

HARTLEY WINTNEY CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

Approved Document

6th November 2008

Approved at Cabinet 06.11.08 – incorporating amendments and corrections from
the public consultation

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1 INTRODUCTION

1.1 The Hartley Wintney Conservation Area

Hartley Wintney lies just to the north of the M3 motorway in undulating Hampshire countryside, with the valley of the river Hart creating a natural boundary to the north and east of the village. The conservation area encompasses a large area of woodland, open commons, more managed village greens, and groups of varied buildings, most of them historic. Whilst the economy of the area was originally based on agriculture, the location on the historic route from London to the West Country led to development of a new settlement beyond the medieval manor which was centred on St Mary's Church and its adjoining farmstead. This took place from the 18th century onwards along the line of the modern A30 (London Road/High Street), and today, many of the historic buildings in the conservation date to this period. The close proximity of the vast Elvetham Estate was another major influence on way in which the settlement developed.

Today, the conservation area covers the majority of the village and its five greens (Hunts Common, Causeway Green, Cricket Green, the (Oaks) Common and Phoenix Green), but excluding large areas of 20th century housing to the north-west and south-east. Further new housing, between this conservation area and the Church House Farm Conservation Area, is planned along Dilly Lane.

The Hartley Wintney Conservation Area was designated in 1970 by Hart District Council and then covered the High Street, Hunts Common, Causeway Green, Cricket Green, The Common and Hartley Row. In 1987 the boundary was greatly extended to include Phoenix Green to the south.

1.2 Summary of key characteristics and recommendations

This **Character Appraisal** concludes that the key *positive* characteristics of the Hartley Wintney Conservation Area are:

- Mainly post-1700 development along the former main road from London to the West Country (the modern A30);
- Dispersed settlement pattern of small hamlets around the different greens;
- Large areas of woodland, some of it composed of impressive lines of oaks, planted in the early 1800's to provide wood for warship building;
- High Street provides a village centre with a variety of mainly local shops, offices and other facilities;
- A well detailed Arts and Crafts Village Hall (Victoria Hall) is an important community centre;
- The area around Causeway Farm and the pond which forms an iconic image of the village.
- Otherwise, the historic buildings of the conservation area vary from prestigious detached villas to rows of modest terraced cottages;
- The imposition of an Article 4 Direction has largely prevented the unsympathetic alteration of the unlisted family houses within the conservation area.

The **Management Proposals** make the following Recommendations (summary):

- Protect Hartley Wintney and its landscape setting;
- Protect views within Hartley Wintney, and out of the village;
- Care for the ponds and watercourses;
- Prepare a Tree Management Plan;
- Consider traffic speed reduction measures;
- Avoid the use of new kerbing, pavements and street lighting;
- Consider the provision of new pedestrian crossings;
- Control illegal or inappropriate car parking on the commons and elsewhere;
- Serve an additional Article 4 Direction to prevent the creation of off-street parking;
- Continue to carefully control new development in and on the edges of the conservation area;
- Protect the economic vitality of the village centre;
- Control new and existing shopfronts, advertising and signage very carefully;
- Continue the protection of the high quality townscape;
- Enforce the existing Article 4 Direction;
- Take action against unauthorised satellite dishes and air-conditioning units;
- Protect unlisted 'positive' buildings as well as listed and locally listed buildings;
- Consider schemes of enhancement including the removal of overhead wires and site specific improvements to the area in front of Crown House and to properties in Mount Pleasant;
- Amend the conservation area in a number of places.

1.3 The planning policy context

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Hartley Wintney Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “*Guidance on conservation area appraisals*” (August 2005) and “*Guidance on the management of conservation areas*” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15).

This document therefore seeks to:

- Define the special interest of the Hartley Wintney Conservation Area and identify the issues which threaten the special qualities of the conservation area (in the form of the “Character Appraisal”);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the “Management Proposals”).

1.4 The local policy framework

These documents provide a firm basis on which applications for development within the Hartley Wintney Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

It should be read in conjunction with the wider development plan policy framework as set out in The Hampshire County Structure Plan (Review) 1996-2011 and Hart District Council’s Local Plan, adopted in December 2002.

In the Local Plan, the more general Proposals Map and Inset Map No. 14 confirm that the following policies apply to the whole settlement of Hartley Wintney, including the conservation area:

- There is a Settlement Boundary which is drawn fairly tightly around the built-up area of Hartley Wintney but includes the large field on the south-east edge of the village – this is covered by Policy DEV9;
- Policy DEV9 – land at Dilly Lane, Hartley Wintney – this 8 hectare site is proposed for residential development; (the Dilly Lane Planning brief was approved in April 2000);
- Any development beyond the Settlement Boundary is controlled by policies within the Local Plan as follows:
 - General: Policies GEN 1-12;
 - Conservation: Policies CON 4-9, 13
 - Rural economy: Policies RUR 2-38;
 - Transportation: Policies T1, 2, 5, 14 and 15.
- Policy DEV20 covers land at Jubilee Field, Hartley Wintney – this land is scheduled to be used for informal recreation and as a sports pitch;
- A junction improvement is planned for the Dilly Lane/London Road junction;
- Policies URB 3, 4, 8 and 15 apply to sites in the High Street commercial core.

Hartley Wintney lies within the North Hampshire SPA (Special Protection Area) which seek to control development in this part of the county.

The 2002 Local Plan will shortly be replaced by a new *Local Development Framework*. This new planning system was established by the Planning and Compulsory Purchase Act 2004, which abolishes Structure and Local Plans and replaces them with *Local Development Documents*. More information about this important change to the planning system can be found on the District Council’s website: www.hart.gov.uk. A parish Plan for Hartley Wintney was published in June 2006. This important document was drawn up with the support of the local community by the Hartley Wintney Parish

Plan team, and forms part of the emerging Local Development Framework. Many of the issues identified in the Plan, such as the need to protect the important countryside around the village, and how pressures for new housing will be addressed, are also considered in this Character Appraisal.

1.5 Article 4 Directions

An Article 4 Direction was served by Hart District Council in January 1998 in the Hartley Wintney Conservation Area, covering all unlisted family dwellings within the area. The Direction covers changes to the principal elevations and roofs (where they front a highway or other public space) which might otherwise have been allowed automatically under house owners' "Permitted Development" rights. The aim of the Direction is therefore to prevent the conservation area from being incrementally spoilt by a variety of unsympathetic changes such as plastic windows or concrete roof tiles. The Direction means that planning permission is required for a variety of works as follows:

- Extensions, improvements or other alterations to the dwelling house;
- Alterations to existing boundaries, or the creation of new boundaries.

A copy of the Article 4 Direction can be viewed at the Planning Department, Hart District Council, Fleet, and a more detailed summary of the Direction is included at Appendix 2.

As part of the Appraisal process, the existing Direction was examined and proposals for changes to the Direction are included in Part 2 of this document, the *Management Proposals*.

1.6 Community involvement

This document was initially drafted following a meeting with representatives from Hartley Wintney Parish Council and local historians on 11th December 2007, when the extent of the conservation area boundary was discussed, along with some of the main problems and issues which face the community. Following this meeting, a first draft was agreed with the District and the document was then put on the District Council's website from 28th July 2008 for six weeks. After the completion of this period of public consultation, the final draft was produced and the document illustrated and printed.

