

# **West Green**

**Hartley Wintney**

**Conservation Area  
Proposal Statement**



**Hart District Council**

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**Hart District Council  
2002**

## Preface

HART DISTRICT COUNCIL has agreed to adopt a comprehensive strategy for the conservation of its towns and villages which will seek to harness the various powers, organisations and resources available to positively promote conservation for the benefit of the District.

The Council is required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out periodic reviews of its conservation areas and Planning Policy Guidance Note 15, published in 1994, recommends the production of an analysis of the character of the areas.



To meet the above aims, Hart District Council has prepared this appraisal and proposals document in respect of the West Green Conservation Area.

The draft proposal statement was published for consultation in February 2002 and was considered at a public meeting of the Hartley Wintney Parish Council held on 11<sup>th</sup> March 2002. The comments received from that meeting and from other consultations were taken into account in finalising this document. The proposal statement was approved by Hart District Council on 13<sup>th</sup> July 2002

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# 1. Introduction

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**”.

The extent of the conservation areas is set by the local planning authority, which also has a duty to formulate and publish proposals for the preservation and enhancement of such areas. Within conservation areas there are tighter development controls imposed by Government to ensure the special character is not harmed. The main additional controls are:

- Planning applications, which the local planning authority deems would affect the character of the conservation area, must be advertised to allow the general public to comment.
- Conservation Area Consent is required from the local planning authority for demolition of most buildings within a conservation area.
- Six weeks notice must be given to the local planning authority of the intention to lop, top, cut down or remove a tree within a conservation area.
- An article 4 direction under the Planning (Listed Buildings and Conservation Areas) 1990 was introduced in most conservation areas in Hart in 1998 and this further restricts the amount of alteration or development that can be carried out without planning approval.

Special consideration must be paid by the planning authority, in considering planning applications, to the desirability of preserving or enhancing the character or appearance of conservation areas.

There are currently some 32 conservation areas in the District and the Council continues to consider whether further areas should be designated which meet the criteria above.

The Government’s Planning Policy Guidance Note 15, published in 1994, refers to the need for local planning authorities to prepare detailed assessments of conservation areas that will then be taken into account in determining planning applications and appeals. It is proposed that this Conservation Area Proposal Statement will now provide supplementary planning guidance to serve as a reference point when considering planning applications. The statement is based on an appraisal to establish the character of the conservation area, in order to assist owners, occupiers, officers, members of the Council and others in understanding just what is special about the area in architectural and historic terms. It also seeks to identify any elements that may be considered to be in need of improvement to better reflect the special nature of the area as a whole.

West Green was designated as a conservation area in February of 1988 and the area covered is shown on the appraisal map included at the end of the document.

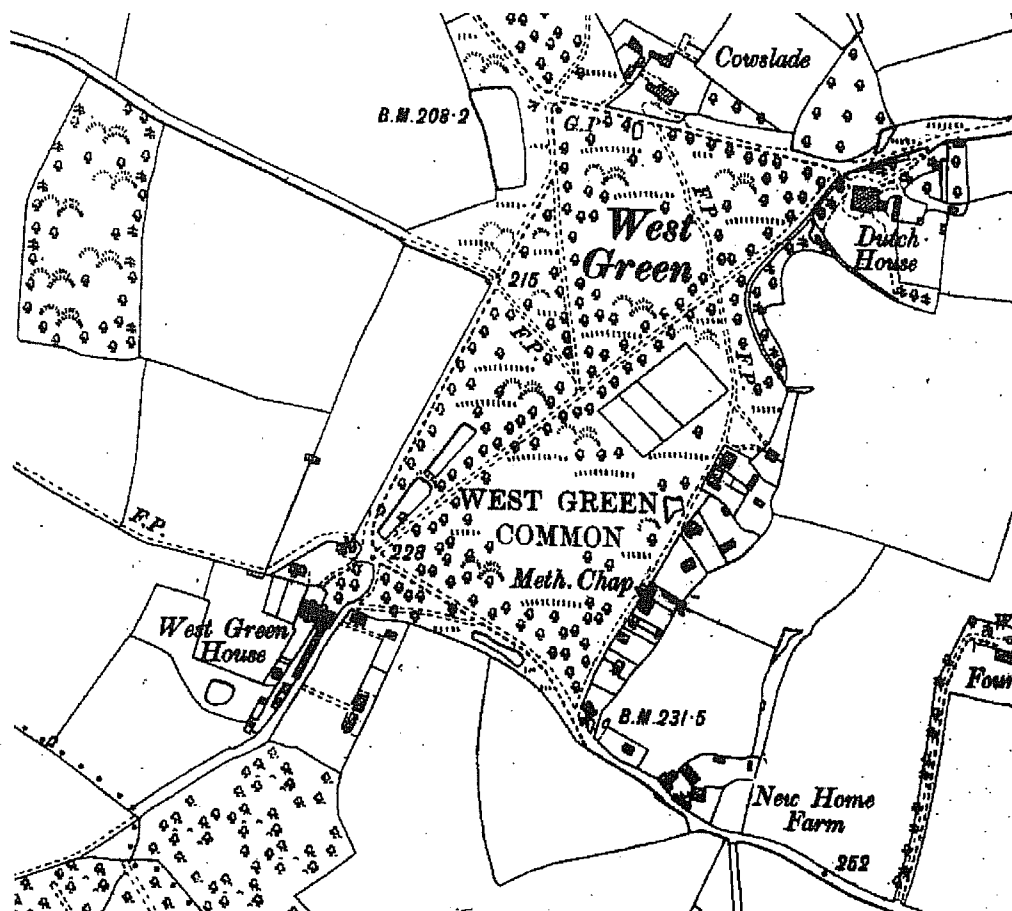
The details included in this document should not be taken as completely comprehensive and the omission of reference to any particular building, architectural detail, streetscene or view does not necessarily imply that it is of no interest or value to the conservation area.

## 2 Location

West Green is a small hamlet within the much larger village Parish of Hartley Wintney, situated towards the centre of the district of Hart, which is itself in the north eastern corner of Hampshire. The settlement is very rural, tucked away from main roads between the A30, about a mile to the east at Phoenix Green, the A32, a mile to the west at Mattingley and the B3011 Hartley Wintney to Reading road nearly 2 miles to the north and reached via the equally rural hamlet of Hazeley Bottom.

The nearest stations are at Winchfield, 2 miles, Hook, 4 miles, Camberley, 9 miles, and Reading, 13 miles with the M3 and M4 motorways accessible just south of Hook and Reading respectively.

The area is quite flat and low lying in the valley of the River Whitewater. With its subsoil of London clay and the more silty clay of the Bracklsham Beds parts of the hamlet can be almost waterlogged in the winter.



Extract from 1912 Ordnance Survey

### **3. History and Development of West Green**

This is essentially an agricultural area with a large, now wooded, element of common at its heart. Hartley Wintney as a whole was part of Earl Harold's estate prior to the Norman Conquest, becoming a separate manor by the 13<sup>th</sup> century. It was then owned by the Fitz Peters who gave most of it to the Cistercians of Farnham to found a Priory of Nuns. Gradually the nuns acquired the rest of the village and it became a typical medieval village for the next 300 years. At the end of the 16<sup>th</sup> century most of West Green was just common with the farmland to the north in the ownership of the Sherwoods and a mill in existence at Diple, further to the west. Diple Mill still stands today, now converted to a dwelling, and some properties in the conservation area retain the name Sherwoods.

