

# **ROTHERWICK CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

**Draft no. 5  
October 2010**

# **PUBLIC CONSULTATION DOCUMENT**

This document has been written by The Conservation Studio,  
1 Querns Lane,  
Cirencester,  
Glos GL7 1RL  
Tel: 01285 642428  
Email: [info@theconservationstudio.co.uk](mailto:info@theconservationstudio.co.uk)  
Website: [www.theconservationstudio.co.uk](http://www.theconservationstudio.co.uk)

<b>Contents:</b>	<b>Page</b>
<b>1 Introduction</b>	
1.1 The Rotherwick Conservation Area	
1.2 Summary of key characteristics and recommendations	
1.3 The planning policy context	
1.4 The local policy framework	
1.5 Article 4 Directions	
1.5 Community involvement	
<b>2 Location and landscape setting</b>	
2.1 Location and activities	
2.2 Topography and geology	
2.3 Relationship of the conservation area to its surroundings	
2.4 Biodiversity	
<b>3 The historical development of Rotherwick</b>	
3.1 Early development	
3.2 Post-Conquest development	
<b>4 Spatial analysis</b>	
4.1 Layout and street pattern	
4.2 Open spaces, trees and landscape	
4.3 Focal points, focal buildings, views and vistas	
4.4 Boundaries	
4.5 Public realm	
<b>5 The buildings of the conservation area</b>	
5.1 Building types	
5.2 Listed buildings	
5.3 Locally listed buildings	
5.4 Positive buildings	
5.5 Building styles, materials and colours	
<b>6 Character areas</b>	
6.1 Rotherwick village, centred on The Street, and surrounding landscape	
6.2 Tylney Hall and its parkland	
<b>7 Issues</b>	
7.1 Summary of Issues	

## **THE MANAGEMENT PROPOSALS**

### **8 Introduction**

8.1 Format of the Management Proposals

### **9 Issues and recommendations**

9.1 Conservation Area boundary review

9.2 The control of new development

9.3 Protecting and enhancing the landscape setting

9.4 Site specific issues

### **10 Monitoring and review**

## **APPENDICES**

Appendix 1 Townscape Appraisal Map  
Character Areas Map

Appendix 2 Article 4 Directions

Appendix 3 Bibliography

Appendix 4 Contact details

## **ILLUSTRATIONS**

Historic maps and photographs (to follow)

## 1 INTRODUCTION

### 1.1 The Rotherwick Conservation Area

Rotherwick lies on gently undulating countryside in an attractive location to the north of Hook, close to the north-western boundary of Hart District with Basingstoke and Dean. The village is surrounded by dense woodland to the east and south east, and by fields and the parkland associated with Tylney Hall to the west, south west and south. The Conservation Area is large, encompassing a long historic country lane (The Street), fields and woodland, as well as Tylney Hall and the land around it. There are many listed buildings, including timber-framed houses dating back to the 16<sup>th</sup> century and an early church, built from flint and brick. Two public houses, the Falcon and the Coach and Horses (the latter currently closed), can be found in The Street, in addition to a well-used Village Hall, a substantial locally-listed neo-Tudor building. The dispersed layout of the buildings along both sides of The Street allows long views over the adjoining fields and woodland, and these, coupled with the large gardens, wide grass verges, and clipped front boundary hedges, give the Conservation Area its distinctly rural character.

Tylney Hall is listed grade II\* and its large garden and sections of historic parkland are also included on English Heritage's Register of Historic Parks and Gardens. The Hall is now a prestigious country hotel, with an adjoining Golf Course, in separate ownership. Whilst the Hall is located a little way out of the core of the village, there are strong historical links between the two.

There are 32 listed buildings in the village part of the Conservation Area, plus Tylney Hall, its associated buildings (ten separate list entries), and seven listed houses in Green Lane, Ridge Lane and Strouds Green (a total of 49). In addition, there are four locally listed buildings, as well as a number of unlisted historic buildings which are considered to be 'positive'.

The Rotherwick Conservation Area was designated by Hart District Council in 1976, and was extended in 1986, 1988 and again in 1996. Two further extensions to encompass historic properties along Frog Lane to the north of the existing Conservation Area, and two cottages in Ridge Lane, are proposed as part of the Management Proposals. A Conservation Area Proposals Statement for the Rotherwick Conservation Area was published in 1996, and this appraisal draws on, and supersedes, this earlier document. In 1998 the Council served an Article 4 Direction on the Conservation Area, bringing minor changes to unlisted family dwellings under planning control. More information is provided in the Management Proposals.

### 1.2 Summary of key characteristics and recommendations

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

- Attractive setting in a landscape of gently undulating mixed farmland with scattered blocks of woodland, some of it ancient (Black Wood and Street End Copse have been designated as SINCs)

- Very dispersed pattern of development along The Street between the junctions with Post Horn Lane in the west and Hook Road in the east which provide important glimpses of fields and woodland between the buildings
- Development is mainly just one plot deep off The Street and is frequently interspersed by fields and trees
- A comparatively remote character due to the narrow access lanes with a strong sense of enclosure provided by the areas of dense woodland, particularly to the east
- Footpaths cross The Street and connect to the surrounding countryside
- Long views both out of, and into, the village
- A small triangle of land at the western end of The Street contains a pond and small area of registered common – elsewhere, wide grass verges, high hedges (both carefully trimmed and more rustic) and mature trees add to the rural qualities of the Conservation Area
- Two groups of farm buildings remain, the farm buildings at Rook Farm being largely converted into commercial uses
- There are nearly 50 listed buildings, which date to between the 16<sup>th</sup> and the 19<sup>th</sup> century (apart from the church)
- Historic properties facing the pond are later, mainly 18<sup>th</sup> and 19<sup>th</sup> century
- The most important buildings in the village are Rotherwick Church (no dedication), which retains late 13<sup>th</sup> century fabric (grade II\*); Rotherwick House, a two storey half-timbered house dating to the 17<sup>th</sup> century; and The Old Store House, 16<sup>th</sup> century and c1900 (all of these are listed grade II)
- The historic buildings in the Conservation Area are built using red or blue brick, flint, timber-framing, tile hanging and painted render
- The steeply pitched roofs are usually covered in handmade clay tiles – there are just two thatched properties
- Tylney Hall is listed grade II\* and the parkland and gardens is included on English Heritage's Register of Historic Parks and Gardens, also at grade II\*
- The gardens retain some of the features of the 18<sup>th</sup> century parkland, including the remains of avenues of trees, and a number of garden features of the early 20<sup>th</sup> century, including a water tower
- A Management Plan was prepared in the 1980s to ensure the long-term future of the parkland and gardens
- Tylney Home Model Farm lies to the east of the park and has been sensitively converted into houses

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

#### **Conservation Area boundary review**

- Add properties along Frog Lane to the immediate north of the existing Conservation Area boundary.
- Add a pair of cottages in Ridge Lane, which stylistically match the buildings of Tylney Farm, presumably all built in c1900 (these might also be eligible for Local Listing).
- There are no proposed deletions.

