

# **CHURCH HOUSE FARM CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

**APPROVED DOCUMENT  
6<sup>TH</sup> November 2008**

Approved at Cabinet 06.11.08 – incorporating comments from residents, Parish  
and Pres Soc

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)

**Contents:**

**1 Introduction**

- 1.1 The Church Farm House 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

**2 Location and landscape setting**

- 2.1 Location and activities
- 2.2 Topography and geology
- 2.3 Relationship of the conservation area to its surroundings
- 2.4 Biodiversity

**3 Historic development and archaeology**

- 3.1 Historic development
- 3.2 Archaeology

**4 Spatial analysis**

- 4.1 Layout, trees and landscape
- 4.2 Focal buildings and views
- 4.4 Boundaries
- 4.5 Public realm

**5 The buildings of the conservation area**

- 5.1 Building types
- 5.2 Listed buildings
- 5.3 Positive buildings
- 5.5 Building details, materials and colours

**6 Issues**

- 6.1 Negative features or issues

## **THE MANAGEMENT PROPOSALS**

### **7 Introduction**

7.1 Format of the Management Proposals

### **8 Issues and recommendations**

8.1 Church House Farm

8.2 Traffic

8.3 Protecting the setting of the conservation area

8.4 Conservation area boundary

### **9 Monitoring and review**

## **APPENDICES**

Appendix 1 Townscape Appraisal 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 Church House Farm Conservation Area

The Church House Farm Conservation Area was designated in February 1988 by Hart District Council. The conservation area lies to the south-east of Hartley Wintney in undulating Hampshire countryside, the designated area lying on a slight hill overlooking the valley of the river Hart to the north and east. The conservation area is small, encompassing the original parish church of St Mary's and its graveyard, Church House Farm (and its associated buildings), and some fields and woodland. The rural setting and relatively quiet country lanes which lead through the conservation area provide a contrast with the busy roads in Hartley Wintney itself, and although there is some noise from the M3 motorway, the overall character of the conservation area is of a tranquil backwater. The church is now in the care of the Churches Conservation Trust, although services are still occasionally held in the building on special occasions.

### 1.2 Summary of key characteristics and recommendations

This **Character Appraisal** concludes that the key *positive* characteristics of the Church House Farm Conservation Area are:

- Small conservation area focused on the medieval church of St Mary's and the buildings and spaces associated with Church House Farm;
- Attractive rural setting with outstanding views across the valley of the river Hart, fields and woodland;
- Accessed by narrow country lanes, with a centrally located pond, reinforcing the rural qualities of the area;
- St Mary's Church is a significant grade II\* listed building, possibly located on the site of a Saxon building, with fabric dating back to the 13<sup>th</sup> century;
- Church House Farm occupies an early, also possibly Saxon site, although the present buildings are mainly 18<sup>th</sup> and 19<sup>th</sup> century;
- A pair of unlisted former farm workers' cottages (Step Cottages) date to 1870 and are judged to be 'positive'.

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

- Ensure that the listed buildings at Church House Farm are kept in a good state of repair. At some stage, an archaeological evaluation of the site and its buildings would be welcome;
- Consider traffic management measures along Taplins Farm Lane;
- Protect the setting of the conservation area;
- Extend the conservation area boundary to include Taplins Farm.

### 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 Church House Farm Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in "*Guidance on conservation area appraisals*" (August 2005) and "*Guidance on the management of conservation areas*" (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within "*Planning Policy Guidance 15: Planning and the Historic Environment*" (PPG15).

This document therefore seeks to:

- Define the special interest of the Church House Farm 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 Church House Farm Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

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

In the Local Plan, the more general Proposals Map and Inset Map No. 14 confirm that the following policies apply to the whole settlement of Hartley Wintney, including the Church House Farm Conservation Area:

- There is a Settlement Boundary which is drawn fairly tightly around the built-up area of Hartley Wintney but includes the large field on the south-east edge of the village – this is covered by Policy DEV9;
- The Church House Farm Conservation Area lies outside this settlement boundary;
- Policy DEV9 – land at Dilly Lane, Hartley Wintney – this 8 hectare site is proposed for residential development (the Dilly Lane Planning brief was approved in April 2000);

- Any development beyond the Settlement Boundary (i.e. within the Church House Farm Conservation Area) is controlled by policies within the Local Plan as follows:
  - General: Policies GEN 1-12;
  - Conservation: Policies CON 4-9,13
  - Rural economy: Policies RUR 2-38;
  - Transportation: Policies T1, 2, 5, 14 and 15.
- A junction improvement is planned for the Dilly Lane/London Road junction.