The mill at Diple may well have been an important element in the establishment of West Green as a settlement, as the access routes through the marshy common to the mill from Hartley Wintney and Phoenix Green converge at West Green. By 1759, when Isaac Taylor produced his map of Hampshire, Hartley Wintney was enjoying a period of prosperity from farming and from its position as a stopping point on the coaching routes from Exeter and Southampton to London. Several farmsteads had been established at West Green. A grand house had been created at West Green by General Hawley, who was one of the most unpleasant generals ever to command a British army, according to the local historian David Gorsky. In fact "Hangman" Hawley, as he became known, died in 1759, but he had bought West Green House some years earlier and he is thought to have added the northern porch and embattlements. He also had a causeway built across the marsh to his friend's property, The Dutch House, built about 50 years earlier for a Dutch admiral. This track still remains today.

Several other properties existed in West Green by 1759, including The Old Cottage in West Green Common, farm buildings at The Homestead, Cowslade Farm, Sherwoods, Sherwoods Farm, Whiteknights Farm and the cottage that was to become the Post Office. Many of the names of the properties were different in those days. By 1843 the railway had arrived at Winchfield and new industries had appeared in the village, including a brewery in Hartley Row and Bird's Tannery in West Green, although the location of the tannery works is not recorded by David Gorsky. A private school was then being run at West Green House with Mr. White as head teacher with Mr. W. H. T. Hawley recorded as the owner.

Towards the end of the 19<sup>th</sup> century several pairs of cottages were built in a form of ribbon development along West Green Common. The character of the area has changed very little since then, apart from the occasional modern building squeezed onto an infil plot between the small cottages or built to replace one. In the 20<sup>th</sup> century several of the cottages have been considerably enlarged and often to the detriment of their character, with the introduction of ugly flat roofs and metal garage doors. In very recent years there has been an unfortunate tendency to replace some of the traditional features of the properties with modern poor quality substitutes, such as plastic windows and plastic rainwater goods.

The designation of West Green as a Conservation Area in 1988 has meant that later new properties, and extensions have been more respectful of the traditional character. In 1998 an Article 4 Direction was made under the 1990 Planning ( Listed Buildings and Conservation Areas) Act to prevent the loss of important architectural details. This applies to the whole of the conservation area, and relates to the replacement of elements like traditional timber windows, doors, chimneys, porches and front boundaries, or inappropriate changes to them. Details of the article 4 Direction are given in section 9.

## 4. Character Description

This section seeks to describe the architectural and visual historic scenic character of the conservation area, including the importance of many of the listed and unlisted buildings within them. West Green Conservation Area is historically and architecturally important and well worthy of preservation and enhancement.

### 4.1 General Form and Buildings

This is a rural settlement and from whichever direction you arrive, the approach is via narrow country lanes with hedges, banks and trees at their edges. There are no footpaths to the roads, the twisting nature of which fortunately restricts the speed of traffic.

#### 4.1.1 Thackhams Lane and the South side of the Common.

Approaching the conservation area from the east along Thackhams Lane, a stretch of high boarded fencing, stands out in contrast to the natural hedging that is a feature of most of the frontage of The Homestead. The house still has a narrow pedestrian gateway through the hedge leading up to its front door. Its old stable block and early timber framed barn sit hard onto the road edge and with walls of a very traditional Hampshire red/orange coloured soft hand made brickwork. These buildings and their simple agricultural form are important in confirming the historic importance of farming in this community.



Carpenters



The Homestead house itself is set back from the road. The grade II listed building has been greatly extended in the late 18<sup>th</sup> or early 19<sup>th</sup> century from the 17<sup>th</sup> century timber framed original farmhouse and has recently been further modernised. It retains much of its traditional character, with tile hung gables to the south, some exposed timbering and clay tiles to the roof. The house forms a courtyard with the farm buildings entered through traditional timber field gates. Beyond to the west, Dockers is a little cottage of whitened brick and part weatherboarded elevations is set back behind its high hedge, where again a simple timber gate leads through the hedge to its front entrance door.

At the southern corner of the roughly rectangular West Green Common stands the ex Gardeners Arms public house, now converted to a dwelling and known simply as Gardeners. This is a prominent landmark building standing taller than its neighbours and with dramatic heavy Tudor style timbering to its first floor. It has heavy stone mullioned windows and stone dressings in brickwork to its ground floor. The building retains its public house appearance and is important in adding to the identity of West Green as a community in its own right and not just a group of houses in the countryside.

On the south side of Thackhams Lane, opposite the Homestead, stand Hunters Hill House and Ferney Close which are of interest as the wartime and post war residences of Field Marshall Viscount Allenbrooke, who was one of Churchill's closest advisors. The properties stand just outside the conservation area as modern properties but are locally listed for their historic importance.

On the south opposite the common, West Green Lodge stands well back, approached over a long gravel drive lined by big horse chestnut trees. White painted timber gates mark the entrance to this grand small country house built in dark red brickwork. Dating from the early part of the 20<sup>th</sup> century the house is of obvious quality and probably by an established architect, but it is not listed. Hornbeams, to the west, was only built in 1996 to replace a modern bungalow. Of one and a half storey height and built in orange stock bricks with a clay tiled roof, it respects the character of the conservation area reasonably well. It too is set back behind a mixed hedge with timber gates and has a pond in front within the common land.

#### **4.1.2 West Green House area**

West Green House is a grand almost square mansion of two storeys plus an attic and basement. It is described in considerable detail in its grade II\* listing. The central section of the house is thought to have been built around 1714, possibly based around a 17<sup>th</sup> century farm. It was bought by General Henry Hawley in the mid 18<sup>th</sup> century who is thought to have been responsible for the addition of the Gothick embellishments to the north façade and for a lot of remodelling of the house.

The western front elevation appears the most original with 3 dormers, 5 ground floor tall sash windows and the first floor marked by 5 roundel recesses containing busts. The upper blank wall conceals the two storeyed saloon behind 40% of this elevation. The modillioned cornice is surmounted by a stone vase at each end of this elevation. The north side has a slightly projecting central part of Gothic appearance including a half octagonal bay. The dormers are flat roofed on this elevation within the hipped tiled roof and there is a castellated parapet above the cornice. The east front faces the side driveway. There are heavy timber dentils to the cornice and the double hung sashes have heavy glazing bars of early Georgian nature with windows set back in behind a full brick reveal. Recent brick pillars support tall iron gates from the drive. Standing very close to the south on this side is a matching two storey outbuilding with a clay pantiled roof. A two storey cottage stands beyond this with a clay plain tiled roof and attached then is a range of brick built stables or garden buildings which may be recent or

a replacement. The whole of the house and buildings are in the same orange /red coloured stock brick typical of rural Hampshire, but the north end of the staff cottage has been poorly repointed in a bright white mortar which stands proud of the brickwork and detracts.

The private gardens to the house are tucked away on the west and south. A grand approach driveway was created by Lord McAlpine, when he occupied the house as the tenant of the National Trust from 1973 to 1990. The avenue of Spanish chestnut and a lime allee were accompanied by a stone gateway due north of the house, built under the direction of the architect Quinlan Terry. The pale coloured stone gate pillars are surmounted by pinnacles and the timber gates open onto a gravelled driveway interrupted by a stone obelisk with the north front seen behind it in the distance.

