

# **YATELEY GREEN CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

**APPROVED DOCUMENT**

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**HART DISTRICT COUNCIL**

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## 1 INTRODUCTION

### 1.1 The Yateley Green Conservation Area

Yateley Green is the most northerly of Hart's conservation areas, close to the Berkshire Border and located on undulating former heathland. Although it retains a rural character, due to the open green spaces, mature trees, spacious building plots, and spread-out layout, the Conservation Area is surrounded by Post-War development, largely housing built in the 1960s or 1970s. There is also a certain amount of Inter-War development, including an interesting group of semi-detached properties which were built as 'Homes for Heroes' along Vicarage Road, currently just outside the boundary. Whilst there is some focus to historic development around St Peter's Church, with a small village green (Church End Green), a public house and the listed former Vicarage, the bulk of the Conservation Area lies around the adjoining Yateley Green, a large area of common land which was bisected by the new Reading Road in 1801. Yateley Green is notable for its wide, open grassed areas and extensive woodland, a small part of which is a SINC (Site of Importance for Nature Conservation) due to its unimproved status. However, parts of Yateley Green have been developed, including the Town Council offices, bowling green and children's play area, which can all be accessed off Reading Road. An attractive lily pond, frequently visited by herons and other wildlife, forms the centrepiece of the largest area of open grass. Throughout the Conservation Area, deep ditches and minor streams are evident, although at the time of writing the very dry summer means that many of them have dried up.

On the southern edge of Yateley Green, Yateley Hall is a substantial grade II\* listed mansion, converted into offices in the early 1990s when a small housing estate (Calcott Park) was built in part of the grounds. Along the eastern section of the Reading Road is another substantial complex of partly historic buildings (Yateley Manor School) and close by, Yateley Industries, a socially significant development of offices, workshops and housing for the disabled, was built in the 1950s.

Whilst there are only ten listed buildings in the Conservation Area, there are 5 Locally Listed buildings, mainly detached houses, some of which may be eligible for statutory listing. Yateley Hall (grade II\*) is the most important and prestigious of the listed buildings, mainly because St Peter's Church has been substantially rebuilt following a fire in 1979. The other listed buildings are detached family houses of varying sizes. The Locally Listed buildings are similarly in residential use, with a variety of cottages and houses, although the Village Hall (the former Village School) is in community use.

The Yateley Green Conservation Area was designated by Hart District Council in 1977 when it included St Peter's Church and its immediate setting, and subsequently extended in 1981 and 1988 to include a much wider area centred on the larger expanse of common land. A Conservation Area Proposals Statement for the Yateley Green Conservation Area was published in 1988, and this appraisal draws on, and supersedes, this earlier document. In 2009 a partnership of the Yateley Society, Yateley Town Council, Hart District Council and Hampshire County Council produced the *Yateley Village Design Framework*. This provides detailed advice about the location, form and detailing of new development in the village, which is referred to, but not repeated, in this document.

## 1.2 Summary of key characteristics and recommendations

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

- Historic rural village located between Sandhurst and Eversley in north Hampshire;
- Dispersed Conservation Area compassing large areas of common land, including woodland, open areas of grass, and streams and ponds;
- Much of the Yateley Green is registered common land (unit CL25) with registered common rights;
- Shute's Pond is the largest pond on Yateley Green and provides an important amenity for wildlife and for the community in general –The Shute family owned the Robin's Grove estate immediately to the west of Yateley Green in the second half of the 19<sup>th</sup> century and the early 20<sup>th</sup> century.
- Parts of Yateley Green has been designated as a SINC (Site of Importance for Nature Conservation) and the whole Conservation Area lies within the five kilometre buffer zone around the Thames Basin Heath SPA (Special Protection Area);
- Attractive views across these areas of open and closed spaces, often terminating in solid banks of mature trees;
- Some of these trees are specifically protected with Tree Preservation Orders (TPOs)
- Meandering country lanes in many places contrast with the straightness of Reading Road, an early 19<sup>th</sup> century route which is now a busy main road and forms the 'backbone' of the Conservation Area;
- A village green (Church End Green) is located between Reading Road and St Peter's Church, with a variety of modern and historic properties, three of which (the church, The Old Vicarage and the White Lion Public House) are listed;
- St Peter's Church is only listed grade II as it has been largely rebuilt following a fire in 1979;
- The mixture of shops, offices, public houses and other facilities in this part of Yateley provide a focus to the village;
- Yateley Hall is the most important historic building and is listed grade II\* - it sits close to Hall Lane with an open area of parkland to the west, which provides an appropriate setting;
- The other listed buildings are almost entirely (apart from the White Lion Public House) in residential use, and include The Glebe House and Barclay House, both substantial detached houses on the north side of the old road which once crossed the northern side of Yateley Green;
- Some 19<sup>th</sup> century houses and cottages are Locally Listed, as is the former village school dating to 1865 which is now used as the Village Hall.
- For the 19<sup>th</sup> century buildings, the use of light brown London stock brick, usually with shallow pitched slate roofs, is more common;
- The older properties are built using red or blue brick, and steeply pitched clay tiled roofs, usually with substantial red brick chimney stacks;
- Some evidence for the use of timber-framing, though largely concealed – of note are the recently listed Goose Green Cottage and the unlisted Brookfield House.

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

- Protect Yateley Green and Church End Green, including the careful control of new development around each space, the protection of long and short views, and caring for the trees and other landscape features;
- Traffic, pedestrian movement and parking – consider a number of improvements;
- Control new development according to Local Plan policies and advice within the Yateley Village Design Framework;
- Buildings – update the local and statutory lists;
- Site specific recommendations – consider improvements to Yateley Hall and sites off Reading Road;
- Conservation area boundary review – add properties in Mill Lane and Eversley Road, and delete Calcott Park.

### **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 Yateley Green 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 Yateley Green 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 Yateley Green 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. 30(1) confirms that the eastern end of the Conservation Area lies within the Yateley Town Centre (as defined by the Local Plan) and that Policy Y3 apply to Castle Motors, Policy Y4 applies to Saddler's Court and Forge Court, Policy Y8 applies to the site between Barclays Bank and the Dog and Partridge Public House, and Yateley Green and Yateley Industries fall within a much larger area covered by the Peripheral Town Centre notation.

Specific policies for Yateley are included in *Chapter 6 Proposals section 6.6*. These policies (as detailed above) cover such issues as suitable uses and constraints on any proposed development.

The 2002 Local Plan is being incrementally replaced by a new *Local Development Framework (LDF)*. 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).

The Yateley Village Design Framework has been adopted as a Supplementary Planning Document (SPD) within the emerging LDF.

### **1.5 Article 4 Direction**

There is currently an Article 4 Direction in the Yateley Green Conservation Area, bringing minor alterations to unlisted family dwellings under planning control. This is a matter which is further discussed in the Management Proposals

### **1.6 Community involvement**

This document was initially drafted following a walkabout with District councillors, representatives from Yateley Parish Council, and local stakeholders on 17<sup>th</sup> June 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.