2 LOCATION AND LANDSCAPE SETTING

2.1 Location and activities

Hartley Wintney is a large village situated in north Hampshire on rolling countryside between the valleys of the river Hart and the river Whitewater. The village lies on the A30, the old main road between London and the west country. The modern town of Hook, with its large commercial facilities, is only three miles away. The M3 motorway runs close to the southern edges of the village, fortunately lying within a slight dip which helps to reduce the traffic noise.

The conservation area boundary is generous, encompassing the core of the village (High Street) and a variety of open commons and woodland to the north, east and south of the centre. The uses are mainly residential, with a small village centre providing a useful range of shops, public houses, catering establishments, two churches, and some offices.

To the north (Character Area 1) lie the attractive woodlands associated with Hunts Common, the golf course which encompasses part of the Elvetham Registered Park and Garden, and groups of cottages and smaller houses. The busy A30, with its historic inn (The Whyte Lion), are notable at Hartfordbridge, where the road crosses over the river Hart. The High Street (Character Area 2) provides a focus for village life with its shops and other facilities including a Post Office, two public houses, a traditional butchers, a small supermarket, a pharmacy, a bed shop, a jewellers, various estate agents, and an art gallery. To the south east (Character Area 3) lie the adjoining Causeway Green and Cricket Green, with attractive cottages and houses facing each other over the open spaces. Causeway Farm, currently vacant, is a reminder of the historic economic links between the village and surrounding countryside. The Common (Character Area 4) provides a large open green space in the centre of the village, notable for its late 19th century church and regimented rows of oak trees, planted in the 1800s. Finally, Phoenix Green (Character Area 5) provides yet more woodland and common land, again surrounded by dispersed groups of cottages and houses.

2.2 Topography and geology

Hartley Wintney lies on higher land between the valleys of the rivers Hart (to the east and south) and Whitewater (to the west). The village centre is predominantly flat, with more undulating topography on the edges of Hunts Common and across the golf course, where the land drops down to the river Hart. To the north, the land rises visibly towards Hazeley Heath. There is a slight drop in level to the east of the High Street towards Cricket Green.

The Landscape Character Assessment of this part of Hart defines Hartley Wintney as lying within *Character 11 The Hart Valley*. The key characteristics are:

- A mixed landscape character which lacks overall cohesion but which has common, unifying elements, notably the river and its immediate flood-plain and a general pattern of mixed woodland and farmland;
- The distinctively riparian character of the broad, flat, low-lying valley floor with its riverside pastures, willow-lined watercourses and well-treed character;
- An indistinct valley land-form, with valley side landscapes recognisable only above Hartford Bridge and to the north of Dogmersfield;

- The parkland of Elvetham Hall which dominates the character of the river valley above its central section.

The geology below Hartley Wintney has resulted in areas of poor quality soil and marshy ground, now drained by extensive ditches and ponds. These can be seen particularly on The Common, with a large pond outside Causeway Farm (the name confirming the local ground conditions) and deep ditches leading to Cricket Green from the west.

2.3 Relationship of the conservation area to its surroundings

The conservation area lies within a rural setting with a large area of 20th century housing (outside the boundary) on its northern edge. The Parish lies within the ancient Forest of Eversley which stretched from the heathland near Eversley through farmland to Old Basing. Attractive wooded hillsides and more open, grassy river valleys are the principal features. To the north lies Hazeley Heath with its sandy soils promoting the growth of heathers and bracken. Even further to the north and east, but only a mile or so from the village centre, are large managed coniferous woodlands associated with Warren Heath and Yateley Heath Wood. Moving southwards, the Elvetham Estate provides the eastern boundary to the village, with part of the land mostly closely associated with Elvetham Hall being included on English Heritage's Register of Historic Parks and Gardens. Some of this land is the separate conservation area of Hartfordbridge. Part of Hartley Wintney Golf Course, which is located next to London Road (the A30) lies within this Registered Park as well as within the conservation area.

The M3 motorway creates a strong east-west barrier along the southern edge of the village, running roughly parallel to the London to Basingstoke railway line which provides a convenient station at Winchfield. The Basingstoke Canal, which follows the 80 metres contour, is a mile beyond the motorway. Closer by, and only separated from the main settlement by a couple of fields, lies the original medieval church of St Mary's, with its associated farm buildings (the Church House Farm Conservation Area).

To the west of Hartley Wintney are a number of small agricultural hamlets, areas of mixed woodland, and slightly undulating countryside linking Hartley Wintney to Hook. The villages of West Green and Mattingley are the largest of these settlements, each with its own conservation area.

2.4 Biodiversity

There are no statutory designations for the natural environment in the Hartley Wintney Conservation Area, although the extensive broad-leaf woodland, marshy commons and frequent watercourses and ponds all provide a range of natural habitats for a variety of wildlife. Hampshire County Council previously designated part of the Common as a SINC (Site of Importance for Nature Conservation) but this is no longer valid. Local residents have expressed their dismay over the loss of wild chamomile on the cricket ground a few years ago.

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 Historic development

The name 'Hartley Wintney' was established by the 13th century and is Saxon in origin, meaning 'the deer pasture near Winta's island'. Hartley Wintney and its twin parish of Elvetham now form a scattered village which is separated into groups of cottages and larger houses by a number of commons, some heavily wooded. However, the earliest settlement was around St Mary's Church and Church House Farm, where the Norman fitz Peters established a manor in the 11th century, probably based on a previous Saxon manor. In around 1190 Geoffrey fitz Peter gave the manor and its land to the Cistercian monks of Farnham to found a Priory of Nuns on *Winta's Island* next to the river Hart. Further land was given to the nuns in 1258 by the de Bendings, who had acquired it through marriage into the fitz Peter's family. From then until the Dissolution in 1536 the nuns were the Lord of the Manor and for a while the village was called 'Hartley Monialium' – the 'deer pasture of the nuns'.

When the priory was closed at the Dissolution in the 1540s, the manor and its lands were given to Richard Hill, the Sergeant of the King's Cellar. The priory became a farm and its site is marked by the buildings of Wintney Farm, now severely compromised by the close proximity of the M3 motorway. Richard Hill's widow remarried and in 1613 the manor was sold to the Zouche family from Bramshill, who held the land until the 18th century. Passing briefly through the hands of the Paulet St Johns, the manor was eventually sold in 1911 to the Gough-Calthorpe family of Elvetham, uniting the land holdings around the village.

St Mary's Church, located to the south-east of the more modern settlement, is the oldest building in the village with the nave and chancel dating to c1255. Most of the buildings at Church House Farm are 17th century or later, and are listed, but they are located on the site of the Saxon manor and the whole site including the church is therefore of great archaeological significance. Since 1975 the church has been in the care of the Churches Conservation Trust.

During the late 17th and 18th centuries the location of Hartley Wintney on the main road from London to the west' (the modern A30) provided a commercial reason for development. Various tenant farmers (the Taplins, Hares, and Thackhams) developed the land, and provided a further impetus to the establishment of the present village centre along the High Street. A new turnpike road was provided in 1767, improving the local road network and connections to London and Bristol, which helped the local farmers transport their produce. Cricket was first played on the green in 1770. New inns were built along the route including The Whyte Lion, close to the bridge over the river Hart on the A30. In 1807 Lady Mildmay paid for the planting of several areas of oaks, to help provide timber for boat building following the Battle of Trafalgar. By 1846, a large workhouse to house the poor of the parish had been built on the outskirts of the village on part of the site of the present golf course.

