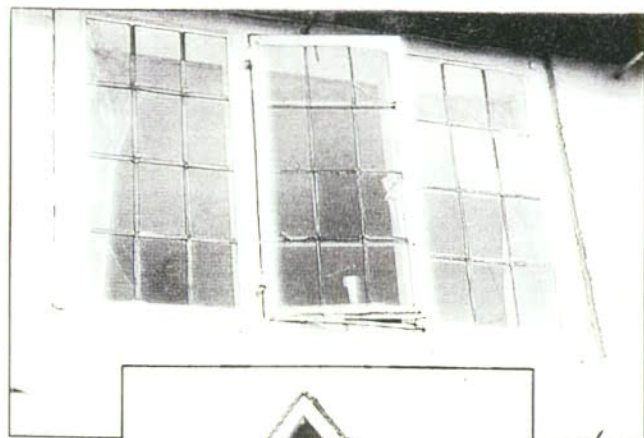


Other Buildings, Materials and Details

There is a rich variety of local building materials. Malmstone, flint and red brick with aging limewash and painted render contrasts with red tile hanging and steep gables. There are clay tile, slate and thatched roofs. Several of the older terraced cottages have been refronted in the 19th Century and early 20th Century in the Arts and Crafts manner.

Important details of the buildings in the village include:

- Steep gables with projecting verges.
- Tile hanging in alternate scalloped bands.
- Plain 'solid' timber casement windows - many with original iron frames and window furniture (17th to 19th Century) -
- The position of windows at first floor is tucked neatly under the eaves or placed centrally in tile hung gable ends - vertical emphasis to frames.
- Sash windows with vertical emphasis and painted white.



- 'Solid' tall brick chimney stacks.
- Plain wide boarded doors in solid frames.
- Simple 'muscular' bracket and open porches.
- Open eaves and narrow gutter boards.



Other buildings which make a significant contribution to the character and scale of the Conservation Area include Clinkers, a 17th Century timber framed and thatched house with 19th Century leaded windows.

Terraces and pairs of cottages, such as Springfield, Vincents, Pond, Orchard and Malthouse Cottages are mainly located on the western side of the Old Gosport Road. These buildings date from the 18th and 19th Century.

The late Victorian school is typical of small village school building of the period. Steep gables, and local flint with stone and rendered dressings.

New Development in the Conservation Area

The design of new buildings, extensions and alterations to existing buildings and new uses within the Conservation Area will affect its character. Development will need to respect the existing pattern of building, details and materials and blend in with them rather than impose itself upon them.

Further advice is given in the following leaflets which are published by the East Hampshire District Council as part of the Conservation Directory.

- Conservation Areas in East Hampshire
- Caring for East Hampshire's Conservation Areas and Historic Buildings

Further reading and references

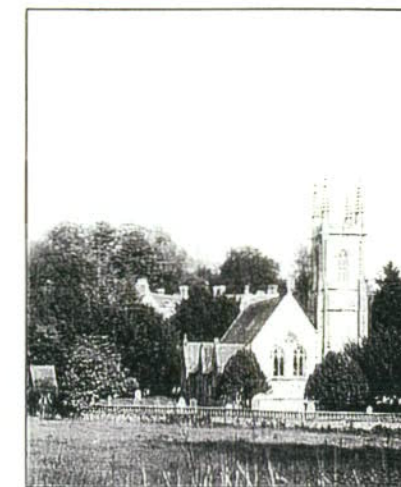
- The Buildings of England - Hampshire. Pevsner and Lloyd, 1967
- Victorian County History
- Chawton House - Sales brochure and particulars (HCC Record Office 1990)

For further information contact:

The Conservation Officer
Heritage Team
East Hampshire District Council
Penns Place Petersfield
Hants GU31 4EX

Telephone: 01730 234214

Conservation Area



CHAWTON



Introduction and Brief History

Chawton Conservation Area was designated in 1970 and extended in 1977.

Chawton has become internationally famous for its association with Jane Austen, who lived in the village from 1809 to 1817. Jane Austen's cottage in the village is now preserved as a museum.

It was during Jane Austen's time at Chawton, between 1809 and her death in 1817, that she was at her most prolific. 'Pride and Prejudice' and 'Sense and Sensibility' were prepared for publication and other novels were being written.

The Manor of Chawton has been owned by two families since the Norman Conquest; first the de Ports and then the Knights, who have farmed around Chawton since the 13th Century. Chawton House is the principal building in the Conservation Area and was built in 1585.

Chawton passed to Richard Knight just before the Civil War and between 1650 and 1659 he remodelled Chawton House. Together with the original Elizabethan parts of the house, it has remained substantially unaltered since.