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 10<sup>th</sup> September 2010. After the completion of this period of public consultation, the final draft was produced.

## **2 LOCATION AND LANDSCAPE SETTING**

### **2.1 Location and activities**

Yateley is a medium-sized settlement, containing a small historic core (the Yateley Green Conservation Area), which is situated in north Hampshire close to the boundaries with Berkshire and Surrey. The village is located on heathland to the south of a complex of man-made lakes which have been formed from earlier gravel workings which lie between Sandhurst (to the north east) and Eversley (to the west). Blackwater is three miles to the east, and the River Blackwater, which eventually joins the Whitewater, flows westwards through these lakes. Although the historic core is almost surrounded by 1960s and later residential development, two further historic hamlets (Cricket Hill and Darby Green) lie close by within the Civil Parish, similarly somewhat subsumed by late 20<sup>th</sup> century development, although both contain designated conservation areas. A substantial swath of woodland and heathland (Warren Heath, Yateley Heath Wood and Hawley Common) separates Yateley Green from the M3. Closer by, the A30 (the historic route which connected London to Salisbury, Exeter and the West Country, cuts across to the south of Yateley, providing access to Blackbushe Airport and Hartley Wintney.

The Conservation Area boundary is generous, encompassing the whole of Yateley Green and most of the many residential buildings which face onto it. It includes Church End Green on the east of the Common, which is notable for the location of St Peter's Church, a number of shops, offices and other commercial premises, and the White Lion Public House. Saddler's Court, a possibly 18<sup>th</sup> century brick building, lies next to the listed public house, and Forge Court, containing an Elizabethan house, were both considerably (but carefully) converted in the 1960s into a long terrace with courtyards behind. They now house a variety of commercial businesses, including offices, the Forge Court Veterinary Centre, a chiropractic clinic, a beauty shop, and Lloyds TSB Bank. A former petrol filling station, now used for selling second-hand cars (Castle Motors), is an unwelcome and dominant addition to the village centre. Other uses include the Village Hall, a Scout Hut, a large private school (Yateley Manor) and a state-run Primary School. Yateley Industries can be found on the north side of Reading Road and comprises workshops, a café, and a shop as well as residential accommodation for disabled people. Yateley Hall was substantially refurbished in the early 1990s, when it was converted into offices – it is currently empty. St Swithun's Roman Catholic Church and church hall are located close by, facing Firgrove Road– this complex of buildings date to the 1960s.

There has been a high degree of change on Yateley Green over the past few years, with the former Green manager's house being converted into offices for the Town Council. A purpose-built premises was provided in 1981. An adjoining Sports Pavilion was first approved in 1969 but was demolished in the 1990s when The Tythings was built as a Town Council facility. The bowling green and tennis courts date to pre-WW2, and recently a children's playground and skateboard track have been added, often despite local opposition to what is perceived as a gradual encroachment of the common land. A travelling fair occupies part of the Common on occasions.

Just outside the Conservation Area, a 'Joint Provision' at Yateley Comprehensive School provides a Public Library, a Drama Hall, and a Green Room for public meetings.

## **2.2 Topography and geology**

Yateley lies on a succession of terraces of Bagshot Sand which rise to the south of the valley of the River Blackwater, which flows through a number of lakes created by the flooding of earlier sand and gravel pits. Yateley Green and its adjoining historic settlements (Cricket Hill and Darby Green) are all located on gently undulating heathland, cut by small streams which largely flow northwards towards the River Blackwater. In Yateley, the Dungells Stream has been partly culverted along Hall Lane and Reading Road, and the Tythings Brook flows from the north side of Yateley Common by Vicarage Lane around modern housing before joining Dungells Stream on the edge of the open valley of the River Blackwater.

The underlying geology is of sand, which provides a poor soil for agriculture, so much of this area remained heathland or common land until the 20<sup>th</sup> century. From the 1920s onwards pressure for new housing land resulted in the development of Yateley and its adjoining hamlets into a more continuous and much larger residential settlement.

The Landscape Character Assessment 1997 for Hart District does not cover Yateley.

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

The Yateley Green Conservation Area forms part of a string of three conservation areas (the other two are Cricket Hill and Darby Green) which are all centred on large areas of open or wooded green space, usually with very dispersed historic buildings around them. These are loosely connected by the Reading Road (the B3272) which joins Blackwater to Eversley – this road passes through Yateley Green and both the Cricket Hill Conservation Area and the Darby Green Conservation Area.

The immediate surroundings to Yateley are diverse and include the River Blackwater's valley floor, which is largely filled by flooded gravel workings (Yateley Lakes). The town of Sandhurst lies to the north on the Berkshire side of the Blackwater valley. To the west, the settlement boundary runs up to open countryside now occupied by large arable fields, with more wooded landscape beyond which surrounds Eversley. Beyond the southern settlement boundary is Yateley Common (the largest tract of common land in Hampshire), and beyond that is an extensive ribbon of woodland (Warren Heath, Yateley Heath Wood and Hawley Common) that screens views to Blackbushe Airport and heathland just outside the settlement.

Although the Conservation Area is almost surrounded by Post-War residential development, to the north, beyond the houses which front Vicarage Lane, there is open countryside in agricultural uses. However, this is not immediately evident from the Conservation Area apart from back gardens within the Conservation Area boundary and at its most northerly limit along Chandlers Lane, where views over the adjoining fields and Sean Devereux Park contribute to the rural qualities of this part of Yateley.

## **2.4 Biodiversity**

There are two special designations for the natural environment in the Yateley Green Conservation Area. Part of Yateley Green is a SINC (Site of Importance for Nature Conservation) due to the survival of an area of unimproved woodland since at least 1600. The whole Conservation Area lies within the five kilometre buffer zone around the Thames Basin Heath SPA (Special Protection Area) which seeks to protect the natural habitat of three rare birds, providing a further constraint on new development. Shute's Pond in the middle of Yateley Green provides an important amenity for wild birds, including herons and various species of duck.

### **3 THE HISTORICAL DEVELOPMENT OF YATELEY**

#### **3.1 Early development**

The earliest evidence for human activity in Yateley was provided by the discovery of a concentration of knapped flints on Yateley Common, dating to the Mesolithic period. Burial urns of early Bronze Age settlers have been also found on the river terraces to the north of Yateley Green, at Hilfield, and close to Minley Manor. Much later, evidence for pre-Conquest occupation is provided by the survival of Saxon place names and, most significantly, the remains of some Saxon north wall in St Peter's Church. The name 'Yateley' appears to be derived from the Anglo-Saxon 'yat' (gate) and 'ley' (forest clearing).

#### **3.2 Post-Conquest development**

Before 1066 the area lay within the Manor and Hundred of Crondall, part of the royal demesne within Wessex. The Manor was granted by King Alfred in his will of 899 to his nephew Ethelm, but was soon under the control of the Prior of Winchester. At the Reformation the land holdings of the Prior passed to the Dean and Chapter of Winchester, then handed on to the Ecclesiastical Commissioners and, much later, to the Church Commissioners, who remained the Lords of the Manor of Crondall until the 1950s, when the 'waste of the manor' was sold to Yateley Town Council. Meanwhile the Hundred of Crondall had effectively been removed by the Local Government Act of 1894 and by the 1920s Law of Property Act.

