

KENNET



CHUTE CADLEY and LOWER CHUTE CONSERVATION AREA

Designation Statement

Chute Cadley and Lower Chute were once separate hamlets, nestling in clearings in the former royal Chute Forest. The name common to both parts of the village - Chute - is thought to derive from the Celtic word 'ceto', meaning 'woodland', and the setting of the village is still dominated by the scattered remains of this semi-natural ancient woodland.

The settlement lies in a narrow, dry valley, on the chalk downland which slopes gently southwards from the impressive Chute Causeway. All views from the village lead to wooded horizons, although much of the land immediately adjacent to the built development is in arable usage. The merged hamlets are an outpost of the county, which **retain a remote and unspoilt atmosphere**, accentuated by their protected valley location.

Both settlements were sited within the Kinwardstone Hundred, in the eastern-most part of Wiltshire. Today's village lies astride the boundary between the civil parishes of Chute and Chute Forest. The Conservation Area at Upper Chute, also in the Parish of Chute, was designated in 1975.



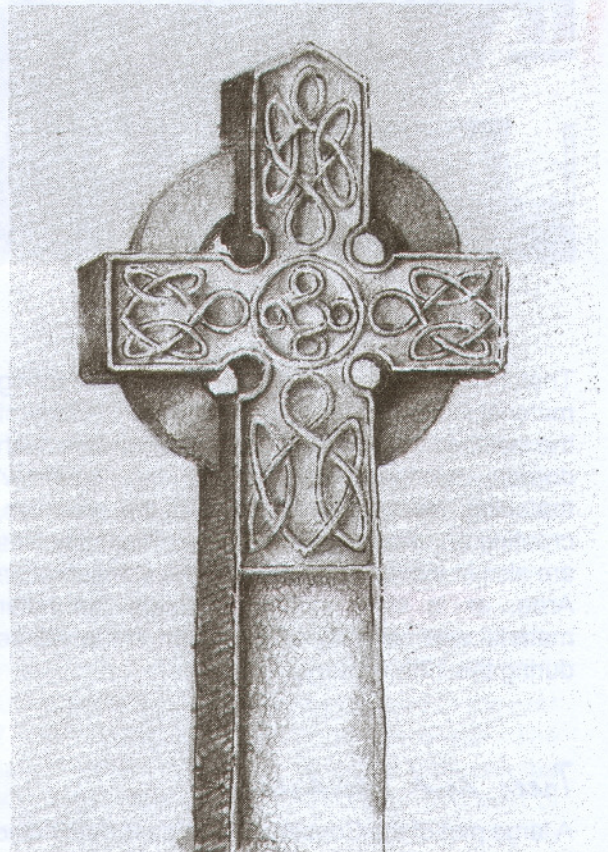
Key Buildings

The thatch-cloaked **Hatched Inn** is set back from the junction of two roads leading into the village from the directions of Ludgershall and Andover. The gravel car park which fronts the public house creates an open setting for the building, thereby emphasising its importance.

Similarly roofed listed buildings in Lower Chute and Chute Cadley, including **Hyde Cottage**, **Hazel Cottage**, nos 1, 2 and 3 **Tolley's Cottages**, and **Hatchett's** are more closely protected by hedging, although the relative isolation of **Elm Cottage** and the roadside position of **Chute Forest Cottage** render these buildings more conspicuous.

The agricultural and stabling buildings at **Lowerhouse Farm** present a strong road edge on the north west side of the lane connecting the two parts of the Conservation Area. However, the soft texture of the timber weatherboarding, and the shallow pitch of the roofs makes this built form a gentle and pleasant stop to the eye.

Both **greens** have important features which contribute to the richness of the Conservation Area's character. In Lower Chute, the Celtic cross



War Memorial lies in a prominent position fronting the green, with an impressive backdrop of beech trees beyond. The village pond in Chute Cadley adds to the tranquillity of this part of the Conservation Area.

Building Materials

The chalk upon which the settlement lies is not a good building material, being rather soft and easily eroded. Older buildings of the village are constructed either in brickwork, with flint, sometimes colourwashed, or are of timber-framed construction.

Because of the downland siting of the settlement, it is not surprising to find that flint, which is naturally found in conjunction with chalk, is used extensively as a walling material. It is an extremely difficult stone to work, however, and angles cannot be formed satisfactorily at wall corners, or around openings. It is therefore usually found used in conjunction with brick lacings and dressings, to give adequate definition to the building at these points. The resulting appearance is an attractively textured surface, displaying a mixture of grey / black panels with rich red brickwork lacing.



