

Hazeley Bottom Conservation Area

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

Date: 06.12.2012

Approved at Cabinet 06.12.2012

HART DISTRICT COUNCIL

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, 'It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas', 71.1. 'that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest', 127, p.30.

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

The draft Conservation Area Appraisal and Management Proposals Document was published for consultation in January 2003 and was considered at a public meeting of the Mattingley Parish Council held 19th February 2003. The comments received from that meeting and from other consultations were taken into account in finalising this document. The draft Conservation Area Appraisal and Management Document has been considered by Mattingley Parish Council in 2012, and has been approved at Council's Cabinet meeting on Date: 06.12.2012.

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I. 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 made by the District Council in 1998 provides that most small alterations to dwelling houses, which might affect the character of the conservation area, need planning permission. Section 10 provides further details.

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 National Planning Policy Framework (March 2012), 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 Appraisal and Management Proposals 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.

Hazeley Bottom was designated as a conservation area in June 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

Hazeley Bottom is situated off the Hartley Wintney to Reading B3011 road adjoining the large heathland common area of Hazeley Heath. The small settlement is only about 2 miles north of Hartley Wintney which provides for most day to day needs with no shops in the hamlet itself. Main line stations are accessible at Winchfield, some 3 miles to the south of Hartley Wintney, serving London Waterloo and at Reading about 13 miles to the north serving London Paddington and the west country. The M3 is accessible 4 miles away at Hook and the M4 can be reached just south of Reading. The nature of the settlement is that it is almost hidden away because it is not directly positioned on a main route but is found on the link lane between Hazeley Heath and Mattingley on the B30011 and B3349 respectively.

The conservation area sits below the heathland of Hazeley Heath as the land slopes down to the flat valley farmland of the river Whitewater. It is thus protected by rising land to the north and many properties enjoy lovely country views to the south. It sits within the landscape character area defined by the Hart District Landscape Assessment as the Whitewater Valley which is noted for its sparse pattern of development with buildings generally located along the higher ground of the valley sides avoiding the wet valley floor. The sub soil is the alluvium of the river valley with London clay providing the clay pits for the brick making industry which existed for several centuries at Hazeley Bottom. These are overlain by often wet loamy soil suitable for agriculture in the drier months and as the ground rises the soil of the heathland is more acid and unproductive.

3. History and Development of Hazeley Bottom

Hazeley Bottom was designated as a Conservation Area in June 1988. It covers a relatively small area at the heart of the settlement based around the early farm houses and cottages which remain today. Several of these are timber framed buildings dating back to the 16th or 17th centuries.

This is a tiny hamlet with no shops and is set between farmland to the south and west and the lightly wooded heathland common land of Hazeley Heath to the north and east. Its public house and its former school building still exist but each has long since been converted to a dwelling. The former brickworks is now a small industrial estate primarily involved in joinery and modern timber frame construction for the building industry.

Hazeley Bottom, however, certainly remains a delightful place and its early origins can still be seen from the form, materials and detailing of its early and traditional buildings as well as from

the nature of the settlement itself.

This is an attenuated row form of settlement of agricultural origin, as indeed are most of the villages and hamlets around. Agriculture was the primary source of employment up to at least the mid 19th century, with subsidiary small local industry like the local forge largely dependent upon it. Brick and tile making was also important in Hazeley Bottom and there were extensive clay pits excavated to the south west of the conservation area. One of the early brick kilns can still be seen covered in ivy at the entrance to the timber works. This is opposite the property now called Brickmakers Cottage which still has a pub style sign in its front garden. One of the earliest cottages in the hamlet is known as Tylers.

Brick making grew into a major industry in England from Tudor times with Henry VIII creating his palace at Hampton Court and many brick country houses being built like The Vine near Basingstoke. Brick making tended to be very local to where the bricks and tiles were needed and this part of the country was fortunate in having clay deposits generally within easy reach. The heavy nature of the building materials meant transport was difficult and expensive. The Jacobean mansion of Bramshill is very close to Hazeley Bottom and it is likely the brickworks were responsible for the many thousands of bricks needed for the massive main house, its garden walls and many outbuildings. The big Tudor brick chimneys of Moor Place Farm in nearby Bramshill conservation area may well also have been manufactured here by hand.