The medieval parish of Yateley included Blackwater, Hawley, Southwood, Bramshot, Cove and Minley. At this time Yateley was a loosely dispersed settlement with small farms eking out a living on the poor heathland soil. It is surprising to learn therefore that in 1334, when a national tax was levied, Yateley returned the highest tax within Crondall Hundred, equal to the tax levied in Leeds. Some of this wealth may have come from income derived from its location close to what is now the A30, the historic route from London to Salisbury and the West Country beyond. St Peter's Church was enlarged in the late medieval period and was extended periodically. Much of the building was destroyed by a fire in 1979 and has been subsequently rebuilt and substantially extended. A medieval mill is recorded on the river Blackwater. In the early 19<sup>th</sup> century the winding lane across the northern part of Yateley Green was replaced with a new turnpike road which remains today as Reading Road. This encouraged further traffic, and after the Beerhouse Act 1830 several new hostelries sprang up including the conversion of an existing residence into the White Lion Hotel.

Although the oldest building on the site of Yateley Manor School dates to no earlier than the early 19<sup>th</sup> century, the site was occupied by a large medieval manor house (called

Hall Place) which is recorded in 1287. By 1567 Richard Allen lived there, and he had 23 tenants. During the late 17<sup>th</sup> century the property was owned by Sir Richard Ryves, a director of the East India Company. By the 18<sup>th</sup> century it was in the ownership of Thomas Wyndham who called it the Manor of Hall Place, effectively a sub-manor of Crondall Manor. Hall Place was then the principal house and estate in Yateley, and Thomas Wyndham soon expanded his property holdings by purchasing Minley Manor and the inn then known as the Red Lion at Blackwater. The connection with the East India Company continued in that by this time many of the other residents in Yateley also had connections with India, be it as factors and writers, the East India Company's army and navy, or, later, the Raj and the Indian regiments of the British Army. Perhaps it is not surprising that the daughter of Col F D M Brown, born in India and recipient of the VC for services in India, founded Yateley Industries for the Disabled in the late 1930s. Many military staff retired to the area although their spacious houses, mostly built in the Inter-War period around Yateley Green, have largely been demolished to make way for Post-War housing estates. The close proximity of Sandhurst, Camberley and Aldershot (by 1854, the 'home' of the British Army) ensured a constant demand for a variety of houses in Yateley and in the immediate vicinity. In 1942, when a major new airfield was built at Hartford Bridge, most of western Yateley was covered in hutments for the RAF – which on closing at the end of WW2 were used for squatter housing. When the time came to move these residents on, land owned by Yateley Manor was sold for new development. Despite this expansion the population of Yateley was only 4,469 in 1961 but by 1981 it was assessed at around 20,000 – demonstrating the type of growth experienced by the official New Towns but without the back-up of improved facilities and infrastructure which was enjoyed by them.

The first National School was established in Cricket Hill in 1834 and transferred to a new school building which opened on Yateley Green in 1866. This served as the village school until 1958 when it was replaced by a purpose-built primary school which was provided on land previously owned by Yateley Manor School.

Yateley Hall is a substantial grade II\* listed house to the south of the village centre which dates to the early 16<sup>th</sup> century or before. Previously known as Calcotts, the garden is included on Hart District Council's Local List of Historic Parks and Gardens Register grade 'B' and includes the remains of a ha-ha and a short canal feature which may be the remains of a medieval moat. Norman Shaw is said to have designed the two storey extension on the south side. The building was used as a school between 1945 and 1982, falling into disrepair before being thoroughly refurbished in the early 1990s, when a small estate of houses (Calcott Park) was built in the grounds to pay for this restoration.

## **4 SPATIAL ANALYSIS**

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

The Yateley Green Conservation Area is focused on two areas of public open space, Yateley Green (by far the larger) and Church End Green, overlooked by a rebuilt medieval church (St Peter's). These two spaces are almost continuous and are linked by the B3272 Reading Road which runs in a roughly east-west alignment and was built in 1801 to replace the old narrow lanes which previously ran along the northern edge of the common land. Other roads are older in origin, possibly medieval, and meander around the edges of the northern edges of the Common (Vicarage Road, Vicarage Lane

and Chandlers Lane) or cut across or around the south of the Common (Firgrove Road and Hall Lane). The busy traffic along the Reading Road contrasts with the much quieter character of these lanes. Various cottages and larger houses, mostly historic, and often arranged in small groups, face onto the Common and contribute to its rural setting due to their spacious plots, mature trees and hedges. To the south off Firgrove Road, a narrow lane (Old School Lane/Macrae Road) leads to the Village Hall and a short terrace of 19<sup>th</sup> century houses, as well as a cul-de-sac of modern houses which is largely hidden from views from the Green by trees around the Village Hall. The common land itself is made up of large areas of mature woodland, as well as open areas of grass, with Shute's Pond providing a focus.

Further south, off Firgrove Road and Hall Lane, which leads southwards from the Common, Yateley Hall is surrounded by further open space which is particularly important in providing a setting to the Hall when viewed from the winding driveway which leads up to the Hall from Firgrove Road. New housing, built in the grounds of the Hall in the early 1990s within the Conservation Area boundary, is a regrettable feature.

To the east of the Common, the Reading Road continues towards Cricket Hill, past Church End Green which opens out on the southern side of the road, providing a view from the main road taking in St Peter's Church and other buildings. Beyond the Green, there are varied buildings on either side of the road, most notably the complex of mainly modern structures which make up Yateley Manor School, which are largely hidden behind a bank of mature trees. St Peter's Primary School is situated behind this group, separated by playing fields and boundaries which are marked by groups of trees – all of which are within the Conservation Area.

On the northern side of Reading Road, on the eastern edge of the Conservation Area, the boundary encompasses the buildings which make up Yateley Industries, with larger frontage buildings which help to conceal the five pairs of cottages which provide residential accommodation – these are attractively located around a roughly triangular green.

Throughout the Conservation Area, plot sizes for the predominantly residential properties tend to be generous with large gardens and the buildings set back from the front boundaries and often hidden by planting and trees. Around Yateley Green, where the buildings tend to be in mixed uses, the buildings sit closer to the pavement or, on the north side of Reading Road, face a wide forecourt which is used for car parking. Of note are the pairs of mid-19<sup>th</sup> century cottages on the south side of Firgrove Road, which have small front gardens and long thin gardens to the rear.

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

The Conservation Area retains a large number of both wooded and grassed open spaces which together relate to the development of the village from open common land. The survival of these open spaces is necessary if the rural character which defines the Conservation Area is to be preserved and enhanced, as required by legislation.