The coming of the railway in the mid-19th century, when a station was built at nearby Winchfield, encouraged further growth including the new breweries which were built in the village. A new church (St John's) was built on The Common in 1870 to serve the expanding population, who were housed in new terraces of brick-built cottages.

Insert historic maps

The workhouse was demolished between 1871 and 1896, and in the early 1890's a golf course was built by the Elvetham Estate on land off Hunts Common, which has since been extended and now covers part of the Elvetham Registered Historic Park and Garden. New houses were provided for the middle classes including the Arts and Crafts-style cottages (Rosemary and Mayfield – both dated 1908) facing London Road, which were designed by Robert Weir Schultz. At the same time, large red brick detached Edwardian villas were built for new residents many of whom largely commuted up to London from Winchfield Railway Station. Mainly Post-War residential development has provided further areas of new housing which have largely been sited away from the common land to the north of the village. The Cricket Green is a well used local facility with matches throughout the summer. Whilst there are some offices in the village, the over-riding impression is of a residential area, serviced by shops and other facilities in the High Street.

A conservation area for Hartley Wintney was designated in 1971 and extended in 1988. Church House Farm Conservation Area and the Hartfordbridge Conservation Area were both designated in 1988.

3.2 Archaeology

There is one Scheduled Monument close to Hartley Wintney, a probably 12th century linear earthwork known as Festaen Dic, located to the east of Hartley Wintney on the A30 near Blackbushe Airport.

The HER (Historic Environment Record) for Hampshire, prepared by Hampshire County Council, lists a large number of very varied sites in the Hartley Wintney area including:

- A general scatter of burnt flints, suggesting Prehistoric settlement, found in places over the whole area;
- In 2001 Paleolithic or Mesolithic scappers were found in Elvetham Park;
- Broomhurst Farm, first documented in AD973; (order of words changed)
- Linear features and signs of enclosures, probably medieval, are noted on various sites; (order of words changed)
- A possible brick kiln marked on a map of 1591; (order of words changed)
- The remains of a 16th century lime kiln, found during road widening; (order of words changed)
- Pillboxes and tank blocks from World War II; (order of words changed)
- a large number of 18th century and onwards buildings or structures, most of them listed on locally listed.
- The remains of what appears to be medieval ridge and furrow in a field to the south-west of St Mary's Church, off Dilly Lane.

4 SPATIAL ANALYSIS

4.1 Layout and street pattern

The principal spatial features of the Hartley Wintney Conservation Area are the five village greens, informally linked by the A30, and the village core, located along the High Street, providing built-up frontages. The A30 (London Road) runs in a roughly south-west to north-east orientation, with two principal side roads (the A323 Fleet Road and the B3011 Reading road) connecting into it.

From the north, the conservation area is marked at Hartfordbridge by the bridge over the river Hart and a group of historic buildings (The Whyte Lion). The A30 then passes between Hunts Common with its woodland, and the Golf Course. The two subsidiary greens, Causeway Green and Cricket Green, are located away from the High Street although there are attractive glimpses of them down narrow connecting lanes or alleys. The High Street terminates in a busy traffic intersection (London Road/Fleet Road) at the edge of The Common, a large open green space about half of which is covered in regimented rows of mature oak trees. Beyond The Common, the main road continues towards Hook past rows of terraced cottages and the Village Hall before reaching Phoenix Green, a very linear varied green space marked by areas of mature woodland.

4.2 Open spaces, trees and landscape

Hartley Wintney is notable for its rural setting containing large areas of forest, managed woodland and fields. These permeate into the village centre reinforcing the rural qualities of the conservation area. Areas of open commons provide the principal open space as the High Street is simply a wide, straight road, without any formal open space. The Common is the most important open space as it lies in close relationship to the High Street, and is crossed by a network of public footpaths. The rows of mature oaks, planted in the 1800s, is the principal feature. The Parish Church (St John's) is located here, although it is somewhat overshadowed by its surrounding trees. By contrast, Causeway Green and Cricket Green have been drained and the grass and trees maintained to provide a public open space which gives the village a well used local facility.

To the north and south, the two more peripheral greens, Hunts Common and Phoenix Green, are again more rural in character, with footpaths and areas of overgrown woodland. Footpaths through these woods are also well used.

4.3 Focal points, focal buildings, views and vistas

Focal points

There are no particular focal points along the High Street, where the similarly scaled buildings do not individually stand out. However, the roundabout at the junction with Fleet Road, and a similar junction with Causeway Road, both create useful "end-stops" to the High Street, defining its length and providing some pleasing punctuation to the street scene.

Away from the High Street, each of the greens provides interest and good views although apart from The Common, none could be said to act as a 'focal point'. The Common is a more significant open space in that it is crossed by both the London Road and the Fleet Road, so there is much busy traffic along these routes which gives this part of Hartley Wintney the feeling of a village centre.

Focal buildings

The majority of the buildings in the conservation area were built as residential houses or cottages, so the scale is mainly domestic and relatively modest, creating a homogenous whole. The focal buildings tend therefore to be the larger of these residential buildings or those which have been built for other uses, such as religious, commercial, agricultural or industrial. The most important focal buildings are all marked on the Townscape Appraisal Map, but starting from Hartfordbridge, they are (from north to south):

- The Whyte Lion at Hartfordbridge
- Hare's Farmhouse and barns;
- Crown House, High Street;
- House on corner of London Road and Park Corner Road;
- Causeway Farmhouse and barn, Park Corner Road;
- The former brewery, now an architect's office, off Causeway Green;
- Cricket Pavilion, Cricket Green;
- The Cricketers Public House, Cricket Green;
- Alton Lodge, Mount Pleasant
- The Lamb Public House, High Street
- Monachus House, former District Council Offices, High Street;
- Crown House, High Street;
- St John's Church, The Common;
- Victoria Hall, London Road;
- Building on corner of Dilly Lane and London Road;
- The Phoenix Inn, London Road.

Views and vistas

Hartley Wintney is surrounded by attractive countryside which is most visually accessible to the north, east and south of the village. The five greens or commons add to the rural qualities of the village and together all of these provide a large number of views. Of note are the views across both Cricket Green and Causeway Green in both directions, the glimpses of the greens from the High Street down lanes or alleys.

The best views out of the village are probably from the Hunts Common area, across the golf course, to the specimen trees of the Registered Park and Garden. Views northwards from the Cricket Green towards the wooded hill which stands behind The Manor House, are another much loved local feature. There are also stunning views of the two stands of oak trees, in Hunts Common and in The Common, when seen from London Road. To the south, around Phoenix Green, the woodland is thicker and acts as a visual barrier in many locations.

The longest view in the village is from the playground at the end of Springfield Avenue, at the north end of Character Area 1, where it is possible to see over Hartley Wintney into central Hampshire for at least ten miles.

4.4 Boundaries

Locally made brick is commonly used for all types of walling, including boundary walls, although (and far less appropriately) modern timber fences, of every type, can also be seen. Low timber palisade fencing, often left a natural colour, can be seen and suits the rural cottages around which they are located. Traditional wrought iron 'park' fencing can be seen along the boundary between the Golf Course and the adjoining field, presumably marking the edge of Elvetham Park. More attractively, many of the boundaries, especially to front gardens, are defined by hedging, using varied species such as beech, holly or privet. Around the pond at the southern end of the High Street a traditional post and rail fence defines the grass verge and is painted white.