Across the side driveway is Garden Cottage, which is a tiny white painted timber clad cottage with a clay pantiled roof and still occupied by staff from the main house. Another small cottage called Lambs Cottage stands a little further to the east. This has one and a half storeys with gable ends and is built of cavity brickwork around the end of the 19<sup>th</sup> century. These two small properties fit well into the traditional character of the conservation area.

West Green House remains in the ownership of the National Trust. Its gardens are now included on the Hart District Local List of Historic Parks and Gardens and are opened annually to the public.

#### **4.1.3 The East side of the Common.**

The settlement has no High Street as such, but the east side of the common does have the form of a street with its houses facing west in a line towards the now oak wooded green. First beyond Gardiners is one of the oldest cottages in the area now known as Old Cottage. It is a low scale brick building locally listed as 18<sup>th</sup> century. It has small timber casement windows to its front elevation under a clay tiled roof and stands quite close to the road behind its hedge with its five bar gated entrance. The part timbered garage fits in reasonably well except for its metal garage doors. Next to Old Cottage stands a pair of 19<sup>th</sup> century cottages with an unusual modern extension having a flat roof, mansard dormers and a curved wing with corner windows almost "arts and crafts" in style. This side is in great contrast to the northern cottage which retains its original form with small timber casement windows.

Ashby and Oakdene are another pair of cottages, this time with the date of A D 1869 clearly shown in blue headers bricks across its first floor front. Both retain their attractive original double hung sash windows. They have, however, both been extended forwards and sideways by the addition to each of a flat roofed garage and entrance porch. The extensions are not in keeping at all, including metal panelled up and over garage doors, but the original form of the pair is still obvious and could encourage a future owner to restore the original character. The roofs are in slate with a shared central chimney on the ridge.

Woodside and Homeland are a white rendered pair of cottages also retaining their sash windows at the front. The cottages have been extended considerably to the north and less so to the south but with traditional pitched roofs. The roof covering is now unfortunately concrete interlocking tiles but the dark brown colour means the roof has blended in as it has aged. The square brick chimney on the ridge marks the centre of the original pair. Set back in the garden on the north end is an interesting traditional looking timber clad garage building of small scale but with a mansard roof providing a first floor storage loft. Pleasant timber gates form the entrance to the driveway.

A group of four more modern properties adopt a similar building line to the cottages either side. They include two 1930s style bungalows and a quite recent chalet. Although they do not fit in with the generally traditional and older character of the lane they manage not to stand out too greatly as all are of relatively low scale.

Next is a much extended pair of red brick cottages with a slate roof hipped on its southern end. The northern cottage has had all its front windows replaced in plastic, while the other half still has some original small pane timber casements with cambered tops and some modern replica timber ones above its integral garage extension. Again the garage doors are the metal overhead type. White Cottage is a detached single dwelling with its original clay tiled roof and is now extended considerably on its northern end. It has a mix of timber double hung sash windows with some original ones to the first floor, some larger paned ones to the ground floor and some well-matched ones over its integral garage. Its modern glazed porch jars somewhat on the front elevation as does its metal garage door.

Woodlands and The Glade are a later pair of gable fronted deeper cottages now increased in size by extra gables on each side at the front. Woodlands, on the south side, retains its timber windows while those of The Glade have all been replaced in modern plastic. The building is virtually all rendered to the exposed frontages below its slated roof, with just part of the ground floor still in red/orange brickwork.



Old Cottage

Myrtle Cottages started life as another low scale pair and feature blue header brick patterning under the hipped slated roof. Dating from the latter part of the 19<sup>th</sup> century the building has a railway cottage look to it and the original element has tall side hung timber casement windows. The northern end has been extended by the addition of a complete wing, which turns the corner to provide a second frontage to the north where the lane bends around it. Although not particularly well matched to the original cottage the return frontage cleverly avoids seeing a blank end elevation on turning the corner.

West Green Cottage sits at the end of the lane facing the common from further back and tucked behind its tall yew hedge. Of white painted brickwork, this cottage too has a big north wing extension. The roof is all in clay tiles but the extension has more modern metal windows there are just a few original timber casements left on the south side. Chimneys on the ridge are features of this building, and of virtually all the cottages facing the green.

The process of development within the lane has changed its character from that of spaced out small cottages to the much more complete linear development with the gaps taken up by new dwellings or large extensions. The form of the original cottages is still apparent in most cases and it is very important to the traditional character of the conservation area that these historic small dwellings are not completely swallowed up by further development.

#### **4.1.4 West Green Common**

The common land forms a significant part of the conservation area and is an essential element of its character. It provides a delightful natural open amenity space in the heart of the community, ideal for walking, wandering or just sitting to enjoy its peace and wildlife. It shows the historic form of the settlement of farms and yeomen's cottages around the open common waste land, over which the commoners would have had grazing and foraging rights. It also forms the outlook to most of the properties around it.

The common now features many massive old oak trees, mainly around its edges, with those along the north and west sides being particularly majestic. The low lying and damp nature of the area means many trees have heavy moss and lichen on them keeping them green to an extent throughout the year. In the centre of the common and on the smaller parcels of common, the woodland includes many younger oaks with a lot of young hornbeam, silver birch, holly, hazel and hawthorn. A lot of clearance and woodland management has taken place in recent years and some charcoal burning was also done on site making use of the clearance timber.

Tracks through the common appear to follow the same routes shown on the earliest maps. These include the causeway from West Green House, in the south west corner, running diagonally across to The Dutch House, in the north east corner. This was apparently constructed by General "Hangman" Hawley, in the middle of the 18<sup>th</sup> century, to reach his friend's house more easily across the marshy wastes. Beside the causeway, at the southern end, is a pair of narrow ponds and to the east of the causeway the modern ordnance survey maps show a group of three small fields which may have been allotments until recently. There is a further small pond on the south side of the common across Thackhams Lane.

Within the less dense woodland, towards its northern end, is a small community chapel/hall building with no roadway to it. The brick building with a corrugated sheet roof known as St George's Chapel is now somewhat vandalised and appears used just for storage. This little community building is another reminder of the self contained nature of the West Green hamlet.



The Dutch House

#### 4.1.5 West Green Road

The Dutch House marks the start of the conservation area as you enter it from Hartley Wintney from the east along West Green Road. Listed grade II, it is described as 18<sup>th</sup> and 19<sup>th</sup> century. It was originally a square house of two storeys with its Dutch mansard roof and three bays to its each symmetrical elevation. It has had several later additions. Features include painted brick walling, thin stone coping to a parapet, rubbed flat arches, stone cills and a plinth. The north, entrance front, has altered windows with sashes in reveals. An "Ionic" columned porch projects forward from a wider solid porch, the entablature carried round the whole, and a semicircular fanlight above a panelled door. The west elevation is complete with a rendered band at first floor level. The old south elevation is masked by a recent tall single storey flat roofed part with 3 tall sashes reaching to the ground. To the east is a timber framed, timber clad barn and other outbuildings with some clay tiles and some slate roofing. The house is secluded behind a high mixed hedge with three big old horse chestnut trees along the roadside. The entrance is marked by a five bar timber gate to the gravelled driveway and a large cedar tree can be seen in the grounds.