The principal open space within the Conservation Area is Yateley Green, which is made up of largely flat land which is either grass or woodland, some of it very thick and unmanaged. These areas of trees are important in providing a rural and sylvan

character to the centre of the village despite the busy traffic along Reading Road. The area is protected by being on the Register of Common Land (reference CL25) and part of the woodland is a SINC (Site of Importance for Nature Conservation). Shute's Pond is located to the south of Reading Road, close to the Children's Playground, and is another important feature. Avenues or small clumps of trees are also evident on the common land, as well as the areas of thicker woodland. A deeply cut stream flows across the Green to the west of Shute's Pond, but was almost dry at the time of survey. Further ponds and drainage ditches on the Green or around its edges have not always been well maintained and in places have been adversely affected by overgrown planting.

Further east, but linked to the Green by Reading Road and a small public garden on its northern edge, Church End Green is another much smaller open green space which is contained by buildings or by Reading Road. It has recently been the subject of a sensitive enhancement scheme, which has provided new seating, litter bins, and planting.

The other open area is to the west of Yateley Hall and would have once formed part of its parkland. The area is grassed and contains a few mature trees, some of them close to the Hall and contributing to its setting.

Although only partially visible from a public footpath, further playing fields to the south of Yateley Manor School, between the school and St Peter's Primary School, also provide a large area of open green space with mature trees to the boundaries.

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

The four most important focal buildings are St Peter's Church, the Dog and Partridge Public House, the White Lion Public House, and Yateley Hall. The principal focal space is provided by the recently upgraded Church End Green and by the adjoining St Peter's Church, its short tower being very important in views across the Green from Reading Road. Whilst car parking is allowed on parts of Green, the spaces have been carefully laid out and the overall effect is not too obtrusive. The close proximity to the listed church to further historic buildings (the Dog and Partridge Public House, which dates to 1912, and the listed Old Vicarage) is significant as these help to provide an appropriate setting. To the west of the public house is a small group of buildings, the first two being the former Post Office, now a shop, and the second, the former postmaster's bungalow (now the premises of G Parker and Sons Funeral Directors). These date to the 1920s. A third, the former Telephone Exchange (now Yateley Motor Spares), dates to the 1930s and also has a steeply pitched tiled roof. The first two particularly are considered to make a positive contribution to the character of the Conservation Area due to their detailing, pitched roofs and overall scale. Beyond this group towards the roundabout is a pair of Post-War buildings (Barclays Bank, and the building housing the Kentucky Fried Chicken outlet and One Stop Supermarket) of no merit and fronted by large areas of tarmac, used for car parking. The redevelopment of these two buildings would be particularly welcome.

Vehicular and to a lesser degree, pedestrian activity, tends to be focused on the modern roundabout where Reading Road meets Hall Lane, dividing the wider expanses of the common land to the west from the more constrained and recently upgraded Church End Green to the east. To the north east of this junction lies the White Lion Hotel, conveniently situated close to the main road but set back from it with a large forecourt

which also fronts a long terrace of unlisted buildings (Sadler's Court and Forge Court). A small public garden lies between this forecourt (which is largely used for car parking) and the Reading Road. Historic photographs confirm how this area was, until the 1930s, made up of wide grass verges and front gardens, edged by traditional post and rail fencing, but this informal and rural character has been somewhat eroded over more recent years as these relatively narrow lanes have been incrementally upgraded to create today's Reading Road. Castle Motors, close to the White Lion Hotel, is a 'negative' focal point due to its dominant location and poor quality modern buildings. Improvements to the public gardens, forecourt, and Castle Motors, would all be welcome.

The most important views within the Conservation Area are provided by the long vistas across Yateley Green, particularly where they focus on the pond. Other views of Yateley Hall, across the open ground to the west, are also significant. Views from Chandlers Lane, towards the fields and Sean Devereux Park, also contribute to the rural qualities of the Conservation Area.

The most important views are noted on the Townscape Appraisal Map, but the omission of a view does not mean that it is of no significance.

#### **4.4 Boundaries**

There is a great variety of boundary details, both man-made and natural. Clipped or natural hedging is the most popular boundary and these hedges are entirely appropriate as they enhance the rural character of the Conservation Area. Around the Common, hedging is often mixed with mature trees, hiding the buildings beyond from view. In certain locations, traditional white painted post and rail fences, made of metal or timber, are similar positive in their impact. Well detailed and very simple green modern metal railings have been installed around Yateley Green to prevent vehicular access. Further timber post and rail fences can be seen in many locations, often in association with hedging. Yateley Industries is surrounded by a low timber palisade fence, left unstained or painted, which is also backed-up by low hedging. Further examples of traditional palisade fences, usually no more than one metre high, can also be seen. Close-boarded vertical timber boarded fences are occasionally evident, such as in Vicarage Lane. Simple timber bollards are often used to prevent vehicular over-run, such as off Chandlers Lane. An unusual landscape feature is the ha-ha (brick wall and ditch) which encloses part of Yateley Hall, separating what was once a formal garden from the surrounding parkland.

In parts of the Conservation Area, most notably in Vicarage Road and Chandlers Lane, householders have installed gates and new boundaries which do not enhance the rural character of the area. These include such 'urban' features as over-elaborate metal gates, sometimes mechanically operated, large brick gate piers and prominent modern metal railings set on brick plinths. Other examples of inappropriate boundaries include a variety of over-fussy or too tall close-boarded or panelled timber fences.

#### **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 and streets covered in modern black tarmac. There are no examples of historic paving apart from some stone kerbing. Street lighting is provided along parts of Reading Road by tall pale grey steel standards but around Church End Green they have been recently replaced (see below). Occasionally, overhead wires can be discordant, for example, in Vicarage Road. There is a variety of public seats on the common land, including simple timber and cast iron 'park' seats.

Church End Green has been recently enhanced with the introduction of simple timber bollards, resin-bonded pavement surfaces in a light brown colour, concrete 'conservation' kerbs, new timber seats, new matching timber litter bins, and new street lights, which light the Green and Reading Road. These are of medium height, made from black-painted metal, and have curved heads with reproduction traditional lanterns. New planting has also been introduced. A traditional painted timber sign also provides some publicity for the Dog and Partridge Public House, but is not discordant. The owners of the public house also have permission to place seats and tables on the open Green, opposite their building. The improved street surface links the church with the public house and the adjoining buildings beyond.

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

### **5.1 Building types**

The Yateley Green Conservation Area does not contain a high number of listed or even locally listed buildings (just 23 in all), and whilst a number of further historic buildings are considered to be of sufficient architectural or historic interest to make a positive contribution to the special character or appearance of the Conservation Area, a relatively large number of more modern buildings, largely dating to the 1960s or later, are included within the boundary. These include the modern commercial buildings to the immediate west of Church End Green, the relatively recent buildings associated with Yateley Manor School and St Peter's Primary School The Tythings, Bowling Club and Town Council Office complex on Yateley Common, some pockets of recent housing development (such as Calcott Park), Saint Swithun's Roman Catholic Church and associated buildings, and some detached houses along Firgrove Road and facing Vicarage Road and Chandlers Lane. Many of these properties are surrounded by mature trees or planting, or are set back from the main routes, so their impact is relatively muted, although any further dilution of the Conservation Area by modern development could have a seriously adverse effect on its special interest.