4.5 Public realm

For most of the streets and lanes in Hartley Wintney, the public realm is simple and very low key with pavements covered in tarmac and concrete or granite kerbs. In places, there are no pavements at all, which suits the rural character of the conservation area. Street lighting is by modern steel standards, usually light grey in colour. The only feature of any historic importance is a small section of pavement close to Crown House at the northern end of the High Street, which is paved with Staffordshire blue brick paviors, covered in a criss-cross pattern. These can also be seen on the other side of the road outside Charlton Grace Estate Agents

The edge of Causeway Green is defined by low timber bollards and public seating is provided with traditional timber park benches, stained a dark brown. Similar seating can be seen in many locations throughout the conservation area. Telegraph poles are an unwelcome addition to the street scene in places but are overall not particularly obtrusive.

The centre of the village, along High Street, has been subject to a comprehensive enhancement scheme which was one of the main issues in the last Character Appraisal, when the need for such a scheme was identified. This scheme has:

- Repaved most of the area using a variety of Tegula concrete blocks;
- Widened sections of pavement to allow for a more pleasant pedestrian environment, as well as providing space for the street stalls which can be found in Hartney Wintney on market day;
- Created a pedestrian crossing, controlled by lights, in the middle of the High Street;
- Provided low timber 'tub' planters, low brick planters, street lights, tall 'reproduction' street lights, painted black;
- Provided bicycle parking bays;
- Used simple black bollards with a small yellow stripe to define the top.

Street furniture (seating, signage)

There is a variety of mainly traditional public seats in various locations, usually made from non-painted wood, such as the seating on Hunts Common. Litter bins are varied, including simple square bins faced in timber, suitable for the rural location.

Street names are provided by simple aluminium plates, with black letters on white plates, usually set on short black poles. Highways signage is most dominant in The Common area, due to the multiplicity of the various road junctions.

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The Hartley Wintney Conservation Area is notable for its many historic buildings, statutory listed, locally listed, and 'positive', which can be found throughout the conservation area. Because of the way the settlement developed, the medieval former parish church (St Mary's – listed grade II*) lies within the separate but adjoining conservation area (the Church House Farm CA). Hartley Wintney is therefore served by a late Victorian church (St John's – unlisted) on The Common, and two 19th century non-conformist churches in the High Street, and a Catholic church in Mildmay Terrace off Mount Pleasant.

Otherwise, most of the historic buildings in the conservation area were built as houses or cottages, with the occasional farmhouse and barn (e.g. Causeway Farm or Hare's Farm) or inn (e.g. The Whyte Lion or The Wagon and Horses). This means that the historic buildings are usually no more than two storeys high, usually with steeply pitched tiled roofs, and retain a mainly domestic character. Facing The Common is an unusual range of Edwardian red brick properties which were built as shops or commercial accommodation, and which are clearly different from the other historic buildings in terms of their scale and design details. A former brewery, now converted to offices, lies off Cricket Green and provides an unusual example of a more industrial-type of structure. Near Phoenix Green, Victoria Hall is a substantial Arts and Crafts building (listed grade II), sensitively extended, which functions as the village hall.

5.2 Listed buildings

There are approximately 50 listed buildings or structures in the conservation area, all listed grade II apart from The Barn, a Robert Weir Schultz conversion of a 17th century timber-framed building in 1903 which is listed grade II*. They vary from 16th century timber framed barns (Causeway Farm) to stone mileposts dating to 1836 along London Road and two K6 telephone kiosks (1935) in the High Street. The only listed building in religious use is the Baptist Chapel in the High Street, dating to 1807, with a very plain symmetrical façade.

There are two particularly good farm groups, containing some of the earliest buildings in the conservation area. Hare's Farmhouse in Hares Lane dates to the late 17th or early 18th century and presents a well ordered brick façade to the street. A large timber-framed barn, dating to the 18th century, is close by. Causeway Farm dates to the 18th century and is again built from brick, but nearby is a 16th century timber-framed barn. The Old Manor House, also in Hare's Lane, similarly dates to the 16th century but has been heavily altered and extended and is now divided into three units.

Because of Hartley Wintney's location on the modern A30, there are also a number of purpose-built former coaching inns, the most substantial of which is undoubtedly the Whyte Lion in London Road, marking the bridge over the river Hart and the eastern entrance into the settlement from London. At the other end of the conservation area, the Phoenix Inn is a much lower and more vernacular building, dating to the 17th century although it was heavily altered in c1900.

Other listed buildings include a number of 18th or 19th century village houses, such as The White House on Cricket Green or the former Council Offices (Monachus House) in High Street, now substantially extended to form offices. Also along the High Street are more modestly scaled groups of listed houses dating to the late 18th or the 19th centuries. Many have been converted to provide ground floor shops, some of which retain well detailed 19th or early 20th century shopfronts. Two further houses in the Arts and Crafts style can be found in London Road (Rosemary and Mayfield, both dated 1908).

5.3 Locally Listed buildings

The District Council has a short list of locally significant buildings within Hartley Wintney Parish of which 68 lie within the conservation area. These are largely former Grade II listed buildings which were not included in the revised list when the statutory listing was updated in the 1980's. They are all marked on the Townscape Analysis map. Locally Listed buildings are mainly 19th or early 20th century structures which provide well detailed facades. A Policy for their preservation are included in the Hart Local Plan, adopted in December 2002 which was saved as part of the LDF process in September 2007.

Of particular note are the terraces of Locally Listed cottages with very similar details, such as the group on the east side of Causeway Green, which were built as accommodation for the Elvetham Estate workers. Other terraces nearby are not dissimilar and they could be considered for Local Listing if the Council were to review its local list. Also Locally Listed are two public houses – the Wagon and Horses Inn, and the Lamb Hotel, both in the High Street. Further information about the control of Locally Listed buildings is provided in the *Management Proposals*.

5.4 Positive buildings

In addition to the Listed and Locally Listed buildings, a further number of unlisted buildings have been identified on the Townscape Appraisal map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. Examples include:

- Rows of cottages facing Causeway Green, Cricket Green and The Common,
- A number of late 19th century buildings in the High Street, now in commercial uses;
- The Edwardian purpose-built shops facing The Common;
- The cottages off Mount Pleasant, in Mildmay Terrace.

Government guidance in PPG15 '*Planning and the historic environment*' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. Again, further information is provided in the *Management Proposals*.

5.5 Building styles, materials and colours

Most of the historic buildings in Hartley Wintney were built as houses or cottages in the 18th or 19th centuries. The village is therefore primarily a brick-built settlement, using the orangey-red bricks which were made locally. These blend well with the handmade clay tiles, of a similar colour, which were the preferred roofing material until grey Welsh slate started to be brought in on the railway after the 1850s. This means that many of the unlisted (though Locally Listed or 'positive') buildings have shallower pitched roofs covered in slate rather than the handmade clays tiles, which provides a more 'textured' appearance due to the curve of each tile. The roofscape in Hartley Wintney is very varied, with varying eaves heights and details, but the survival of the many brick chimney stacks, and the use of either handmade clay tiles or natural slate, so provide an element of cohesion. One of the barns at Hare's Farm is covered in handmade 'Roman' clay tiles, providing an interesting variation on the more usual plain tile.