Opposite, across West Green Road, similar timber gates give access to the fields and to the west, the long low form of Cowslade Farm can be seen behind a strip of oak and beech woodland. Dating from the 17<sup>th</sup> century, the older western end is of single storey with attic dormers in the clay tiled roof. The eastern end is a slightly later addition with 2 storeys. The early part is timber framed with the timbers still exposed on the west gable. The walls are orange/red brickwork in mainly Flemish bond with cambered arches over casement windows with a single sash in the east wing. There is a plain "Arts and Crafts" style door and porch. Here too the range of attractive old timber clad farm buildings remain, partly now in domestic use. Cowslade Cottage is slightly taller later dwelling but still with dormers serving the first floor accommodation. The house has been much altered and considerably extended with a double pile roof form, but it retains much of its character. It is set back behind a wide stretch of open common land and is accessed off the driveway to Sherwoods Farm.

Beyond Cowslade Cottage to the north, at the end of a long tarmac driveway, is Sherwoods Farm and hidden behind that is Sherwoods Farm Cottage. This farmhouse faces a long narrow lake and several ponds but is otherwise surrounded by its low lying, flat, open farmland. Around the areas of water are several big willow trees. The original building is again of one story with attic dormers, as though this was a particular style of the farmhouses around West Green, but it has been greatly extended with 2 storey elements. In front of the house, to the south, is a thatched timber barn.

Towards the north western end of the conservation area stand two of the oldest properties. Post Cottage used to be the post office for over a hundred years, until the latter part of the last century. It is a tiny two storey black and white timber framed cottage listed as dating from the 17<sup>th</sup> century. It has a poorly detailed, rather large 2 storey whitened brick extension on the west end. A more recent single storey extension has been added on the east, to replace a modern timber garage. This has been done in the form of a timber-clad outbuilding using interlocking clay tiles to reduce the pitch of the roof and so keep the extension subservient to the cottage. White Knights Farmhouse stands up on sloping farmland above the road in a very dominant position facing east. This too is listed and dates from the 17<sup>th</sup> century but is much grander in stature with all brick elevations having parapet end walls to the gabled tiled roof. The windows are wide Tudor style groups of timber casements. Unfortunately the original windows have been replaced and the flat rubbed arches described in the listing no longer exist. There is a massive chimney breast at the north end tapering via set-offs to a shafted top.

The modern farm buildings to the west of the farmhouse are excluded from the conservation area but their basic form of concrete block walls and sheet roofing do detract from the setting of the area and that of the listed farmhouse. The brick garage to the side of the house is, however, reasonably in keeping.

Opposite to Post Cottage is a fascinating little 19<sup>th</sup> century estate lodge cottage called Crown Cottage. The single storey white rendered building has many delightful details including those to its heavy columned porch. It has inward rounded corners to sash windows, which have narrow border panes. The central chimney on the ridge of the clay tiled roof, supports swirled and decorated chimney pots. Quite why the lodge style building is situated here is not clear and David Gorsky does not mention the building in his book on local history.

Sherwoods, to the north does have some similar features to the little lodge so there may be some connection between the two. Built around 1865, Sherwoods is an elegant large house with rendered elevations and is now approached through timber gates in the old brick wall that lines the road. The

tall windows facing south have inward rounded corner details but with very large panes to the sashes. The hipped tiled roof has fine special brick dentils at the eaves, which are repeated in the rendered and decorated chimneys. To the west of the house the boundary wall changes from a simple 9 inch solid wall to a wall curved inwards as it rises. This part of the wall has a bank behind it, on top of which a solid laurel hedge is planted. The house is now split into two dwellings with the rear one, Florians, entered through its own timber-gated entrance at the northern end of the wall. Florians is also rendered but its simpler details and smaller double hung sash windows indicate it may be the older part of the property and less altered.

Grooms Court marks the northern end of the conservation area. This is another old farmhouse listed as 18<sup>th</sup> century, it again has attic dormers above its single storey north section but has a more Georgian two storey main south section. The entrance has an elegant fanlight over the door and there are double hung sash windows in the once colourwashed brick walls. The property was the home of the Bird family who ran their tannery business from here for over 150 years. This is a very pretty building entered through low gates between grassed banks which line the road from here northwards.



Post Cottage

## 4.2 Landscape and Views

This very rural little settlement is dominated by its majestic old oaks around the central common. West Green Common itself is now almost completely wooded with much of it filled by self sown younger trees, but it still provides delightful walks along its criss-crossing paths and ancient tracks. The common is very much the central feature and principle open space of the area, with the roads radiating out from it and the houses enjoying views towards it. More footpaths lead out from the roads into the countryside in almost every direction providing views out over the farmland and back towards the farms and the common. The view west across the rising farmland from the footpath across the new West Green House lime avenue is a particularly attractive open one. Ponds are a significant feature of this low lying area with three within the common land and several more close to Sherwoods Farm.

There are views at almost every turn around the common either of the grand West Green House; of the smaller country houses like The Dutch House and Sherwoods; of the farmyard groups like Cowslade Farm and The Homestead; of the simple cottages or just of the trees and woodland. The clearance and management of the common area, by the Hartley Wintney Parish Council in recent years, has greatly enhanced many of these views, as well as improving the enjoyment of the common for recreation.

West Green House has created some new landscaping in recent years including the planting of the long avenue of lime trees from its north front down to the new stone gateway. A public footpath crosses the avenue allowing views to the house and along the new driveway to the obelisk and the new gateway in the distance. The private gardens to the house have also been greatly restored and enhanced by Lord McAlpine and by Marylyn Abbott, the latest National Trust tenant, providing a very pleasant outing for many local people and visitors when they are opened annually. The gardens are now included on the Hart District Council Local List of Parks and Gardens of Historic Interest

The lanes through the conservation area are all very rural in nature, with no footpaths or kerbs, and the verges often simply extend into the wooded commonland at the side of the road. Where the lanes leave in an uphill direction, they are generally lined by banks with hedges on top, even where the bank is retained by a wall, like that to Florians. Roadside hedges are often simple field type mixed hedges with more formal hedge plants used to the grander properties including yew planting to The Dutch House and West Green Cottage.



Cowslade Farm



## 5. Character Summary

This section seeks to provide a simple summary of the key physical characteristics of the conservation area. This should act as a quick guide to what primary elements and details need to be given special attention when considering any proposed alterations or development within or adjacent to the area.

The first essential characteristic of West Green is its very rural nature, set as it is within the midst of countryside, approached over narrow country lanes with wide green verges or traditional hedges and with no pavements, street lighting or hard kerbs to the edges of the carriageway. The large central wooded common area is a dominant feature with its massive old oak trees, its ancient trackways, its narrow footpaths, its self-sown later woodland and its several old ponds.

The way the area developed over many hundreds of years, as a virtually self contained hamlet, and the traditional buildings from the 16<sup>th</sup> to the early 20<sup>th</sup> centuries have produced the appearance of the area that has led to its designation as a conservation area. It no longer has its post office but its old public house is still recognisable and it still has its little hall within the common. Its agricultural origins are also important and there is a need for the agricultural buildings not to lose their appearance or detailing or their settings.

There is a traditional hierarchy of dwellings from the early timber framed cottages, to the later simple artisan cottages, to the part timbered farmhouses, to the country houses and finally to the grand mansion of West Green House itself. Buildings should not be over-extended or they can lose their status in relation to their neighbours or to the area as a whole.

