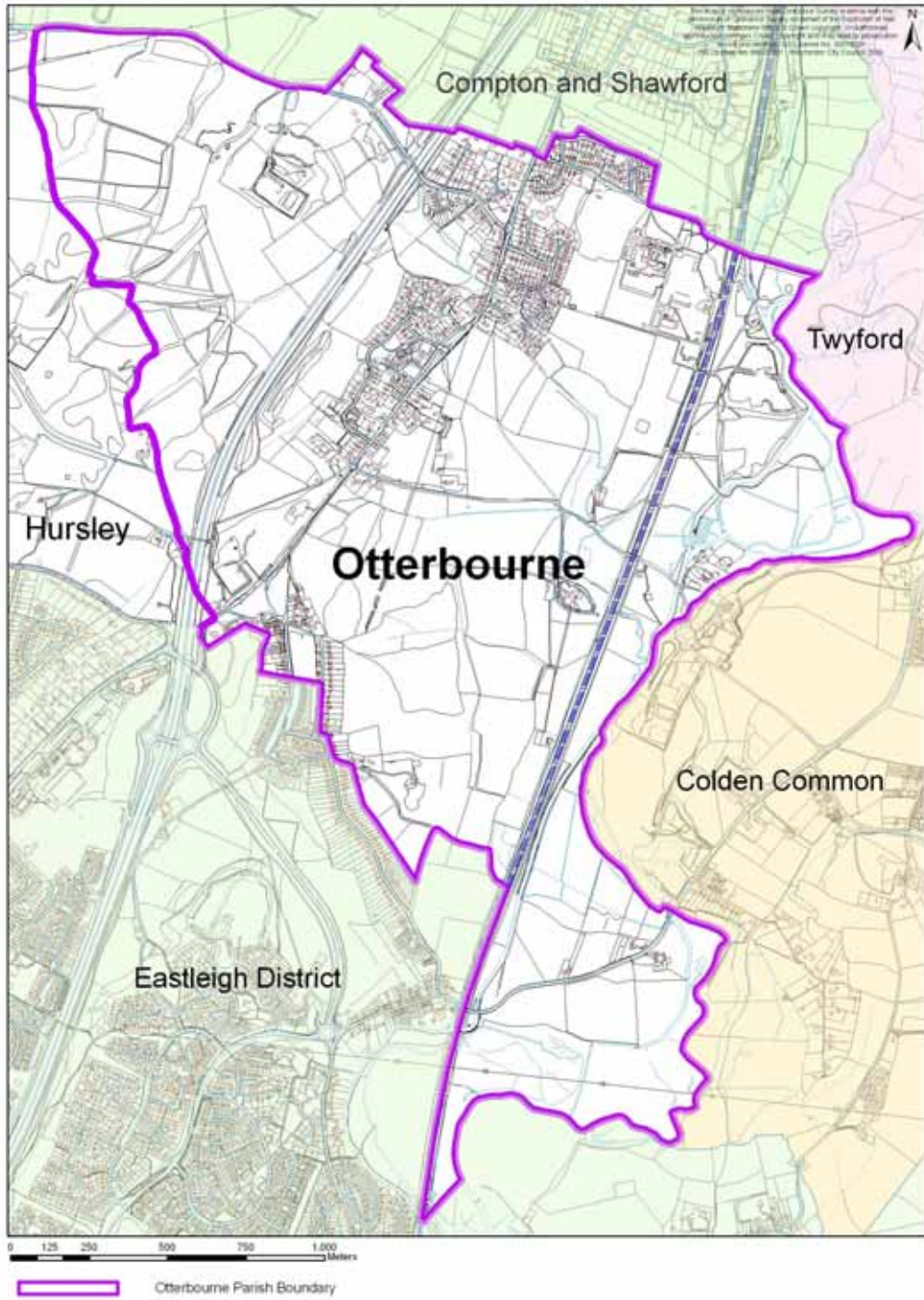


# OTTERBOURNE CIVIL PARISH: ORDNANCE SURVEY MAP



## OTTERBOURNE: AERIAL VIEW



Northern section of the village taken in 2003 (kind permission of P Whieldon)

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# A SNAPSHOT OF THE PARISH

Primroses



Young people playing cricket



Scarlet Oak and Holm Oak on Main Road



The River Itchen in winter



The village hall



Village hall entertainment



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The Itchen Navigation in winter

© copyright Dennis Bright, Wildlife Photographer

## INTRODUCTION

### THE PURPOSE OF THE VILLAGE DESIGN STATEMENT

This design statement outlines the qualities of the village and its distinctiveness as a place from the viewpoint of its residents. It provides a guide to the type and quality of existing buildings, their setting and environmental context, and indicates which amenities in, and features of, the village are greatly valued.

The Village Design Statement (VDS) has involved the collaborative efforts and studies of longstanding residents and relative newcomers to Otterbourne. From the outset it has been the intention to involve representatives of the community from all locations in the village, and from those who live nearby and have strong connections to the village.

It is anticipated that the views and aspiration of residents, as expressed in this VDS, will influence future developments and assist Otterbourne Parish Council in promoting community views on building proposals in planning applications. The VDS will enable Winchester City Council's Planning Officers to steer developers (both firms and individual householders) towards high standards of design and construction, which should have a beneficial and sympathetic impact on the streetscape and environment of Otterbourne. The City Council's Planning Committee will be able to take the VDS fully into account when decisions are made on planning applications here. It is hoped that the VDS will enhance pride in and knowledge of the characteristics of Otterbourne as a special place, and that most residents will participate readily in the activities in this vibrant village.

#### **Link with Parish Plan**

The Otterbourne Village Design Statement builds on the success of the Parish Plan, published in late 2004. The Parish Plan was also an exercise in community development. It was produced by a team of Otterbourne residents, many of whom also volunteered to work on the VDS.