#### **The control of new development**

- Protect the special character of the Conservation Area by accepting only the highest quality development in the Rotherwick Conservation Area.
- Consider the production of a Rotherwick Village Design Guide.
- Encourage residents to look after their hedges and to replant them using suitable species if losses occur.

### **Protecting and enhancing the landscape setting**

- Protect the woodlands and landscape setting around Rotherwick, perhaps through a Tree Management Plan.
- Protect the rural qualities of the Conservation Area by resisting development which would result in the loss of views into or out of the Conservation Area.

### **Site specific issues**

#### *Statutory and Local List*

- Consider additions to the statutory list of buildings, including the Village Hall and the adjoining K6 telephone kiosk.
- Prepare a revised Local List for Rotherwick, possibly through a partnership between the Parish Council and Hart District Council.

#### *Buildings in poor condition*

- Instigate discussions with the owners of the following buildings to see if repairs/improvements can be carried out – the listed barn at Church Farm; the listed barn at Rooks Farm; and the locally listed Sports Pavilion.

#### *Other site specific issues:*

- Carry out improvements to the village pond and adjoining village green.
- Ask Hampshire County Council to repair/maintain the finger posts in the Conservation Area.
- Encourage private owners to look after their historic wells.
- Review the existing Article 4 Direction, including the publication of new publicity.

## **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 Rotherwick 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 Statement 5 (PPS5)*, which has recently replaced *Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15).

This document therefore seeks to:

- Define the special interest of the Rotherwick 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 Rotherwick 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, Inset Map No. 26 confirms that Rotherwick is surrounded by a Settlement Boundary which is tightly drawn around the properties facing a small section of Frog Lane, the whole of The Street, and the whole of Wedmans Lane including the areas of 20<sup>th</sup> century housing which lie on the northern edge of the village. Development outside the Settlement Boundary will be tightly controlled by countryside restraint policies, particularly Policy RUR 2.

The 2002 Local Plan is being incrementally 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](http://www.hart.gov.uk).

#### **1.5 Article 4 Directions**

An Article 4 Direction was served on the Rotherwick Conservation Area in 1998. This is further discussed in the Management Proposals

#### **1.6 Community involvement**

This document was initially drafted following a Briefing Meeting with representatives from the Parish Council on 22<sup>nd</sup> June 2010, and a walkabout in the village with Parish

councillors and local residents on 5<sup>th</sup> August 2010. During this event, the extent of the existing Conservation Area boundary was discussed, along with some of the main problems and issues which face the community. A questionnaire was also provided to encourage more detailed responses before the document was drafted. Some of the stakeholders also attended a visit to Tylney Hall later on the same day, where they were provided with a guided tour of the gardens and parkland.

The first draft was subsequently agreed with the District and the document was then put on the District Council's website for six weeks from 1<sup>st</sup> November 2010. After the completion of this period of public consultation, the final draft was produced and the document illustrated with photographs and historic maps.

## **2 LOCATION AND LANDSCAPE SETTING**

### **2.1 Location and activities**

Rotherwick is a small village in a rural setting about two miles to the north-west of Hook, in the north-east of Hampshire. The M3 lies about three miles to the south, accessed via Junction 5. The A30, the historic route from London to the West Country, passes close by through the centre of Hook. The B3349, which connects Hook to Reading, bypasses Rotherwick by about a mile to the immediate east. The main London to Basingstoke railway line also passes close by through Hook, where there is a station. Basingstoke itself is about eight miles by road to the west, although there is no direct route.

The core of the Conservation Area stretches from the junction of Hook Road with The Street in the west, to the junction of Post Horn Lane with The Street, and contains nearly 60 residential properties, along with Rotherwick Church, one public house (The Falcon), the Village Hall, and two farms, Rooks Farm and Church Farm. The listed barns at Rooks Farm have largely been converted into B1 uses and are let to a variety of tenants. Church Farm includes some historic barns (one of which is listed and is seriously 'at risk' from neglect) and some modern barns, still in use for agriculture. The village once supported a Village Shop but this has now closed, and a second public house in The Street, the Coach and Horses, has also closed recently although it is hoped that it will reopen shortly. The Whitewater Church of England Primary School is located next to the church, and comprises some late 19<sup>th</sup> century buildings as well as some more modern facilities. The population has changed little over the past 100 years – from 585 in 1910 to 543 in 2001.

Tylney Hall has been used in the past as a school but since the 1980s has been a luxury country hotel. It stands in historic gardens and parkland, which are being sympathetically managed and restored, this work being informed by the Management Plan which was produced in the late 1980s. A Golf Course has been built on part of the parkland surrounding the Hall, and, close by, a small Business Park (now Winkworths) has replaced a WW1 factory which was once owned by Optrex.

### **2.2 Topography and geology**

Rotherwick lies on undulating land on London Clay deposits between two north-south river valleys– the River Lyde to the west, and the River Whitewater to the east. The height of the land is on average about 80 metres above sea level. In the 1997 Landscape Character Assessment for Hart District, Rotherwick falls within the 'Tylney' Landscape Character Area, which lies to the south of Wellington and is bounded to the west by the District boundary (although the character extends beyond), to the south by the settlement of Hook, and to the east by the Whitewater Valley.

The chief characteristics are:

- A patchwork of mixed farmland and scattered blocks of woodland (including several remnant ancient semi-ancient woodlands);

- A strong landscape structure of woods and hedgerows which provide a backdrop to open fields and contain views and a coherent landscape character;
- A dispersed pattern of rural settlements (the largest being Rotherwick and Mattingley) comprising small hamlets – often centred around village ‘greens’ – and scattered farms linked by a network of rural lanes;
- A comparatively remote, rural character due to the sparse road and settlement pattern and the enclosure provided by the frequent blocks of woodland;
- Gently undulating landform which also helps to contain views and create enclosure.

Tylney Hall sits on a slight hillock, deliberately sited to take advantage of views to the west and east. The soil beneath is sandy, but there is clay further down the slopes to either side.

### **2.3 Relationship of the conservation area to its surroundings**

Rotherwick lies in a relatively remote position away from main roads, and whilst the M3 is close by, there is no immediate access. The settlement is surrounded by fields, hedgerows and woodland, which all provide an attractive setting to the village. This is further enhanced by the more formalised parkland around Tylney Hall, which retains elements of the 18<sup>th</sup> century layout, including the remains of avenues of trees which stretch out towards Rotherwick. The creation of the Golf Course in a section of the parkland has inevitably resulted in the loss of some historic landscape features but the retention of mature trees, some of them ‘specimen’ trees from the 19<sup>th</sup> century, has helped to mitigate the impact of these changes.

### **2.4 Biodiversity**

Within the core of the Conservation Area, the village green and village pond in The Street provide a range of habitats for wildlife, although the pond is currently in need of restoration. Some of the ancient, unimproved woodland around Rotherwick is designated as a SINC (Site of Interest for Nature Conservation), and the dense woodland in many locations also provides a suitable habitat for woodcock. Various ponds and streams around the edges of the village, some of which lie within the Conservation Area, provide further opportunities for wildlife including three species of deer (roe, fallow and munjac). The hedgerows along Green Lane form very important linear routes for many species of birds and small mammals, linking up to larger areas of grassland and copse. Owls and skylarks are both occasionally seen and heard. The fishing lakes and the lake in Street End Copse are a haven for birds such as heron, mallard, teal, goldeneye and moorhens plus being a home for a variety of amphibians.