The character or appearance of the area, deemed worthy of preservation or enhancement, includes the traditional scale, form, materials and detailing used by local craftsmen over the centuries. This includes the various forms of traditional timber windows or even some early iron framed and leaded light examples. Cast iron rainwater goods and some early lead ones on the grander houses need to be preserved. The quality and colour of local bricks are another feature and also the brick decorative bonding and detailing seen on large and small properties alike. The space about the early buildings, their position close to the old trackways, the use of rural hedgerows for boundaries with timber five bar gates, and the presence of substantial chimneys to most dwellings, are all important features.

Some more modern development from the last century has relied less on traditional crafts, details, materials or scale and has sometimes detracted from the overall character. There is a need for extensions to properties to remain subservient and particularly to ensure that smaller cottages are not subsumed within or dominated by later accretions. The coming of the car has brought the desire for garages. Unfortunately the incorporation of garages into some old cottages has detracted from their architectural appeal and contribution to the conservation area. The scale and location of garages will need to be considered very carefully in future to ensure the car and its accommodation do not come to dominate parts of West Green. The simple and narrow nature of older entrances too, needs to be respected and later ones kept to traditional rural materials and to single driveway widths.

## **6. Local Building Style and its Conservation**

The West Green Conservation Area contains buildings from many centuries ranging from the 16<sup>th</sup> and 17<sup>th</sup> century timber framed early farmhouses, barns and cottages to the grand west Green House mansion and the relatively modern cottages and Gardeners Arms public house. Many traditional craftsman made features and components are present representing the changes that have occurred in building styles, materials and construction methods over half a millennium. It is these traditional features and details that have made West Green the attractive area it is today. The historic and architectural character of the conservation area was largely established by the early part of the last century. In many respects it is this character that makes the area worthy of its status and why it is desirable that it should be preserved or enhanced for the benefit of present and future generations.

Various elements of the local building style, including landscape features, are described below together with advice on how to retain these essential details of the conservation areas.

### **6.1 Plan and Position**

This is not an area where there is a single plan form that stands out as common to most properties. The orientation of the properties is very often towards the central common. A building type that does occur several times is the wide frontage shallow plan of several farmhouses and the one and a half storey nature of these with attic dormers. Dwellings are usually set close to the road, rather than set back within their grounds except for the grand houses like The Dutch House and West Green House. The farmyard setting of several properties is an important reminder of the agricultural history of the area and it is important that the remaining barns retain their simple agricultural appearance. Many properties have been extended already and it is essential to the character of the area that their original form and nature is not dominated by disrespectful later additions.

### **6.2 External Walls**

A number of properties retain some of their exposed C16 and C17 timber framing but with the wattle and daub infill panels now replaced in brickwork or rendered. Exposed timber framing needs careful repair with matching timber spliced in and cement filling must be avoided. The dominant walling material to buildings is orange/red brickwork so typical of rural Hampshire. Some brick properties have been painted white, including The Dutch House and smaller cottages, and whilst this is a traditional treatment it is important that remaining unpainted brick buildings are retained in their original form. Brick plinths and band courses occur only to the grandest buildings like The Dutch House. Repointing of brickwork should only be carried out where it is essential and should always be matched to the original, by careful analysis, normally using lime rather than cement.

### **6.3 Brick Bonding**

On one of the earliest properties, White Knights Farm, there is no consistent brick bond and this is appropriate to its age. Flemish Bond is seen on most of the 18<sup>th</sup> and 19<sup>th</sup> century buildings, sometimes using blue headers for decoration, such as Myrtle Cottages. Dentil courses are a feature of several properties including Sherwoods where special shaped bricks are used. The bonding and type of bricks should be retained in any repairs, alterations or extensions.

## **6.4 Windows**

There are a variety of traditional timber window styles present from small flush cottage casements, to the deep double hung Georgian sashes of West Green House, to the large single pane sashes used at Sherwoods. Modern replacement windows, including plastic ones, have appeared in recent years, which stand out and need to be avoided in future, to preserve the character of the conservation area. Early traditional windows should always be craftsman repaired rather than replaced. Where replacement is essential or extra ones are added, they should be matched precisely to the originals by a craftsman joinery firm.

## **6.5 Lintels**

Where lintels are seen these are often cambered brickwork over the early cottage or farmhouse windows. There are only a few gauged brick arches that occur on the grand mansions. These details too need to be retained and should be matched where extensions are added. Appropriate lintels need to be restored to front elevation of the listed White Knights Farm.

## **6.6 Doors and Porches**

Doors range from simple planked doors to cottages and outbuildings to Georgian panelled doors of the larger dwellings and farmhouses like Grooms Court. The heavy columned porches seen at The Dutch House and Crown Cottage are appropriate to their individual overall style, but simple open porches are more in character with the smaller houses and cottages. Traditional craftsman made doors are very different from the catalogue ones available today and such modern replacements should be avoided, preferring the repair or matching of the original.

## **6.7 Roof Details and Rainwater Goods**

There is the usual mix of traditional roof styles present in the area, but the predominant character of the early properties' roofs is for them to be gabled and clay tiled. Later roofs including a number of small cottage pairs, have hipped slated roofs to a lower pitch. The mansard roof of The Dutch House is unusual, as are the battlemented parapet, heavy dentils and wide cornices to West Green House. New and replacement roofs in visible locations should always be covered in soft hand made clay tiles or natural Welsh slate, rather than more modern or foreign replacements. Joinery details at the eaves and gables of roofs need to preserve their traditional craftsman form and these should be replicated in extensions or new work.

Gutters and downpipes traditionally made from cast iron are still visible on many of the older properties. Modern replacements in plastic should be avoided and where they are present on older buildings, cast iron should be reinstated in its original form. With reasonable maintenance cast iron will last far longer than plastic and will always retain its natural character.

## **6.8 Chimneys**

Chimneys are a very important feature of the conservation area which need to be retained. Virtually all the older properties retain their chimneys. These are generally positioned on the ridge and often central but early houses like White Knights Farm can have large chimneys on the gable end. Mostly chimneys are in brick but the rendered and decorated ones of Sherwoods are a delightful exception. Where new

chimneys are approved, these should have some stature and detailing to relate to the early forms and scale.

## **6.9 Boundaries, Screening and Gates**

The traditional boundary treatment within this rural area is hedging. Field boundaries and those along the lanes are generally very mixed including a lot of Hawthorn, blackthorn and field maple. Some beech and laurel occurs to boundaries of larger houses with also some yew and holly. Privet hedges seem to have appeared over the last century to some later cottages and more modern properties along the east side of West Green Common. The hedges need to be retained and supplemented where necessary using traditional local indigenous species. Timber fencing to roadside boundaries is rarely seen in the area and should be avoided as out of character. Any that does exist needs to be replaced with indigenous species hedging as soon as practical to avoid it becoming a permanent feature.

Boundary walls are a feature of the northern part of West Green Road only, where the houses are set very close to the road. The old brick walls here have mellowed over the years and look very attractive, but it is not considered appropriate to allow the erection of further such walls, which could seriously affect the rural character of the area. The grand brick walls enclosing the private gardens to West Green House are in keeping with the grand nature of the mansion.