The Parish Plan included an Action Plan, and one outcome was the urgent need to devise a VDS. Other outcomes achieved by 2007 included:

- A Parish Council Welcome pack
- A shelter for young people
- Planning for a new expanded playground for young children

The Parish Plan was received by Winchester City Council (WCC) in 2004/5. Otterbourne VDS was produced in 2006/8 as a Supplementary Planning Document published in accordance with the Local Development Scheme of WCC.

Both processes generated documents which show that residents recognise the importance of being part of an active community, safeguarding the interests of present and future residents of Otterbourne by getting involved with development issues and opportunities.

### **Link with District Local Plan**

The Winchester District Local Plan Review is a land use plan prepared by Winchester City Council, together with Hampshire County Council as Highway Authority, in accordance with the Town and Country Planning Act 1990 (as amended).

The Local Plan Review was adopted by Winchester City Council in July 2006.

The plan demonstrates how WCC as the Local Planning Authority will guide development in its District, including Otterbourne up to the year 2011.

### **WHY PRODUCE THE OTTERBOURNE VDS?**

When the Parish Plan was completed, the project had brought together people, views and ideas. A high priority among Action Plan proposals was the production of a VDS. Experience had shown that some development had damaged existing amenity and had caused concern.

The proposed South Downs National Park boundary is the River Itchen on the eastern parish boundary of Otterbourne. This designation may bring increased development pressure to the areas just outside the proposed National Park.

Otterbourne Parish Council sought volunteers to lead the VDS Team, and a bid for funding support was made to the Big Lottery Awards for All, which was successful.

### **WHO PRODUCED THE VDS?**

A Team of residents was formed following meetings in the Village Hall. Two Workshops were held in summer and autumn 2006. Team members had taken part in the Parish

Plan; some were members of the Parish Council or Conservation Group. While some had lived here for 40 or 50 years, several had moved to the village in the last year or two. A list of meetings for consultation with the community is included in Appendix 2, page 42.

### **HOW TO USE: THE PROCESS**

People are continually urged to take an active interest in issues in the community. Government drives towards active citizenship and it promotes greater democracy in the planning process. This should assist local authorities' decision making. The emphasis in the Government's Planning Policy Statement (PPS3) on Housing recognises the value of a VDS as guidance. Whilst the policy emphasis continues to influence future policies for development, it is important to avoid harm to the character of the locality. The VDS may influence future policies for the density of development in the next round of the statutory development plan – Local Development Framework of the Local Planning Authority. It is crucial that future development has regard to the Village Design Statement which is the expression of community wishes and concerns. This is just as vital for small changes and extensions as well as for bigger development sites. It is hoped that the importance of sound design will be recognised in house improvements, newbuild sites and in commercial premises in Otterbourne.

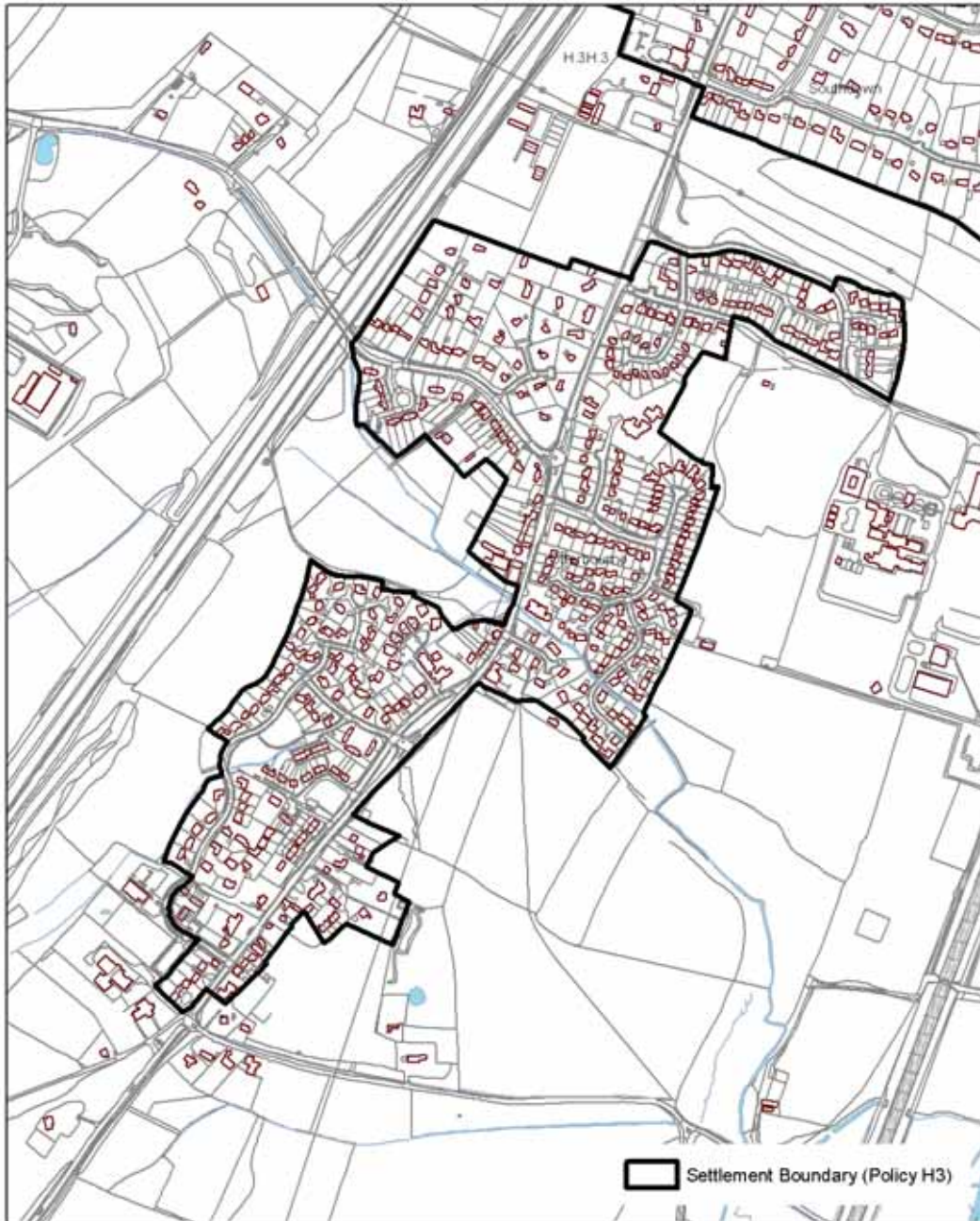
### **DOCUMENT STATUS**

Public consultation in Otterbourne took place in Summer 2007. After being received by Winchester City Council, Otterbourne VDS had statutory consultation and will act as a Supplementary Planning Document. The Winchester Local Development Scheme anticipates this will be by Summer 2008.