Church House Farm and Hartley Wintney lie within the North Hampshire SPA (Special Protection Areas) which seek to control development in this part of the county.

The 2002 Local Plan will shortly be replaced by a new *Local Development Framework*. This new planning system was established by the Planning and Compulsory Purchase Act 2004, which abolishes Structure and Local Plans and replaces them with *Local Development Documents*. More information about this important change to the planning system can be found on the District Council's website: [www.hart.gov.uk](http://www.hart.gov.uk).

A parish Plan for Hartley Wintney was published in June 2006. This important document was drawn up with the support of the local community by the Hartley Wintney Parish Plan team, and forms part of the emerging Local Development Framework.

### **1.5 Article 4 Directions**

An Article 4 Direction was served by Hart District Council in January 1998 in the Church House Farm Conservation Area, covering Step Cottages, the only unlisted family dwelling within the conservation area. The Direction covers changes to the front elevation and roofs of the cottages, which might otherwise have been allowed automatically under house owners' "Permitted Development" rights. The aim of the Direction is to prevent the conservation area from being incrementally spoilt by a variety of unsympathetic changes such as plastic windows or concrete roof tiles. The Direction means that planning permission is required for a variety of works as follows:

- Extensions, improvements or other alterations to Step Cottages;
- Alterations to existing boundaries, or the creation of new boundaries, at Step Cottages.

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

### **1.6 Community involvement**

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

## **2 LOCATION AND LANDSCAPE SETTING**

### **2.1 Location and activities**

Hartley Wintney is a large village situated in north Hampshire on rolling countryside between the valleys of the river Hart and the river Whitewater. The linear settlement lies along the line of the A30, the old main road between London and the west country. The modern town of Hook, with its large commercial facilities, is only three miles away. The M3 motorway runs close to the southern edges of the village, fortunately lying within a slight dip which helps to reduce the traffic noise. The Church House Farm Conservation Area lies on the southern edge of Hartley Wintney, between an area of Post-War housing and the M3.

The conservation area boundary is relatively small, encompassing St Mary's Church and churchyard, Church House Farm, and some woodland and fields. The church is occasionally used for church services, as St John's Church, located on The Common in the centre of Hartley Wintney, is now the parish church. Church House Farm retains a large number of historic barns, some of which appear to be in use, with the more recent construction of modern barns and a riding school apparently supporting horse-related activities. Steps Cottages are in residential use. The overall character of the area is tranquil, although there is some traffic movement along Dilly Lane and Taplins Farm Lane. The occasional horse or walker passes through the conservation area, which is crossed by several established footpaths.

### **2.2 Topography and geology**

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

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

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

The geology below Hartley Wintney has resulted in areas of poor quality soil and marshy ground, now drained by extensive ditches and ponds. These can be seen particularly on



The Common, with a large pond outside Causeway Farm (the name confirming the local ground conditions) and deep ditches leading from Cricket Green to the west. The proximity of chalk and flint, and local clay, provides the raw materials for building, as can be seen on St Mary's Church and the buildings of Church House Farm.

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

The conservation area lies within a rural setting on the eastern outskirts of the extended village of Hartley Wintney, separated from the more historic core by areas of Post-War housing and open fields. To the east, the land falls towards the flatter valley of the river hart, and glimpses can be seen of the M3 motorway which is only half a mile away.

### **2.4 Biodiversity**

There are no special designations for the natural environment in the Church Farm House Conservation Area, although the sections of broad-leaf woodland, hedgerows, and the pond at the junction of Dilly Lane and Church Lane, all provide a range of natural habitats for a variety of wildlife.

### **3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

#### **3.1 Historic development**

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

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

St Mary's Church, located within the Church House Farm Conservation Area, is the oldest building in the village with the nave and chancel dating to c1255. Most of the buildings at Church House Farm are 18<sup>th</sup> century or date to a major remodelling of the house in 1809, but they on the site of the Saxon manor and the whole site including the church is therefore of great archaeological significance. Since 1975 the church has been in the care of the Churches Conservation Trust.