Much of the brick has been painted over the years, or rendered and then painted, so the buildings are often white or a light pastel colour, which blends well with the brick. Whilst timber-framing would have been the material of choice until the 18th century, the examples which still remain are now largely now encased in brick and are not easily visible. The Old Manor House, however, retains two bays of the original timber-framed structure with a jettied first floor, clearly visible from the front.

Elevational treatments vary according to status. For the more prestigious houses, Georgian details such as tall sash windows, string courses, doorcases or porches, and panelled doors predominate. Hunters Lodge, facing Hare's Lane, is a typical example. By contrast, Hare's Farm retains its late 17th century mullioned and transomed windows, an unusual survival as often these were converted into the more fashionable sashed windows in the 18th century. For the more modest 'vernacular' cottages, the scale is much reduced, with low eaves over broad casement windows (sometimes with margin lights) and boarded front doors. Some of these cottages, such as Lake View in Park Corner Road, have original very modest doorhoods, with trellis sides. The survival of much original detailing on the unlisted cottages in the conservation area is of particular note and has been assisted by the Article 4 Direction which protects these features from unsympathetic alteration.

5.6 Shopfronts

There are a several well detailed historic shopfronts in the High Street, mainly in listed buildings so rigorous controls already exist to protect and preserve them. The best examples are marked on the Townscape Appraisal map.

6 CHARACTER AREAS

6.1 Introduction to the Character Areas

Hartley Wintney divides neatly into five Character Areas according to historical development; street pattern and layout; built form; and uses and activities. These are:

- Hunts Common and London Road;
- The High Street;
- Causeway Green and Cricket Green;
- The Common;
- Phoenix Green.

Character Area 1: Hunts Common and London Road

This Character Area comprises Hunts Common, open fields and woodland mainly associated with Hare's Farm, part of the hamlet of Hartfordbridge around the former Whyte Lion Inn (now an antiques centre), the river Hart valley, and part of the Elvetham Historic Park and Garden, some of which is used as Hartley Wintney Golf Course. A large area of woodland crossed by public footpaths forms the western boundary, leading towards a children's play ground. The woodland is on higher ground and this hill forms an important backdrop to this part of the village.

Otherwise, the topography is undulating, as the land drops down towards the river valley which stretches around the north-eastern side of the conservation area. Views from the bridge in both directions over the river valley are of special note. The overall character is very rural, with groups of trees being important. Recent enhancements to Hunts Common have resulted in the planting of more trees and the provision of public seating and improved footpaths. Of special note is the regimented row of oaks, planted in the 1800s, along the west side of London Road. Attractive views across the Golf Course are also notable for the specimen trees which can be seen in the former parkland, including the large Wellingtonia trees close to the Club House which are at the northern end of an avenue going through to Elvetham Hall.

Groups of cottages and more modest houses face Hare's Lane and provide a varied and interesting range of features including slate roofs and attractive casement windows. Further along Hare's Lane, Hare's Farm with its boarded timber-framed barns is a link with Hartley Wintney's agricultural past.

Negative features:

- Very busy and fast moving traffic along London Road, despite the 30 mph speed limit which starts at Hunts Common;
- Amendments to the conservation area boundary are required;
- Off-street parking, usually by residents, on Hunts Common;

- Hare's Farm pond needs attention;
- Visible satellite dishes on several buildings, presumably unauthorised;
- Pressure for new garaging and off-street parking in Springwell Lane;
- Large commercial car park at the junction of Springwell Lane and London Road;
- Over elaborate railings to the car park next to the Whyte Lion;
- Electricity pylons along the line of the river;
- Despite some work being done already, further improvements to the woodland areas would be welcome, perhaps through a Tree Management Plan;
- Unadopted roads need repairing;
- Despite the Article 4 Direction, some of the properties have inappropriate windows and front doors;
- Obtrusive telegraph poles.

Character Area 2: The High Street

The High Street is the commercial core of the village, proving a wide range of mainly local shops, a Post Office, national banks, offices and other facilities. The provision of parish notices and other publicity material for events confirms the strong community spirit in the area. Most of the buildings are of historic interest although there has been some modern infilling. The buildings vary immensely in their height and details, although they largely follow a common building line on the back of the pavement and three storeys is the maximum. The most prominent buildings are Monachus House on the corner with Monachus Lane, and the 1896 building on the opposite side of High Street (And So To Bed), although there are also a number of simple, late Georgian three storey red brick buildings which are also visually prominent. An elaborate cast iron first floor balcony to St Kitts Veterinary Centre is an unusual feature. The Wagon and Horses Public House marks the end of the High Street closest to The Common and although not listed (probably because of a late 19th century ground floor rebuild) is a particularly well detailed building.

The width of the road gives the area a pleasantly open feel, and links to the open spaces associated with The Common, which lies at the south-western end of the road. Hatton's Pond, on Causeway Green is surrounded by traditional white-painted posts and rail fencing, is a notable feature. Glimpses down a slight incline towards Causeway and Cricket Greens are also important.

Generally the buildings form a cohesive frontage, although to the north-east the road becomes more varied in terms of use with some detached properties, mainly in residential use. The mature beech hedge outside Monachus House, which also has a front garden and several mature trees, brings a more rural character to this part of the High Street.

A recent enhancement scheme has provided new street trees and pavements and a much needed (as the A30 passes along the High Street) controlled pedestrian crossing. Well co-ordinated street furniture including seats, bollards, litter bins, and bicycle racks have been placed along the High Street. Tall steel street lights, with 'traditional' standards, light the whole length of the road, and short stay, on-street parking helps to reduce traffic speeds. Regular street markets add vitality, and the survival of a number of historic shopfronts add architectural interest (e.g. A W Porter and Son) although there are also some very poor examples of more modern shopfronts.

Negative features:

- Traffic is still too dominant despite the 30 mph speed limit and the improved pedestrian crossing;
- Crossing London Road or Fleet Road can be dangerous due to the heavy traffic, and there are no pedestrian crossings close to the roundabout;
- There is some evidence for economic decline with vacant offices and empty shops;
- Some poor quality shopfronts (e.g. Eden Bookmakers);
- A plethora of street signs, which detract from the character of the conservation area;
- The very large 'extension' to Monachus House, more correctly described as a separate building, apparently currently vacant;
- The land in front of Crown House, currently covered with road signs, telegraph poles and wires, would benefit from improvement, including planting a tree;

Character Area 3: Causeway Green and Cricket Green

These two public open spaces are separated from the High Street by a number of buildings which face the main road. Various alleys and a narrow lane connect the two. The former brewery off this lane has now been converted relatively unobtrusively into offices. The two greens are contiguous and link the Golf Course and Causeway Farm in the north to The Common and Mount Pleasant in the south. Around the greens are rows or groups of well detailed mainly mid to late-19th century Locally Listed or 'positive' cottages and houses, only one of which (Alton Lodge) is of any size. The Cricketers Public House faces Cricket Green and is popular on match days, strategically placed close to the unlisted cricket pavilion. The pond outside Causeway Farm is an important feature, and provides an attractive setting for Causeway Farm and its weather-boarded barn which both face the narrow lane. Paired Elvetham Estate workers cottages dated 1907 lie immediately next door. For many residents it is this group of buildings together with the pond that provides the iconic image of Hartley Wintney. It is the most photographed part of the village and forms the image used on all the entrance signs into Hartley Wintney. The present harmonious relationship of buildings and setting should be protected.