Brick making ceased here only in the 20th century and the old buildings have been replaced by modern factory sheds producing modular timber frames and joinery. In recent years other small industrial uses have been introduced using some existing buildings and some new units. Fortunately from a visual point of view the industrial site is set down below the road and is screened by the woodland of the heath plus some boundary planting.

4. Character Description

This section seeks to describe the visual, architectural, historic and scenic character of the conservation area, including the importance of some of the listed and unlisted buildings within it. Hazeley Bottom Conservation Area is an historically and architecturally important area, and is worthy of its status as a conservation area deserving preservation and enhancement.

4.1 General Form and Buildings

As mentioned above the nature of some of the significant buildings of the early occupation of the hamlet have changed over the last hundred years. The public house and the local infant school, which later became the local mission building, have now become dwelling houses and the residents are dependent upon surrounding villages and towns for amenities. There is still local employment but in modern factories and most people now commute elsewhere to work.

Nevertheless Hazeley Bottom remains a very pleasant place to live or to visit and its early origins can still be seen from the form, materials and detailing of its early and traditional buildings as well as from the nature of the settlement itself. It is the traditional nature and settings of the buildings of several previous centuries that still existed in Hazeley Bottom at the beginning the 20th century, that largely define the character for which the area has been designated as being worthy of preservation and enhancement as a Conservation Area.

As you enter Hazeley Bottom from the west you are conscious that you are coming into a settlement as the verge widens out on the north side first as grass and then as a lightly wooded area with dwellings on the south set close to the road. The road remains a narrow lane with no kerbs or street lighting and it is clear you are still in the country. It is in fact, something of a surprise to find a settlement here at all as you enter from either direction as the lane feels like it is just a country route between Hazeley Heath and the larger village of Mattingley.

Heath Cottage, at the western end of the main street, is a one and a half storey house with a shallow pitched slated roof. The building appears in the censuses of 1881 to 1901 as an infant schoolhouse and the 1896 ordnance survey shows it as an Infant School. The 1911 ordnance survey, however, shows the same building as the Mission Hall. Now extended to the west, its early eastern element shows its simple original school character with rat trap bond brickwork now painted white and with dogtooth dentil brick detailing at the eaves. The mid 19th century school element has small shallow dormers in the roof whereas the later wing has rather larger versions of these to accommodate modern scale windows. Its front boundary is marked by a low wall and timber agricultural field gate. There is a rather incongruous Eucalyptus tree just inside the wall.

Sitting in front of the former school building is a modern flat roof extension to the adjoining house Yew Tree Cottage. This strange arrangement is explained by the fact that this house was in the same ownership for many years. Now a separate dwelling it is listed grade II as being 18th century and modern. The Georgian cottage element to the west end of the building provides its main front entrance with elegant door now restored to its central position and double hung sash windows balanced either side. The end gable wall shows its Flemish brickwork with blue headers while the front is now rendered and whitened with stone sills.

Brick chimneys are set at each end of the Georgian cottage. The front boundary is a low brick wall with small timber gate and inside the small front garden are two large and tightly trimmed old yew trees reflecting the name of the house. A substantial later wing has been added to the east end of the house now larger than the original property and extending round to the rear. This is in plain brickwork with a tile roof coming down to lower eaves. The flat roofed extension at the west end has a panelled door and sash windows which help it to blend into the original. The substantial grounds at the east side give space about the building and here there is

modern brick garage.

The land on the north of the lane has a triangle of heathland common with tracks either side leading back to the unlisted 19th century house called White Ladies. The property was a pair of cottages around 1900 and was sold as such in 1919. This building has the form of many local farmhouses with one and a half storey eaves with dormer windows, a Georgian style front entrance and small pane casement windows. It has a big half hipped clay tiled roof with a large multiple central chimney at the ridge. The house has a rear extension which does allow its original front element to remain dominant. The property enjoys delightful views south across farmland and a backdrop of rising heathland common to the rear. This house too has a Eucalyptus in its front garden although the local trees are generally deciduous and of native species.