Traditional timber gates are a feature of the whole conservation area, whether they are to small cottages like Old Cottage, or to the fields or the farmhouses, and these need to be retained. Five bar timber field gates and simple timber personnel gates are the norm with some framed and boarded gates to larger houses and some ornate heavy metal gates to the grand West Green House mansion. Little pedestrian gates through the hedges along Thackhams Lane are a nice feature and should also be retained.

## **6.10 Scale and Extensions**

The majority of buildings in the conservation area are of simple domestic form and scale with narrow spans to their roofs with a few grander houses of greater proportions. The scale of traditional properties tends to have been restricted by the natural materials available and these relate well to human scale. To protect this inherent character of the conservation areas it is vital that this scale is respected in any further development within or affecting these areas. Extensions should almost always be subservient in scale to the main building and should ensure its original form remains dominant and obvious.

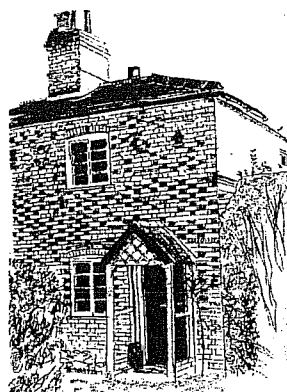
## **6.11 Garages and Driveways**

Flat roofed garages and wide up and over doors are not appropriate to the historic conservation areas and those existing need to be replaced with traditional scale pitched roofs of clay tile or slate with side hung timber doors, especially in prominent locations. The size, materials and scale of new garaging is often critical in areas like West Green where modern double garages, in particular, can appear out of scale with the small properties they are proposed to serve. Single garages are generally more appropriate for cottage scale dwellings in the older conservation areas and, even these need to be kept as small as possible, avoiding the temptation to add for extra storage or play space, for instance. Driveways need to be narrow and low key, using natural materials such as gravel or hoggin, avoiding more urban modern materials such as tarmac and concrete blocks.

## 7. Environmental Improvements

Despite the many pleasant areas and attractive buildings within the conservation areas, there are possibilities to enhance and preserve the character of the area. In many cases comments have been made in the character descriptions in section 4 above but the following are particular features that could be addressed.

- The removal of the ugly modern farm buildings just outside the conservation area at White Knights Farm or their more effective screening by indigenous species planting.
- The continuation of the management and appropriate clearance within West Green Common to preserve its character and amenity.
- The removal of the timber boundary fencing to The Homestead and its replacement with traditional species hedging. This is already underway with a beech hedge planted to replace the fence once it provides an adequate boundary.
- The restoration of traditional timber windows where these have been replaced in plastic on older properties.
- The repair and restoration of the damaged verges to the lanes throughout the conservation area with consideration given to the limiting of heavy traffic through the area.



Myrtle Cottages

## 8. Implementation and Review

The Council will seek to influence the implementation of the statement through:-

- the operation of its development control and enforcement policy
- by seeking to keep local residents informed of the special character of the conservation areas
- by publishing advice leaflets relating to conservation issues
- by liaison with the County Council and other agencies in respect of highway and traffic issues
- by encouraging environmental enhancement works and sympathetic development

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Hart has an obligation as the Local Planning Authority to keep its conservation areas under review. Any such reviews would need to be carried in conjunction with the Parish Council and include consultation with local residents and other interested parties.

## **9. Planning Policies and Proposals**

### **9.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**

This section is the statutory requirement from the Government that requires the Local Planning Authority to **pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area**, when dealing with planning applications. This statement seeks to provide a lot of detailed guidance, particularly in section 5, on what type of new developments, extensions or alterations are likely to be acceptable and what is likely to be refused. **Planning Policy Guidance Note 15 (Planning and the Historic Environment)** provides Government guidance on the operation of the planning system relating to listed buildings and within conservation areas. This also gives advice to the Council on its preparation of local development plan policies for the District.

### **9.2 Development Plan Policies**

Hart District Council and Hampshire County Council are required by the government to prepare development plans to cover the district and the county and to include within these documents specific policies on how applications for development should be assessed and approved or refused. The local planning policy framework for development proposals within these and other conservation areas within the District is thus provided by the Hart District Local Plan and the Hampshire County Structure Plan.

Relevant development plan policies and proposals are those relating to conservation areas, nature conservation, trees and woodland, historic parks and gardens and listed buildings, as well as those dealing with general design criteria. The policies seek to ensure that, in new development and redevelopment, the character of conservation areas is preserved or enhanced. This conservation area proposal statement needs to be considered in conjunction with those policies and Government guidance. The document seek to point out the overall architectural and historic character, qualities and details of the area that need to be protected for the benefit of future generations.

### **9.3 West Green Conservation Areas Proposals**

The following proposals have been formulated to help to preserve and enhance the character of the area and should be applied in addition to development plan policies in relation to any development within the West Green conservation area:

**WG1** WHERE NEW DEVELOPMENT OR REDEVELOPMENT IS PROPOSED THIS SHOULD REFLECT THE SCALE, MASSING, SITING, SPACING AND LOCAL MATERIALS OF PROPERTIES NEARBY. DEVELOPMENT SHOULD USE MATERIALS AND BUILDING METHODS THAT ARE AS HIGH IN QUALITY AS THOSE TRADITIONALLY USED IN THE AREA AND SHOULD NOT DETRACT FROM OR DOMINATE THE LISTED AND OTHER TRADITIONAL BUILDINGS WHICH ARE IMPORTANT TO THE CHARACTER OF THE CONSERVATION AREA.

**WG2** WHERE ALTERATIONS ARE ESSENTIAL TO CRAFTSMAN MADE OR TRADITIONAL FEATURES SUCH AS DOORS, EAVES JOINERY OR RAINWATER GOODS, THESE SHOULD BE IN KEEPING WITH THE PROPERTY AND SHOULD NOT BE REPLACED IN UNSYMPATHETIC MODERN MATERIALS OR STYLES.

**WG3** WHERE TRADITIONAL WINDOWS ARE BEYOND REPAIR, REPLACEMENTS SHOULD MATCH THE ORIGINAL DETAILING, WHEN KNOWN, OR THE TRADITIONAL, DESIGNS EXHIBITED LOCALLY AND SHOULD BE IN KEEPING WITH THE AGE AND CHARACTER OF THE PROPERTY.

**WG4** WHERE GATES, FENCES OR WALLS ARE PROPOSED TO BE ALTERED OR ERECTED THESE SHOULD BE IN LOCALLY CHARACTERISTIC MATERIALS AND STYLES AND DETAILS.

**WG5** WHERE A VEHICULAR ACCESS IS TO BE ALTERED OR A NEW ONE IS PROPOSED, THESE SHOULD BE LOW-KEY, SHOULD USE TRADITIONAL MATERIALS, SUCH AS GRAVEL OR HOGGIN AS OPPOSED TO TARMAC OR PAVING BRICKS, AND SHOULD NORMALLY BE SINGLE VEHICLE WIDTH.

**WG6** WHERE NEW HEDGING IS TO BE PLANTED, THIS SHOULD USE INDIGENOUS OR LOCALLY CHARACTERISTIC SPECIES. LEYLANDII CUPPRESSUS SHOULD BE AVOIDED AND EXISTING SUCH HEDGES SHOULD BE KEPT WELL CLIPPED TO PREVENT INTRUSION OR OFFENCE.