Important views can be seen from Park Corner Road and Causeway Green over the Golf Course, taking in the planting and other features of the Elvetham Registered Historic Park and Garden. Other more open views across the two greens to the buildings facing the greens are also significant. The overall character is peaceful and very rural, with traffic along the east side of the greens limited to local residents and the occasional service vehicle. Trees around the greens, and towards The Common, are particularly of note. There is a contrast between the drained, 'managed' greens (Causeway Green and Cricket Green) and the more rustic, unmanaged nature of the corner part of The Common, (in Character Area 4) which is marshy and less easy to walk over. Deep drainage ditches are therefore an important feature.

Negative features:

- Dominant car parking by office workers along Park Corner Road and close to the former brewery site;

- A Fire Station close to the brewery site (a necessary local facility but out of character with the area);
- Amendments to the conservation area boundary are required;
- Overhead telephone wires;
- Some modern windows and doors in buildings which are subject to the Article 4 Direction (e.g. cottages close to Causeway Farm);
- Causeway Farm and its outbuildings, mostly listed grade II, are currently vacant and therefore 'At Risk';
- The forecourts/front gardens to some of the properties in Mount Pleasant, (particularly the garage block and the approach to Mildmay Terrace) and the front areas to nos. 35, 36 and 37 Cricket Green, would benefit from improvements.

Character Area 4: The Common

This character area encompasses a triangular-shaped piece of land, defined by Fleet Road and London Road on two sides. Deep drainage ditches cross the somewhat marshy area, which is covered in rough grass and low vegetation near the High Street, with another plantation of mature oaks forming a major part of the open space. Despite the rural qualities, there are mixed groups of buildings – to the north, along London Road, is a mixture of mainly Edwardian shops, offices and other houses; to the south-east, Vicarage Hill leads off Fleet Road into a quiet backwater containing some pretty cottages, all judged to be 'positive'. Part of this area has been developed for housing (Cottage Green). The nearby Oakwood Infants School, a late 19th or early 20th century building of some merit, is not in the conservation area. Past the school, a well used public footpath passes the back gardens of the houses facing Sandy Lane, and provides a very attractive connection between Vicarage Hill and the southern part of the High Street towards Victoria Hall. Harley Wintney is the only Parish in Hart District to have retained and maintain village allotments. There are 31 plots of varying size in the village allotments in Vicarage Hill.

Negative features:

- Busy traffic along the A30 and the A323;
- Amendments to the conservation area boundary are required;
- Visible satellite dishes;
- Car parking on pavements on the north side of High Street;
- Over large advertisement on McCarthy Holden building;
- Air conditioning units on front of Mackenzie Smith;
- Modern development at Weatherby Gardens;
- Vicarage Hill pond needs renovating;
- St John's Church and its immediate setting would benefit from enhancement works, and possibly repairs to the building.

Character Area 5 Phoenix Green

This character area encompasses the A30 as it leads in a south-westerly direction out of the centre of Hartley Wintney. On the corner with The Common, are rows of well detailed 19th century cottages and houses, set back from the road with small gardens.

Further south, the buildings are larger and are also set back from the road with front gardens and a green. Somewhat overgrown woodland forms the western side of the road, expanding to another block of woodland on the eastern side after passing some modern residential development (not in the conservation area). Around and beyond the junction with Dilly Lane, there are more houses and cottages, including some which are in commercial uses. The Phoenix Inn ends the conservation area, opposite a pond beyond which are two properties designed by Robert Weir Schultz (Rosemary and Mayfield). Abundant woodland and other planting in private gardens, as well as the varied greens with their grassy verges, provides a very rural quality to this part of the conservation area.

Negative features:

- Very busy and fast moving traffic along the A30, despite the 30 mph speed limit which starts close to the entrance to Southern Haye ;
- Amendments to the conservation area boundary required;
- Some untidy off-street parking e.g. outside Travis Perkins;
- A 'positive' building on the junction with Dilly Lane is currently empty though apparently 'Under Offer';
- Car sales area with parked cars facing the verge at the same junction;
- Poor quality alterations (windows particularly) and signage on the same group of buildings;
- Dominant and poorly designed petrol-filling station in a prominent location at the south western entrance to the village.

7 ISSUES

7.1 Summary of Issues

Based on the Negatives Features summarised in Chapter 6, and on comments made during the initial public consultation/walkabout, the following are considered to be the most important issues for the Hartley Wintney Conservation Area at this point in time:

Protecting Hartley Wintney and its landscape setting

- The protection of the setting of Hartley Wintney;
- Long and short views – these need to be protected, particularly across the greens and across the surrounding countryside;
- Care of the ponds and watercourses;
- Tree Management Plan required.

Traffic, pedestrian movement and parking

- Busy and fast moving traffic along the A30;
- Lack of pedestrian crossings in village centre opposite Crown House
- Informal car parking on verges and greens;
- Pressure for off-street parking in front gardens.

The control of new development

- Pressure for new development.

High Street- the village centre

- The protection of the village's economic vitality;
- Shopfronts, signage and advertising;
- The control of highways signage.

Buildings

- The continued protection of the high quality townscape;
- Article 4 Directions – a thorough review is needed;
- Unauthorised satellite dishes;
- The control of unlisted positive buildings;
- Review Local List.

Possible enhancements:

- Place overhead wires underground;
- Site specific improvements.

Conservation Area Boundary Review

- A number of omissions and additions are proposed.

THE MANAGEMENT PROPOSALS

8 INTRODUCTION

8.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Hartley Wintney Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the negative features which have also been identified, to provide a series of Issues and Recommendations for improvement and change. Most, but not all, will be the responsibility of the Hart District Council, Hartley Wintney Parish Council or Hampshire County Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

9 ISSUES AND RECOMMENDATIONS

9.1 Protecting Hartley Wintney and its landscape setting

9.1.1 The protection of the setting of Hartley Wintney

The landscape around and within the Hartley Wintney Conservation Area is notable for its attractive greens, woodland and the valley of the river Hart. In the Local Plan the land beyond the Settlement Boundary is already protected by a number of policies, as set out in section 1.4 *The local policy framework*, and the land within the boundary is similarly protected by Local Plan policies and the constraints imposed on the historic environment by guidance contained within PPG15 and PPG16. However there may be potential threats from new development both within, or on, the edges of the conservation area, or from changes to buildings or sites which lie within the conservation area, for example, due to the redevelopment of an existing building.

Recommendation:

- The District Council will continue to protect the setting of Hartley Wintney through the strict enforcement of policies contained within the Local Plan and will resist applications for change which would have a detrimental effect on the land within or on the edges of the conservation area.

9.1.2 Views within Hartley Wintney, or out of the village

Due to the layout of the village, loosely linked by the A30 with five large village greens, there are many important 'short' views across these spaces. Long views tend to be more noticeable on the edges of the conservation area to the north, or along the main road which links the village together.

Recommendation:

- The District Council will protect the 'short' views within Hartley Wintney, particularly across the open greens, and will similarly protect 'long' views out of the conservation area. Proposals for new development which would impinge on these views will be resisted.

9.1.3 Care of the ponds and watercourses

It has already been noted that the naturally marshy ground around Hartley Wintney has been drained to create the greens and land suitable for development. Whilst the deep ditches which cross the public open spaces are generally well cared for by the District Council, some of the historic ponds which once formed an essential characteristic of the area have incrementally been allowed to silt up. Private owners need to be encouraged to refurbish their ponds and also to provide opportunities for wildlife.