There is a shallow pond within the common on the north of the road and although no longer full of water the marsh grasses reveal its still damp nature. A path leads north uphill into the heathland of Hazeley Heath and beside this facing west is a large now single dwelling called the Old Forge. The ordnance survey shows this was two houses until relatively recent times. Included to the south end of the site is the old 19th century forge building itself, set close to the road. The house has all brick elevations of Flemish bond solid walls with some areas replaced in modern stretcher bond. Attractive details include dentil decoration at the eaves and to the gables with corbelled out brick chimneys on the east side. A basic modern timber and glass addition on the roadside southern end detracts from the traditional character and quality of the building as a whole.

The old forge building remains relatively unaltered and now used as garaging, but it is in need of repairs. Its timber framework can be seen with brick infill panels and its old traditional timber doors and simple workshop style windows, with no horizontal glazing bars, also remain as important parts of its character. It is approached through a simple iron gate similar in design to a five bar field gate and with iron gate posts.

The modern bungalows set above the road on the north side are excluded from the conservation area as they are not part of the traditional character. These dwellings were built on what was the old orchard to the Old Forge. Along the roadside, elements of old holly hedging remain and, together with a big old ash tree, they add to the character of the street. Again, beyond the bungalows, now known as Fair View and Orchard End, the heathland common reaches down to the road edge. Amidst the bracken are young self sown oaks, thorn bushes and silver birch trees with the occasional ash tree and a large willow tree beside another now dried up pond.

On the south side of the lane are some of the oldest buildings in the conservation area. At the east end of the group is number 90, which is shown as a two cottages on 1896 and 1911

ordnance surveys. Now a single dwelling it is listed as grade II dating from the 17th century with timber frame, red tile roof and massive 18th century tapering chimney stack on the east end. This end has exposed red/orange brickwork with some darker headers and is built in English bond. There are some old iron framed casement windows with small leaded panes to the first floor with modern deeper windows below. Old iron brackets support the cast iron guttering. At the west end, the walling has been replaced in modern stretcher bond. Set back at this end of the plot is a modern brick garage. Its false timbering and wide modern overhead door detract. Beyond at the rear can be seen a black corrugated iron Dutch barn of Hazeley Bottom Farm and the rear of a timber and brick barn forms the rear boundary of the cottage. To the roadside is a traditional mixed field hedge boundary.

Tylers sits right on the road edge and proudly displays a date of 1617 on its front wall. This date is mentioned and assumed correct in its listing which describes it as being of one storey with attic and 4 dormers to the front. It too has exposed timber framing with whitened brick infill panels but the substantial modern west end extension has false timbering. This house is also shown as two cottages on OS maps of 1896 and 1911, and was sold as a pair of 2 up and 2 down cottages as part of the Heckfield Place Estate sale on 1919. There is a large tall chimney on the ridge and a modern brick porch on the front very close to the road. Its main entrance is to the west side, off the access to Hazeley Bottom Farm and has a five bar agricultural field gate with a gravelled driveway. The roadside boundary is rather modern with low brick walling and upright brick piers having white painted pallisade fencing between, but it does have a traditional hedge behind and growing over it.

The Old Farmhouse is listed as Bottom Farm House dating from 17th century with early 19th century elements and also modern extensions. This substantial house now has mainly plain red/orange brickwork elevations with just elements of timber frame still visible. It has a big tiled roof half hipped over its oldest gable. It is set well back from the road accessed through iron gates in modern brick wing walls. It has some old iron framed windows as well as timber casements. In the Heckfield Place sale catalogue of 1919 the house was sold as part of Bottom Farm and occupied by the farm bailiff. It appears from the 1841 tithe map and the 1896 ordnance survey that there was originally a farmhouse to Bottom Farm immediately south of Tylers. However, the farmhouse building does not appear on the later ordnance survey of 1911 and nor is there mention of it in the Heckfield Place Estate sale catalogue 1919.