The house is recorded in a picture (circa 1745) by Mellichamp showing large parts of the formal gardens remaining. The surrounding parkland became established at the end of the 18th Century and fragments of this parkland still survive around the house.

The Character of the Conservation Area

The Conservation Area has three parts:-

- the village street (formed by the Old Winchester Road and Gosport Road);
- Chawton House and the Church of St Nicholas set against a backcloth of trees;
- Pound Farm and Baigens, a small group of substantial houses and farm buildings.

The Village Street

The principal character of the village street is one of maturity, enclosure and intimacy. This is created by;

- the linear street pattern and proximity of houses and cottages facing onto the edge of the street or with small front gardens;
- the mainly two storey or single storey attic terraces of cottages;
- simple robust and well balanced elevations;
- the variety of local materials used and the retention of original detail.

There are key buildings in the village street which provide points of interest.

At the eastern end of the village street at the junction of Wolfs Lane and Old Winchester Road is **Alphonsus House**, a late Georgian/early Victorian Italianate house of three storeys and built of local malmstone.

Alphonsus House is a dominant feature on this corner and is a 'stop' to views along the village street from the west. ▼

West of Alphonsus House is the **Dower House** (18th/19th Century) a large 2 and 3 storey house with steep gables facing onto the road, the adjoining stable block range forms a courtyard set back on the south side of the street.



A surprise element of the street is the deep garden frontage to **Prowtings**, a modern but well proportioned mid-Georgian style country house built around an earlier 18th Century building. The group of buildings and barns surrounding the house is set well back from the village street. The group is a feature of the skyline.

At the western end of the village street (Old Winchester Road) is Jane Austen's home. This is a modest 18th Century house with well proportioned informal elevations. *Opposite on the east side of the street is the Greyfriars Inn and a terrace of 16th Century houses which are jettied at first floor. They have been adapted in an Arts and Crafts manner with steep tile hung pattern gables and canopies over the doorways. ▼*

Viewed from the south both building groups create a narrowing entrance and view of the village street.



Chawton House and the Church of St Nicholas

West of the village centre lies **Chawton House**, its outbuildings, farm and the parish church. The entrance to the house is concealed as the drive dips to the valley of the Lavant Stream. The views across the meadow and parkland show the rambling rooftops and tall chimney stacks of Chawton House, the remainder is concealed by trees.

Chawton House is principally Jacobean and mostly built of flint and local malmstone. The south front has three brick gable walls of about 1630. The additions range from the 17th to the 19th Century and are in both stone and brick. The house has interesting interior features such as panelling, staircases and a gallery.

This group of buildings includes the stable block to the house. It was originally built as the Manor House. The facade dates from 1593 with later Victorian additions. There is a further small group of buildings located immediately to the east which form a courtyard; they are similar in style to the new stables at Chawton House.

Between the stable block and Chawton House is a late medieval dovecote and a former priest house.



The group of buildings surrounding Chawton House has considerable historic and architectural interest. *The light colour materials of the house, local malmstone and flint, contrast with the rambling clay pegged tile roofs with their steep gables and tall chimneys. ▲* Set amongst trees they make a positive and important contribution to the character of Chawton Conservation Area.

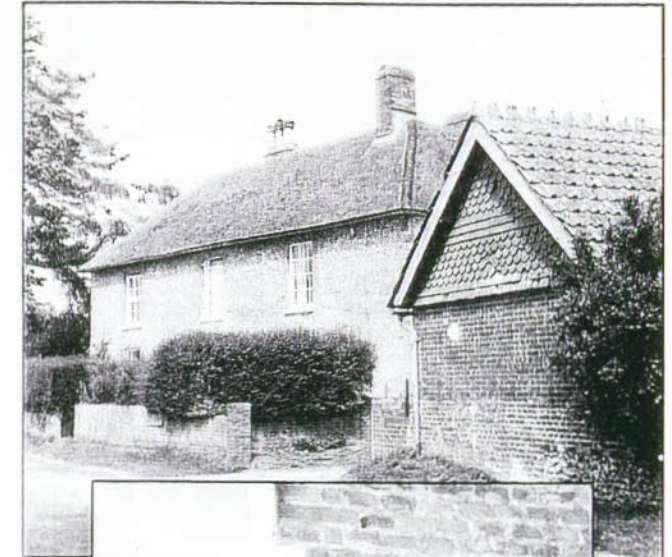
St Nicholas Church is in the foreground of views of Chawton House. It sits in the valley of the Lavant stream against a backcloth of trees. The Church is essentially Victorian (architect Arthur Blomfield 1871) it includes part of the early 16th Century structure, and is a mixture of styles both Gothic decorated and early English.