# OTTERBOURNE: THE SETTLEMENT

From Winchester City Council Adopted Local Plan Review (2006)

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## BRIEF HISTORY

The first historical record of Otterbourne – as *Ottreburne* – is in the Domesday Book of 1086. In the 7<sup>th</sup> century it was included in a grant to the See of Winchester, while the remains of a Roman road can be traced in Otterbourne Park Wood. In 1481, Bishop Waynflete of Winchester granted the Manor of Otterbourne to his newly founded Magdalen College at Oxford, an association that was to continue into modern times.

The moated Manor House where College officials adjudicated between tenants and collected income, stands south of Kiln Lane and is probably the oldest inhabited building in the village. Close by, but north of Kiln Lane lies the site of the original Parish Church which was mentioned in the Domesday Book.

The shape of Otterbourne seems to have remained largely the same until the end of the Napoleonic Wars when major changes took place as a result of improvements in transportation. The Itchen Navigation was opened in 1710 to serve the wool trade and to carry other goods between Winchester and Southampton. In the course of time, when stagecoaches became the main form of long distance travel, a turnpike road was built more or less on the line of the present main road together with a chain of coaching inns of which *The White Horse* was one. Gradually the centre of the village moved away from the area around the Manor House and Kiln Lane to where it currently lies, in a linear form in a north-south direction.

The opening of the noisy London to Southampton railway in 1840 spelt doom for the old church itself because of its proximity to the line. It was demolished in 1847, although the chancel survived until 1971. Today the ground plan is marked out by flints and the churchyard is managed as a nature reserve. The new St Matthew's on the main road was consecrated in 1838. Charlotte Yonge, a famous novelist in her own day, but now remembered more for her accounts of village life and history contributed later extensions to the Church ie, the north aisle,

apse and lych gate. John Keble, who is remembered nationally as a founder of the Oxford Movement in the 1830s, was the first incumbent as the Curate of Otterbourne and Vicar of Hursley when the parishes were combined. Recently a united (3 parish) Benefice has been formed

### Parish Boundaries

The present eastern boundary of the Parish roughly follows the course of the Itchen Navigation.

At the southern end, the boundary heads north and west along the main London-Southampton railway and the western edge of Otterbourne Park Wood. The Wood is crossed by a Public Footpath known in former times as the Church Path, being the route used by the cottagers of Otterbourne Hill to the old church. The Parish encompasses Park Lane and the older settlement of Otterbourne Hill and some new bungalows on Boyatt Lane. It then runs south of Otterbourne Hill Common, crossing the M3 into Cranbury Park.

Highbridge is one of the oldest parts of the parish consisting of four houses and a farm. Both Chapel House and Highbridge Farm are listed buildings. The B3335 is the original route for the London to Southampton Road appearing on one of the earliest maps (Ogilby 1675) and it passes through Otterbourne Parish at Highbridge.

To the west, an extensive area of undeveloped farmland and woodland within Cranbury Park and the Golf Course are included in the Parish, though Cranbury Park House itself lies just outside.

The northern boundary of the Parish is marked by Poles Lane for part of its length, with a diversion further north to encompass the new developments of Copse Close, Norlands Drive, Waterworks Road and Sparrowgrove. The Hampshire Waste Services Waste Transfer Site in Poles Lane lies within the Parish as do all the Southern Water installations. The

boundary rejoins the Itchen Navigation at the disused lock north of the Southern Water pumping station.

### SETTLEMENT PATTERN AND CHARACTER

There is evidence that the earliest Otterbourne settlement was near to the River Itchen, to the east of the present village. However from the 18<sup>th</sup> century onwards, housing was built along the main road in the classic 'beads on a string' fashion, with small scale ribbon development. More nuclear or clustered settlement developed in the 18<sup>th</sup> century at the Common.



Stone Terrace

Pencil sketch © Peter Jones

Today the village is largely linear in layout though newer housing in the centre of the village eg at Cranbourne Drive is more clustered in form. Visitors are sometimes surprised that there are relatively large numbers of 20<sup>th</sup> century houses located behind the more historic main road.

The site of the former church, which was completely demolished in 1971, is nearby and it is probable that in Roman or Saxon times this was the heart of the original settlement. A Roman road can be traced through the village towards Winchester and south to a port at Nursling.

The houses immediately bordering Otterbourne Hill Common are mainly Victorian and Edwardian, there are some new bungalows in Boyatt Lane and just two of the original cottages still exist in Park Lane. The community which developed here centred around the Primitive Methodist Chapel (now a private house) and The Otter Public House. This was previously known as The Wrestlers and also The Cricketers' Arms, as the village cricket pitch was located behind the pub.

The lower village to the north lies along the Winchester to Southampton road and the 1840 Tithe Award Map indicates houses north of the Church as far as Otterbourne House and around the Old Forge and Old Parsonage.



Otterbourne House

The main village activities have taken place over the years in the lower village, focusing on St Matthews Church, the Otterbourne Primary School, the former Reading Room (which later became the Village Hall) the White Horse Pub, the forge, (which has become a pub restaurant) the village shop and the Post Office.

Modern development has been extensive along Poles Lane and has also taken the form of in-filling along the main road, and small estates such as Cranbourne Drive (which formed part of the Cranbury Estate) and Oakwood Avenue and Oakwood Close (formerly the gardens of Oakwood House).