Between the Old Farmhouse and Tylers is the access roadway to Hazeley Bottom Farm which has a whole collection of early farm buildings set in a farm yard not visible from the main street. The early farm buildings, relating to Hazeley Bottom Farm, include a barn which has been listed grade II in March 2004, and a farm labourer's cottage, listed grade II in March 2004 and de-listed in November 2008. The barn is early c17 and c18 with mid c19 modifications. The barn is timber framed, with a mixture of Flemish bond, Sussex bond and Stretcher bond, with the cart

entrance replaced by weatherboarding in the first half of the c19, when the barn was converted into stabling. The Farm Labourer's cottage, dated c18 with small c19 extension, is built of red brick in Flemish bond with a gabled roof currently covered in corrugated sheeting with brick chimneystack to the north. The farmhouse, relating to the farm buildings, is located outside the conservation area, and separated from the farm buildings, it is now called Mulberry House, with its access from the main street to the east of the old farm buildings.

Planning permission was granted in November 2010, and again in September 2011, to convert the redundant farm buildings to form a dwelling with associated uses for the outbuildings. Work has started (September 2012) on the conversion of the buildings already.

Beyond the Old Farmhouse, to the west and similarly set back south of the road, is the listed 18th century Hazeley Cottage, formerly 2 dwellings and now a single much enlarged one. This is a wide shallow house under a long clay tiled roof which is half hipped. The original timber frame still remains to the central section and on the end of the west section. The front has Flemish bond brickwork to either side. Generally there are casement windows some with very small multiple panes to quite large windows. These have been well matched in recent additions. The house is approached through white painted timber gates to its wide gravelled drive area and it now has a large recent barn like garage to the front. The extensions have used traditional materials including the use of black painted cast iron rainwater goods which help to preserve the character of the house and the conservation area.

The street overall retains a very rural feel with some delightful views through gaps to the farmland to the south. Boundaries are mainly traditional hedges but bits of modern walling interrupt and these do detract bringing a more urban style.

4.2 Landscape, Views and Open Spaces

The landscape of the conservation area is that of the Whitewater Valley and is typical of the description allocated to the category of this name in the Hart District Landscape Assessment prepared by Scott Wilson Resource Consultants on behalf of the Hampshire County Council and Hart District Council in 1997. This refers to the main distinguishing features as being:

- the flat low lying valley floor with riverside pastures
- the gentle valley sides commonly framed by a backdrop of woodland
- the sheltered rural character
- the sparse pattern of settlement with buildings located generally along the higher ground of the valley sides avoiding the wet valley floor.

The intrusive nature of overhead power lines is also referred to in the above document but fortunately these are barely visible from Hazeley Bottom where the main views are south

rather than west towards them. Many of the houses along the main street of the settlement do enjoy southerly country views unless they are blocked by the farm buildings of Hazeley Bottom Farm.

Hazeley Bottom has the advantage of adjoining the wide open heathland and light woodland areas of Hazeley Heath, fingers of which actually reach right into the settlement and down to the road edge of the main street. Several tracks appear to exist which are not registered on the Hampshire County Council's definitive rights of way maps, but there are also footpaths number 32, 33 running southwards from the centre and path 31 running north to the B3011 and the main areas of Hazeley Heath beyond it. The routes are indicated on the appraisal map at the end of the statement.

Much of Hazeley Heath is designated as a Site of Special Scientific Interest (SSSI) and also forms part of Thames Basin Heaths Special Protection Area (SPA) under the Birds Directive (EC Directive 79/409 on the Conservation of Wild Birds). Within such areas the Local Planning Authority must pay particular regard to their importance and the effect that any development may have upon them.