### **3 THE HISTORICAL DEVELOPMENT OF ROTHERWICK**

#### **3.1 The development of the village**

Rotherwick is thought to have developed as a small Saxon hamlet under the control of the Royal Hundred of Odiham – the name may come from the Saxon ‘rother’ meaning ‘cattle’ and ‘wick’ meaning ‘enclosure’. It is not mentioned in the Domesday Book, but by the early 14<sup>th</sup> century Rotherwick had become part of the Manor of Greywell. The earliest mention of Rotherwick is in 1203 when a document was signed by the vicar of Rotherwick. Between 1333 and 1345 the Bishop of Winchester granted permission for John atte Hook to have divine services at Rotherwick, confirming that a church had been built. In 1422 the Manor of Rotherwick is recorded as being in the ownership of the l'Estranges, Lords of Greywell, but in 1590 William Haydock of Greywell sold his lands at Rotherwick to Richard More, who in 1629 sold the Manor of Rotherwick to Richard Tylney, starting the long association of that family with the area. The Manor at that time included an existing house (which was recorded in 1561) and another house (The Old House) on the north-east side of the current park. It is possible that these were the same buildings but this is not clear from the documentation. In the mid-16<sup>th</sup> century, Francis Tylney, Richard Tylney's descendent, was one of the parliamentary Commissioners for Taxation.

In 1700 Frederick Tylney built a prestigious new mansion, called Tylney Hall, on an elevated site on the Estate. An extensive formal landscape of gardens and parkland was also created around the new house over the following years. When completed, the park was much larger than the current extent of the modern land holding, with landscape features still being visible for some miles from the Hall. Frederick Tylney served as a Member of Parliament and from his great wealth paid for a new village school in Rotherwick in 1711 (which remains as a house) – a new school was added to it in 1872 and extended again in 1896 (another much larger extension has been added in more recent years).

In the later part of the 18<sup>th</sup> century, the village became impoverished and half the population was on Poor Relief. The Castlemaine-Tylneys had a much larger house (Wanstead House) which they preferred, and eventually the estate passed to the Longs of Draycot, who also preferred their Wiltshire home. Plans for the Basingstoke Canal showed an arm of the canal to Turgis Green, almost encircling Tylney Hall Park, but opposition from Sir James Tylney-Long put an end to this scheme. From the 1770s, it appears that Tylney Hall was let, and Rotherwick also suffered when the turnpike from Odiham to Reading by-passed the village. In the early 19<sup>th</sup> century, the commonland at Rotherwick Common and Rotherwick Woods were enclosed and Tylney Hall continued to be let to a further succession of tenants, until being abandoned.

White's Gazetteer of 1878 records that in 1866, the farmhouse, which was all that was left of the old Hall, had been enlarged and was occupied by the Lord of the Manor. In the same year, Charles Edward Harris, then an undergraduate at Oxford, made the first of a series of purchases which led eventually to the re-assembly of most of the former Tylney Estate land in the hands of one owner. In 1879 Harris demolished what was left of the 18<sup>th</sup> century mansion and built a new house to the designs of Edward Birchett. This was sold to Lionel Philips in 1898 for £77,000, Harris retaining Sheldons and some of the eastern end of the estate. Philips commissioned the architect R Selden Wornum to considerably alter the house between 1889 and 1901 to the point that Harris's building

was all but deleted. The house and gardens were again altered by the architect Robert Weir Shultz (who lived in Hartley Wintney) between 1901 and 1904, and Gertude Jekyll was consulted on the planting for the extensive gardens. An account book of 1899 tells of the vast quantity of bulbs that were sent, the numerous shrubs and herbs which were planted, and the forest trees – oak, hazel, ash, Spanish chestnut, larch and Scotch pine – which were purchased. Many exotic trees, almost unique in England, were also established on the south side of the Hall near the artificial lake. Of special note were the azaleas and rhododendrons, though few are now left.

In 1906 Philips returned to South Africa, entering Parliament there in 1910, so it was from about that time that the influence of Tylney Hall in the life of the inhabitants of Rotherwick began to decline. During WW1 he sold the Hall to Major Hennessy of the brandy distilling company. Part of the Tylney Hall Estate was used by Optrex as a small factory to make medicines to treat mustard gas victims – the witch hazel trees, which provided the raw material for the treatment, were grown nearby. After WW1, Major Hennessy sold in turn to Major Herbert Robin Cayzer, a man made wealthy from his shipping interests who also had a notable career as a cavalryman. He became a Member of Parliament for Portsmouth, and, in 1924, was made a baronet. In the summer, Cayzer went to his Scottish estate for two months, and Tylney Hall was let, mainly for shooting. Regular visitors were American railroad millionaires Mr and Mrs Henry de Forest and their son and daughter, and it was at the end of one of their visits that their son Charles said goodbye to his family and travelled to Southampton where he embarked on a world cruise. Sadly, he died of fever during the cruise and in 1932 his parents paid for the erection of the Village Hall in The Street in his memory. The architect was Thomas Greenfield ARIBA of Midhurst, who was chosen for his previous experience of cottage architecture. Otherwise, Inter-war development in Rotherwick was mainly limited to new houses and bungalows along Wedman's Lane.

Tylney Hall was sold to the London Borough of Brent in 1933 and was used as a special school until 1984, when the house was converted into a hotel. The Council retained some of the land and built a small educational unit (the Gordon Brown Centre), which remains today. Part of the parkland was also made into a separate Golf Course, which operates from a modern clubhouse located next to the historic avenue of trees leading from the Hall towards Rotherwick. The Optrex site is now a small development of commercial units (Winkworths) which is in separate ownership from the hotel.

The Conservation Area was designated in 1976 and has been extended three times since – it now includes The Street, properties in Wedman's Lane, and Tylney Hall and its substantial parkland. An Article 4 Direction was served in 1996 controlling certain alterations to unlisted family dwellings in the Conservation Area. In the last twenty years or so a number of new houses have been added to the Conservation Area, some of which have been quite controversial.

## **4 SPATIAL ANALYSIS**

### **4.1 Layout and street pattern**

Historically, the road system in this part of north Hampshire was centred on the road junction at Newnham with its large green. From there, Ridge Lane and Runtens Lane joined Cowfold Lane to lead to Mattingley and on to the field at the end of The Street. Another route ran through the present Tylney Park and cricket field to the end of The Street. When Tylney Park was laid out in the early 18<sup>th</sup> century, the direct route was cut, and its place was taken by the twisting Post Horn (Postern) Lane. The Turnpike Road, connecting Odiham to Reading, dates to 1798 but by-passed the village. When it came up for renewal in 1819, William Pole-Tylney-Long-Wellesley, the then owner of Tylney Hall, was one of the Trustees. Hook Road seems to have been added in the early 19<sup>th</sup> century when the Enclosures were taking place, its function to directly link The Street with the Turnpike Road at Hook Cross.