Part of Cranbourne Mews

Pencil sketch © Peter Jones

At the northern boundary of the Parish, Waterworks Road developed following the arrival of the Southampton Corporation Waterworks in 1888 and many of the older houses were built for employees. Southern Water continues to be an important presence in the village both as an employer and landowner.



Waterworks Cottages

**SETTLEMENT PATTERN: DESIGN GUIDELINES**

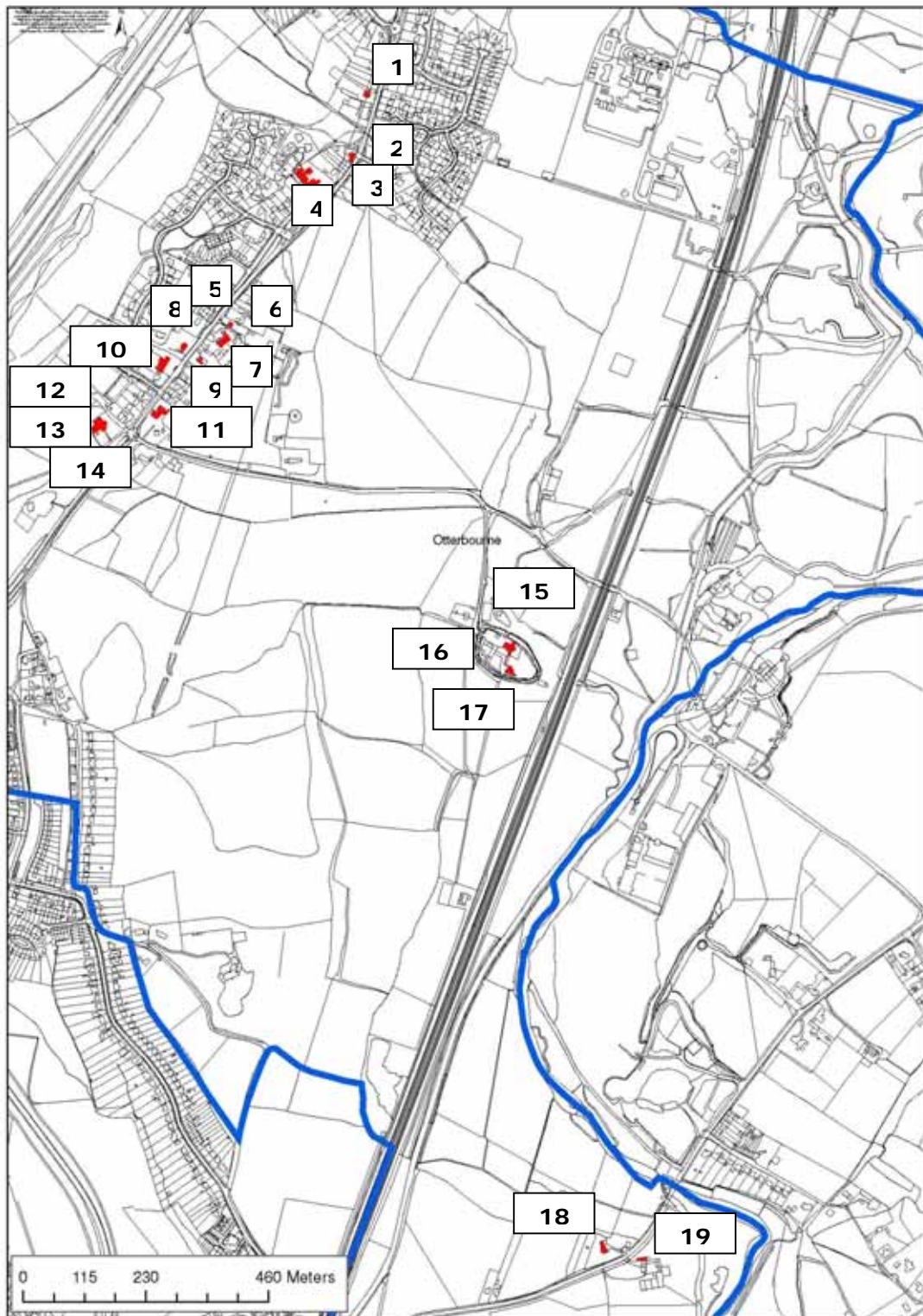
1. New building should be within a Settlement Policy Boundary (WCC ) to avoid sprawl [H3]
2. Open spaces and special views (see map page 34) should be protected from change [DP1 CE2, RT1]
3. Infill should be undertaken with great care to avoid site cramming. Newbuild should not be disproportionate to the plot [HE3,HE4]
4. Newbuild should include a variety of house sizes, to include some 1 and 2 bed homes [HE7]
5. Newbuild should make provision for adequate off-street car parking to increase road safety on new and older road layouts [DP3, T4].

*Note [ ] refers to Winchester City Council's Policies in the Local Plan Review 2006. See index below*

**INDEX OF WINCHESTER CITY COUNCIL'S DISTRICT LOCAL PLAN REVIEW POLICIES**

CE	Countryside Environment
DP	Design and Development Principles
H	Housing
HE	Historic Environment
RT	Recreation and Tourism
SF	Shopping and Facilities
T	Transport

# OTTERBOURNE: LISTED BUILDINGS AND FEATURES



Parish boundary 

Key to listings is overleaf

## **Key to Listed Buildings and Features**

- 1** Bourne House
- 2** Sunningdale
- 3** Myrtle Cottage
- 4** The Old Parsonage
- 5** Milestone in front of Meadow Cottage, Main Road
- 6** Meadow Cottage
- 7** Otterbourne House
- 8** Yeoman's Drove
- 9** Cherry Tree Cottage
- 10** The White Horse Public House
- 11** Elderfield (Langley House Trust)
- 12** St Matthew's Church
- 13** Charlotte Yonge's Tomb, St Matthews Church
- 14** Lych Gate, St Matthews Church
- 15** Otterbourne Manor
- 16** Manor House Barn
- 17** Wall of Manor House
- 18** The Chapel House
- 19** Highbridge Farmhouse