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

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

### **Insert historic maps**

In the early 20<sup>th</sup> century, the workhouse was demolished and a golf course was built by the Elvethan Estate on land off Hunts Common, which has since been extended and now covers part of the Elvethan Registered Historic Park and Garden. New houses were provided for the middle classes including the Arts and Crafts-style cottages (Rosemary and Mayfield – both dated 1908) facing London Road, which were designed by Robert Weir Schultz. At the same time, large red brick detached Edwardian villas were built for new residents who largely commuted up to London from Winchfield Railway Station. Mainly Post-War residential development has provided further areas of new housing which have largely been sited away from the common land to the north of the village. The Cricket Green is a well used local facility with matches throughout the summer. Whilst there are some offices in the village, the over-riding impression is of a residential area, serviced by shops and other facilities in the High Street.

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

### **3.2 Archaeology**

The HER (Historic Environment Record) for Hampshire, prepared by Hampshire County Council, lists a large number of very varied sites in the Hartley Wintney area (including St Mary's Church), summarised in the Character Appraisal for the Hartley Wintney Conservation Area. More specifically, for the Church House Farm area, the HER records six entries describing the historic buildings at Church House Farm, all of which apparently date to the 18<sup>th</sup> century onwards.

There are the remains of what appears to be medieval ridge and furrow in a field to the south-west of St Mary's Church, off Dilly Lane.

## **4 SPATIAL ANALYSIS**

### **4.1 Layout, trees and landscape**

The Church House Farm Conservation Area comprises a section of country lane (Church Lane) and a much shorter section of Dilly Lane. A pond marks the junction of where they meet, to the south of a large complex of farm buildings (Church House Farm). St Mary's Church and churchyard lies to the north-east of the farm, on the opposite side of Church Lane and raised on a slight mound overlooking the river Hart valley beyond. The small area between the farm and church is notable for the mainly hidden footpath which connects the two and the many mature trees which form a backdrop on the south side of the church. A field, which lies between Church Lane and an area of Post-War housing (Warren Close, St John's Road, Oldfield Drive, and Church View), is an important buffer zone between the built-up edge of Hartley Wintney and the important medieval sites associated with the conservation area. Other footpaths lead away from the conservation area, all presumably medieval in origin and once functioning as the means of access to the church from the outlying rural hamlets and farms.

### **4.2 Focal buildings and views**

Both Church House Farmhouse and St Mary's Church act as focal buildings, the first being more concealed, but significant in oblique views along Church Lane, and the second, being much more visible from a greater distance due to its size and location on a slight mound. The church apparently occupies the site of a Saxon church, and if so (as there is no archaeological evidence) the site has particular significance and it is therefore extremely important that its setting is preserved. This 'setting' currently includes the fields to the east and west of the church, which must be protected from new development.

Views to the north, east and south-east of the churchyard as particularly notable, with glimpses of the M3 motorway, and although there is some traffic noise, it is generally muted.

### **4.3 Boundaries**

As befits a rural conservation area, boundaries are mainly made up by hedgerows of indigenous species such as hawthorn or holly, with a clipped beech hedge defining the boundary between the churchyard and Church Lane. This clipped hedge continues around the churchyard, framing the attractive views over groups of mature trees, fields, and the valley of the river Hart. A traditional post and rail timber fence marks the more southerly boundary. Hedging also surrounds Church House Farm but there is a short section of low brick wall at the entrance to the farmyard. Another post-and-rail fence, this time painted white, surrounds the pond on the corner of Church Lane and Dilly Lane. The front boundary to Steps Cottages is again hedging, both clipped and less formal, with the steps which lead up the front doors being formed in brick with low brick retaining walls to each side.

#### **4.5 Public realm**

There are no pavements in either Church Lane or Dilly Lane and the road is simply surfaced with black tarmac. There is also no street lighting. The only features are the occasional traditional style, marking the beginning of the many public footpaths which cross the conservation area, and the attractive lych gate which leads into the churchyard.

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

### **5.1 Building types**

The Church House Farm Conservation Area includes just three buildings or building groups – St Mary’s Church (listed grade II\*), Church House Farmhouse and its associated outbuildings (mainly listed grade II), and Steps Cottages, a pair of 19<sup>th</sup> century cottages, which it is considered make a ‘positive’ contribution to the character and appearance of the conservation area (see Section 5.4).