Today, the Conservation Area is notable for the long line of The Street, which still forms the spine of the settlement and runs in a roughly east-west alignment. The crossroads at the eastern end of The Street, where it meets Wedman's Lane, Cowfold Lane, and Hook Road, create a definite focal point. A further focal point is at the western end of The Street, where it widens on the south side with a small village green and somewhat overgrown village pond. South of The Street, Post Horn Lane and Green together form a loop around the village, separated by open fields and small areas of woodland.

### **4.2 Open spaces, trees and landscape**

Whilst there are no formal 'open spaces' such as a public park, the Rotherwick Conservation Area retains an open and rural character due to the following:

- A small 'village green' at the western end of The Street, which is also notable for a village pond
- The Street is defined throughout most of its length by wide grass verges, often on both sides of the road
- The dispersed buildings along The Street, usually large gardens, which allow views to the surrounding countryside
- The listed barn at Church Farm, whilst in very poor condition, reinforces the rural character of The Street
- The Street End Copse and Black Wood SINCs covers the whole of the woodland which 'frames' the entrance to the village from the south-east along Hook Road
- The fields, footpaths and areas of woodland in the surrounding countryside which 'sweeps through' the village and reinforces the rural character of the Conservation Area
- 48 oak trees to the east of Rotherwick along the edge of Black Wood are specifically covered by TPOs (Tree Preservation Orders)
- Some of the trees around the Sports Field are also covered by TPOs
- Tylney Hall retains a large garden and remnants of its 18<sup>th</sup> century parkland, which although not open to the public, are attractive open spaces which can in places be viewed from the public highways or footpaths
- Tylney Hall is listed grade II\* and the parkland and gardens is included on English Heritage's Register of Historic Parks and Gardens, also at grade II\*

Trees make a major contribution to the setting of the Conservation Area and large areas of woodland, some of which is designated as a SINC, lie to the east and south-east of the village core. Some of this woodland, where it makes a contribution to the views into and out of the Conservation Area, was added as part of the designated area in the 1990s.

It has already been noted in the chapter on the historical development of Rotherwick, how a large number of trees and shrubs were planted in Tylney Hall park in the late 19<sup>th</sup> or early 20<sup>th</sup> century. Some of these are unusual 'specimen' trees of great importance, and their care and protection is considered in some detail in the Tylney Hall Management Plan of 1986. The main features of this Plan are discussed in the Management Proposals in this document. Tylney Hall's parkland and gardens are now included on English Heritage's Register of Historic Parks and Gardens at grade II\*.

The most important trees or groups of trees around the immediate village core are marked on the relevant Townscape Appraisal Map, but given the extent of the tree numbers, it is possible that not every tree of significance is recorded. Trees beyond the centre have not been recorded due to their numbers, but the most significant trees in the historic parkland are noted in the 1986 Management Plan, which also provides advice on their care and enhancement.

All trees over a certain size in all conservation areas are automatically protected from felling or unsympathetic lopping – again, more information can be found in the Management Proposals.

### **4.3 Focal points, focal buildings, views and vistas**

Within The Street, because most of the buildings were built for residential use, and are therefore of a similar scale, not one of them stands out from the other, although Rotherwick House and Church Farmhouse are probably the largest houses in the village. However, Rotherwick Church and the Village Hall do both stand out in views along The Street, the Village Hall in many ways acting as the main focal point in The Street as the church forms a group with other historic buildings and is surrounded by mature trees. To the north, the barns at Rooks Farm are similarly important in views across the neighbouring fields. Views out from The Street, across the neighbouring fields and woodland, are particularly significant, as well as views from the various footpaths which lead away from the village. In many of these, mature trees and hedging create the horizon.

Within Tylney Park, the complex of buildings which make up Tylney Hall is clearly the most dominant feature in the landscape although from many directions, these buildings are hidden by mature trees. Views are formalised along approach roads, pathways or gardens, deliberately terminating in Tylney Hall. The listed water-tower, which towers over the main building, is of special importance. Nearby, there are two further groups of buildings which have some impact in street views – the Model Farm in Ridge Lane, which includes both unlisted and listed buildings, and The Old House and nearby converted barn, in Strouds Green on the north-west side of the park.

The most important views within the Conservation Area are noted on the Townscape Appraisal Map, but again, the omission of a particular view does not imply that it is of no significance.

#### **4.4 Boundaries**

Hedges, either clipped (the majority) or left natural, are extremely significant in the core of the village, where they tend to separate the majority of the gardens which surround the buildings from the grass verges which line The Street. Many of these are elm or beech, and they vary in height although the majority are between four feet and about eight feet high, so they hide the building from the road. The yew hedge outside Rotherwick House is clipped to a triangular shape at the top, softening its impact and creating an attractive feature. These hedges, along with the many mature trees and grass verges, all contribute to the rural character of the Conservation Area.

Brick walls are also in evidence, usually about three to five feet high with simple brick-on-edge copings. Over-complicated details, such as the brick pier and timber fencing boundary to the new house next to Pear Tree Cottage, is less in keeping. Around The Old House in Strouds Green, high walls built of soft red bricks with blue bricks in a diaper pattern provide a strangely urban character to this very rural location.

Timber is another material which is frequently used, the best examples being simple traditional styles such as the post and rail timber fencing in Frog Lane, where it is backed up by a clipped hedge about four feet high. There are also examples of traditional timber palisade fencing, about three feet high, including the white-painted fence outside the Model Farm in Ridge Lane. Timber bollards are also used in several locations to prevent vehicles from driving over the grass verges in The Street. Traditional timber gates are also very popular in Rotherwick, and look entirely in keeping, such as the simple timber gate to Hartford House. Less appropriate are examples of modern timber panelled fencing, such as the three feet high fence which defines part of the car parking area near to The Old Bakery.

#### **4.5 Public realm**

The public realm is composed of the space between the buildings, largely in public ownership, which is made up by the streets, pavements, lighting, street furniture, signage and other similar features. For most of the roads and lanes in the Conservation Area, the public realm is simple and very low key with pavements (where they occur) and streets covered in modern black tarmac. There are no examples of historic paving, and there is no street lighting.

There are occasional public seats, such as the traditional timber and cast iron 'park' bench next to the bus stop in Cowfold Lane, a seat in the churchyard, and another seat outside the Village Hall. A well-used two-way public seat used to be positioned next to the village pond, and the Parish Council are planning to replace this popular facility.

About ten years ago, The Street was 'traffic-calmed' by the introduction of chicanes which are constructed using timber bollards and small areas of planting. Local residents have expressed a mixed reaction to these, some claiming that they merely invite drivers to speed between them. This is an issue which is discussed further in the Management Proposals. Modern timber black and white finger posts, copying the traditional style, can be seen at most of the major cross roads and are a popular local feature. Overhead telephone wires and telegraph poles can be discordant, particularly along The Street.