**WG7** WHERE UNCHARACTERISTIC FEATURES OR MATERIALS, SUCH AS MODERN FLAT ROOFS, METAL UP-AND-OVER GARAGE DOORS OR CONCRETE ROOF TILES, EXIST ON TRADITIONAL BUILDINGS THESE SHOULD BE REPLACED, WHEN NEEDED, IN FORMS AND MATERIALS APPROPRIATE TO THE BUILDING AND TO THE TRADITIONAL NATURE OF THE AREA.

**WG8** WHERE STREET FURNITURE, SUCH AS ROADSIDE SIGNS, TELEGRAPH POLES, BUS STOPS, ETC., ARE INTRUSIVE, EVERY EFFORT SHOULD BE MADE TO RATIONALISE THEM AND TO ENSURE THEY RELATE TO THE NATURAL AND LOCAL BUILT ENVIRONMENT.

**WG9** WHERE A CHANGE OF USE IS PROPOSED TO A TRADITIONAL BUILDING SUCH AS A BARN, HALL OR PUBLIC HOUSE, OR EXTERNAL ALTERATIONS ARE PROPOSED, THE ORIGINAL USE OF THE PROPERTY SHOULD REMAIN ITS DOMINANT CHARACTER

## **9.4 Obtaining Further Advice**

**Building works:** If you are considering any building works within the conservation area, and especially if they relate to a listed or locally listed building, you are invited to contact the Development Control Section of the Council, who will be pleased to provide advice on what needs permission within a conservation area. The works that can be carried out are restricted within conservation areas and these are further restricted in the by the article 4 Direction detailed in the following section 10. Development Control Section Officers will do their best to advise you on how your proposals may be received and, if appropriate, on what more acceptable alternatives you might wish to consider.

**Works to Trees:** Any works to trees within the conservation area are likely to require formal notification and approval before these are started. If you are concerned that works may be needed to your trees, therefore, you are invited to contact the Council's Tree Officer in the Development Control Section.

**Publications and other sources of Advice:** A list of useful publications and addresses is given in Appendix A.

## 10. Article 4 Direction

In January 1998 a direction was made under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing permitted development rights in respect of the following forms of frontage development in West Green and most other conservation areas in the district:-

- a) The erection, alteration or removal of a chimney on a dwelling house, or on a building within the curtilage of a dwelling house. (*Curtilage is the contained area around the dwelling*);
- b) The enlargement, improvement or other alteration of a dwelling house. (*This includes minor alterations like the replacement of windows or doors and the removal, alteration or replacement of design features like brickwork detailing, carved barge boards, traditional cast iron gutters, etc.*);
- c) The alteration of a dwelling house roof.
- d) The erection, construction or demolition of a porch outside an external door of a dwelling house.
- e) The erection, alteration or demolition of a gate, fence, wall or other means of enclosure within the curtilage of dwelling house. (*This covers all built boundary treatments including those of under 1 metre in height*);
- f) The painting of a dwelling house or a building or enclosure within the curtilage of a dwelling house. (*This only applies to either painting parts of the building in a colour scheme that would detract from the character of the area or to the painting of parts of the building not previously painted - the normal repainting/maintenance of previously painted areas is not affected*)

Planning permission is now required for all such works to non-listed dwellings. All chimneys are covered along with all other development as above which would front a highway or open space within the conservation area.



Old Cottage



## List of Illustrations

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Illustrations by Henry Caswell

## Bibliography of References

Planning Policy Guidance Note 15 - Planning and the Historic Environment

The Victoria History of the Counties of England – A History of the County of Hampshire, Ed William Page, University of London

The Old Village of Hartley Wintney – by David Gorsky – published by The Hartley Wintney Preservation Society

Historic Rural Settlements – Archaeological Survey – by Ian Hewett for Hampshire County Council

English Heritage – Conservation Area Character Appraisals

## Appendix A - Publications and Addresses for Further Advice

### Publications

Advice Notes published by Hart District Council, Civic Offices, Harlington Way, Fleet GU51 4AE tel 01252-622122 include:

- Conservation Areas
- Listed buildings
- Shopfronts and signs
- Window Security Design Guide

Publications by English Heritage, 23 Savile Row, London W1X 1AB tel 020-973-3434 include:

- Development in the Historic Environment
- Conservation Area Practice
- Conservation Area Appraisals
- Sustaining the Historic Environment
- The Conversion of Historic Farm Buildings

Government Guidance available from HMSO Publications Centre, PO Box 276, London SW8 5DT tel 020-873-9090 includes:

- Planning Policy Guidance Note 15 – (Planning and the Historic Environment)
- The Planning (Listed Buildings and Conservation Areas) Act 1990

Hampshire County Council Environment Group, The Castle, Winchester SO23 8UD tel 01962-841841 has published a number of documents on building and environmental conservation and can be contacted directly for advice on Listed Buildings.

Hartley Wintney Preservation Society produces its own magazine and has also published an excellent booklet on “The Old Village of Hartley Wintney” by the late David Gorsky.

### Further information and advice is available from:

Hartley Wintney Parish Council, Appleton Hall, West Green Road, Hartley Wintney, Hook, Hants RG27 8RE tel 01252-845152, fax 845569, email [hartleypc@totalise.co.uk](mailto:hartleypc@totalise.co.uk)

Hampshire Gardens Trust, Jermyns House, Jermyns Lane, Ampfield, Romsey, Hampshire SO51 0QA tel 01794-367752

Garden History Society, 77 Cowcross Street, London EC1M 6BP tel 020-7251-6342

Civic Trust, 17 Carlton House Terrace, London SW1Y 5AW tel 020-7930-0914

Society for the Protection of Ancient Buildings, 37 Spital Square, London E1 6DY tel 020-7377-1644

Council for British Archaeology, Bowes Morrell House, 11 Walmgate, York YO1 2UA tel 01904-671417

The Georgian Group, 6 Fitroy Square, London W1T 5DX tel 020-7387-1720

The Victorian Society, 1 Priory Gardens, Bedford Park, London W4 1TT tel 020-8994-1019

