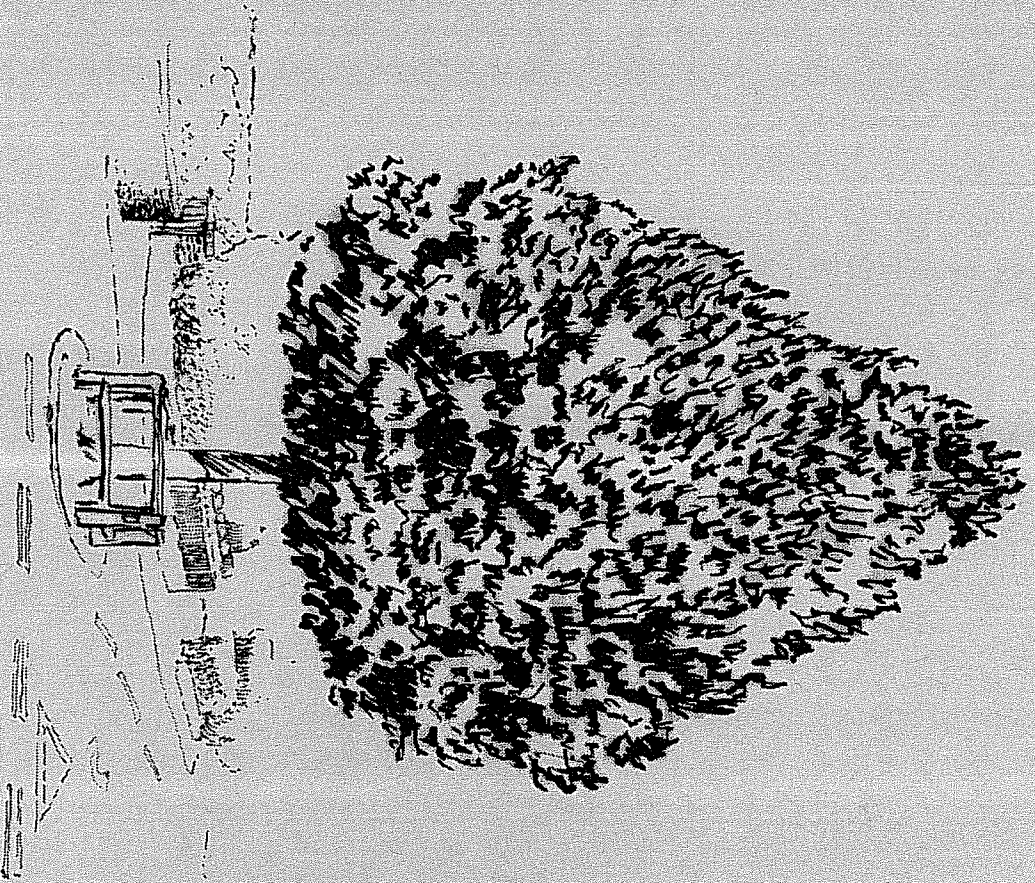


South Warnborough

**CONSERVATION AREA
PROPOSAL STATEMENT**



Hart District Council

South Warnborough

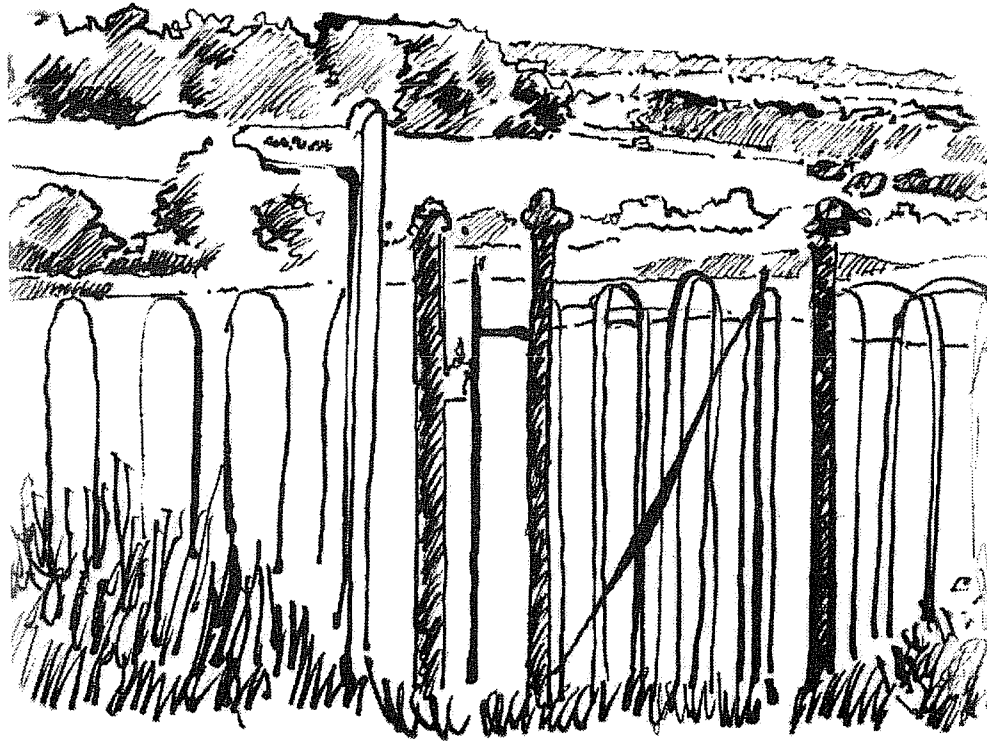
CONSERVATION AREA PROPOSAL STATEMENT



Hart District Council

Preface

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



To meet the above aims, the Council has prepared this appraisal and proposals document in respect of the South Warnborough Conservation Area. The document was approved on 9th November 1999 by the Council's Planning and Infrastructure Committee and endorsed by the Council on 16th December 1999.

In January 1998 changes which affect the planning control over dwellings in many of our conservation areas were introduced by Article 4 Directions. These require that many traditional details, which give a lot of the character to these historic areas, are not removed or altered, without prior reference to the District Council as the local planning authority. A separate leaflet detailing these changes is to be available.



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Advice

Advice on what needs planning permission within a conservation area is available from the Development Control section of the Council