## THE VILLAGE ENVIRONMENT: IMAGES



View towards Otterbourne Park Wood



Itchen Navigation in Summer ©



Rare sighting of an otter ©



Water vole ©

*© copyright Dennis Bright, Wildlife Photographer*

## THE VILLAGE ENVIRONMENT

Charlotte Yonge wrote in 1892

*“Every line in the place is a gentle curve, hedges, roads, gardens and all, and this gives the view a particular grace especially when looking down the valley from the hill.”*

### LANDSCAPE SETTING

Otterbourne is located to the south of Winchester District, much of which is designated as an Area of Outstanding Natural Beauty (AONB). The village has the proposed South Downs National Park forming the eastern boundary of the parish. If designation occurs, there may be greater development pressures outside than within the National Park. Development and change will continue everywhere. It is the intention of Otterbourne residents to try to steer and influence the pattern and quality of change, to further enhance the village and its setting.

Otterbourne is in part of the South Hampshire Basin (according to the Countryside Agency’s Character of England map) which is a diverse zone of enclosed fields and small-scale landscape. The area supports a mixture of low-lying mixed farmland, and deciduous woodland, much of which is semi-natural and ancient in type.

Winchester District Landscape Character Assessment (see map page 22) includes the village in the Cranbury Woodlands Character Area. The underlying geology is clay and sand. The mosaic of woodland, pasture, parkland (notably the historic 18<sup>th</sup> century Cranbury Park to the north-west) and some arable fields, features short enclosed views, which are precious.



Looking south from the Pavilion

### GEOLOGY AND LANDFORM

The diversity of the countryside reflects the underlying geology and the soils which are largely derived from the rocks. To the north of Otterbourne the chalk landscape results in rolling countryside with downland.

The river valleys are thinly covered by clay. The geology of Otterbourne village consists of a combination of sands, silts and clay deposits found in the Reading Beds, London Clay and Bagshot Sands. The River Itchen valley consists of alluvium plus river and valley gravels.

The porous nature of chalk results in a landscape with relatively little surface water (winterbournes). However chalk aquifers provide important water storage. Springs occur where the chalk meets impermeable clay layers on the slopes of Otterbourne Hill.

## THE RIVER ITCHEN AND ITCHEN NAVIGATION, WATER MEADOWS

The Itchen rises in the chalk downs near Kilmeston and flows for some 30 miles to its mouth at Southampton. To the west of Alresford the Itchen is joined by the rivers Arle and Candover and flows westward to Kings Worthy. The river flows due south through the famed Winchester water meadows to Eastleigh and then to the sea. The Itchen is one of the two magnificent Hampshire rivers for trout fishing (the other is the River Test).

The eastern boundary of Otterbourne parish is largely delineated by the braided streams of the Itchen and the Navigation, which was cut after much delay in 1710 to transfer heavy goods such as coal, salt, chalk and timber to and from Southampton Docks to Winchester. After commercial traffic ceased in 1869, the locks and banks fell into disrepair. However the towpath is popular today with recreational walkers. As a result of a conservation project to enhance the area for wildlife and leisure, to preserve some of the historic features and to improve public access, the Navigation has received the first phase of major funding from the National Lottery.

The Bourne stream is a tributary of the Itchen which rises as the Poleshole spring between Otterbourne and Hursley, and runs through the village to join the Itchen at Brambridge. It is a winter bourne which sometimes has a dry bed in summer but has flooded on a number of occasions. There is a high water table and several springs occur, notably on the slopes of Otterbourne Hill. The Bourne valley soils are rich alluvium, which may have influenced early farming settlement at Otterbourne.

The Itchen is a significant water source for Southampton and its hinterland. River water resources are supplemented by the chalk aquifer boreholes and wells within Otterbourne Parish. Southern Water has major premises and treatment works in parkland in Otterbourne. Recently a second reservoir at the Common has been reactivated to cope with increased demand and a series of rainfall deficit years.

The Water Meadows at Highbridge are Sites of Special Scientific Interest (SSSI) and some are supported by Department of the Environment Food and Rural Affairs (DEFRA) to ensure their maintenance. The Itchen Navigation passes through the parish between Highbridge Road and Kiln Lane and includes the Itchen Way footpath.

## BIODIVERSITY: VEGETATION AND WILDLIFE

*Note: biodiversity guidelines are listed on page 33.*

Otterbourne is set on deposits of coarse sand, gravel, chalk, loam and clay. These deposits are sandwiched between chalk to the north and clay to the south. With so many soil types represented, a good diversity of flora and its attendant wildlife flourishes.



Irises



Cowslips



### Woodland and trees

The two main areas of woodland are Otterbourne Park Wood, ancient woodland maintained by the Woodland Trust. Oak, Ash and Birch dominate here. Next to Oakwood Park Recreation Ground the wood features hazel coppice, with mature trees including Oak Ash and Beech and it is carpeted with bluebells in spring. Fine individual trees frame the grassed road edges throughout the village.



From Kiln Lane looking northeast

The aerial photograph of Otterbourne (see page 2) shows the high proportion of woodland in the area, which provides a delightful foil to the village and gives opportunities for villagers to enjoy walks. Much of the woodland is ancient (usually defined as existing for 400 years or more) while some is replanted ancient woodland.



Path to Poles Lane via Sponder's Mede

### Otterbourne Park Wood

The old Winchester- Southampton road crosses Otterbourne Hill from north to south. The road was formerly steeper and the gradient was lowered around 1910 for the ease of early motor vehicles. This left a cutting with vegetation on the sides: the road bed was again lowered in the 1950s. The road is flanked by scrub (mainly hawthorn and blackthorn). On the eastern side this scrub forms a screen between the road and the field system running down to the Itchen Valley.

Public access is unrestricted in accordance with the Woodland Trust policy. The wood is prominently visible from the Itchen Valley and forms a green backdrop to many houses on Otterbourne Hill.

### Hedges

Many roads are bounded by hedges formed of hawthorn, blackthorn and yew, wild rose and hazel and other species.