A bright red cast iron K6 telephone box is located immediately outside the Village Hall, and has recently been taken into the care of the Parish Council. It is in need of some enhancements.

## **5 THE BUILDINGS OF THE CONSERVATION AREA**

### **5.1 Building types**

There are 32 listed buildings in the village part of the Conservation Area, plus Tylney Hall, its associated buildings (ten separate list entries), and seven listed houses in Green Lane, Ridge Lane and Strouds Green (a total of 49). In addition, there are four locally listed buildings, as well as a number of unlisted historic buildings which are considered to be 'positive'.

Most of the historic buildings are in residential uses and tend to be on a domestic scale (i.e. two storeys high) and built using red brick or timber-frame, with steeply pitched clay tiled roofs. They range in date from the 16<sup>th</sup> century to the 19<sup>th</sup> century. The others (Rotherwick Church, Tylney Hall, the agricultural buildings, the two public houses and the Village Hall) are more varied in terms of their scale and materials and are described in greater detail below. Very few buildings in the core of the Conservation Area along The Street are not listed, locally listed, or considered to be 'positive', so they do not 'dilute' the overall quality of the streetscape (although further infilling could threaten this cohesiveness). Along the west side of Wedman's Lane, which is within the Conservation Area, there is a higher concentration of 20<sup>th</sup> century development, but because this is generally limited to detached houses sitting back from the lane, their impact is considerably reduced..

Tylney Hall is listed grade II\* and is a large late 19<sup>th</sup> century house which is listed grade II\*. The surrounding garden and sections of the historic parkland are included on English Heritage's Register of Historic Parks and Gardens, also grade II\*.

### **5.2 Listed buildings**

There are nearly fifty listed buildings in the Conservation Area (some entries covering a small group), all listed grade II apart from Rotherwick Church and Tylney Hall, which are listed grade II\*. Apart from the church, Tylney Hall, and the agricultural buildings, they retain a two storey domestic scale and are mainly detached buildings with the occasional short terrace of cottages. Some of them date to the 16<sup>th</sup> century and were built using timber-frame construction, which has subsequently been infilled or rebuilt in brick. Several more date to the 17<sup>th</sup> century, and are also timber-framed, brick-only buildings coming in to fashion during the 18<sup>th</sup> century. They are found mainly along The Street, where they are scattered in almost equal density.

The principal listed buildings are considered to be:

#### Rotherwick Church, The Street., listed grade II\*

A church is first recorded in the early 13<sup>th</sup> century and stylistically the flint and stone chancel appears to date to this time, with the nave dating to the 15<sup>th</sup> and 16<sup>th</sup> centuries. Originally timber-framed, this was rebuilt using brick, possibly in the 17<sup>th</sup> century when a brick tower was added. Some timber-framing is still visible in the exposed part of the gable end. A flint-faced vestry was added in the 19<sup>th</sup> century.

Tylney Hall, listed grade II\*

Tylney Hall was built in 1879 and extended between 1899 and 1901 and again between 1901 and 1904. The architects were Edward Birchell, R Selden Wornum, and Robert Weir Schultz. The house, though substantial, retains a domestic scale being mainly two or three (tall) storeys high, and is arranged around a three-sided courtyard which faces the principal entrance from the east. The style is eclectic (mainly 16<sup>th</sup> or 17<sup>th</sup> century Tudor 'revival') but mannered, using red brick and Bath stone. To one side lie various service courtyards, cottages, greenhouses and a water-tower, which are also listed grade II\* as part of the original scheme. Other garden features are also listed grade II\* as well as grade II. Middle Lodge, West Lodge with its gate piers, and an outbuilding close to the stable courtyard were all built c1901, also to the designs of R Selden Wornum (grade II).

Rotherwick House, The Street, listed grade II

Of 17<sup>th</sup> century origins, this is the largest house in the core of the village, with timber-framing which has been infilled in brick. A large brick chimney stack and steeply pitched roofs are also notable.

The Ricks, The Street, listed grade II

The Ricks retains a timber-framed two bay late medieval hall dating to the 16<sup>th</sup> century with exposed arch bracing and a later very substantial chimney stack.

Rooks Farm buildings, listed grade II

The farmhouse has been reduced to a two bay cottage but retains 16<sup>th</sup> century fabric. Like many of Rotherwick's historic buildings, it was originally timber-framed but in the 18<sup>th</sup> or early 19<sup>th</sup> century was partially rebuilt in brick. One of the adjoining timber-framed barns also dates to the 16<sup>th</sup> century and retains substantial timbers and a king post to the roof.

The Old Store House and Kernets, The Street, listed grade II

Both of these buildings are timber-framed with later brickwork cladding.

Church Farm, The Street

The farmhouse is early 18<sup>th</sup> century with early 19<sup>th</sup> century alterations. The adjoining timber-frame barn (in separate ownership) is also 18<sup>th</sup> century and timber-framed, and is currently a Building-at-Risk. A small timber-framed granary on nine staddle stones is better preserved.

Tudor Cottage, Wedman's Lane, listed grade II

Tudor Cottage is a 16<sup>th</sup> century timber-framed building which has been modernised with exposed framing inside.

The Old House, Old House Lane, Strouds Green, listed grade II

This building dates to the 16<sup>th</sup> century and was built as a timber-framed house. It was considerably altered and extended in c1926. The red clay steeply pitched roofs are a special feature and feature a substantial Tudor brick chimney stack. An adjoining building, also timber-framed, dates to the 17<sup>th</sup> century and was once a barn – it has now been converted into a house.

### 5.3 Locally Listed buildings

The District Council has produced a short list of locally significant buildings within Rotherwick Parish of which four lie within the Conservation Area and are marked on the Townscape Analysis Map. Locally Listed buildings are mainly 19<sup>th</sup> or early 20<sup>th</sup> century structures which provide well detailed facades, and they are Locally Listed to provide them with a degree of additional protection. Policies for their preservation are included in the Hart Local Plan, adopted in December 2002, and further protection has recently been provided by the guidance within PPS5. The following buildings in the Rotherwick Conservation Area are Locally Listed:

- The Old Rectory, Frog Lane – this is a substantial mid-19<sup>th</sup> century two storey house, built from red and blue brick with tile-hanging to the side gables. The steeply pitched roofs are covered in handmade clay tiles. A single storey stable building lies close by with polychromatic brick decoration in the Gothic style, leaded light casements and a peg-tiled roof.
- The Village Hall, The Street – this ‘Tudorbethan’ building dates to 1932 and was built by American millionaires Mr and Mrs de Forest in memory of their son, who died in 1929. The large building is notable for its prominent location and well detailed elevations, using red brick, sandstone blocks, and exposed timber-framing. The front elevation also includes a jettied first floor feature with tile-hung gable, and a large sandstone-faced chimney breast with two massive brick chimneys in the Tudor style.
- The Cricket Pavilion on the village Sports Field – a timber-framed thatched building probably of the 1920s or 1930s.
- Home Farm, Ridge Lane – a purpose-built quadrangle of farm buildings associated with Tylney Hall and dating to the early 20<sup>th</sup> century. It retains a special rotating loft for egg collection.