Thatch is the most common traditional roofing material in the settlement. The design of many of the thatched roofs in the village incorporates flush dormer windows surmounted by 'eyebrow' thatching, swept over the top of the windows, creating an undulating eaves line. Plain clay tiles are also in evidence throughout the Conservation Area, as is slate roofing, although the latter material was certainly only brought to the village during the 19th century.

Trees and Landscape

A large part of the Conservation Area is dominated by **Grove Copse**, which lies on a ridge immediately above and to the north of the settlement and is a traditional piece of woodland, composed largely of Oak, Ash and Beech standards with an understorey of Hazel, which was at one time coppiced.

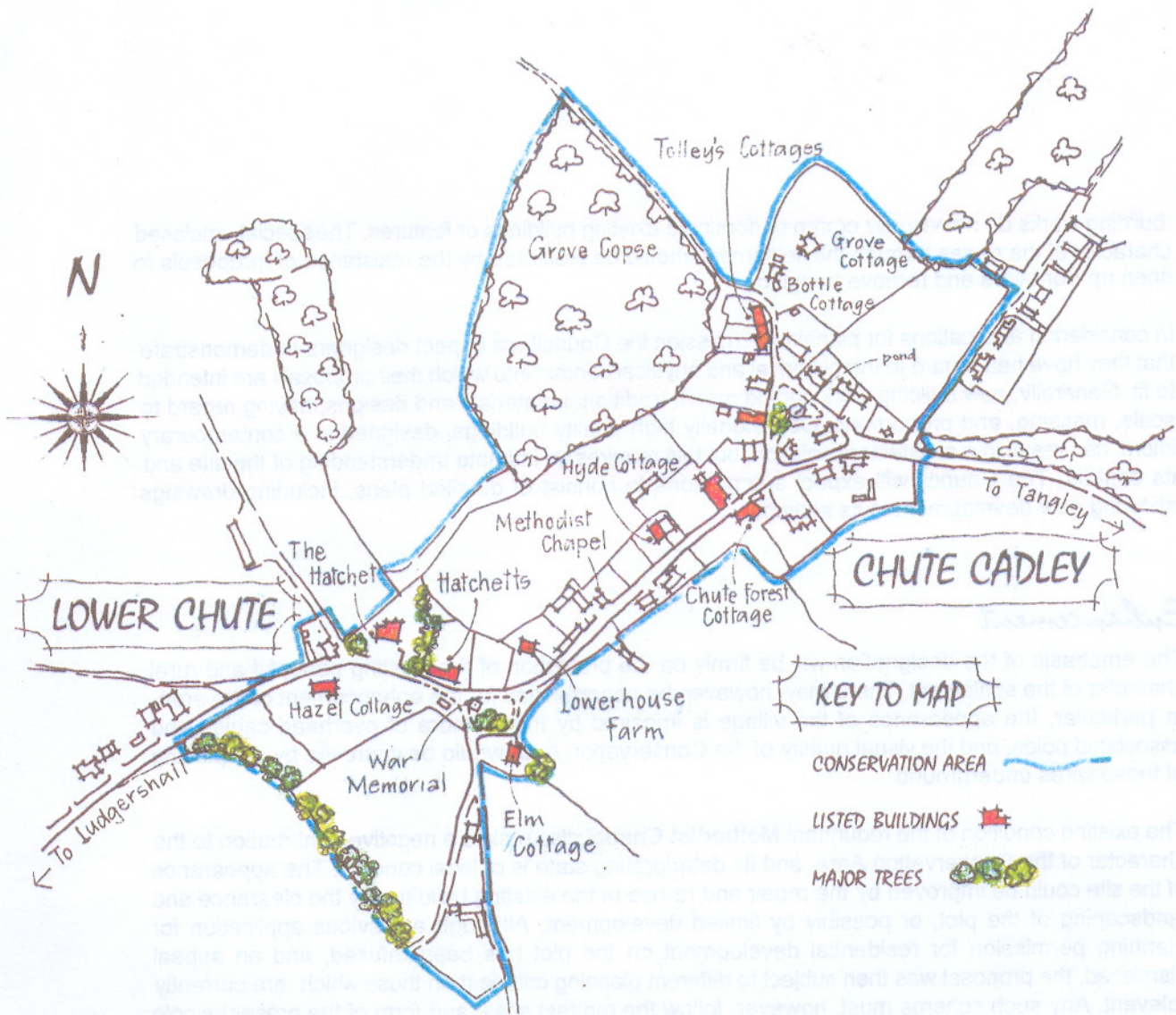
The open paddock to the south west of the war memorial, between **Hazel Cottage** and **Cadley Lodge**, provides an important backdrop to Lower Chute, with the vista being enclosed by the belt of trees which runs along its rear boundary. The continuation of this area, stretching to the lane to Biddesden at the rear of **Hazel Cottage**, is also important to the definition of the setting of the Conservation Area, in views from the north east and on entering the settlement from the south west.

