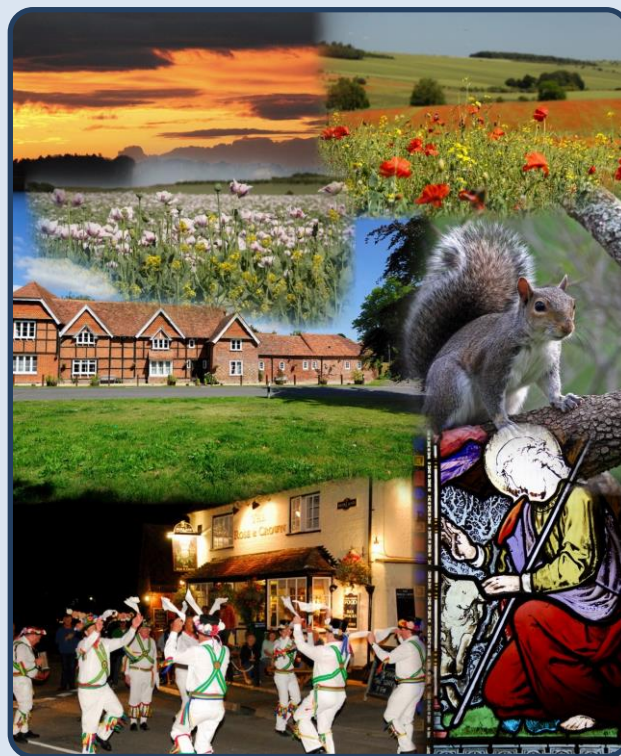


***Chilton
Neighbourhood
Development Plan
2021 to 2031***



***Appendix 1
Village Character Assessment
and Design Styles***

Appendix 1

Village Character Assessment and Design Styles

1. Relationship between the natural environment and built development

1.1 Landscape Characteristics

Chilton lies on the Downs Plain in the North Wessex Downs Area of Outstanding Natural Beauty (AONB) which has the following characteristics:

- underlain by the eroded surface of the Lower Chalk, a softer clayey substrate compared to the hard Middle and Upper Chalks
- the Plains appear as an almost flat, level, surface
- bleak open landscape dominated by arable land, within large fields without enclosure or hedge, scrub or tree cover – notable absence of hedgerow trees
- field patterns are characterised by large, regular fields, primarily the product of Parliamentary enclosure, with more recent boundary removal
- airfields and redundant military sites are a particular feature
- at the South of Chilton Parish the land rises up to the ancient Ridgeway, the oldest road in England, now designated a long distance national trail
- the rising ground has proved ideal for training racehorses an activity which is of historic importance to Chilton

The North Wessex Downs AONB Management Plan Chapter2 fully describes the landscape characteristics of the entire AONB and places the area of downs plain and scarp around Chilton in the wider context in addition to giving further details.

1.2 Chilton Village Character

The village itself is clearly visible from the Ridgeway and it is notable for the number of mature trees in and around the built development which soften its impact on the wider rural environment. The relationship of development with the surrounding open countryside is an important factor in determining the overall village character. The buildings generally respect the scale and grain of existing/adjacent development. The village has a tight well-defined boundary which should be maintained. However, there is a strong connection to the surrounding landscape at many points provided by the views, paths and bridleways giving an overall rural character to the village.

Plot sizes/character and boundary treatments do vary, often reflecting the period in which the location was developed. In the historic rural area of Main Street for example the predominant form of boundary is informal picket fencing and hedgerow and the area has an irregular urban form.

See Section 3 of the Plan for further details of the village setting in relation to other settlements, the North Wessex Downs AONB, the Ridgeway National Trail, and other pathways and rights of way in and surrounding the village.

1.3 Development Site Allocations

No new development sites have been allocated in the Neighbourhood Plan. New development proposals may relate to new limited infill within the settlement areas or alterations to existing buildings.

1.4 Heritage Assets

Any proposed development should ensure there is no harm to, and preferably enhance the standing of listed buildings and other buildings of heritage value already in the village. Details of listed buildings are given in Section 3 of the Plan.