Advice on the repair and restoration of listed and other traditional buildings is available from the Council's Conservation Officer.

Advice on works to trees within conservation areas is available from the Council's Tree Officer in the Development Control section.

1. Introduction

South Warnborough was designated as a conservation area in March 1981 and subsequently extended in June 1997. It is one of 32 Conservation Areas in the District.

The local planning authority has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate and publish proposals for the preservation and enhancement of conservation areas within its district.



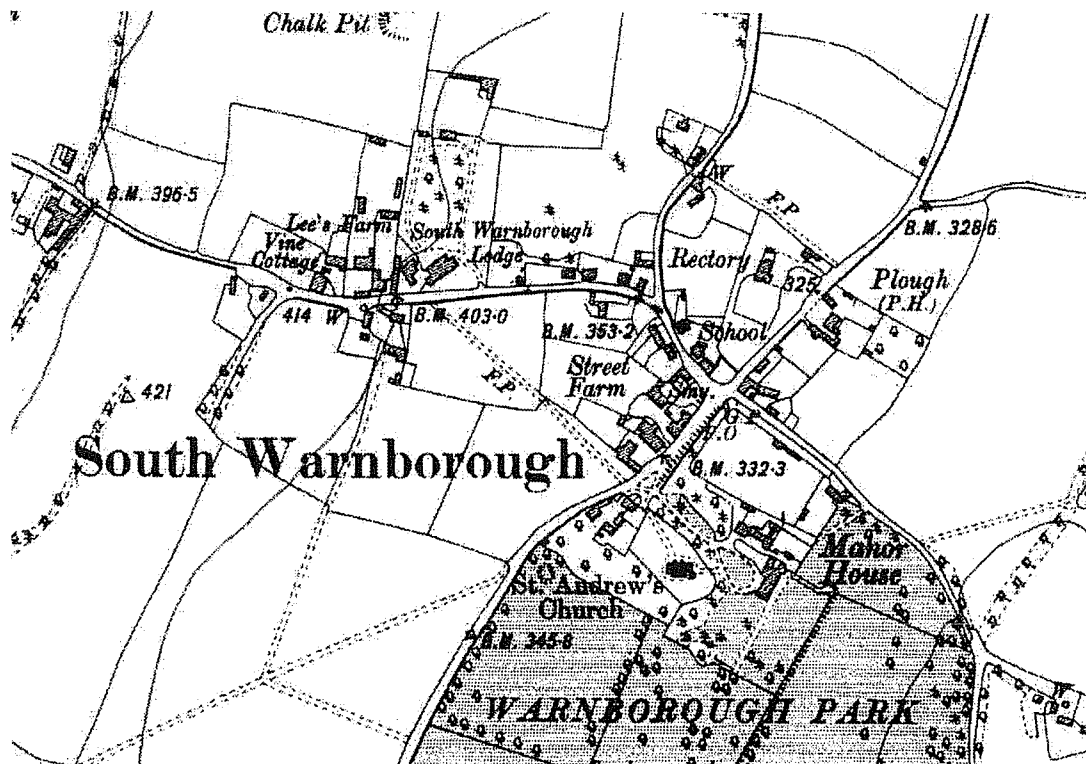
Special consideration must be paid by the local planning authority, in carrying out its planning functions, to the desirability of preserving or enhancing the character or appearance of conservation areas. It is intended that this Conservation Area Proposal Statement will provide the framework for considering development proposals within the historic core of South Warnborough and for identifying areas where there may be an opportunity for enhancement.