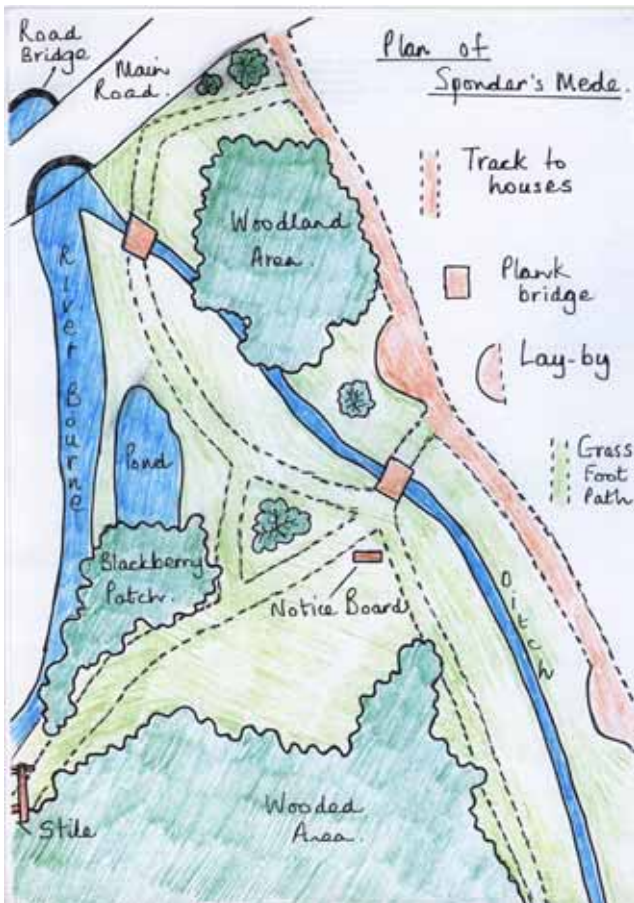
### Banks and road edges

The banks of the River Itchen consist of water meadows and a towpath with abundant willow, bog bean, reed mace and watercress.

Road edges are mainly grassed and provide a pleasant divide between pavement and road.

### Vegetation

The top of Otterbourne Hill is composed mainly of gravel and peaty loam. The Common has abundant grasses and supports thickets of gorse as well as spaced deciduous trees. At the foot of the hill the soils become clay based, with patches of loam, and further towards the edge of the village the soils are chalky. The vegetation common to these zones is present. Sponder's Mede is a nature reserve owned by the Parish Council and managed by Otterbourne Conservation Group which was set up in 1987. It has varied habitats including a pond, and marshy areas next to the Bourne stream which flows into the River Itchen. Occasional sightings of water vole are seen some years, and a moorhen's nest was found in recent times.



Plan of Sponder's Mede, drawn by Valerie Etteridge

### Wildlife

Cattle graze in some meadows, and wildlife is present here, in woodland areas, the Common, Sponder's Mede and the river. Deer, rabbits, grey squirrels, mice, shrews, water voles, foxes, grass snakes, toads, frogs and otters have all been seen. Bird life is abundant, and there have been some sightings of a red kite, kingfishers and little egrets on the River Itchen.

The array of largely deciduous species includes a large number of oaks, often planted in small groups. Some oaks are now enclosed in private gardens, as housing development proceeded, mainly in the last century. Trees are often significant features of the grassed banks on the sides of both Main Road and Poles Lane, some being the remnants of old hedgerows remaining after road widening took place.

A policy of grassed pavements in newer housing areas is a feature. Significant and potentially endangered trees have been given Tree Preservation Orders (TPOs) to protect their status. The current policy is to name TPOs only where there is a perceived high risk of felling, often when new development is planned. The Winchester City Council Arboricultural Officer works in liaison with the Parish Tree Warden.

Individual specimen trees are landmarks; for instance the ancient horse chestnut outside the churchyard and a flowering Prunus beside the War Memorial. At Otterbourne House an evergreen Holm Oak graces the front courtyard. Careful stewardship and management of trees framing the streetscene and individual properties is essential. An area is being refurbished as a public open space outside the churchyard.

Two major areas of extensive and well tended parkland contribute greatly to the quality of life in Otterbourne. Cranbury Park is a historic 18<sup>th</sup> century landscape, which consists of a blend of woodland and pasture. Part of the Park is in Otterbourne, and a larger area lies within the neighbouring parish of Hursley. The Estate of Southern Water contains two appealing low blocks of modern offices set in parkland with specimen trees. There are also water treatment works there, plus copses and a fine cricket ground.

BIRDS OF THE ITCHEN VALLEY



Kingfisher



A Little Egret, a frequent visitor to the River Itchen



Swan



Little Grebe with chick

© copyright Dennis Bright, Wildlife Photographer

### Otterbourne Hill Common

This is an area of open grassland and mixed woodland, owned by Otterbourne Parish Council, Cranbury Estate and Southern Water.



Yew Tree Cottage, the Common

Maintenance is under discussion with Winchester City Council who currently cut the grassland under a Scheme dating back to 1899. The highest points on Otterbourne Hill are the grassed Common and Park Wood. From the Common a circular panorama of woodland is visible, some of the trees being in private gardens.



Traditional Mummers play performed in Park Lane, Christmas 2007



#### THE VILLAGE ENVIRONMENT: GUIDELINES

6. Where changes take place in the built form and use of land, then the panorama of woodland should be maintained as a main characteristic of Otterbourne [DP4].
7. The important hedgerows along Poles Lane, Kiln Lane and Main Road, including the hedgebanks of the old road should be retained. They should be replaced if necessary with locally occurring hedge plants [DP4].
8. Grass verges should be recognised as an important landscape feature of the village [DF4].
9. Landowners, farmers and developers are encouraged to achieve biodiversity in surrounding farmland by retaining hedgerows and field edges [CE11, DP4].