The majority of the historic buildings were built as houses or cottages. The exceptions are St Peter's Church, the White Lion Hotel (though its scale is domestic), the Village Hall (the former school), and Yateley Industries, which includes workshops, a café and residential accommodation.

Because of the dispersed and rural nature of the Conservation Area, and the incremental development of the area, there are no examples of high quality terraced houses. A few buildings can, however, be said to be significant in their contribution as a group. These are:

- Cottages in Firgrove Road

- Yateley Industries
- Cottages in Old School Lane
- White Lion Public House, Saddler's Court and Forge Court
- Buildings along the southwest side of Yateley Green – the Dog and Partridge Public House, the former Post Office, now a shop, G Parker and Sons Funeral Directors, and Yateley Motor Spares

## 5.2 Listed buildings

There are ten listed buildings in the Conservation Area, all listed grade II apart from Yateley Hall, which is listed grade II\*. Apart from St Peter's Church, they retain a two storey domestic scale although Yateley Hall is built on a much grander scale. The listed buildings are:

### Yateley Hall and stables, Hall Road (grade II\*)

Yateley Hall is a long two storey building built from red brick with a clay tiled roof. Sections of exposed timber framing suggest a much earlier date than the early 18<sup>th</sup> century which is given in the list description, likely to be 16<sup>th</sup> century or earlier. Norman Shaw is said to have designed the two extensions to the south. The 16<sup>th</sup> century stables are separately listed. The Council has produced a Yateley Hall Policy Statement to help control future development on the site.

### St Peter's Church

Before the fire of 1979, St Peter's Church retained a Norman nave, early English chancel, 14<sup>th</sup> century south aisle, and 15<sup>th</sup> century north porch. The tower was timber-framed. The fire gutted the building but some external fabric remains, including the Saxon wall facing the public domain, hence the listing of grade II. The rebuilding also added a large single storey extension to the south side of the building. Of note is the unusual revolving lych-gate, originally built in 1625 and rebuilt in 1884, believed to be the only one of its kind in Hampshire. The wooden frame of the tower of St Peter was also saved so the only visual refurbishment is the replacement wooden shingles.

### The White Lion Public House, Reading Road

The White Lion dating to the 17<sup>th</sup> century, had no sort of licence at all until sometime after 1842 when it only had a beerhouse licence. It was not granted a full victualler's licence until 1856. It is faced with red brick or render, with a steeply pitched clay tiled roof.

### The Old Vicarage, Reading Road

This building is much older than the present external appearance would suggest (it was heavily restored in the 1920s and 1980s) and retains a possibly late medieval timber frame. It is two storeys high, with a steeply pitched clay tiled roof.

### Barclay House, Vicarage Road

Barclay House is an early 19<sup>th</sup> century symmetrical 'Grecian' villa faced in stucco, three bays wide and two storeys high, with a low pitched slate roof. It may date to the road improvements in the area at this time. It retains a full width verandah on the front elevation.

### West Glebe, Vicarage Road and Hartford House, Vicarage Road

Originally one house (Glebe House), this building is said to have been built as the vicarage for St Peter's in 1814 though stylistically parts of it may be older. The two storey building retains a red clay tiled roof, brick dentils to the eaves, sash windows, and a wooden doorcase facing Reading Road with Georgian details.

#### Goose Green Cottage, Vicarage Road

This is a lobby entry timber-framed 16<sup>th</sup> century cottage which has only recently (2010) been listed. It was encased in brick in 1713, and in the 1930s a further remodelling took place, with late 20<sup>th</sup> century and early 21<sup>st</sup> century additions. The hipped roofs are covered in clay tiles.

### **5.3 Locally Listed buildings**

The District Council has produced a short list of locally significant buildings within Yateley Parish of which 44 **5** lie within the Conservation Area. They are all 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. The following buildings in the Yateley Green Conservation Area are Locally Listed:

- Yateley Village Hall, Old School Lane – built as a National School in 1865 using red and blue brickwork, and pointed Gothic window
- Chaddisbrook House, Reading Road, Yateley – Early 18<sup>th</sup> century . 2 storeys. Painted brickwork. Symmetrical front with 2 bay windows at ground floor with lead flat roofs. 3 windows at first floor. Addition to north with 1 window and door entrance hall and stairs to first floor. Sash windows to front.
- Heath Cottage (Now Nos. 1 -7 Heath Lodge), Reading Road, Yateley – 19<sup>th</sup> century Flemish bond brickwork. Slate roof. Western part older than date shown. 19<sup>th</sup> century leaded windows. Later additions.
- 100 Reading Road (Saddler House) - Early c19. 2 storeys, 3 windows (to old part). Brick walling painted to ground floor, cement raised architraves and bands. Sashes. Porch with revealed columns.
- Gayton House, Vicarage Road – Victorian red brick 'villa' with two gables to front with decorated barge boards, sash windows, brick string course. Red brick walls. Plain tile roof with multiple chimneys. Central porch. 2 fine reception rooms at front and good central staircase.

The Coach House (was called) The Birches, a Locally Listed two storey house of c1800 next to Old School Lane, has recently been demolished, as has a later freestanding stable block.

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. Notable examples include:

- Yateley Industries – 1950s complex of historic significance with some architectural merit, particularly the paired cottages around the small green
- The late 19<sup>th</sup> century section of the main building at Yateley Manor School
- The Dog and Partridge Public House, Yateley Green – a well detailed purpose-built public house of 1912
- The former Post Office, now a shop, G Parker and Sons Funeral Directors
- Chaddisbrooke House, Yateley Green – a symmetrical house with peg-tiled roofs, early 19<sup>th</sup> century
- Various early 20<sup>th</sup> century houses facing Chandlers Lane and Vicarage Road – many dating to the 1880s and later, and built from brick (often painted) with tiled or slated roofs including Whitmead Cottage, Vicarage Lane.
- Post-War houses facing Firgrove Road
- Brookfield House is one of the three oldest surviving buildings in Yateley. Dating to the 15<sup>th</sup> century building, with 18<sup>th</sup> century brick front. In 19<sup>th</sup> century was a pub called The Wheatsheaf before becoming a home for gentry.
- Nos. 1- 6 Brook Cottages, Firgrove Road - group of six cottages arranged in pairs dating to the 1860s (date plaques). Red brick, slate roofs. The original two over two sash windows remain in some, with shallow arched heads picked out in white. All have been altered or extended.
- Fairfield, Macrae Road – two storey cottage, two bays wide of c1860 sash windows, the windows to the first floor rising through the eaves into small tiled gables. Slate roof with axial stack on right.
- Close Cottages, Old School Lane – this is a six bay two storey brick house painted white with pitched slated roof facing the lane. The windows are six over six sashes (not original), and to the ground floor is a large bay windows with a peg-tiled roof and casement windows. The offset front door has a neo-Georgian porch with Ionic columns.
- Greenway, Old School Lane – a four bay, two storey red brick house with blue brick decoration of c 1850. It retains six over six sashes, although later casement windows and an enclosed porch have been added to the ground floor. Slate roof.
- Gardeners, Old School Lane – three bay two storey cottage of c1850 on right, with taller three storey extension, probably later, on left with hipped tiled roof.