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 small 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. Notable examples include:

- Part of the village Primary School, dating probably to around 1900
- The former lodge to Tylney Hall, dating to the end of the 19<sup>th</sup> century (though it has been altered)
- The late 19<sup>th</sup> century red brick cottage which forms part of the group of buildings at Rooks Farm

English Heritage guidance 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. 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

Apart from the buildings associated with Tylney Hall and the church, the overall character of the historic buildings in the Conservation Area is domestic and vernacular, so most of the buildings are modestly sized (mainly one and a half or two storeys high) with steeply pitched roofs, often with substantial brick stacks. These are almost invariably covered in handmade clay tiles, and although thatch can now only be seen on the barn at Runten's Farm and on the unlisted Sports Pavilion, it may once have been a more common roofing material. The majority of these buildings are detached but two short terraced groups can also be seen. Further groups of agricultural buildings are also an important constituent to the buildings of the Conservation Area. The use of timber-framing, brick and handmade clay tiles for these historic buildings (most of which are listed) gives the Conservation Area a particular cohesiveness which is an important part of its character, and was copied by the architect of the Village Hall in the early 1930s.

The earliest houses are built from timber framing, two or three bays wide, with steeply pitched roofs which usually include substantial brick stacks. Most of these have been encased in red or a mixture of red and blue brick, usually in the late 18<sup>th</sup> or early 19<sup>th</sup> century, but they retain their characteristic low eaves. Some of them, such as Rotherwick House, have elevations where the timber-frame has simply been infilled with brick, and remains exposed, rather than a full encasing. Examples of timber-framed buildings include:

- Runten's Farmhouse in Green Lane (late 17<sup>th</sup> century)
- Rotherwick House, The Street (17<sup>th</sup> century)
- The Ricks, The Street (16<sup>th</sup> and 20<sup>th</sup> century)
- Nos. 1, 2 and 3 Wogsbarne Cottages
- The Street (17<sup>th</sup> and 19<sup>th</sup> century)
- Rooks Farm Cottage (16<sup>th</sup> and 17<sup>th</sup> century)
- The Old Store House, The Street (16<sup>th</sup> century with later additions)
- Kernets, The Street, (16<sup>th</sup> and late 18<sup>th</sup> century)
- Fingle Cottages, No. 27 The Street
- Yew Tree Cottage, The Street (17<sup>th</sup> century with massive exposed timbers and brick infill)
- Nos. 15 and 16 The Street (17<sup>th</sup> century)
- Nos. 70 and 71 The Street (17<sup>th</sup> and 20<sup>th</sup> century)
- Tudor Cottage, Wedman's Lane (16<sup>th</sup> century and later)
- Laundry Farmhouse, Wedman's Lane (17<sup>th</sup> century)
- Timbers Cottage, Wedmans Lane (an unusual example of 18<sup>th</sup> century timber framing, though the building retains a massive chimney stack which may date to an earlier building on the same site)
- The Old House (16<sup>th</sup> and early 20<sup>th</sup> century) and The Old House Cottage (17<sup>th</sup> century), Old House Lane

Red and blue brick (often arranged in a diaper pattern) is also used for later historic buildings (18<sup>th</sup> and 19<sup>th</sup> century), and is the most popular facing material throughout the Conservation Area, apart from the chancel and vestry of the church, which are faced in knapped flint (though the tower is brick). Some of these brick buildings have eaves which are given greater prominence by the addition of simple brick dentils. Examples of brick buildings in the Conservation Area include:

- School House, The Street
- Church Cottage, The Street (with some possibly earlier timber-framing?)
- Pond House, The Street
- Nos. 86, 87, 88 and 89 The Street (a continuous terrace)
- Coach and Horses Public House, The Street
- Church Farmhouse, The Street (where the brick has been painted)
- The Old Bakery, The Street (again, the brick has been painted)
- Hartford House, The Street

The agricultural buildings in the Conservation Area are found in three groups:

- Runten's Farm, Green Lane, which includes a late 17<sup>th</sup> century farmhouse and a similarly dated timber-framed barn with a thatched roof, faced in brick and weather-boarding
- Rooks Farm, to the north of The Street, which includes a 16<sup>th</sup> century timber-framed cottage (which appears to have been reduced in size, possibly to allow the widening of the adjoining access road) and two barns – one a large five bay timber-framed queen post structure dating to the 18<sup>th</sup> century, and the second, an earlier but more altered timber-framed and brick building, which retains parts of a king post timber frame dating to the 16<sup>th</sup> century
- Church Farm, The Street, which includes the listed 18<sup>th</sup> and 19<sup>th</sup> century farmhouse, and a granary, a timber-framed structure of staddle stones dating to the early 19<sup>th</sup> century – an adjoining 18<sup>th</sup> century timber framed barn, in separate ownership, has a queen post roof (this building is currently in very poor condition)

Nearly all of the windows in the historic buildings in the Conservation Area are timber casements, usually in the 19<sup>th</sup> century style with a single horizontal glazing bar (creating two panes to each window) but occasionally with leaded lights (e.g. Rotherwick House). Sash windows are hardly evident, The Old Rectory being a rare example. Doors are varied, and include simple boarded timber doors without any windows, or panelled doors, with four or six panels.

## **6 CHARACTER AREAS**

The Rotherwick Conservation Area divides into two Character Areas according to the buildings and landscape setting. These are:

- Rotherwick village, centred on The Street, and surrounding landscape
- Tylney Hall and its parkland

## **6.1 Rotherwick village, centred on The Street, and surrounding landscape**

This Character Area is defined by the long stretch of The Street, which forms the core of the village. The setting is rural, with gaps between the buildings providing long views across the surrounding fields and woodland. The mainly residential buildings are scattered along the road, and are set back from the wide grass verges in generously-sized gardens. Most of the buildings are listed, Rotherwick Church being the oldest and the most important, although there are several substantial timber-framed houses of the 16<sup>th</sup> or 17<sup>th</sup> century which also stand out. To the north, the complex of historic buildings at Rooks Farm is a key focal point in views from the main street, views to the east being more limited due to the dense woodland. Green Lane forms the boundary along the south, and also contains a listed farm group.