Recommendation:

- The District Council will encourage private owners of 'historic' ponds to clean out any that have silted up and restore them for wildlife

9.1.4 Tree Management Plan

Trees make a very important contribution to the special character of the Hartley Wintney Conservation Area, particularly the oak trees which were planted in the 1800s. Some are already specifically protected by Tree Preservation Orders (TPOs), although the coverage of this protection is somewhat haphazard. Most of the important trees are in the ownership of the District Council, but some are in private ownership, in gardens which can only be glimpsed over high walls or other planting.

Because of the very large number of trees, and the difficulty of obtaining access onto private land, a full tree survey was not carried out at the time of the appraisal survey and the Townscape Appraisal map therefore only includes an indication of the most significant groups of trees. Some of these are self-sown sycamore or hornbeam, in unmanaged woodland, but others may be 'specimen' trees, planted for visual effect in the 19th century, such as the Wellingtonia next to the Golf Course Clubhouse.

The preparation of a Tree Management Plan for the conservation area could be prepared as a partnership between local groups and the District Council. This might include the identification of species as well as individual trees which may need tree surgery. Recommendations for additional TPOs and further tree planting could also be made. A Town Trail based on the trees of Hartley Wintney (as has been done very successfully in Chichester) is another possible outcome of this work.

Recommendation:

- Prepare a Tree Management Plan for the Hartley Wintney Conservation Area as detailed above.

9.2 Traffic, pedestrian movement and parking

9.2.1 Traffic

Inevitably, because the A30 and the roads to Reading and Fleet run through Hartley Wintney the village centre is always busy with traffic. The speed limit is 50 mph from Phoenix Green to the village entrance by White Lodge, and then 30mph to Hunts Common. The provision of several small roundabouts do help to control and slow down the traffic but further measures could be considered to reduce traffic speeds, although anything which is agreed should not detract from the rural qualities of the conservation area. Measures could include a 20 mph speed limit along the High Street between the junction with Fleet Road and Park Corner Road, or an extension of the existing 30 mph speed limits along London Road northwards and along London Road southwards – both to the edges of the conservation area.

Recommendation:

- Hampshire County Council, in association with the District Council and the Parish Council, could consider traffic speed reduction measures in Hartley Wintney;
- The imposition of new pavements, kerbing and streets lights should be resisted where this would impact on the rural qualities of the conservation area.

9.2.2 Pedestrian movement

The controlled pedestrian crossing in High Street has helped shoppers and other users of the area to cross the road safely. However, it is the only controlled crossing in the conservation area. The provision of further crossings, allied to the speed restrictions above, would be beneficial to the community.

Recommendation:

- Hampshire County Council, in association with the District Council and the Parish Council, could consider the provision of additional pedestrian crossings in Hartley Wintney.

9.2.3 Informal car parking on verges and greens

In several locations, informal (and sometimes illegal) car parking on the sides of the road or on pavements is detrimental to the character of the conservation area. Additionally, areas of common are being incrementally damaged by car parking which appears to be largely unauthorised. The District Council needs to undertake a survey to assess the full impact of this parking and to draw up measures to prevent it becoming even more of a problem than it is already.

Recommendation:

- The District Council should assess the impact of this car parking and with the help of local residents and business owners agree where parking might be allowed to continue, or where it should be stopped.

9.2.4 Pressure for off-street car parking in front gardens

The District Council is able to control the alteration of front gardens into hard standings for vehicles through an Article 4 Direction. With the support of the community, this should be done to help prevent the incremental loss of planting and green open space in the conservation area. The removal of any front boundary, such as a fence or wall, is already controlled through the existing Article 4 Direction (see Appendix 2).

Recommendation:

- The District Council will consider serving an additional Article 4 Direction to control the creation of car parking in front gardens of family houses in the conservation area.

9.3 New development

9.3.1 The pressure for new development

Since the last conservation area appraisal was written in 1988, there have been a number of major housing developments in Hartley Wintney including Weatherby Gardens and Barnwells Court. Weatherby Gardens was considered for removal but it occupies a prominent site within the conservation the character of which it is important to protect and so it is recommended that the boundary remains unchanged at this point. There is undoubted pressure for more development, including sites where an existing building may be demolished and completely replaced.

General design advice is included in the Hart Local Plan and in PPG15. The summary below provides some guidance on 'good practice' for new development in or on the edges of the conservation area:

Recommendations:

- New development in or on the edges of the conservation area should respect existing plot boundaries, plot ratios, and historic forms of development;
- Where backland sites are developed, the existing open character of private gardens should be maintained and the density of new development should reflect the density of surrounding historic development;
- Development should reduce in scale from the main streets, following historic precedent;
- New development should respect the historic grain of development established by plot boundaries and existing historic buildings, particularly in relation to development in back gardens;
- New development should not impinge on views into or out of the village, and should be carefully sited to minimise any visual impact;
- Existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and area;
- Innovative modern design may be appropriate in certain cases, subject to the highest possible quality.

9.4 High Street – the village centre

9.4.1 The protection of the village's economic vitality

Although Hartley Wintney is an extremely popular location for its residents, and a generally affluent area, the facilities of the village have suffered because of competition from larger towns such as Hook, Reading, Basingstoke, Fleet and Camberley. In the High Street, there is only one modestly-sized supermarket and although there is a good

variety of shops and other facilities, most of these are small, family-run businesses. Inevitably, the village is therefore vulnerable to economic pressures, made somewhat worse at the time of writing (early 2008) by a general economic downturn which has left a number of the office buildings in the conservation area empty.

Recommendation:

- The District Council will continue to protect the village's economic vitality and will encourage appropriate new businesses, whilst maintaining mixed uses in the High Street; the provision of further offices (BI) in Hartley Wintney will be resisted unless it can be proved that there is a local demand.

9.4.2 Shopfronts, signage and advertising

It was noted during the survey work for the character appraisal, and mentioned by local consultees, that whilst many of the shopfronts retain historic features, and are generally well designed and in keeping, some shop signage and advertising is too dominant, badly designed, using inappropriate colour, and poorly sited. These should be controlled by the District Council through the usual planning process.

Recommendation:

- The District Council will in future ensure that all applications for new shopfronts, advertising and signage in the conservation area are dealt with rigorously, and will especially make sure that unlisted historic shopfronts, as identified on the Townscape Appraisal maps, are fully retained, as well as those in listed buildings.

9.4.3 The control of highways signage

Throughout the conservation area, but particularly at junctions and roundabouts, there is a general plethora of highways signs, some of it obtrusive.

Recommendation:

- Working in partnership with Hampshire County Council, the District Council will ensure that street signage in Hartley Wintney is well designed and sited.

9.5 Buildings

9.5.1 The continued protection of the high quality townscape

Hartley Wintney is notable for the very high quality of its townscape and for the high concentration of listed buildings, Locally Listed and 'positive' buildings in the conservation area. Whilst there are already policies in the Local Plan to protect all conservation areas and listed buildings in the District, constant vigilance is needed to ensure that incrementally relatively small changes do not occur which could incrementally harm the special interest of the area.

Recommendation:

- The District council will continue to accept only the highest quality development in the Hartley Wintney Conservation Area, and will protect existing open spaces including private gardens from inappropriate new development.

9.5.2 Article 4 Directions

- The existing Article 4 Directions in Hartley Wintney were served in January 1998 and have done much to help preserve the historic details of the unlisted family houses in the conservation area. However, the creation of parking in front gardens is not covered and further Directions are needed to control this aspect of work. The Article 4 Direction should be extended to cover commercial buildings in the conservation area.