Property	Location	Grade	Description
Place Farm House (Formerly listed as Place House)	The Lane (South side)	II*	Farmhouse, now house. 15 th century wing to rear, 16 th century front range. Painted brick plinth; small timber-framing with brick infill; old plain-tile hipped roof; brick ridge stack to left of centre, end stack on 15 th century wing to rear right.
Chilton House (Nos 1-4)	Townsend (East side)	II	House, now divided into 4 dwellings. Mid-17 th century, with 18 th century to right, late 19 th century addition to left and 19 th century alterations. 19 th century brick plinth, stone uncoursed rubble plinth to right, small timber-framing with 19 th century brick infill to centre range; brick and knapped flint in chequered pattern to ground floor left; plain-tile tile- hanging to first floor left and to gable ends of roof.
The Goddards	Church Hill (East side)	II	House. Early 17 th century, with later 17 th century additions. Large timber-framing with painted brick infill to right of centre and to end of cross-wing to left; render, probably on timber-framing; painted brick to right; 20 th century plain-tile roof.
All Saints' church	Church Hill (West side)	II	12 th century nave; 13 th century south aisle; 14 th century chancel; tower and porch of c.1847; chancel restored c.1876 by G.E. Street; c.1962 nave roof, 1971 two-storey extension. Rough-cast, probably on clunch, to chancel; render, probably on clunch to south aisle; stone coursed rubble with stone dressing to tower; 20 th century plain-tile roof; roof to tower not visible. 3-bay nave, 2-bay chancel, south aisle and west tower.

Property	Location	Grade	Description
East House, Middle House and West House	Church Hill (West side)	II	Vicarage, now 3 dwellings. 17 th century origins, 18 th century encasement and alterations, 19 th century addition to rear right. Rendered plinth; rough-cast, probably on brick; 20 th century plain-tile roof half-hipped to right; numerous brick stacks.
Dene Hollow and Dene Lodge	Dene Hollow (north-east side)	II	House and addition, now 2 dwellings. 17 th century with 19 th century alterations and 20 th century replacement of some timber-framing. 19 th century brick plinth; large timber-framing with 19 th century brick infill; 20 th century plain-tile roof; brick end stacks.
The Malt House	Main Street (West side)	II	House. Early 18 th century, with 20 th century additions. Red brick with flared headers in Flemish bond. 20 th century replacement plain-tile hipped roof, brick ridge stack to right of centre.
Nos. 1 and 2 The Green	The Lane (North side)	II	House, now 2 dwellings. 17 th century with early 18 th century addition to end of cross-wing and with 20 th century additions. Rough-cast, probably on timber-framing; rough-cast on brick to early 18 th century addition; old plain-tile roof; brick end stack to right, ridge stack to centre; rendered lateral stack to left return of cross-wing.

Table 3.1 Listed Buildings in Chilton (Full)

Other buildings of heritage value are mainly located on Main Street and elsewhere. They include the Rose and Crown and several cottages originally built as or replicating design features of rural country estate cottages.

Further details of non-designated heritage assets are given in Section 3 of the Plan.

Property	Location	Description
Upper Farm and outbuildings	White Road	Possibly 18th century farmhouse with 20th century additions. Impressive long barn adjacent to house. Attractive old brick-built boundary wall runs the length of the west of the site.
1 & 2 Pond Cottages	Newbury Road	Possibly 18th century labourers' cottages. Originally situated on the main Oxford/Newbury road before A34 trunk road opened in 1970s. Adjacent to pond used for watering stagecoach horses stopping for refreshment or change of team at the older Horse & Jockey public house and adjacent smithy (now both demolished).