Most of the trees within the settlement are indigenous deciduous trees with many young oaks in the heathland along with a lot of silver birch, thorn trees and a few ash and willows. The lane, as you enter from the east is lined with young oak trees almost enclosing the road. The main street retains a very rural feel due to the presence of traditional hedgerow boundaries to many of the older dwellings with the dark evergreen of holly standing out as a major part of these hedges. Where more urban hedge planting, using single species such as privet, has been introduced this looks out of keeping as to an extent do the recently built brick wing walls at the entrance to the Old Farmhouse. In time the walls will mellow and blend in better, but such features would not be appropriate to any of the smaller scale properties.

A mature ash tree on the north side of the main street adds to the rural character as do the large oak tree in front of Hazeley Cottage and the big horse chestnut trees that line the access down to Hazeley Bottom Farm. Across the fields to the south are views of deciduous woodland and behind White Ladies are views of the woodland of Hazeley Heath.

5. Character Summary

The area is a small rural settlement with a variety of traditionally built and detailed buildings from the 16th to the early 20th century which create its built form and character within the distinctly rural and agricultural character of the narrow country lane through woodland, heathland and farmland.

The indigenous native species of the majority of the hedges are an important part of the setting

of the hamlet as is the outlook over farmland to the south which has been included within the boundary of the conservation area.

The use of local orange/red hand made bricks and plain hand made clay roof tiles give a quality and character that is not matched by the mass produced mechanically cut materials of today. The old iron windows and leaded lights seen on the timber framed cottages are important features which need to be preserved, as are the cast iron rainwater goods of many of the early dwellings and the iron brackets that support them.

Several properties have brick dentil detailing at the eaves including the Old Forge and Heath Cottage. The Old Forge has delightfully detailed chimneys that are corbelled out from the gable walls. The variety of old brick bonds essential characteristic and traditional details of the conservation area from the earliest English bond work seen on the 17th century cottages to the later Flemish and also the Rat Trap bond used on the former school building, Heath Cottage.

Gates are generally agricultural in nature like the five bar timber gate to Tylers and even the iron gate to the Old Forge. Driveways are usually in gravel and avoid urban materials such as tarmac or blockwork. There are no kerbs to the country lane which is the main street and neither are there any street lights.

Another feature is the space around most properties and the large gaps between dwellings that occurs and that allows delightful views to the countryside from the main street through the area.

6. Local Building Style and its Conservation

Some of the various elements of the local building style, including landscape features that occur in the Hazeley Bottom Conservation Area are described below together with some advice on how to retain these essential details to avoid harm to the conservation area.

Plan and Position

The majority of the buildings are set parallel to the main street with the obvious exception of the Old Forge but even this has a primary element of the original southern half parallel to the road. The northern original attached 2nd cottage runs back at right angles but does itself sit parallel to the track that fronts it. The farm complex of Hazeley Bottom Farm naturally has a more enclosed arrangement around its various yards. This is likely to change

The plan form is rectilinear almost without exception, and the buildings are of shallow depth and roof span so the roofs do not dominate the supporting walling, even where this is only of one and a half storey proportions.

The oldest cottages, Tylers and number 90 sit very close to the road, as does the old forge building, but otherwise the houses are generally set well back above or below the road, with the Old Farmhouse, Hazeley Cottage and Yew Tree Cottage sitting in a well spaced out row. The old infant school, now called Heath Cottage, is an exception and seems to have been built right up close to Yew Tree Cottage when these were in the same ownership. The western flat roofed extension of Yew Tree Cottage also lies uncomfortably close in front of the old school building. The intimate nature, of what are now two separate dwellings, is undoubtedly part of the character of them and of the history and character of the area, although that does not mean it should be repeated.

External Walls

Main walls of the buildings are primarily in local orange/red Hampshire coloured brickwork often using some of the burnt blue bricks as headers such as to Yew Tree Cottage, and to the Brickmakers Cottage outside the conservation area. Rat Trap bond brickwork is seen on the old part of Heath Cottage revealing the cheap form of construction utilised for the school building. (Bricks are used on edge instead of flat so less bricks are needed for the wall which is also slightly less stable. The cavities created using a form of Flemish bond allowed rats to inhabit the walls and hence the name.) There is a small amount of rendering and both the oldest timber framed cottages close to the road have whitened brickwork to part of their elevations. It is not appropriate, however to consider painting further brickwork areas which would cover over traditional quality brickwork. Brick dentil detailing is a traditional feature of several properties. Several other early buildings, including the old forge building and a barn at Hazeley Bottom Farm, have the oak timber visible of parts of their original timber frame structure. These historic elements need to be retained and kept visible.