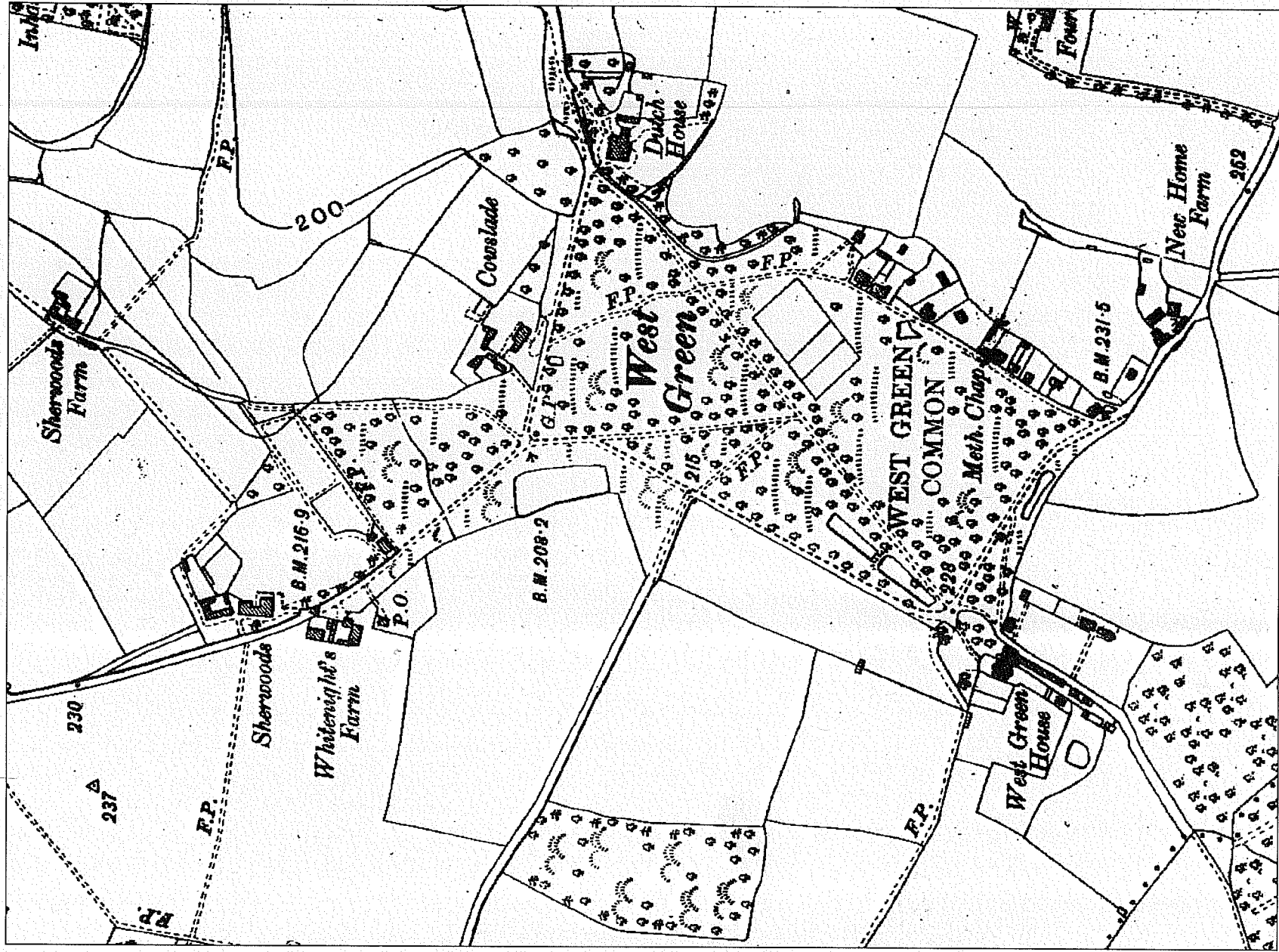
The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ tel 020-7250-3857

The Royal Institute of British Architects, Conservation Group, 66 Portland Place, London W1N 4AD tel 020-7580-5533

The Royal Institution of Chartered Surveyors, Building Conservation Group, 12 Great George St, Parliament Square, London SW1P3AD tel 020-7222-7000

The Royal Town Planning Institute, 26 Portland Place, London W1N 4BE tel 020-7636-9107

The National Trust, 36 Queen Anne's Gate, London SW1H 9AS tel 020-7222-9251



Extract from 1912 Ordnance Survey

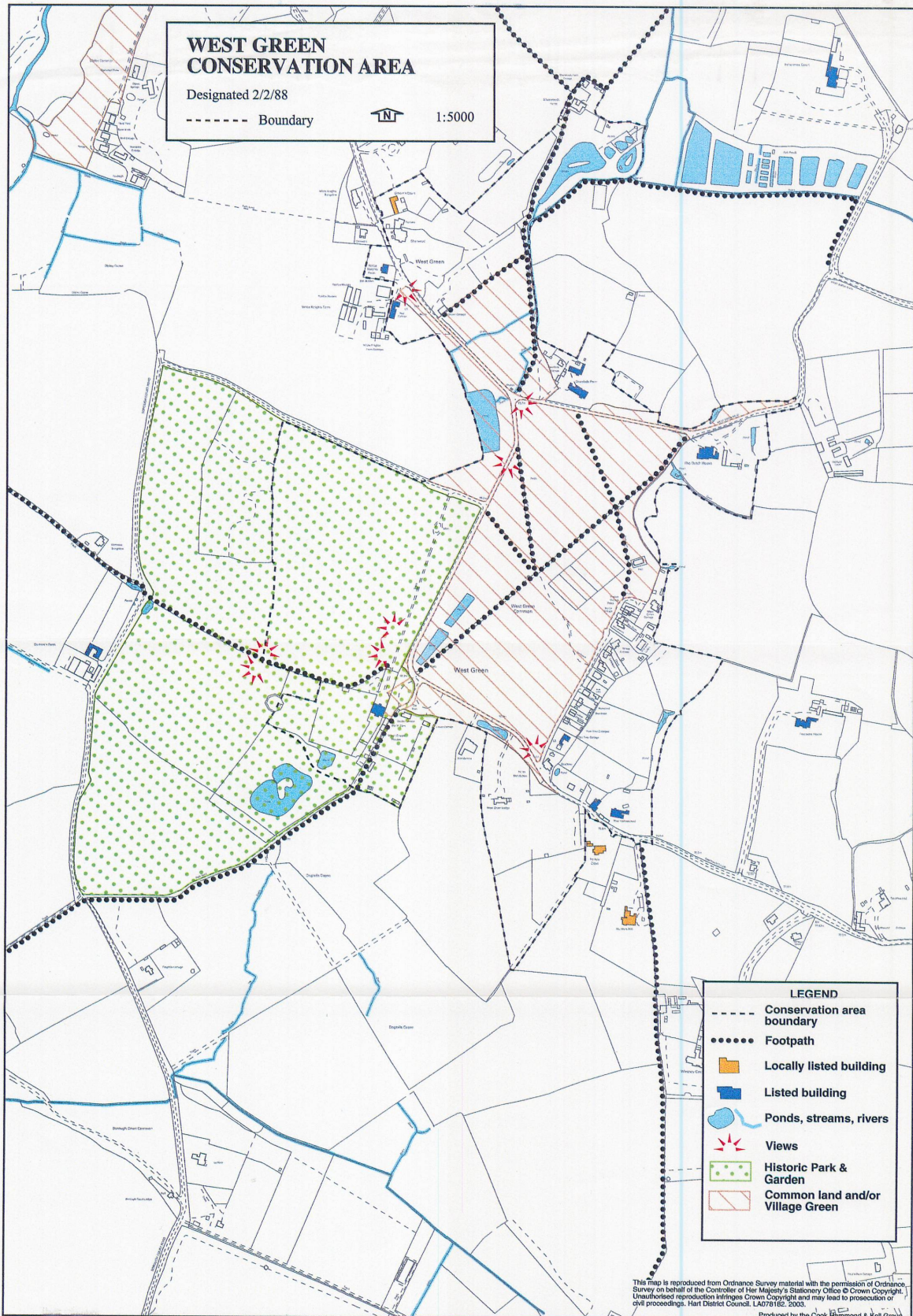
# WEST GREEN CONSERVATION AREA

Designated 2/2/88

----- Boundary



1:5000



## LEGEND

- Conservation area boundary
- ..... Footpath
- Locally listed building
- Listed building
- Ponds, streams, rivers
- Views
- Historic Park & Garden
- Common land and/or Village Green

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