Property	Location	Description
Pond Cottage	Dene Hollow	The last thatched roof in Chilton, now visible only from The Lane, since a new extension was added to the front elevation in late 20th century. Originally a very humble labourer's cottage, possibly 17th century
The Cottage and Willow Cottage	The Lane	Semi-detached pair of labourers' cottages. Possibly late 18th/early 19th century built of red handmade bricks under tiled roof. 20th century additions to both
Cross House	Church Hill	Originally the village school built in 1870 by Lockinge Estate. First floor living space was added when it was converted to residential use. It closed as a school in 1950 on the opening of the new Chilton School
Penfold Wick	Church Hill	Individual architect-designed brick and tile detached house, built in mid 1970s. Distinctive front elevation featuring first floor entrance reached by a flight of steps
The Blenheims with 1 & 2 Lavender Cottages	Main Street	Three adjoining cottages, half-timbered beneath tiled roof. Probably 17th century or possibly earlier. 20th century extensions to The Blenheims
The Yews	Main Street	17th century or possibly earlier. Probably brick with later rendering, latterly weatherboarded and painted. Two historic conical clipped yews stand either side of the gateway. The yews have Tree Preservation Orders although the house is not listed
Eastcourt House and The Nook	Main Street	Semi-detached brick and tile cottages built by Lockinge Estate for its employees in the late 19th century. Recognisable as typical Lockinge Estate architecture.
Clematis Cottage and Colina	Main Street	Semi-detached pair (originally three dwellings), possibly 18th century, rendered beneath tiled roof. Refurbished in late 19th century by Lockinge Estate, incorporating traditional "Lockinge" dormers.
Layton Cottage	Main Street	Probably built about 1750 of brick and tile with extension built 2008/9. Largely unaltered and in the ownership of the same family since 1921. Metal railings along front boundary made by village blacksmith.
The Old Post Office	Main Street	17th century origins. A newer half-hipped, tile-hung gable to the front elevation built by Lockinge Estate during its ownership in late 19th century. Originally the main general store and village bakery, now private residential.

Property	Location	Description
Malt Cottage and Boston House	Main Street	Pair of semi-detached 19th century Lockinge Estate Cottages. Brick beneath tiled roof. Largely remodelled and extended during 20th and 21st centuries. Elevated from road level.
Rose & Crown	Main Street	Probably mid-18th century, render beneath tiled roof. Largely unaltered externally. Internally remodelled several times, most recently in 1998
Church Farm House	Main Street	Originally brick, now rendered, beneath tiled roof. Possible 17th century origins. The date 1741 carved above the fireplace. Later additions to rear date from 1934.
Bargeway House	Lawson Lane	Probably late 19th century, substantial brick and tile house with 20th/21st century additions.
Downs House	Lower Road	Formerly known as Carlotta, it was built in the early 1930s. Render beneath tiled roof, substantial detached house adjacent to its own racing stables, the latter now demolished and redeveloped as The Paddock residential dwellings. For many years a successful racing enterprise.
Ivy Cottage	South Row	Probably 18th century, detached cottage, render beneath tiled roof. Sympathetically extended in late 20th century to blend with original.
The Cottage	South Row	Probably 19th century, detached cottage, rendered beneath slate roof. Substantial modern extension to rear beneath flat roof.
1 & 2 Church Farm Cottages	The Orchids	Pair of semi-detached single-storey cottages, circa 1920/30. One now has loft extension. Originally agricultural dwellings connected to Church Farm.
Roamers	Dene Hollow	Individual architect-designed substantial detached house of brick and tile, built in 1970s. Sits pleasingly within its curtilage, now a mature well-designed garden.
The Manor House	Townsend	Built in 1962 of brick and tile, in a much earlier style. Large extension to front elevation in late 20th century has changed its symmetry. Not Chilton's original Manor House, which remains the historic Grade II* listed Place Farm House.

Table 3.2 Non-designated heritage asset buildings in Chilton (Full)

Consideration will also be given to whether any of these non-designated buildings may now be considered listable. Examples include The Yews and Lavender Cottages on Main Street.



Figure A2.1.1 Rose and Crown Public House and Clematis and Colina Cottages in Main Street

Section 3 of the Plan also lists the major phases of housing development that have occurred from the 1930's through to the present day. As described in later sections of this appendix each of these existing developments can be characterised with individual architectural styles, often typical of the period of their construction.

1.5 Complementary character

The aim of this design styles guide is to ensure that development proposals should complement, or enhance, the village character and not detract from it, noting the existing variety of architectural styles that currently exist in different parts of the village.