Recommendation:

- The District Council will continue to exercise control of alterations to unlisted family houses in the conservation through the Article 4 Direction and will consider the following:
 - Provision of a photography survey of all of the affected properties to aid enforcement action;
 - The serving of Enforcement notices where it can be proved that unauthorised work has taken place;
 - Serving a further Article 4 Direction to cover the creation of off-street parking areas
 - Serving an Article 4 Direction to cover commercial buildings
 - The production of detailed Design Guidance, to help property owners repair and alter their buildings in a sympathetic way.

9.5.3 Satellite dishes

It was noted during the survey work for this document that there are many visible satellite dishes in the conservation area, presumably unauthorised. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a family house in a conservation area is only permitted development if the following conditions are met:

- The dish does not exceed 90 cm in any dimension;
- No part of it must exceed the highest part of the roof;
- It is not installed on a chimney;
- It is not on a building exceeding 15 metres in height;
- It is not on a wall or roof slope fronting a highway or footway;
- It is located so its visual impact is minimised;

- It is removed as soon as it is no longer required;
- There is not a dish already on the building or structure.

If any of these do not apply, a specific planning application will be required from the District Council, and it is unlikely that permission will be granted.

Recommendation:

- The District Council will consider taking enforcement action against unauthorised satellite dishes if it is unable to negotiate the removal of the dish with the owner of the building.

9.5.4 The control of unlisted positive buildings

As part of the appraisal process, and as recommended by English Heritage and in PPG 15, a number of “positive” buildings have been identified and are marked on the Townscape Appraisal map for Hartley Wintney. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. Most of them date to the 19th century, but some may be early 20th century. Terraces of well detailed cottages, some of which may have been built by the Elvetham Estate, are a particular feature of the conservation area. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

Recommendation:

- The District Council will consider applications for changes to “positive” buildings extremely carefully and will refuse any which would adversely affect their architectural or historic interest.
- Applications to demolish “positive” buildings will generally be refused.

9.5.4 Local List

There is a large number of Locally Listed buildings in the conservation area but no review has been carried out in recent years. Additions may include some of the “positive” buildings identified as part of the appraisal process.

Recommendation:

- Subject to resources, the Local List for Hartley Wintney should be reviewed, possibly in partnership with the Parish Council.

9.6 **Site specific**

9.6.1 Placing overhead wires underground

It has been noted that in some locations, the plethora of telegraph poles and overhead wires is visually distracting. Placing these wires underground should be a long term aim of the District Council, to enhance the appearance of the conservation area.

Recommendation:

- The District Council could consider opening discussions with British Telecom to see if a plan could be drawn up to remove telegraph poles and place telephone wires underground, perhaps on an incremental programme.

9.6.2 Enhancement sites

Now that the High Street has been improved as part of the scheme implemented since the previous Character appraisal, there are no major proposals for enhancement schemes. However a number of more minor improvements, some of which are in public ownership, and some of which are in private, would be welcome. The most significant ones are:

Crown House

- The land in front of Crown House, currently covered with road signs, telegraph poles and wires, would benefit from improvement, including planting a tree;

Mount Pleasant

- The forecourts/front gardens to some of the properties in Mount Pleasant, (particularly the garage block and the approach to Mildmay Terrace) and the front areas to nos. 35, 36 and 37 Cricket Green, would benefit from improvements.

9.7 Conservation area boundary review

A thorough review of the existing conservation area boundary was carried out as part of the appraisal process, and the following recommendations for change are suggested:

9.7.1 Deletions:

(i) Delete Cottage Green, a modern housing development of no architectural or historic interest, from the conservation area.

9.7.2 Additions:

(i) Add all of the back gardens to nos. 15-20 (consec) Hare's Lane, so that the conservation area follows existing legal boundaries;

(ii) Add nos. 22-36 (even) Hare's Lane, two short terraces of modern cottages which face Hunt's Common and are very important in views along the lane and across the Common;

(iii) Add Oakwood Infants School, a late 19th/early 20th century building of architectural and historic interest, despite various alterations and additions;

(iv) Add the whole of the Victoria Hall site, currently bisected by the conservation area boundary;

(v) Add part of King John's Ride/Green Lane, a well treed and attractive historic lane which originally connected to Odiham Castle; add adjoining woodland for the impact this has on the setting of King John's Ride and the character of London Road; add Morella Cottage/Primrose Cottage on the west side of London Road, a pair of well detailed early 19th century brick cottages (shown on the 1846 map) which are located at the southern entrance to Hartley Wintney facing London Road;

(vi) Add a large swath of fields and woodland, interspersed with a number of important historic buildings, to the west of Hartley Wintney along Grange Lane, Thackhams Lane and as far south as Hartley Place. Views from Grange Lane and Thackhams Lane over these properties and their settings are particularly important. The most significant buildings are:

- Belswood House – listed grade II, early 19th century;
- Hartley Grange – listed grade II, late 17th or early 18th century, divided into five houses in 1960;
- Hartley Grange Farm, no designations but shown on the 1846 map;
- Candle Cottage and West Cottage, Locally Listed;
- Thackham House and Thackham Court, listed grade II, 17th and 19th century;
- Hatch House, listed grade II, c1840;
- Hartley Place, not on the 1846 map but shown on the 1900 map as 'The Croft' – an Arts and Crafts house.

10 MONITORING AND REVIEW

10.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Hart District Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues should be addressed, which require further actions or enhancements;
- The production of a short report to assess the findings of the survey and any necessary action;
- Publicity and advertising;

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

APPENDICES

- Appendix 1 Townscape Appraisal map
Character Areas maps
Conservation area boundary review map
- Appendix 2 Article 4 Directions
- Appendix 3 Bibliography
- Appendix 4 Contact details

- APPENDIX 1** Townscape Appraisal map
Character Areas maps
Conservation area boundary review map

APPENDIX 2 ARTICLE 4 DIRECTION

Details of the existing Article 4 Direction in the Hartley Wintney Conservation Area

Article 4 Direction served 23rd January 1998

This Article 4 Direction covers all unlisted residential properties in use as a single family unit i.e. not flats or in multiple occupation, where different legislation applies.

- Class A The enlargement, improvement or other alteration of the frontage* of a dwelling or building within the curtilage of a dwelling, including works affecting a frontage* roof slope (*In respect of side extensions, these are covered where they are in front of the rear wall of the dwelling*);
- Class B The erection, construction, alteration or demolition of a porch on the frontage* of a dwelling;
- Class C The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage* of a dwelling;

- Class D The exterior painting of any part of the frontage* of a dwelling or building within the curtilage of a dwelling (*This requires consent where it involves either a painting scheme dramatically different from the existing or involves areas of the building not previously painted*);
- Class E The erection, alteration or removal of a chimney or building within the curtilage of a dwelling;

***Frontage** refers to the elevations or roof slope of the dwelling which face a highway, a footpath, a bridleway, a waterway or a public open space. In respect of side extensions, these need permission where they would be forward of the rear wall of the dwelling.

The **curtilage** is the contained area around the dwelling.

APPENDIX 3 BIBLIOGRAPHY

The old Village of Hartley Wintney

David Gorsky

APPENDIX 4 CONTACT DETAILS

For further information, please contact the following;

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