Windows, Doors and External Joinery

Windows generally are small pane casements often in cambered arches on the ground floor. Some Georgian sash windows can be seen including those to Yew Tree Cottage and there are several 18th or 19th century iron framed leaded light casements still in tact like those on number 90. Hazeley Cottage also has some iron casements as well as some very small paned quite large casements. Porches tend to be simple, where the original ones do still exist, and there is a need to avoid over large ones of modern proportions on the small scale early buildings in particular.

Chimneys

Chimneys are a major feature being essential to all early dwellings. Large ones often remain to quite small cottages like the one to number 90 and chimneys are generally positioned on the end gables or on the ridge. Some taper from the base upwards where they provide an

inglenook on the inside and some like those on the end gable of Old Forge are corbelled out from the upper wall area. Chimneys tend to be left in plain brickwork.

Roof Details and Rainwater Goods.

Nearly all the roofs of buildings are of plain clay tiles with the obvious exception being the shallow pitched roof of the old mission building now called Heath Cottage. In many cases the cast iron gutters have been replaced in part by cheap modern plastic versions and these need to be restored back to cast iron to protect the character of the buildings. Downpipes are often still in their original cast iron showing how well this material lasts and again these should be retained. The old wrought iron brackets to the gutters of number 90 are an attractive traditional feature clearly visible in the main street and would probably have been made in the old forge.

Boundaries, Screening, Gates and Driveways

Traditional field hedgerows still exist as the natural boundary seen to many properties as well as to the fields and lanes. Five bar timber gates are also the most appropriate and should be retained or introduced if new ones are needed. The old iron gate to the Old Forge is a nice example of an iron field gate.

Suburban hedging such as the use of privet or even beech as a single species hedge stand out as rather alien where they have been planted. The replacement of these hedges by a much greater mix of indigenous species would help to restore the character to these frontages and the overall agricultural nature of the area. Holly is often seen in the hedges and can be the element that remains of old hedges. It can be used to form an excellent solid hedge of evergreen nature and is very forgiving of heavy trimming.

Driveways are almost entirely of gravel or hoggin in keeping with the rural nature of the area. Urban materials like tarmac or paving blocks would look very out of character and should be avoided. The garages now required for our large modern cars need to be kept to as small proportions as possible and sited discreetly so they do not dominate small scale houses and cottages.

7. Issues

Conservation area boundary review

Following a recommendation in the 2003 document, two buildings were inspected to see if an extension to the existing conservation area boundary was justified. These are Orchard End and Fairview, which lie on the north side of the lane which forms the spine of the conservation area. Orchard End is a modern building which appears to have been built in relatively recent years; Fairview dates to the 1960s. Overall, it is not considered that these buildings add any special interest to the area and therefore their inclusion in the conservation area cannot be justified.

Another extension, to include the locally listed former Brickmakers public house (now a private residence) and the site of the old brickworks (which also includes some locally listed brick kilns), was considered. However, this would mean encompassing a number of mid to late 20th century houses of no special interest which have a dominating effect on the streetscape, as well as modern industrial sheds, so an extension is not considered to be justified.

Buildings at risk

As noted in the 2003 document, the old forge, which sits in the centre of the conservation area, remains in poor condition in 2011. The Council should consider opening a dialogue with the owners of the building to see if improvements can be made.

