the B3046 up to Chilton Down, and also several in gardens in the village. Dundry Lane running to the north is hedge-lined, with many hedgerow trees in evidence. However the main east/west road has few verge hedges, allowing extensive views throughout the Conservation Area.



*Glimpse of Moth House from the B3046*

## The Setting of the Conservation Area

The Conservation Area of Brown and Chilton Candover is dominated by open arable land. It has large fields, divided by well-managed hedges, with few trees or copses. The settlements in this broad chalk valley are accentuated by a higher degree of tree cover and enclosure.

The Conservation Area boundary includes extensive areas of open countryside. These provide the immediate setting to the groups of buildings and large individual buildings along the valley floor. The fields beyond the boundary complement these open areas, providing a more extensive rural setting for the villages.



*Lock's Barn from the B3046*

## Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and life-styles of past inhabitants.

It is in the Areas of High Archaeological Potential (AHAP) that it is most likely that such archaeological remains will be encountered. Where a development is proposed, the impact that it might have on these remains is a material consideration within the planning process. This may occasionally result in the need for archaeological recording in the case of some developments.

An Area of High Archaeological Importance (AHAI) covers the building line on the southern side of the main road through Brown Candover. It also includes the northern side of the road, from the junction with Gravel Close in the north-east, to the junction with Gunners Lane near Robey's Farm. Along the southern side of the road there is some evidence that certain areas of the street frontage may have been occupied. However most of this had disappeared by the late 16th century.

It is possible that Brown Candover is a deserted medieval village. This may have been caused by emparking (carving out parkland from existing woodland mainly to create deer parks in the middle ages) but it is not clear how much of the 16th century village was destroyed. Evidence of earthworks in several areas indicates this former, much more intense, settlement. The AHAI continues to the south-east to include three barrows on the southern boundary of the village. The large barrow adjacent to the road is a Scheduled Monument, and is regarded as a site of national importance.

An Area of Archaeological Importance (AAI) covers the land behind the AHAI, as evidence may survive to show the division of the land into strips or plots. The site of the former Parsonage at Robey's Farm also falls within the AAI, but archaeological evidence may have been damaged by the construction of farm buildings. The AAI continues south-west along the northern side of Bryces Lane, where evidence of less intensive 16th century settlement may survive.

Much of Chilton Candover lies in a large AHAI covering the remains of the deserted area of the village. This extends to the south of the main north-east/south-west road through the settlement. It also includes the remains of the church, Manor Farm and Chilton Manor. Two AAIs cover the north-east and south-west of the village. These AAIs cover earthworks that exist in these areas, and may be evidence of more intense settlement between the present day village centres in the valley.

## Conservation Area Planning Controls

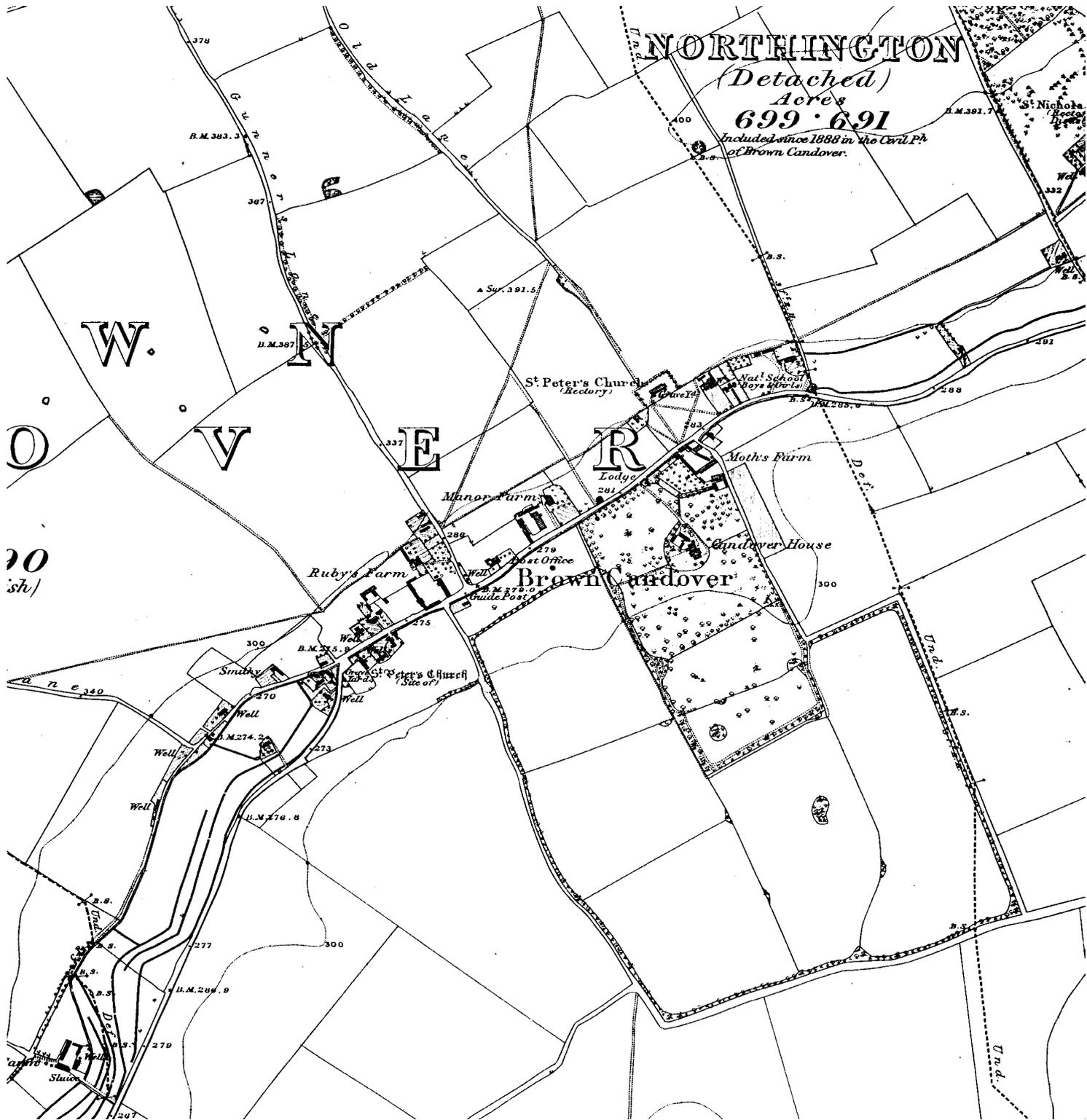
The following controls apply within the Conservation Area in addition to normal planning controls:

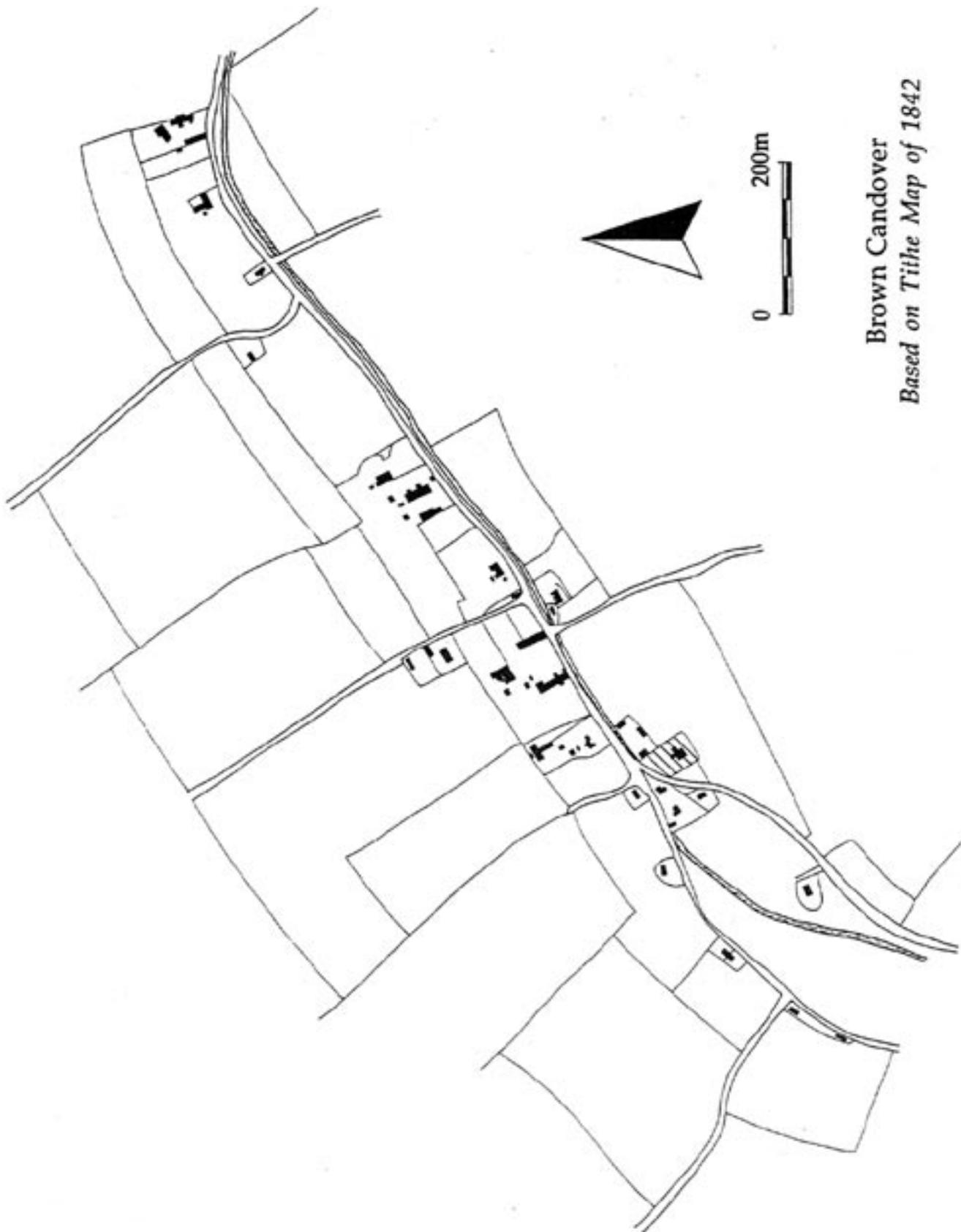
- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council, would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement of areas designated as being of special interest. These policies seek to ensure that particular attention will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note. In order to consider the implications of development and given the detail required, the Borough Council will normally require proposals within the Conservation Area to be submitted in the form of a full, and not outline, application. The Borough Council's conservation officers are available for advice and information on all matters relating to development proposals in the Conservation Area.