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**

The overall character of the historic buildings in the Conservation Area is domestic and vernacular, so most of the buildings are modestly sized (mainly two storeys high) with steeply pitched roofs, often with substantial brick stacks, and covered in handmade clay tiles. Whilst red or blue brick is often used for the pre-1850s buildings, there is also much render, sometimes roughcast, as well as brown stock brick for the later 19<sup>th</sup> century houses and cottages. Polychromatic brickwork, in the Gothic style, can also be seen, for instance on the cottages in Firgrove Road facing the common land and on the Village Hall. Some of the brick has been painted. The use of handmade clay tiles on the pre-1850s houses is also very evident, with Welsh slate (along with shallower pitches) coming into use after the railways brought in imported slate from Wales. There are no thatched roofs, although these may have been more common in the past. Windows are predominantly sashed, sometimes with two over two sashes or, for the earlier examples, six panes over six.

Saddler's Court and Forge Court is an interesting example of a carefully detailed but substantial conversion built in the 1960s to the unlisted red brick range to the east of the White Lion (part of which is Locally Listed), using handmade red and blue bricks and handmade clay tiles, all of which blend in with the original buildings. Here, small painted casement windows reflect the 'cottage' character of the development, although the Locally Listed part of the original building is sashed. This forms a very important group with the adjoining listed public house, overlooking the focal part of the Conservation Area.

## **6 CHARACTER AREAS**

The Yateley Green Conservation Area divides into six Character Areas according to historical development; street pattern and layout; built form; and uses and activities. These are:

- Vicarage Road and Chandlers Lane
- Yateley Green and part of Firgrove Road
- Part of Firgrove Road, Old School Lane and Macrae Road
- Yateley Hall
- Reading Road east and Church End Green
- Yateley Industries, Yateley Manor School and St Peter's Primary School

### **6.1 Vicarage Road and Chandlers Lane**

This Character Area is defined by the narrow lanes (Vicarage Road, Chandlers Lane, and Vicarage Lane) which divide the dense woodland of the common land from residential development beyond. Most of this is late 19<sup>th</sup> century and later, although on the north side of Vicarage Lane, closer to the village centre, are two early 19<sup>th</sup> century listed buildings. The plots are generally large and evenly spaced, with well cared for mainly detached houses, many of which retain their original joinery. A number of semi-detached houses, built in the immediate Post-WW1 period as Homes for Heroes, survived relatively unaltered on the north side of Vicarage Road (although they are currently outside the Conservation Area).

Negative features or issues for this Character Area include:

- New development (either new houses or the rebuilding or extension of existing houses) has sometimes resulted in unsympathetic front boundaries, including over-elaborate entrance gates and railings, not sympathetic to the rural character of the area
- Some of the historic buildings have been reroofed in concrete roof tiles or refenestrated using modern materials
- Overhead wires are dominant in several locations

## **6.2 Yateley Green and part of Firgrove Road**

The common land of Yateley Green is divided into grassed and wooded areas, with playing fields, a cricket pitch, a bowling green, children's playground, sports pavilion, and Town Council Offices. Shute's Pond provides an attractive focal point. The Green is owned and cared for by the Town Council. Firgrove Road forms the southern boundary of the common land and is notable for the group of Locally Listed buildings along its southern side.

Negative features or issues for this Character Area include:

- The gradual encroachment of modern-day uses (new buildings, playground, bowling green) onto the open common
- The continued maintenance and enhancement of the natural features – trees, ponds, watercourses and grass
- The protection of the rural qualities of the area from the effects of new development and the busy traffic across the Green
- The control of the historic buildings which face onto the common, and the continuing need to ensure that they remain protected from unsympathetic alterations
- Some visible overhead wires

## **6.3 Part of Firgrove Road, Old School Lane and Macrae Road**

This once formed part of the common but since the early 19<sup>th</sup> century it has been incrementally developed including some Inter-War houses along the south side of Firgrove Road and a small cul-de-sac of houses (Florence Close) dating to the 1960s off Old School Lane. There are some mainly well preserved Locally Listed properties including the Village Hall. Old School Lane and Macrae Road are both narrow lanes which are heavily enclosed by mature trees in places.

Negative features or issues for this Character Area include:

- Despite repairs and enhancements in 1984, the Village Hall and the surrounding area is in need of repairs and further improvements
- A new building next to the Village Hall is planned to provide accommodation for the Air Training Corps
- The loss of a Locally Listed building (The Coach House was called The Birches) in recent years is regrettable, but any new development on the site must follow

the principles of the Yateley Green Conservation Area Character Appraisal and Management Proposals

#### **6.4 Yateley Hall**

Yateley Hall is the most important historic building in the Conservation Area, and sits within a small area of parkland which is on Hart District Council's list of locally significant historic parks or gardens as it retains a ha-ha and a small section of canal, possibly the remains of a medieval moat. The building was restored in the early 1990s (and Calcott Park built in 1995) and used until a few years ago as the headquarters by St James' Place, now part of Lloyds TSB Bank. They moved out of the building a few years ago, since when it has been empty. St Swithun's R C Church and its associated buildings are located at the Firgrove Road entrance to the Hall, and date to the 1960s.

Negative features or issues for this Character Area include:

- The continued vacancy of the Hall, and the urgent need to find a new beneficial use for it before it starts to deteriorate
- The listed stables have been vandalised
- The St Swithun's complex of buildings, highly visible and of no architectural merit
- The setting of the Hall has been somewhat compromised by the construction of Calcott Park, and indeed by earlier housing development immediately to the south – further encroachments must be strongly resisted

#### **6.5 Reading Road east and Church End Green**

This area formed the core of the original Conservation Area and includes three important listed buildings (St Peter's Church, The Old Vicarage and the White Lion Public House) and Church End Green, as well as some more recent development. The Green has recently been the subject of a comprehensive enhancement scheme.

Negative features or issues for this Character Area include:

- This Character Area includes the two most negative sites in the Conservation Area – Castle Motors and Barclays Bank/One Stop Supermarket – both of which should be cleared and sensitively redeveloped in due course
- The public gardens in front of Saddler's Court and Forge Court are in need of improvement
- Large areas of tarmacadam for car parking in front of some of the commercial buildings
- Large blue rubbish bins outside the listed church
- This part of Yateley is also subject to a certain amount of noise and pollution from the busy Reading Road
- Some of the signage on the Dog and Partridge Public House is rather dominant
- Advertisements on the bus shelters are also dominant
- Some visible overhead wires

#### **6.6 Yateley Industries, Yateley Manor School and St Peter's Primary School**

Yateley Industries was built in the 1950s and appears to be well used and generally well maintained. The use of part of the site as a shop and café has generated additional income for the upkeep of the buildings and residents. The two complexes of mainly 20<sup>th</sup> century school buildings are surrounded by mature trees and playing fields. There are no obvious negative features or issues for this Character Area.