## **CLIMATE CHANGE AND SUSTAINABILITY**

Although this Design Statement focuses at the most local level, it is important to consider global environmental changes and their impact locally. We should try to reduce the adverse effects of climate change in our homes and gardens and adapt to any changes likely to happen anyway. There are small design issues where we can make a difference individually and as a village community.

Recycling has become widespread and is possibly the greatest evidence to date of increased responsibility. As we look to the future, the promotion of effective renewable energy sources in housing should be encouraged, though their efficiency should be balanced against their visual intrusion.

Natural drainage is affected by building and more tarmac and concrete are laid annually, which increases localised flooding. Ownership of motor vehicles results in an unfortunate trend to pave over some front gardens as hard standing for cars. Paving private gardens may seem small in scale but can contribute towards impeding natural run off. Publicity could be given to the use of porous drive material, including grasscrete bricks. Similarly large car parks (with impermeable surfaces) for public and community buildings are not environmentally friendly.

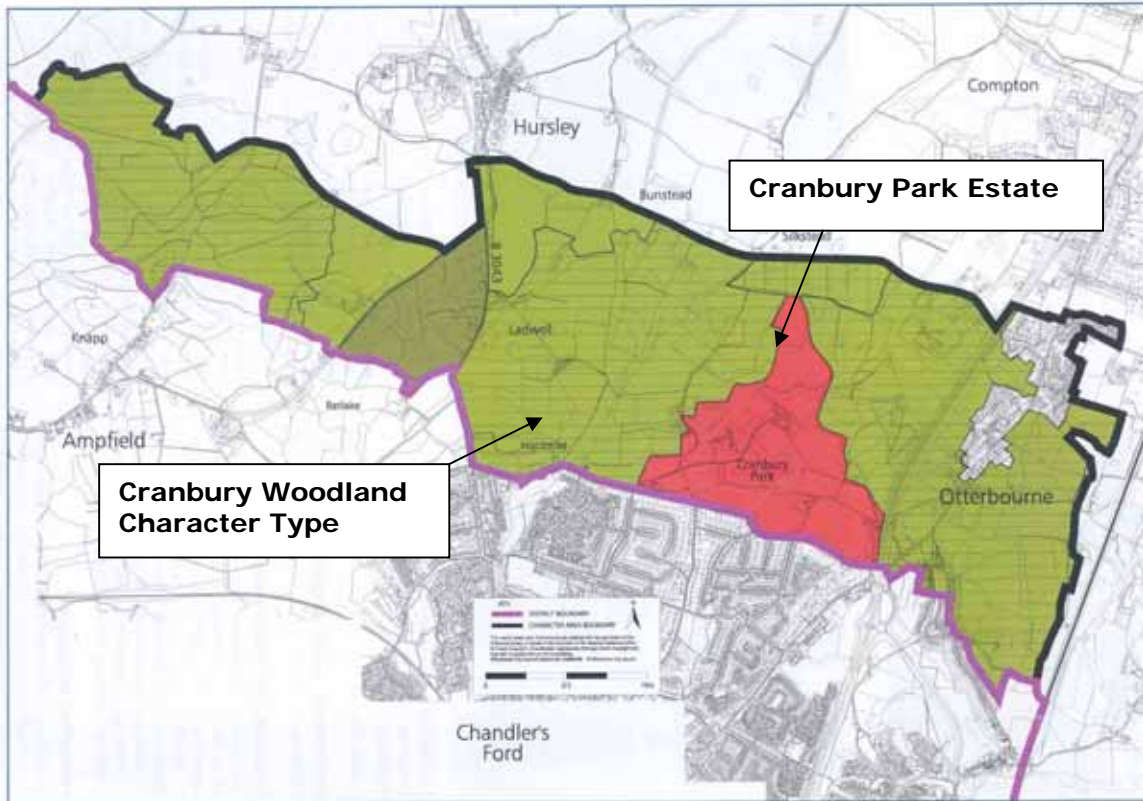
Land is a scarce resource and its use and condition plays a part in the quality of life. Land shared in community use eg the Recreation Ground at Oakwood, is a key resource for the community. Land is also valuable, not merely as appealing landscape, but also for the role played in the ecosystem. For generations water meadows were part of a farming system to provide an early crop of grass for grazing livestock, and played a part in managing floodwater.

Sustainable development at all scales is an over-arching goal, so that the well being of present and future villagers is safeguarded.

### **CLIMATE CHANGE AND SUSTAINABILITY: GUIDELINES**

10. Alternative energy supplies in dwellings and public buildings should be promoted e.g. initiatives such as solar panels to generate electricity and for water heating, solar lighting and low energy light bulbs in external lighting [DP1, DP6].
11. Building on or near floodplains where there is a high risk of flooding should be avoided. This is discouraged by planning policy on the advice of the Environment Agency [DP1, DP8].

# VILLAGE ENVIRONMENT: LANDSCAPE CHARACTER MAP FOR OTTERBOURNE



Source: Winchester City Council 2006



Field by the River Itchen



Stile on footpath

## THE BUILDINGS

### BUILDING FORM AND DEVELOPMENT

Otterbourne possesses a great variety of building styles, and though some are of earlier date, the majority of dwellings are of 19th and 20th century origin.



Bourne House from the Georgian era

Traditional cottages cluster around the Common and in Chapel Lane on Otterbourne Hill. Others are dotted along the Main Road. Though many cottages have been greatly extended, and in places two cottages or more have been made into one dwelling, they are similar in scale and are generally in visual harmony. Brick elevations with tile roofs and, occasionally, slate roofs dominate.

There are two thatched roofs in Chapel Lane, and a couple of hipped tiled roofs in the village may indicate an original thatched roof. Attractive decorative carved bargeboards are found on gable ends, and over some porches. Other decoration includes appealing flint squares and flint patterning on brick cottage facades and on some low brick walling.

In general the community appreciates Otterbourne's rich variety of residential buildings. Therefore there is keen interest that newbuild designs are in character with surrounding houses. One-off designs which have no relationship with adjacent houses often appear intrusive.