The paddock at the rear (north east) of the Council-built housing fronting the green at Chute Cadley also contributes to the Conservation Area, being quite probably part of the original forest clearing in which the settlement was formed. It has both a historic and aesthetic value, and is therefore, worthy of protection.

One of the most significant features of the settlement is the traditional hedging, which forms many of the roadside boundaries. Of greatest significance are the substantial Box and Yew hedges which abound within the settlement. The size of these hedges and the slow-growing nature of Box, in particular, suggests that they are of considerable age. Somewhat more recent hedges of Privet, Hawthorn, Holly, Laurel and *Lonicera nitida* are also significant.

Important trees and tree groups abound throughout the Conservation Area, and many mature forest trees are found within the settlement itself, although a considerable amount of new planting has taken place. Of particular note are the Beech in front of the **Hatchet** Public House and the Yew trees along the eastern boundary; the Beech trees on Lower Chute village green and the Oak behind **Elm Cottage**; and the Lime tree on Chute Cadley village green, which dominates the area around the village pond.





Character and Land Use

The village of Chute Cadley and Lower Chute is distinctly sylvan in nature, not only as a result of its historical setting, but because of the predominance of vegetation within the settlement itself. The built development gives the impression of being tucked into creases in the landscape, and the heavy lines of hedging characteristic of the village settlement (such as the greens, and the paddocks to the north west of the route through the village) are themselves well defined by natural or man-made borders, and these serve to accentuate the enclosed nature of the Conservation Area.

Almost all the buildings within the Conservation Area are in residential use, with the exception of the agricultural and equestrian buildings at **Lowerhouse Farm** and **Cadley Lodge**, the former **Methodist Chapel**, and the **Hatchet Inn**.

Development Constraints

The Conservation Area is located within the **North Wessex Downs Area of Outstanding Natural Beauty**, and the planning framework for the settlement is to restrict future development to 'limited development' or infilling. In the Conservation Area, however, the number of development opportunities will be strictly limited, to protect the rural character of the settlement. Future development will not be allowed to the rear of the existing linear form of the village. The maintenance of the open paddocks between the two parts of the village, to the north and east of **Lowerhouse Farm**, will be safeguarded by constraining development upon them. Similarly, the open area around **Bottle Cottage** and **Grove Cottage** will be protected from development to ensure its continued contribution to the setting of the settlement. Where development does take place it will be important to ensure that new

building works do not visually cramp or dominate existing buildings or features. The special, enclosed character of the routes through the settlement should be protected by the resistance of proposals to open up frontages and remove hedging.

In considering applications for planning permission the Council will expect designers to demonstrate that they have had regard to the historical and physical context into which their proposals are intended to fit. Generally, new building work should match traditional materials and designs, having regard to scale, massing, and proportions. Occasionally high quality buildings, designed in a contemporary idiom, can result in a satisfactory solution, but this requires an intimate understanding of the site and its context. The Council will expect submissions to consist of detailed plans, including drawings showing new development in its settings.

Enhancement

The emphasis of the designation will be firmly on the protection of the existing peaceful and rural character of the settlement. There may, however, be opportunities for the enhancement of the area. In particular, the appearance of the village is impaired by the plethora of overhead cables and associated poles, and the visual quality of the Conservation Area would be improved by the placing of these wires underground.

The existing condition of the redundant **Methodist Chapel** also makes a negative contribution to the character of the Conservation Area, and its deteriorating state is of local concern. The appearance of the site could be improved by the repair and re-use of the existing building; by the clearance and landscaping of the plot, or possibly by limited development. Although a previous application for planning permission for residential development on the plot has been refused, and an appeal dismissed, the proposal was then subject to different planning criteria than those which are currently relevant. Any such scheme must, however, follow the modest scale and form of the present single storey structure, and should adhere to the spatial relationship that the Chapel has with nearby buildings and surrounding land. To be acceptable, the boundary treatment and arrangements for access to the site for pedestrians and vehicles must also ensure that the intimate, enclosed nature of the lane is maintained. Any structure on the site would be seen most directly with the stabling and agricultural buildings at Lowerhouse Farm, and should, preferably, complement these, or other traditional materials evident in the settlement.

Date of Designation - 24.3.94



Chute Cadley and Lower Chute Conservation Area has been the subject of public participation in the Pewsey Vale Local Plan and further consultations with the Parish and County Councils.

This leaflet is one of a series of Conservation Guidance Notes produced by Kennet District Council. For an up to date list, or if you require any further information or advice, please contact : The Department of Planning and Environmental Services, Browfort, Bath Road, Devizes, Wiltshire, SN10 2AT. Tel (0380)724911.