Pound Farm and Baigens

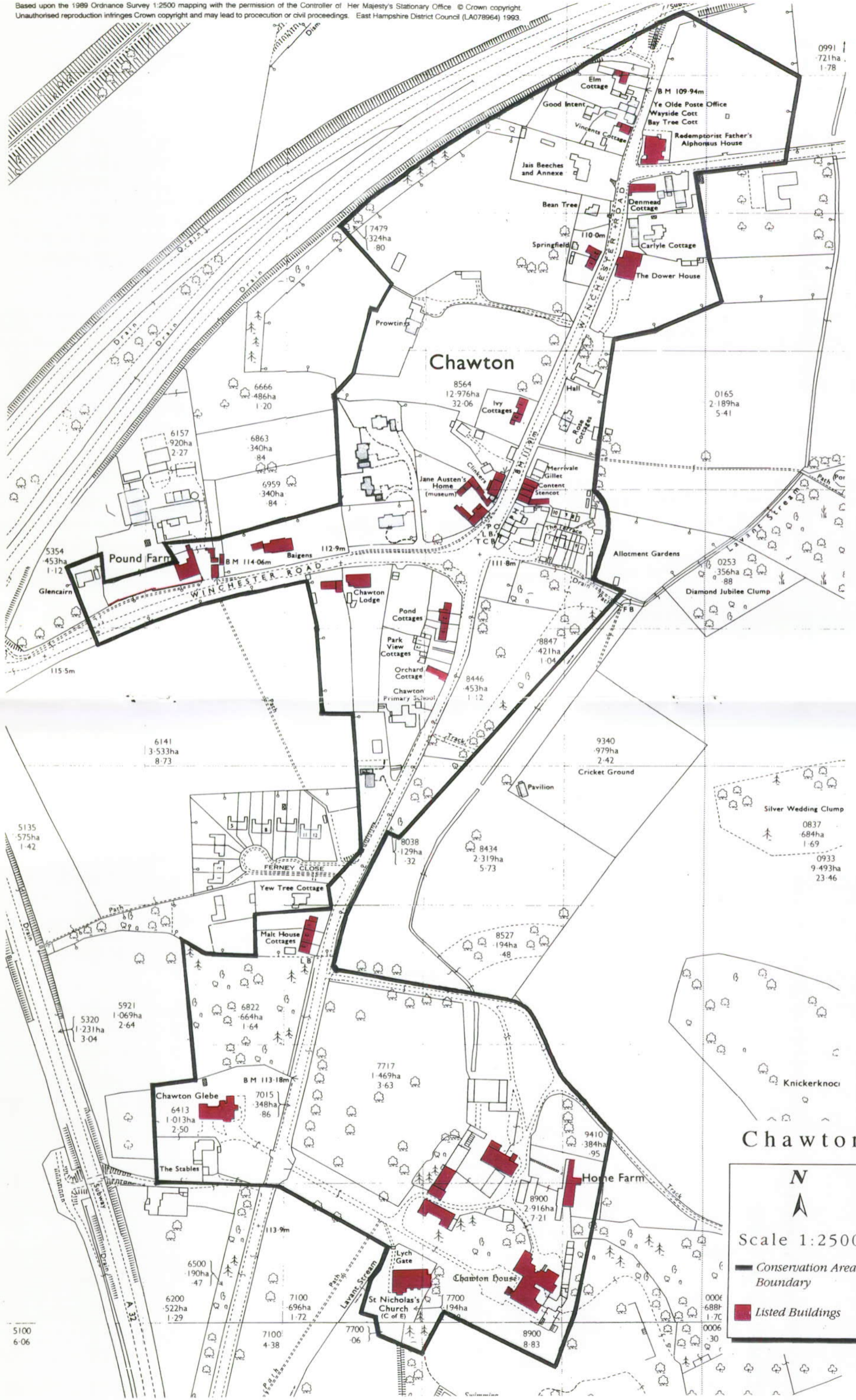
Pound Farm and Baigens are an important group of buildings at the western approach to the village. The group of buildings includes a massive 18th Century barn which forms a courtyard behind the farmhouse.

Pound farmhouse is an elegant 18th Century building with a symmetrical facade of red brick headers and sash windows. *The house is set back from the road behind a brick wall. A central doorcase canopy has 2 enormous kneeler brackets cut as figures of Mary. The group of buildings are set against a backcloth of trees.*



Baigens is a 15th/16th Century house refronted in the 18th Century. These well proportioned houses form a feature of the western approach to the village.

**Map of Chawton
Conservation Area**



Chawton

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 Scale 1:2500
 — Conservation Area Boundary
 ■ Listed Buildings

5100
6-06