Site specific improvements

The Hazeley Bottom Conservation Area has retained much of its original and traditional character, but there are still some elements of change that have affected its general and built environment and where some restoration or improvement could benefit the area. In many cases, comments have been made in the character descriptions in sections 4, 5 and 6 above. The following are some of the particular features that could be addressed:

- The restoration of traditional mixed hedgerow boundaries along the main street including the use of holly as the evergreen element.
- The return of modern plastic rainwater goods to traditional cast iron where replacement had taken place, and the avoidance of plastic replacement windows.
- The replacement of modern metal overhead garage doors with traditional side hung solid timber ones.
- In future CA Appraisal reviews, the properties on the southern side of the conservation area, Field Fare and Mulberry House, should be considered for inclusion within the boundary of the Hazeley Bottom Conservation area.

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 sections 5 and 6, on what type of new developments, extensions or alterations are likely to be acceptable and what is likely to be refused. National Planning Policy Framework (March 2012) 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 Plan policies for the District.

9.2 Local Plan Policies

Hart District Council is 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 plan policies for development proposals within these and other conservation areas within the

District is thus provided by the Hart District Local Plan.

Relevant local 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 seeks 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 Hazeley Bottom Conservation Areas Proposals

The following proposals should be applied in addition to local plan policies in relation to any development within or affecting the Hazeley Bottom Conservation Area:

WATER COURSES

The Environment Agency recommend that development should conserve and enhance the important contribution which river corridors and water ways make to the character of the area as undisturbed refuges for wildlife. Watercourses should not normally be culverted or built over and should where possible have a five metre buffer zone either side.

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 Hazeley Bottom Conservation Area by the article 4 Direction detailed in the following section 10. The Officers within the development control Section 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 please contact the Council's Tree Officer in the Development Control Section.

Publications: 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 Hazeley Bottom and 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 generally 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 or 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 one 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.

Bibliography of References

National Planning Policy Framework 9March 2012)

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

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

www.hart.gov.uk

include: *Conservation Areas, Listed buildings*

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

www.english-heritage.org.uk

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 incs:

National Planning Policy Framework (March 2012)

The Planning (Listed Buildings and Conservation Areas) Act 1990

Hampshire County Council Environment Group, The Castle, Winchester SO23 8UD tel: 01962-841841 & 832340 has a number of documents on building and environmental conservation

www.hampshirecountycouncil.gov.uk

Mattingley Parish Council - tel: 01252-622122 – www.hart.gov.uk

Hampshire Gardens Trust, Jermyns House, Jermyns Lane, Ampfield, Romsey, Hampshire SO51 0QA tel 01794-367752
admin@hgt.org.uk

Garden History Society, 77 Cowcross Street, London EC1M 6EJ tel: 020-76082409 - www.gardenhistorysociety.org

Civic Trust Awards

Centrix House, Crow Lane East, Newton-le-Willows, Merseyside, WA12 9UY

01925 273170 -

info@civictrustawards.org.uk

Society for the Protection of Ancient Buildings, 37 Spital Square, London E1 6DY tel: 020-7377-1644 www.spab.org.uk

Council for British Archaeology, St Marys House, 66 Bootham, York, YO30 7BZ
01904 671417 www.britarch.ac.uk

The Georgian Group, 6 Fitzroy Square, London W1T 5DX tel: 020 7529 8920
www.georgiangroup.org.uk

The Victorian Society. 1 Priory Gardens, Bedford Park, London W4 1TT tel: 020-8994-1019 www.victoriansociety.org.uk