## **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 Yateley Green Conservation Area at this point in time:

#### *Protecting Yateley Green and Church End Green*

- The protection of common land and its setting from unsympathetic development
- The protection and enhancement of long and short views across Yateley Green and Church End Green
- The care of the natural features of the Common – trees, ponds, and watercourses
- The general enhancement and protection of the rural qualities of the Conservation Area

#### *Traffic, pedestrian movement and parking*

- Busy and fast moving traffic along Reading Road
- Lack of pedestrian crossings along Reading Road
- Untidy and sometimes illegal car parking in the Church End Green area

#### *The control of new development*

- A general pressure for new development, particularly the extension of existing properties where larger plot sizes exist
- Some poorly extended buildings
- The possible loss of front gardens to car parking
- The implementation of the Yateley Village Design Framework

#### *Building issues*

- The continued protection of the high quality townscape
- The continued implementation of the Article 4 Direction
- A thorough review is needed of the Local List
- The protection from demolition, or the unsympathetic alteration of heritage assets

#### *Site specific*

- Yateley Hall, the stables and the parkland are considered to be 'At Risk'
- Sites where redevelopment (of an appropriate form) would be welcome:
  - Castle Motors

- Barclays Bank/One Stop Supermarket
- The public garden between Saddler's Court and the Reading Road
- Yateley Village Hall and its immediate setting
- A general need to underground overhead wiring

### *Conservation Area Boundary Review*

#### Additions

- Add properties along Mill Lane
- Add properties along Reading Road and Eversley Road

#### Deletions

- Delete Calcott Park

## **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 Yateley Green 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, Yateley Town 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 Yateley Green and Church End Green**

##### 9.1.1 The protection of Yateley Green and its setting from unsympathetic development

Yateley Green is a large area of open space which is registered common land as well as being within the Conservation Area. As such, it is protected by Local Plan policies and by national guidance concerning the future enhancement of all conservation areas. The Yateley Village Design Framework 2009 covers only a small part of the eastern edge of

the common land. A number of new buildings have been provided on the Green in recent years, namely The Tythings, the bowling green clubhouse, the Town Council Offices and the public toilets. None of these are of any merit although it is accepted that along with the adjoining Children's Playground and skateboard area, they provide the community with well used facilities. However, further additions to this complex of buildings are considered to be undesirable due to their likely impact on the rural character of the area.

The greatest threat to the setting of the Green comes from small incremental changes to the mainly residential buildings around its edge. Many of these are already controlled by Local Plan policies and by the imposition of the existing Article 4 Direction – see below. The principal issues appear to be:

- Replacement dwellings or over-extended existing buildings which are over-dominant and out-of-scale with the existing built form of the area
- The loss of front gardens to car parking
- The provision of over-large garages and other secondary residential buildings
- Poor quality front boundaries, particularly the use of inappropriate gates and fencing
- The use of modern materials and details on some of the historic buildings

*Recommendation:*

- *The District Council will continue to protect Yateley Green and its setting 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 and properties within or on the edges of the Common.*

Church End Green is another, much smaller open space which has recently been improved by the provision of new lighting, seats, litter bins and paving. It lies within the area covered by the Yateley Village Design Framework, which covers the village centre from Castle Motors in the west to the northern end of the Darby Green Conservation Area in the east. The greatest threats to its special character are due to the existence of several poor quality buildings or sites either immediately next to it or close by. As opportunities arise, these will need to be demolished and replacement buildings of the highest possible quality provided, which must adhere to the design advice within the Framework. There is a presumption that all listed, locally listed and 'positive' historic buildings should be retained.

*Recommendation:*

- *The District Council will preserve the historic buildings around Church End Green and will continue to protect the special character of this important open space.*

9.1.2 The protection and enhancement of long and short views across the common land and Church End Green

Views, both long and short, across Yateley Green are extremely important and change as the season's progress and the trees lose their leaves. Shute's Pond acts as an important focal point although it is partially concealed (at least in the summer) from

Reading Road by trees, and, to a degree, by the modern development detailed above. Further development in this very sensitive area would adversely affect these views and the generally rural ambiance of the area. Whilst Church End Green is much smaller, views across it from the very busy Reading Road provide one of the defining characteristics of the Conservation Area and need to be protected, including ensuring that any new development maintains the scale and general form of the existing historic buildings.

*Recommendation:*

- *The District Council will ensure that no further development is allowed which would adversely affect the views across Church End Green or Yateley Green.*

9.1.3 The care of the natural features of the common land – trees, ponds, and watercourses

The common land is owned and cared for by the Town Council who employ a grounds man to keep the grass mown and provide general caretaker duties. Some of the trees are already specifically protected by Tree Preservation Orders (TPOs). There is currently no Management Plan for the Common as a whole, or a record of the trees and their species and condition. A Tree Management Plan could be prepared by volunteers and help the Town Council identify opportunities for new planting and where old trees need work, such as lopping or even (where absolutely necessary) felling. It has also been noted that parts of the woodland in the common are somewhat overgrown, and that old ponds and watercourses have been neglected.

*Recommendation:*

- *The District Council will work with the Town Council to ensure that the trees, ponds and watercourses of Yateley Green are preserved or enhanced including, where appropriate, the use of volunteers to provide additional survey and recording work.*

**9.2 Traffic, pedestrian movement and parking**

9.2.1 Control of traffic and pedestrian movement

It has already been noted that Reading Road is a busy east-west road despite the close proximity of the main A30 which to a degree duplicates the route. Whilst there is some provision for pedestrian crossings in the Church End Green area, further crossings would be helpful and would help to reduce traffic speeds. These issues are to a degree already covered by the Yateley Village Design Framework (sections 4.6 to 4.8 cover traffic and the public realm generally).

*Recommendation:*

- *Funding permitting, the District and County Councils will discuss ways of reducing traffic speeds and improve pedestrian safety in the Yateley Green Conservation Area.*

9.2.2 Car parking

There is limited car parking around Church End Green, in front of Barclays Bank/One Stop Supermarket, on the forecourt facing Saddler's Court and the Forge Court, and in the car park on Yateley Green next to the pavilion and Town Council offices. Increased public car parking would increase the viability of the shops and businesses in Yateley village but should not be provided to the detriment of the Conservation Area. Improvements to the forecourt in front of Saddler's Court and Forge Court would be particularly welcome, although this land may be in private ownership.

*Recommendation:*

- *The District Council and Town Council, in partnership with private landowners, could consider ways of improving public car parking provision in the village centre, but only so long as it does not have an adverse impact on the Conservation Area.*

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

#### **9.3.1 Design and siting issues**

The development of Yateley village from a dispersed hamlet on common land, the survival of large areas of open green space and trees, and the generally small scale of the historic buildings, provides the Conservation Area with a rural character which must be preserved or enhanced. The close proximity of open countryside to the north of the Green (although outside the Conservation Area) adds to these rural qualities.