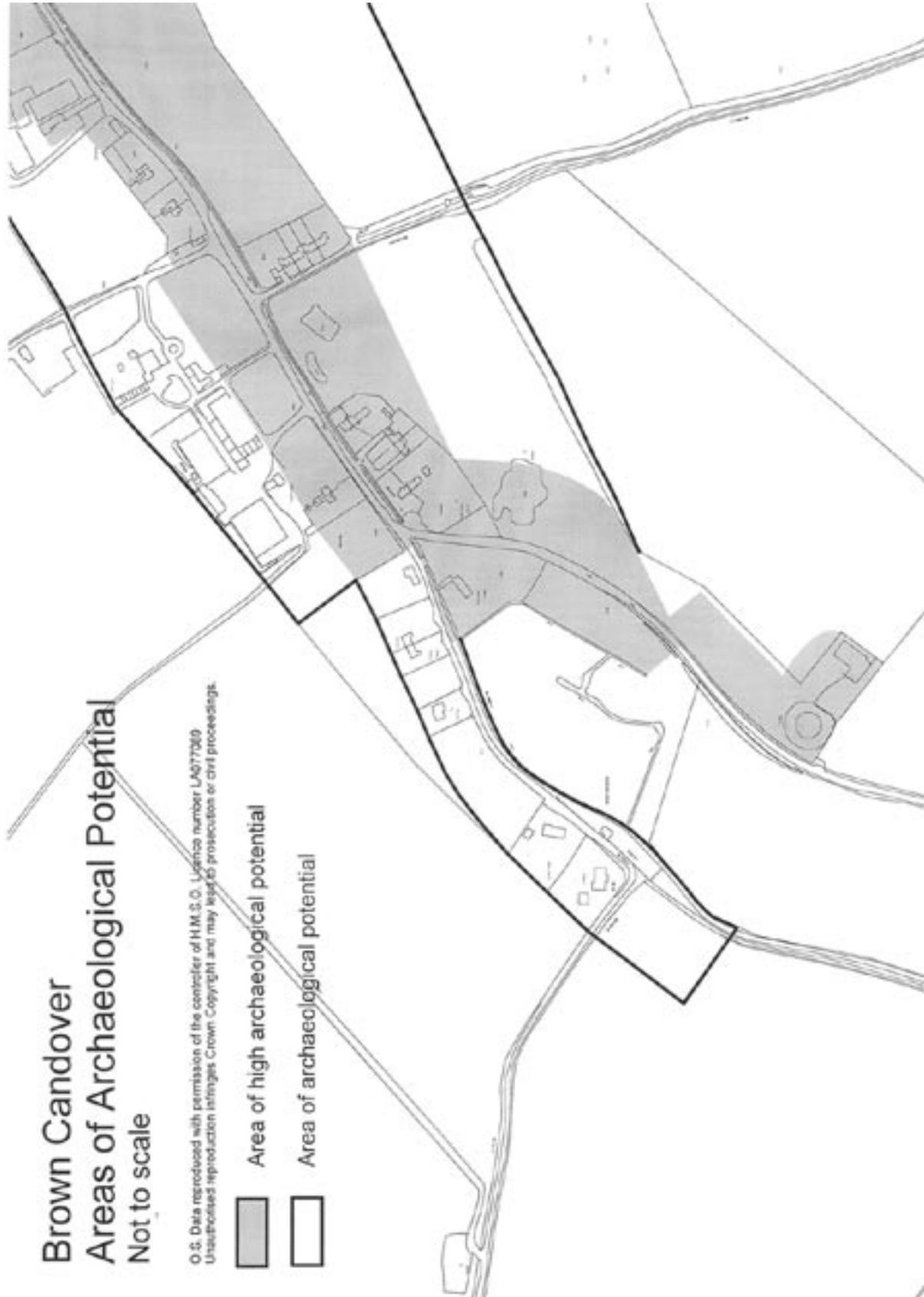
## Grants

The Borough Council provides grants for various types of work. These include Historic Buildings Grants, Environment and Regeneration Grants, and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for further information on any grant.





**Brown Candover**  
*Based on Tithe Map of 1842*



Courtesy of Hampshire County Council



Courtesy of Hampshire County Council

Conservation Area Appraisal  
**Brown and Chilton Candover**

...making a difference

**Basingstoke and Deane Borough Council**

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