### **5.2 Listed buildings**

St Mary’s Church (II\*) is built from an intriguing mixture of materials, with the earliest parts, the nave and chancel, dating to c1255. These walls are constructed from clunch (chalk block) and flints, in places limewashed in white, and contrast with the much later brick transepts which date to the mid-19<sup>th</sup> century. The south wall of the nave is of particular interest, retaining a diverse mix of clunch, flint and brick, which all confirm the early date of this part of the building. The three stage square tower, topped with an embattled parapet, is also built from flint and is similarly dated to the mid-19<sup>th</sup> century. The tracery windows are of particular note with examples dating to the 14<sup>th</sup> and 15<sup>th</sup> centuries, as well as some of the 19<sup>th</sup> century.

Church House Farmhouse has a bright red Georgian brick east and south front, dating to 1809, with sash windows, some of them blocked and painted to replicate the adjoining windows. This is clearly a refronting of an earlier timber-framed building, probably dating to the early 18<sup>th</sup> century, which can be seen on the north elevation from Church Lane. The arrangement of windows provides a degree of symmetry, although the spacing of openings is slightly irregular, confirming the earlier date of the original structure. The roof is covered in handmade clay tiles.

Within the spacious farmyard, again visible from the road, are four large barns, mainly covered in black-painted timber weather-boarding, but with some brick walling and visible timber framing as well. The buildings are irregularly positioned and sized, with steeply pitched tiled roofs and a number of outshuts and other lean-to buildings. A smaller open barn with a pantiled roof is located on the north side of the farmyard and is in poor condition.

### **5.3 Positive buildings**

In addition to the listed buildings in the conservation area, there is just one further building, Steps Cottages, which has been identified on the Townscape Appraisal map as making a *positive* contribution to the special architectural or historic interest of the conservation area.

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. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

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

#### **5.4 Building details, materials and colours**

There are just three main buildings, or building groups, in the conservation area – St Mary's Church, Church house Farm, and Steps Cottages. St Mary's Church provides a good example of a modestly sized medieval religious building, with its nave and chancel of the 13<sup>th</sup> century, which has been altered and extended over the years. The irregularity of the windows and other openings, the use of varied materials for the walls (clunch, flint or brick), and the clearly different phases of development, all provide an interesting example of how a parish church can be altered over the years.

Church House Farmhouse is another historically significant building with its elevations showing clearly how a 'polite' Georgian façade was added in 1809 to a more vernacular timber-framed structure, probably dating to the early 18<sup>th</sup> century. The use of well proportioned sash windows and gauged brick arches on the east and south elevations contrasts with the more informal details on the older elevation to the north, and the irregularity of the window openings again confirms that the front is merely an addition to an earlier building. Behind the farmhouse, the varied barn structures, with their brick, timber-framing, weather-boarding and steeply pitched roofs appear to be mainly 18<sup>th</sup> or 19<sup>th</sup> century in date, but may well have earlier origins.

Finally, Steps Cottage is a good example of a pair of farm worker's cottages, with blue brick decoration to the simple brick facades. Casement windows, tiled roofs, and original porches all add interest.

## 6 ISSUES

### 6.1 Negative features or issues

There are a very small number of negative features or issues in the conservation area, as follows:

#### 1 Church House Farm

The farmhouse and its various barns and other outbuildings sit on a site of archaeological importance, being probably the site of the Saxon manor, associated with the earlier church. The buildings now on the site appear to be mainly 18<sup>th</sup> or 19<sup>th</sup> century but may well contain earlier fabric. Some of these buildings, particularly the former granary, are in poor condition.

#### 2 Traffic

Although the conservation area is relatively quiet, at certain times of the day traffic can be busy and fast moving. Taplins Farm Lane beyond the conservation area leads to a car showroom at Wintney Farm Barn, the grade II\* building with associations with the Priory of Cistercian nuns founded in about 1190. Other buildings in that location are also currently being developed. Both of these activities are currently generating considerable traffic movements along Taplins Farm Lane and through part of the Church House Farm Conservation Area.

#### 3 Protecting the setting of the conservation area

Development of the field along Dilly Lane, towards Phoenix Green, will take place at some stage in the future. Other fields, located closer to the conservation area, must be protected from development to preserve the rural setting to the conservation area. One field is currently designated as a SANG (sustainable green space) to be provided by the developers of the Dilly Lane site so as to induce new residents not to go onto Hazeley Heath.