The Yateley Village Design Framework provides a useful checklist of local, regional and national policies which are relevant when considering applications for change within the village, part of which is in the Yateley Green Conservation Area. The Framework stresses, quite rightly, that new development must reflect the scale, massing, and density of the historic buildings in the area, reinforcing the way in which Yateley has developed over time. General design advice is also included in the Hart Local Plan.

The summary below provides some guidance on 'good practice' for new development in or on the edges of the Conservation Area:

- New development in or on the edges of the conservation area should respect existing plot boundaries, plot ratios, and historic forms of development
- Backland development is unlikely to be acceptable, given the low density of historic development in the Conservation Area
- New development should not impinge on views into or out of Church End Green or Yateley Green particularly, and should be carefully sited to minimise any visual impact

- Existing open green spaces, including Yateley Green and private gardens, will be protected from future development

*Recommendation:*

- *The District council will continue to ensure through the use of its Development Control powers, that all applications for change within, or on the edges of the Conservation Area, preserve or enhance its rural character, taking the scale, general form and materials of the proposal particularly into account;*
- *The District Council will not allow uses within the Conservation Area which it is considered do not enhance the rural character of the Conservation Area.*

## **9.4 Buildings**

### 9.4.1 Article 4 Direction

Whilst controls over both major and minor alterations to listed buildings are already provided by the requirement to obtain Listed Building Consent, there are no such controls over unlisted family dwellings in conservation areas (changes to buildings in other uses, such as offices, shops or flats, are already largely controlled). Alterations to windows, front doors, roof materials, chimneys and front boundaries can therefore be carried out to family dwellings under a householder's 'permitted development' rights. These can however be brought under planning control by the imposition of an Article 4 Direction and in many of Hart's conservation areas, such controls have been introduced since 1998 and have been very successful in preventing the type of incremental changes which can cumulatively affect the special interest of the conservation area. Usually the changes controlled relate only to the front elevation or front roof slope of the building, where it faces a public highway. These changes can affect all unlisted family dwellings in the conservation area, or can be focused on selected properties, such as Locally Listed buildings or those which have been identified as 'positive'.

As suggested in the previous Conservation Policy Statement, an Article 4 Direction was served in the Yateley Green conservation Area, but there has been little publicity about this additional means of control, and some householders seem to be unaware of the need to comply with it.

The Article 4 Direction covers:

- 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*);
- The erection, construction, alteration or demolition of a porch on the frontage\* of a dwelling;
- The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage\* of a dwelling;

- 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*);
- 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.

*Recommendation:*

- *The District Council will provide householders with advice about the existing Article 4 Direction including the provision of detailed Design Guidance, to help property owners repair and alter their buildings in a sympathetic way*
- *If the proposed revisions to the existing Conservation Area are confirmed, the District Council will extend the existing Article 4 Direction to include properties in Mill Lane and Eversley Road as appropriate*
- *The District Council will undertake a building-by-building photography survey of all of the affected properties to aid possible future enforcement action*

#### 9.4.2 The control of unlisted positive buildings (including Locally Listed buildings)

As part of the Appraisal process, and as recommended by English Heritage and in PPS5, a number of 'positive' buildings have been identified and are marked on the Townscape Appraisal Map for the Yateley Green Conservation Area. 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 mid to late 19<sup>th</sup> century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded. It is assumed that all Locally Listed buildings are 'positive'.

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 change to 'positive' buildings extremely carefully and will refuse any which adversely affect their architectural or historic interest.*
- *Applications to demolish 'positive' buildings will generally be refused.*

#### 9.4.3 Local List and Statutory List

There are 5 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 Character Appraisal process. Some of these buildings may be eligible for statutory listing.

*Recommendation:*

- *Subject to resources, the Local and the Statutory List for Yateley Green should be reviewed, ideally in partnership with the Yateley Town Council and the Yateley Society.*

## **9.5 Site specific recommendations**

### 9.5.1 Yateley Hall

Yateley Hall, the stables and the parkland are considered to be 'At Risk'. It would be helpful if the District Council could open discussions with the existing owners to see what plans are being made to ensure the future preservation of this important (grade II\*) listed building.

### 9.5.2 Sites with the potential for redevelopment or enhancement

The following sites have been identified as sites where redevelopment (of an appropriate form) would be welcome (it should be noted that all Development Briefs are subject to the provision of funding):

- Castle Motors – demolish the existing buildings and redevelop with appropriate new buildings – the District Council could consider preparing a Development Brief for this key site in the Conservation Area.
- Barclays Bank/One Stop Supermarket – this large site close to Yateley Green is currently occupied by 1950s or 1960s buildings of no merit – again, the provision of a Council-backed Development Brief might encourage the sensitive redevelopment of the site, including improvements to the forecourt areas.
- The public garden between Saddler's Court and the Reading Road – these gardens are neglected, with old fashioned seating and litter bins – a comprehensive enhancement scheme is needed.

A general need to underground overhead wiring – as identified in the previous Conservation Policy Statement of 1988, it has been noted that in some locations, the plethora of telegraph poles and overhead wires is visually distracting. Undergrounding these wires should be a long term aim of the District Council, to enhance the appearance of the Conservation Area.

## **9.6 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 Yateley Society, who

suggested a number of changes. The following additions and deletions are therefore suggested:

#### 9.6.1 Additions:

(i) Add late 19<sup>th</sup> century and early 20<sup>th</sup> century properties along Mill Lane, mainly brick paired semi-detached cottages, most of which retain their original details including their joinery and are considered to be 'positive'.

(ii) Add properties along Reading Road and Eversley Road, encompassing a number of semi-detached 'Homes for Heroes' and a number of late 19<sup>th</sup> or early 20<sup>th</sup> century semi-detached or detached properties in Eversley Road, most of which are also considered to be 'positive'.

#### 9.6.2 Deletions

(i) Delete Calcott Park, a small estate of houses completed in 1995 which lie on the southern edge of the Conservation Area.

## **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 Bibliography – *The Yateley Society website*  
(<http://www.hants.org.uk/yateley/FrontPage.html>)

Appendix 3 CONTACT DETAILS

For further information, please contact the following:

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

Listed Buildings within Yateley Green CA

Yateley Hall	Hall Lane	Yateley
Yateley Hall Stables	Hall Lane	Yateley
St Peters Church	Reading Road	Yateley
The Old Vicarage	Reading Road	Yateley
The White Lion P.H.	Reading Road	Yateley
Glebe House	Vicarage Road	Yateley
West Glebe	Vicarage Road	Yateley
Hartford House	Vicarage Road	Yateley
Barclay House	Vicarage Road	Yateley
Goose Green Cottage	Vicarage Road	Yateley

Locally Listed Buildings within Yateley Green CA

Yateley Village Hall	Old School Lane	Yateley
Chaddisbroke House	Reading Road	Yateley
Heath Cottage (Nos 1-7) Now Heath Lodge	Reading Road	Yateley
100	Reading Road	Yateley
Gayton House	Vicarage Road	Yateley

Locally Listed Historic Park and Garden

Yateley Hall	Hall Lane	Yateley