However small groups of houses of innovative design may be attractive, such as the timber framed Swedish houses of Coles Mede.



To date there is no Conservation Area, though the Common has a distinctive sense of place and a neat physical unity. There the plots of cottages tend to be modest in scale; some are terraced, with well kept small front gardens. The cottages are grouped around the edge of the common. The plot boundaries are marked by low paling fences, hedges or brick walls. In some places original low metal fencing and iron gates are still found.

The oldest dwelling is the 13th century Manor House in Kiln Lane, which is unusual for southern England in having a Moat. The site of the former Church is nearby. In Main Road, Yeoman's Drove dates from 1665, with considerable 18<sup>th</sup> century extensions (see Timeline diagram on page 27).

Most buildings are two storeys in height, with important exceptions, such as the 18th century Otterbourne House and its new extension in the central part of the village, and the 21st century Brooklyn Court flats.

Waterworks were established from wells in the chalk from 1888. Southern Water had tied housing for employees on Waterworks Road. These are in a terrace of four, semi-detached and detached housing, and have been interspersed with modern detached housing which respects the traditional colour of the brick, texture and proportion of the original houses in an agreeable way. Terraced housing is also attractive on the fringes of the Common.

Major periods of house building in the mid 1980s brought significant new housing areas at Cranbourne Drive and at Greenacres Drive and Meadowcroft Close.



Modern housing at Meadowcroft Close

For the most part these are four and five bedroom houses of brick and tile construction. Some have open plan front gardens and most have good provision of double garages and drives. This housing appears to have mellowed successfully with mature planting and trees. While these developments had a suburban veneer, the dwellings benefit from significant glimpses of woodland, clusters of trees and a mosaic of small, though important green open spaces.

Many properties of all ages and styles have had extensions built, usually at rear or side of the property and of one or two storeys. The provision of glazed conservatories and building of enhanced porches continues to be popular.

### Public Buildings

The Village Hall is a well-managed and splendid facility. It was opened in 1987 as a Planning Gain following development at Cranbourne Drive, (the earlier hall built in 1957 was demolished for road access) and the need for a second access road. It was extended in 2001, with additional parking areas, to provide three fine halls of varying scales. The three halls provide key facilities for the community in and around Otterbourne. The Chiltern Tutorial School is located there and Otterbourne Brass Band has its headquarters and uses it as concert venue.

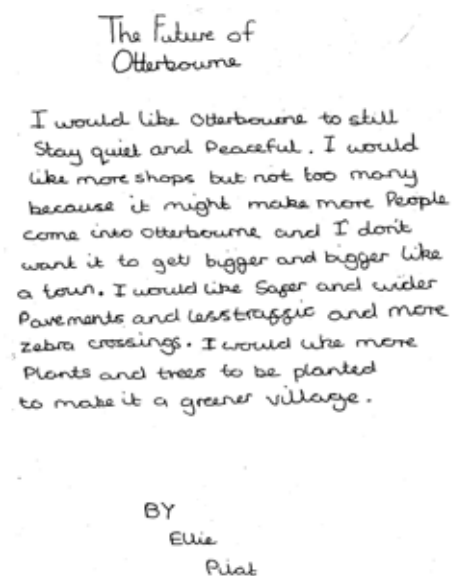


Otterbourne Brass Band,  
conductor Lt.Col. Chris Davis OBE

The hall also hosts Music Hall, Pantomime and an array of clubs and societies. It is brick with a Mansard roof, is well screened by mature and newly planted trees and has a pleasant landscaped garden surround, with five picnic tables.

The Primary school is modern and of single storey construction. The Village Post Office and Shop have been incorporated into Williams Garage premises.

Local Studies contributions from children at Otterbourne Primary School. Thanks to Head Teacher, Alison Langrish.







Picnic tables at the school

The War Memorial is a major landmark and was erected outside the Church in 1921 on land donated to the village by Tankerville Chamberlayne of Cranbury Park.



**Listed buildings and features**

There are many Grade II Listed Buildings in the parish and four Listed Features: the early 19th century milestone on Main Road outside Meadow Cottage, in the churchyard is Victorian author Charlotte Yonge's granite tomb and the Lych Gate donated by Miss Yonge in 1893. There is an early 18th century brick wall with tiled coping close to the Manor House, Kiln Lane.



St. Matthew's Church built from 1836-8 by William Yonge with Architect Owen Carter of Winchester is Listed Grade II star. It is built in Gothic style with blue-grey brick in header bond, limestone dressings and slate roof, and formerly had a spire. A well-used Church Room was added recently. In the churchyard is a memorial to Rev John Keble who was Curate of Otterbourne.



St Matthews Church

The moated Manor House consists of chequered brickwork, part pebble dash with an old tile roof. An exterior wall has a tablet dated 1699. Major restoration of the Manor House was undertaken in the 20th century. The nearby Manor Barn is timber framed with brick walls.

The 18th century houses which remain, but not necessarily without alteration, include Elderfield (Langley House Trust). This has undergone major exterior regeneration funded by a Heritage Lottery grant.



Elderfield after renovation

The White Horse Public House was an old coaching Inn.



The White Horse PH

Other 18th century buildings include Sunningdale, Myrtle Cottage, Meadow Cottage (formerly the Post Office), and Otterbourne House, once home of the Yonge family and now subdivided into flats. These are all colour washed brick, with old plain tile, slate or lead roofs. Yeoman's Drove and Bourne House are brick. In Highbridge Road to the south east of Otterbourne, Highbridge Farm and Chapel House are also Grade II listed buildings.

Listed Buildings of the 19th century include the Old Parsonage, with squared knapped flint with brick dressings, slate roof and tall chimneys with octagonal shafts. This is now a Brendoncare residence.

The Old Parsonage



It is thought that Cherry Tree Cottage dated from the early 19th Century, and was remodelled circa 1900 by GH Kitchin in the style of the Arts and Crafts movement with featured chevron brickwork.

Cherry Tree Cottage



Pencil sketches of the Old Parsonage and Cherry Tree Cottage © Peter Jones