#### 4 Conservation area boundary

The existing boundary to the conservation area was surveyed when this appraisal was drafted, and recommendations for an extension along Taplins Farm Lane are included in the *Management Proposals*.



## **THE MANAGEMENT PROPOSALS**

### **7 INTRODUCTION**

#### **7.1 Format of the Management Proposals**

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

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 9.

## **8 RECOMMENDATIONS**

### **8.1 Church House Farm**

The farmhouse and its various barns and other outbuildings sit on a site of archaeological importance, being probably the site of the Saxon manor, associated with the earlier church. The buildings now on the site appear to be mainly 18<sup>th</sup> or 19<sup>th</sup> century but may well contain earlier fabric. Some of these buildings, most notably the granary, are in poor condition.

*Recommendation:*

- The District Council could open discussions with the owners of Church House Farm to ensure that the listed buildings are kept in a good state of repair. At some stage, an archaeological evaluation of the site and its buildings would be welcome.

### **8.5 Traffic**

Although the conservation area is relatively quiet, at certain times of the day traffic can be busy and fast moving. Taplins Farm Lane beyond the conservation area leads to a car showroom at Wintney Farm Barn, the grade II\* building with associations with the Priory of Cistercian nuns founded in about 1190. Other buildings in that location are also currently being developed. Both of these activities generate considerable traffic movements along Taplins Farm Lane and through part of the Church House Farm Conservation Area.

*Recommendation:*

- The Highways Authority could consider a lorry ban on Taplins Farm Lane, or perhaps the provision of low key traffic management measures. Any changes must be in character with the rural setting and appropriate to the historic environment.

### **8.6 Protecting the setting of the conservation area**

Development of the field along Dilly lane, towards Phoenix Green, will take place at some stage in the future. Other fields, located closer to the conservation area, must be protected from development to preserve the rural setting to the conservation area. Currently these fields lie outside the Settlement Boundary, so new development should not be allowed, but they do form a 'buffer zone' between the conservation area and Post-War housing in Hartley Wintney, and their contribution to the setting of the conservation area should be acknowledged.

*Recommendation:*

- The conservation area boundary could be extended as proposed in 8.4 to include the field to the south-west of the junction of Dilly Lane and Taplins Farm Lane. This is the field which appears to contain some remnants of a medieval ridge and furrow system.

### **8.7 Conservation area boundary**

The existing boundary to the conservation area was surveyed when this appraisal was drafted, and the area of Taplins Farm Lane to the south of Church House Farm as far as Taplins Farm was particularly investigated. Taplins Farm is listed grade II and dates to the 18<sup>th</sup> and 19<sup>th</sup> centuries. The building is L-shaped and includes a peg-tiled pitched roof, sash windows and a north-facing extension which is faced in red and blue brickwork. The adjoining granary, dating to the mid-19<sup>th</sup> century, is also listed grade II, and has a red pantiled roof and weather-boarded elevations. A further barn, just five bays long, dates to the 17<sup>th</sup> and 18<sup>th</sup> centuries and is similarly listed grade II. Modern offices have been provided at the farm, some in rebuilt barns and some in new buildings, but these are generally in keeping with the rural character of the area. There are also two attractive farm workers' cottages (Taplins Cottage and Taplins Cottage South, dated 1883) on either side of the farm which are well detailed, late 19<sup>th</sup> century buildings very similar to Steps Cottages in Dilly Lane, which are already in the conservation area.

From the lane outside the farm, there are notable views northwards across the hedgerows and fields to the slight hill on which St Mary's Church is located. The bright orangey-red brick façade of Court House Farmhouse is another important feature. To the north-west of Taplins Farm, the field on the corner with Taplins Farm Lane and Dilly Lane is also suggested for inclusion in the conservation area (see 8.3).

## **9 MONITORING AND REVIEW**

9.1 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
Appendix 2	Article 4 Directions
Appendix 3	Bibliography
Appendix 4	Contact details

### APPENDIX 1 Townscape Appraisal map

### APPENDIX 2 ARTICLE 4 DIRECTION

#### Details of the existing Article 4 Direction in the Court House Farm 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. Currently the only building affected is therefore Steps Cottages, but if the conservation area is extended, it will include Taplins Cottages and Taplins Cottages South.