1.6 Basis of this Design Guide

The recommendations in this guide have been developed from:

- an assessment of the character of the village both old and new
- the pattern and scale of developments that have shaped the village
- the character of the North Wessex Downs AONB, within which the village is located
- the setting of the village within the surrounding AONB
- an analysis of the local architecture and building types
- an identification of commonly used materials and finishes

2. The typical styles of development of the built form that contribute positively to the local character

2.1 General Scale

With the possible exceptions of the church, Place Farm House and a small number of buildings in the centre of Chilton Field, development in the village is notably modest and small scale. *Any proposed development to extend, replace or infill must remain in character with the general scale of their locality. Any developments should be of comparable scale to surrounding buildings. Designs must avoid appearing large and overbearing when compared with their surroundings.*



Figure A2.2.1 Place Farm House, All Saints' church and Chilton Field 3 Storey Dwelling

2.2 Building Height

There are a number of single storey dwellings in Chilton, but dwellings are mainly one and a half to two storeys in height or two and a half with attic accommodation in the roof. They have traditionally pitched roofs. *Developments must be commensurate with surrounding buildings and should not be a storey higher.*

It is important to respect general scale in future developments. This will preserve the hierarchy of buildings within the village. For example, Place Farm House and All Saints' church are high status buildings and larger buildings constructed within their settings would diminish their significance within their setting in an unacceptable way.

2.3 Styles of development

As detailed in Section 3 of the Plan the village has expanded over the decades in a series of developments each with its own pattern of built form.

There are consequently six broad styles of development to be found in the village. However, the historic or pre 20th century grouping is itself varied and exceptions to the norms can be found in some of the other styles.

The six styles, and their characteristic features are:

I. Historic rural pre 20th century.

These are vernacular buildings of stone or timber framed construction mainly with handmade ruddy-orange bricks. Some of the buildings have patterns made with alternating courses of stretchers and headers with grey blue vitrified bricks. There are also examples of decorative tile hanging. The buildings are predominately lower status cottages of 1 ½ stories lit by small dormer windows. Roofing material mainly handmade clay tiles.



Figure A2.2.2 Examples of Historic Rural Houses in Main Street

- II. **1960s/1970s Classic.** Plain design often with shallow pitched roofs and white detailing, many without chimneys. Mainly cement based pan tiled roofs. Examples are to be found at Latton Close and Crafts End.

The boundary treatment is either low walls mainly brick or completely open. The plots are by current standards generous and they are set back from the highway.



Figure A2.2.3 Examples of 1960s/1970s Classic Houses in Crafts End (left) and Latton Close (right)

- III. **1980s/1990s Post Classic.** Typically, these properties have some wood detailing, often with rendering and timber cladding is also used. Examples are to be found at The Orchids, Limetrees and The Paddock.

The boundary treatment is typically open plan but with some low hedging. Plot sizes are modest



Figure A2.2.4 Examples of 1980s/1990s Post Classic Houses in The Orchids (left) and Limetrees (right)

- IV. **Post 1990s Modern.** These are mainly designs from major house builders that are replicated in many areas. Artificial chimneys and a variety of finishes feature namely brick, stone and tile panels. Examples are to be found at Chilton Field.

The properties are typically on smaller plots than earlier developments with open frontages built close to the highway.



Figure A2.2.5 Post 1990s Modern Style Housing at Chilton Field

- V. **Contemporary Individual.** There are a small number of distinctive individual designs in the village. Examples are Penfold Wick of Church Hill and Roamers in The Lane.



Figure A2.2.6 Contemporary Individual Style - Penfold Wick on Church Hill

- VI. **Modern high energy efficient.** The most recent development at Pegasus Close features air source heat pumps and high levels of insulation. External detailing is a distinctive grey. Small open frontages



Figure A2.2.7 Modern high energy efficient houses at Pegasus Close

It is important that any future developments respect the dominant style of the area in which they are proposed.

The outline and shape of any developments should reflect the existing vernacular and grouping of buildings. Designs should not change the relationship of buildings to the surrounding countryside.