Negative features or issues for this Character Area include:

- The possible extension of the Conservation Area to include further properties in Frog Lane and Ridge Lane
- The protection of the Conservation Area from unsuitable new development, particularly the loss of strategic gaps between the buildings and garden space
- The protection of the high hedges which mark many of the front boundaries facing The Street
- The care of the surrounding woodland, some of which is a SINC
- Site specific issues:
  - The possible listing of the Village Hall and the adjoining telephone box
  - The poor condition of the listed barn at Church Farm, noted in the previous Character Appraisal of 1996
  - The poor condition of the 17<sup>th</sup> century barn at Rooks Farm (though it is in use)
  - The pond and village green are in need of enhancement
  - The future of the former chapel (currently vacant) on the junction of Wedmans Lane and Cowfold Lane
  - The HCC finger posts in the village need cleaning
  - The protection of the many historic wells in the Conservation Area
  - Review of the existing Article 4 Direction

## **6.2 Tylney Hall and its parkland**

This grade II\* building sits in an historic landscape with features relating to the 18<sup>th</sup> century mansion which once stood on the site. The building is enclosed by carefully tended gardens, some more formal and contained by walls. Specific areas include the Italian Terrace, the Dutch Garden, the walled Kitchen Garden, the Wild Water Garden, the Croquet Lawn, the Orchard, the Rose Garden, the Azalea Garden, the Pine Plantation, along with various lawns, lakes and woodland areas. There are also greenhouses, a water-tower and other features associated with the construction of the principal house in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The use as a smart country hotel since the 1980s has provided the impetus for the careful restoration of both the buildings and garden features, and the surrounding parkland is also being incrementally improved, including the recreation of wild gardens, lakes, and tree planting, the whole programme following the advice contained in the Management Plan, the first draft of which was

produced in 1986. It has since been reviewed (1988, 1990 and 1996) and some of its recommendations updated or amended. The Plan provides a useful historical analysis of the site, a summary of its principal features, an assessment of opportunities and threats, a comprehensive set of proposals, and a comprehensive bibliography. Most of the proposals concern the management of the historic parkland and include a plethora of recommendations for new planting and landscaping, most of which have now been achieved. New high quality buildings have also been added around the mansion, but these have been carefully integrated into the original group so their impact is reduced. The Italian Terrace and the walled Kitchen Garden have both been fully restored. Further, very detailed, information about Tylney Hall and its parkland is provided in English Heritage's *Register of Historic Parks and Gardens* and in the listing description, as well as in a leaflet produced by the hotel.

The incremental implementation of the Management Plan proposals since the 1980s means there are few negative features or issues for this Character Area apart from issues surrounding neighbouring sites:

- Planning permission has been given for a new clubhouse for the Golf Club, which may interfere with the landscape setting of Tylney Hall
- New housing development to the west of Tylney Hall (outside Hart District) could impact on the long views from the mansion
- The care of the many important trees on the Golf Course
- The Winkworths site has expanded over the years and now contains a number of large industrial-type buildings – any further growth could be detrimental to the surrounding historic landscape
- The poor condition of the village Sports Pavilion

## **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 Rotherwick Conservation Area at this point in time:

#### *Conservation Area boundary review*

- Changes are needed to the existing Conservation Area boundary to include properties in Frog Lane and Ridge Lane

#### *The control of new development*

- Rotherwick is an attractive village in a popular rural location. There is constant pressure for new development, principally within the existing Settlement Boundary, resulting in the infilling of existing gardens and the loss of open green space.
- The protection of front boundaries, namely the many hedges which form such an important part of The Street

### *The landscape setting*

- Issues include the care of the surrounding woodland and the protection of views both into and out of the Conservation Area

### *Site specific issues*

- Additions to the Statutory and Local List, including the possible listing of the Village Hall and the adjoining telephone box
- Several buildings in poor condition – barn at Church Farm; barn at Rooks Farm; and the Sports Pavilion
- The village pond and adjoining green are in need of improvement
- The HCC finger posts in the village are not being maintained
- The protection of the many historic wells in the Conservation Area
- Review of the existing Article 4 Direction

## **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 Rotherwick 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, Rotherwick 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 Conservation Area boundary review**

A thorough review of the existing Conservation Area boundary was carried out as part of the Character Appraisal survey work in collaboration with the Parish Council and local stakeholders in early August 2010. Changes are now proposed to the existing Conservation Area boundary to include properties in Frog Lane and Ridge Lane as follows:

### 9.1.1 Additions:

(i) Add properties along Frog Lane to the immediate north of the existing Conservation Area boundary, most of which are historic, and which form a notable group on the east side of the lane. Several of these are listed as follows:

- Rowleys House – originally a 17<sup>th</sup> century single storey timber-framed cottage, this building was extended in c1900. An adjoining timber-framed barn dates to the 18<sup>th</sup> century
- Frog Lane Farmhouse – another 17<sup>th</sup> century timber-framed house with mid-19<sup>th</sup> and modern alterations in brick
- Old Cottage – also 17<sup>th</sup> century with exposed timber-framing and a massive chimney stack at the south end – the roof is thatched

(ii) Add a pair of cottages in Ridge Lane, which stylistically match the buildings of Tylney Farm, presumably all built in c1900 (these might also be eligible for Local Listing)

### 9.1.2 Deletions

There are no proposed deletions.

## **9.2 The control of new development**

### 9.2.1 New development

Rotherwick sits in an historic landscape with large areas of woodland and open fields, most of which are crossed by public footpaths, providing opportunities for views both into and out of the village. The tight control over new development outside the Settlement Boundary means that there is constant pressure for new buildings within the village, mainly in the gardens of existing properties. This 'garden grabbing' is an issue which has recently been taken up by central government and it is likely that the old policy guidance which previously encouraged such development (as domestic 'gardens' were considered to be 'previously developed land') will be reversed. Further new houses in the village will therefore be more tightly controlled at both national and local level.

Some new houses have already been built in the village within the existing Settlement Boundary, generally with great attention to scale, materials and details. Overall their impact has been muted, but there is a real danger that any further development will affect the rural character of Rotherwick to the detriment of the Conservation Area. Whilst Hart Council has policies which protect all conservation areas within the District from unsuitable development, and which also seek to ensure that the setting of listed buildings is also protected, there is some concern in the village that incremental changes such as the further loss of private gardens or other green spaces to new development will have an adverse effect. In addition, although Policy RUR 2 seeks to protect rural areas from unsuitable new development, recent pressure for new housing around the edges of existing settlements suggests that there may at some stage be schemes for new buildings on the edges of the village, beyond the Settlement Boundary.

*Recommendation:*

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

9.2.2 Design guidance

General design advice is included in the Hart Local Plan and further guidance can be found in the Appendices to PPS5. There is currently no specific design advice for Rotherwick, and the Parish Council may wish to consider the production of a Rotherwick Village Design Statement (similar to that produced for Yateley in 2009) which could address the issues in much greater detail. Meanwhile, the advice below should be considered as generalised advice which could be used as a basis for further work in the future.

- Existing open green space, including private gardens, should be protected from new development where this would have an adverse impact on the spacious character of the existing Conservation Area;
- New development should respect the historic grain of development established by plot boundaries and existing historic buildings, particularly in relation to The Street;
- New development should not have an adverse effect on the setting of historic buildings in the Conservation Area;
- New development should not impinge on views into or out of the village, and should be carefully sited to minimise any visual impact;
- The materials and detailed design of any new buildings in the Conservation Area (including extensions to existing buildings) must be of the highest quality, including the use of traditional clay peg tiles for new roofs;
- The use of over-size dormers and roof lights on new development will be resisted.

9.2.3 Front boundaries

The spacious layout of the buildings in The Street, and their generally large gardens, means that the front boundaries are particularly important in views along the road. Hedging, in various forms (but principally clipped) makes a very special contribution to the character of the Conservation Area. As such hedges are usually not specifically protected by conservation area status, householders could remove them without permission, possibly even to provide car parking or other vehicular access points. Control can only be provided therefore by encouraging owners to keep their hedges and to maintain them carefully. Additionally, the existing Article 4 Direction could be extended to include bringing the creation of parking areas under planning control (see para 9.4.6).