- Class A The enlargement, improvement or other alteration of the frontage\* of a dwelling or building within the curtilage of a dwelling, including works affecting a frontage\* roof slope (*In respect of side extensions, these are covered where they are in front of the rear wall of the dwelling*);
- Class B The erection, construction, alteration or demolition of a porch on the frontage\* of a dwelling;
- Class C The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage\* of a dwelling;
- Class D The exterior painting of any part of the frontage\* of a dwelling or building within the curtilage of a dwelling (*This requires consent where it involves either a painting scheme dramatically different from the existing or involves areas of the building not previously painted*);
- Class E The erection, alteration or removal of a chimney or building within the curtilage of a dwelling;

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

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

### **APPENDIX 3 BIBLIOGRAPHY**

*The old Village of Hartley Wintney* David Gorsky

### **APPENDIX 4 CONTACT DETAILS**

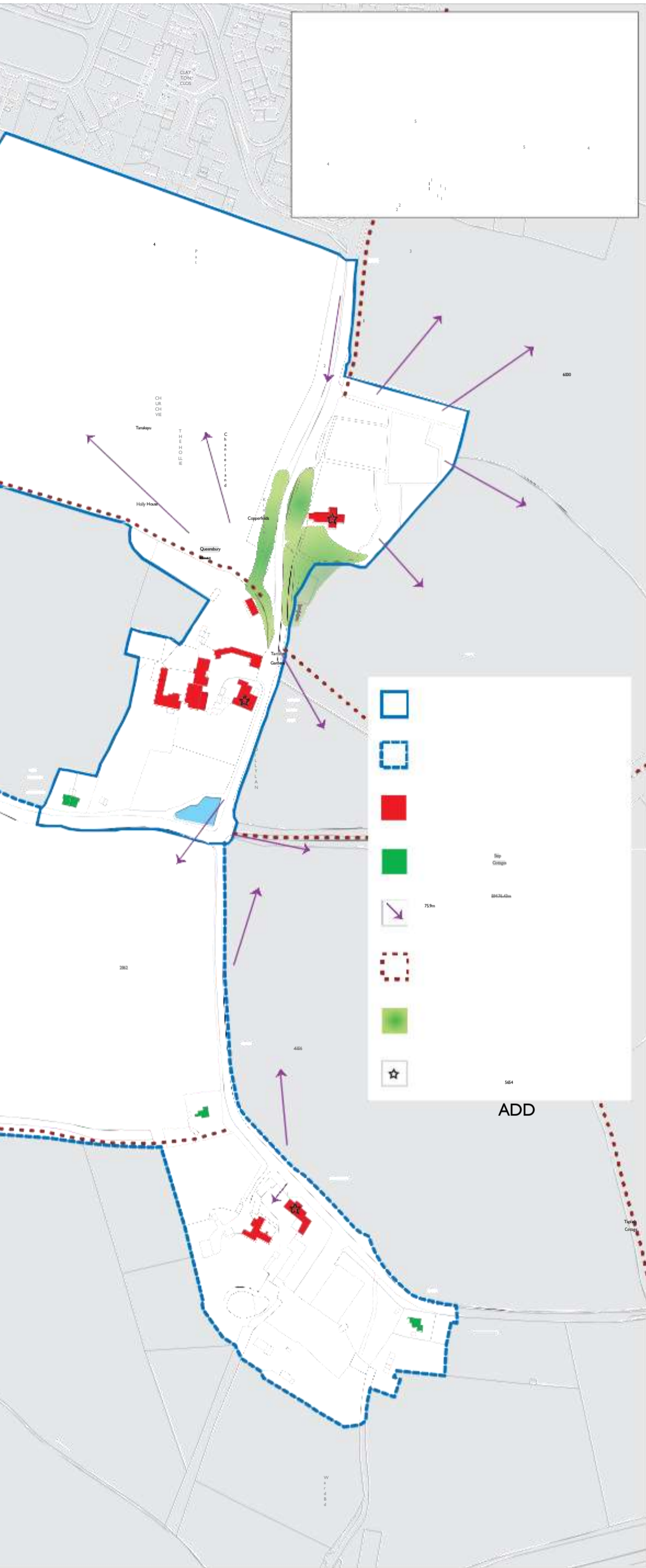
For further information, please contact the following;

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

**Church House Farm Conservation Area**

**Townscape Appraisal Map**

(Not to scale)



- Conservation area boundary
- Proposed change to boundary
- Listed buildings
- Positive buildings
- Important views
- Footpaths
- Important trees
- Fecal buildings