However there may be opportunities for appropriate scale contemporary individual housing and extensions to existing properties allowing innovation and good quality new design. Existing examples are limited.

3. Siting

As no new development sites are allocated in the Plan this guide is of primary relevance to extensions and remodelling of existing buildings. It is possible that some infill proposals may be proposed in which case this guide is also appropriate for those new developments.

3.1 If a new building is proposed its siting should respect the space it would occupy and maintain the character of the village and the surrounding landscape.

3.2 Designs for developments should seek to maintain and enhance the character of the whole village and should not detract from it.

3.3 Developments should not disadvantage neighbouring owners. In particular, they should not cause undue overshadowing or obstruction of open views from neighbours' properties.

3.4 Convenient and accessible footpaths and on-site parking should be provided. Developments that result in inadequate on-site parking will not be supported. For example, applications to convert garages into additional accommodation must demonstrate that adequate on-site parking will still be available for the property.

3.5 Designs for developments should wherever possible show all proposed buildings including wherever possible plans for anticipated future outbuildings.

3.6 Extensions should be subservient to the original main building.

4. Conversions and change of use principles

4.1 If a conversion project is to be considered acceptable it must be based on an existing redundant building of some architectural merit and in reasonable condition. A full appraisal of the existing building, including the reasons for its redundancy, must be provided. Most modern agricultural sheds or barns would not provide a suitable basis for conversion.

4.2 Respect for the existing building is important and the feel and character should be retained. Any historic or architectural features should where possible be retained giving an indication of the origin and evolution of the building.

5. Replacement buildings

5.1 The case for the redundancy or loss of the existing building must be explained and justified.

5.2 If a building is to be replaced the quality of the new design is of great importance. It must demonstrate an improvement over the building that is to be replaced and there are opportunities for innovation and good quality new design.

6. The local vernacular, other architecture and architectural features that contribute to the local character.

Although there are no new development sites allocated in the Plan, guidance on appropriate design concepts is included in this Design Guide for extensions or alterations to existing buildings and for proposed new infill buildings.

The village does not have a single set of characteristic design features, but each of the development phases described in Section 3 of the Plan does have its own character and when taken together they contribute to the local character of the built development in the Plan Area.

6.1 Existing styles and Main Areas

Style	Main Locations in Development Plan Area
Historic rural pre 20th Century	Main Street
1960s/1970s Classic	Crafts End, Manor Close, Latton Close, Hill Piece
1980s/1990s Post Classic	Thorningdown, Limetrees, The Paddock, The Orchids
Post 1990s Modern	Chilton Field, The Gallops
Contemporary Individual	Penfold Wick off Church Hill, Roamers The Lane
Modern High Energy Efficient	Pegasus Close

There is also an example of a farm building conversion.