*Recommendation:*

- *Residents will be encouraged to look after their hedges and to replant them using suitable species if losses occur.*

### **9.3 Protecting and enhancing the landscape setting**

#### 9.3.1 Caring for the surrounding woodland and fields

The landscape which surrounds Rotherwick is largely in private ownership although some of the farms are owned by Hampshire County Council and are leased to tenants. The land is mainly used for growing crops or for grazing stock and is crossed by many footpaths. Established hedges and trees mark the field boundaries, and to the east and south-east of Rotherwick are large areas of deciduous woodland, some of it ancient and given additional protection by TPOs and by being designated a SINC.

Some of this woodland is poorly maintained and would benefit from a Management Plan to provide guidance on its future management. However, this would be the responsibility of the landowner and can only be achieved by co-operation between the owner, the Parish Council and the District Council's tree officer.

*Recommendation:*

- *The Parish Council and Hart District Council, in partnership with private landowners, will endeavour to ensure that the woodlands around Rotherwick are properly managed, perhaps by the production of a Management Plan.*

#### 9.3.2 The protection of views both into and out of the Conservation Area

The undulating topography and landscape setting around Rotherwick means that long and short views into and out of the Conservation Area are extremely important. Often, significant views are framed by the existing historic buildings along The Street, where glimpses of the surrounding landscape can be seen through gaps. The incremental infilling of these gaps could have a detrimental effect on the special interest of the Conservation Area, adding an unwelcome sense of urbanism to this rural location.

*Recommendation:*

- *The District Council will continue to protect the rural qualities of the Conservation Area by resisting development which would result in the loss of views into or out of the Conservation Area.*

### **9.4 Site specific issues**

#### 9.4.1 Additions to the Statutory and Local List, including the possible listing of the Village Hall and the adjoining telephone box

The Statutory List for Rotherwick has not been reviewed since the 1980s. The Local List is largely made up of buildings which were rejected for statutory listing (the old 'grade III' listed buildings) when the review was undertaken. Both lists are therefore due for review.

English Heritage will consider 'spot listing' unlisted buildings if sufficient evidence is provided, by either the local authority or, indeed, by any other interested party. A review of the existing unlisted buildings in Rotherwick could therefore be carried out, perhaps by the Parish Council or by a local historian. Possible candidates include the Village Hall and the adjoining K6 telephone kiosk.

Hart Council is considering a District-wide review of the Local List but this is subject to the resources being made available. Meanwhile, the Parish Council could instigate some preparatory work on a revised Local List for Rotherwick Parish, again subject to resources being available, although some work could be carried out by volunteers.

*Recommendation:*

- *The Parish Council and District Council will work together to ensure that new buildings are added to both the Statutory and Local List, subject to resources being available.*

9.4.2 Several buildings in poor condition – barn at Church Farm; barn at Rooks Farm; and the Sports Pavilion

The 18<sup>th</sup> century listed timber-framed barn at Church Farm is in very poor condition and its state of collapse was noted at the last Conservation Area review. The earlier and similarly listed barn at Rooks Farm is also in poor condition although it is occupied. For listed buildings, Hart Council can serve either an Urgent Works Notice (where the repair work can be carried out by the Council in default and the cost charged to the owner) or, in extreme circumstances, a full Repairs Notice can be served, followed by a Compulsory Purchase Notice (if the owner refuses to co-operate).

*Recommendation:*

- *Hart Council should open discussion with the owners of both sites to see if these important listed buildings can be repaired and their futures safeguarded.*

The Sports Pavilion on the village sports field off Old House Lane probably dates to the 1920s or 1930s and is thatched. It is the responsibility of the Parish Council and is in very poor condition.

*Recommendation:*

- *The Parish Council should obtain quotes for repair work from reputable builders to carry out the repair work, and could raise funds locally to pay for this work, even if it is done on an incremental basis.*

9.4.3 The village pond and adjoining green are in need of improvement

The village pond was almost dry at the time of survey (August 2010), the dry weather exacerbating a shortage of feed water to the pond since local drains were redirected. Trees and other vegetation around the pond have also grown up and need to be cut back. Any work by the Parish Council (which is responsible) must be done with the ecology of the pond being protected (Note: some work has been done to cut back overgrown vegetation around the pond since August).

Adjoining the pond, an area of grass was once the location of a back-to-back public seat which faced up towards the pond and down The Street. The Parish Council plan to replace this shortly.

The Parish Council also maintains the grass verges and the traffic calming features in The Street.

*Recommendation:*

- *The Parish Council will seek the careful improvement of the pond and village green, subject to funding.*

9.4.4 The HCC finger posts in the village are not being maintained

The traditional black and white finger posts in the village are dirty and in need of repainting and some repairs. This is the responsibility of Hampshire County Council's Highways Department.

*Recommendation:*

- *The Parish Council could ask HCC's Highways Department to undertake the work, possibly in association with similar work elsewhere in Hart District.*

9.4.5 The protection of the many historic wells in the Conservation Area

Many of the historic buildings in the Conservation Area have old wells within their gardens. Whilst these are on private land, and the responsibility of local residents, the Parish Council may consider carrying out a survey of the extant wells and their condition, as a way of encouraging private owners to look after these important archaeological features.

*Recommendation:*

- *The Parish Council will encourage private owners to care for any historic wells on their land, including carrying out appropriate repairs as necessary.*

9.4.6 Review of the existing Article 4 Direction

The Article 4 Direction was served on the Rotherwick Conservation on 23<sup>rd</sup> January 1998. This covers all unlisted residential properties in use as a single family unit i.e. not flats or buildings in multiple occupation, where different legislation applies. Minor changes to front elevations and front roof slopes therefore require planning permission although there is no fee for the application.

The Article 4 Direction does not include the creation of vehicular parking bays and this could be brought under planning control. Recent changes to the GPDO (General Permitted Development Order) have also resulted in permitted development rights generally in Conservation Areas being tightened. However, the rules governing such changes are complex and householders are therefore advised to contact the District Council before commencing work.

*Recommendation:*

- *The District Council could consider widening the scope of the existing Article 4 Direction, and also providing publicity about the Article 4 Direction and detailed advice to householders.*

## **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 which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing 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 Map
- Appendix 2 Article 4 Direction
- Appendix 3 Bibliography
- Appendix 4 Contact details

### **APPENDIX 1** Townscape Appraisal Maps Character Areas Map

### **APPENDIX 2** Details of the existing Article 4 Direction in the Rotherwick Conservation Area

Article 4 Direction served 23<sup>rd</sup> 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 Story of the Village of Rotherwick and Tylney Hall 1968

### **APPENDIX 4 CONTACT DETAILS**

For further information, please contact the following:

**Hart District Council,  
Civic Offices,  
Harlington Way,  
Fleet,  
Hampshire GU51 4AE  
Tel: 01252 622122**