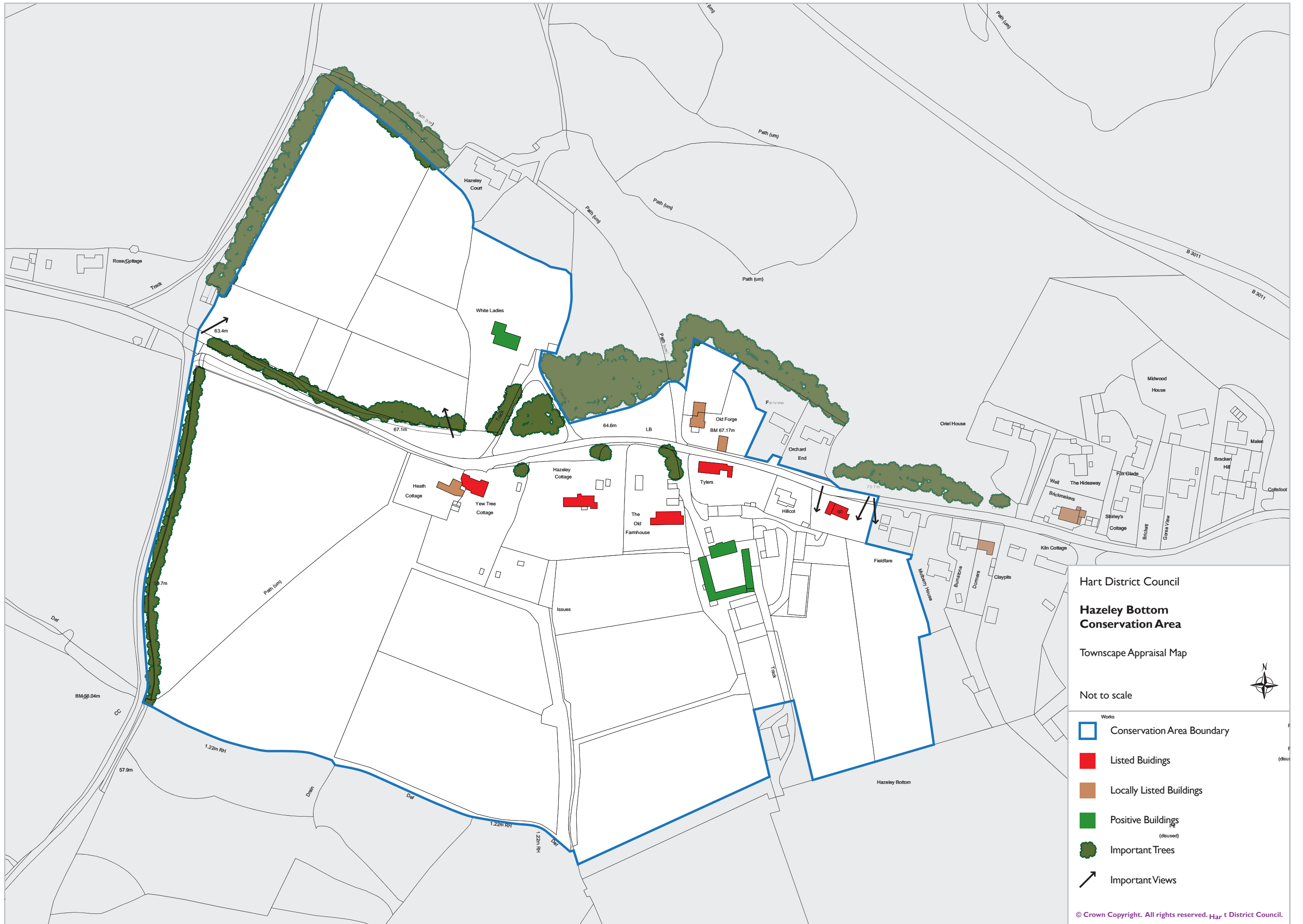
The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ tel: 020-7250-3857 www.c20century.org.uk

The Royal Institute of British Architects, Conservation Group, 66 Portland Place, London W1B 1AD 020-7580-5533
www.architecture.com

The Royal Institution of Chartered Surveyors, RICS HQ, Parliament Square, London SW1P3AD tel: 0870 333 1600
www.rics.org

The Royal Town Planning Institute, 41 Botolph Lane, London EC3 R8DL tel: 020 7929 9494 www.rtpi.org.uk

The National Trust, POBOX 39, Warrington, WA5 7WD tel: 0844 800 1895
www.nationaltrust.org.uk



Hart District Council

Hazeley Bottom Conservation Area

Townscape Appraisal Map

Not to scale



- Works
- Conservation Area Boundary
 - Listed Buildings
 - Locally Listed Buildings
 - Positive Buildings
 - Important Trees
 - Important Views