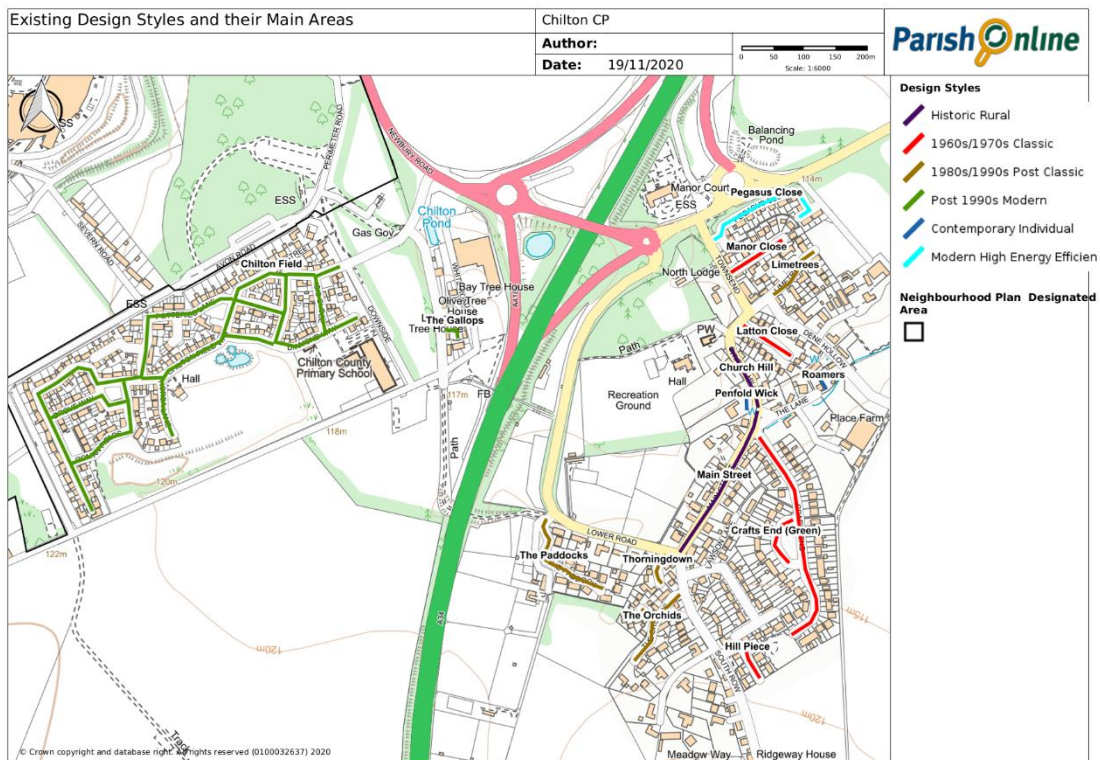


Figure 6.1 (Appendix 1) Existing Design Styles and their Main Areas

7. Design Principles

Design principles for any proposed development should have a clear rationale and must be in accordance with the Vale of White Horse Design Guide. In assessing the suitability of proposed development particular attention will be given to the following.

7.1 *The quality of materials and detailing is very important for its impact on the design and final result. They should therefore be consistent with the character of the village and the predominant style of the immediate location.*

7.2 *Proposals should be designed to provide character, charm and interest for the village. Consideration must be given to how the proposed development would sit within the landscape and how the development reflects the character of the village.*

7.3 *Dependent on the location of any proposed development within the village the period in which it was originally developed will link to one of the six architectural styles listed at section 2.3, and the proposed development should reflect the appropriate style.*

7.4 *Overly grand and ostentatious design is to be avoided. Such development may be appropriate elsewhere in the county, but it is not in keeping with the character of Chilton.*

7.5 *Similarly, flamboyance and over showiness is not in keeping with Chilton and should be avoided.*

7.6 *Elements of historic styles can be used but pastiche period reproductions should be avoided.*

7.7 *However, excellence of design innovation and quality will be considered but must be properly justified.*

8. Materials and environmental standards

8.1 *There is a preference for local sourcing and sustainability. Materials and design should aim to meet the best available environmental standards. Alternative technologies for roofs, walls and heating are to be encouraged if justified and supported by relevant data.*

8.2 *There is a preference against untypical materials that cannot be referenced to existing development within the village.*

8.3 *External walling should not clash with the materials used in adjacent buildings. However this does mean that a range of constructional materials may be relevant including stone, brick, brick and flint, patterned brickwork, renders and timber frame. See architectural styles at section 2.3.*

8.4 *Timber cladding of various types is a suitable material and can work well on historic properties e.g. The Yews Main Street, extensions to Historic properties e.g. Layton Cottage Main Street, and Contemporary Individual e.g. Yew Tree Barn Main Street. It also features on Post Classic.*

8.5 *The six architectural styles listed in section 2.3 indicate for which style specific materials have most relevance, and where in the village that style is mostly located.*

8.6 *Doors and windows should not clash with adjacent buildings and this means that all types could be considered.*

8.7 Traditional pitched roofs are normally preferred as they are likely to give the best fit to the area and surrounding buildings. Other forms will require justification.

8.8 Combed wheat thatch is limited to only part of one dwelling in Chilton but development proposals incorporating thatch would be considered.

8.9 The choice of roof tiles will normally be determined by the dominant architectural style of the adjoining properties but in some locations other materials may be appropriate.