The details included should not, however, be taken as 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 and History

South Warnborough is situated in north east Hampshire, between Odiham and Alton, in the south west corner of the Hart District, some 10 miles from the main town of Fleet. It is a long narrow Parish covering 1,075 hectares of undulating countryside, which rises to a height of 410 ft at Lees Hill in the centre of South Warnborough. The village is bisected by the B3349, and is the most populated part of the Parish.

The early roads and lanes were constructed on flint and chalk, whilst the soils of the Parish are deep clay loams over a subsoil of chalk. Good crop yields are produced on about 800 hectares of arable land with only about 150 hectares used for permanent grassland. While there are only around 60 hectares of woodland remaining in the Parish, many of the woods and copses date back to the seventeenth century or before.



The Parish consists essentially of a great spur which is a continuation of the North Downs west of the Hogs Back. The centre of the village lies in the dry valley between the rising land of Lees Hill and Froyle Lane. This provides an undulating landscape character, with large open fields punctuated by copses of oak, ash, beech and hazel, together with a rich patchwork of ancient woodland. Through the centuries the area has supported a prosperous agricultural economy, which is witnessed by a rich built form, said to be preserved in part due to the absence of fogs and humidity, with many buildings dating back to the 17th century.

South Warnborough has produced some evidence of prehistoric habitation. The summer route of the ancient Harrow Way from Cornwall to the Straits of Dover is supposed to have followed the ridge of hills north of Alton, along the lane which crosses the main road at the Golden Pot Inn and later forms, for a short distance, the southern boundary of the Parish.

The Roman Road from Chichester to Silchester, known as the Old Travel Way, crosses the south-west corner of the Parish. Roman remains have been discovered in archaeological finds in the locality. These include a roman coin found near the main road opposite Powntley Copse. The outstanding discovery is the site of a Roman villa, on the plateau west of New Farmhouse.

The basis of early Saxon society was of a great class of sturdy peasant colonists who were superstitious about settling on Roman ground, so villages were often established for greater safety away from major Roman routes. Following this tradition, South Warnborough was constructed half a mile away from the old Roman road.

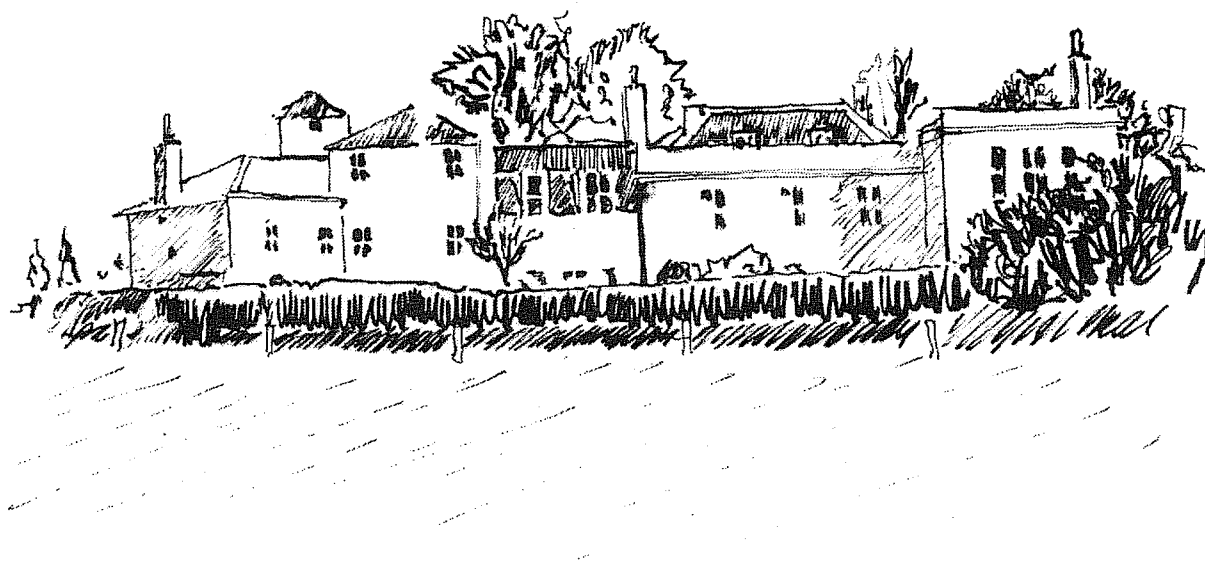
The cemetery was probably made inside the original 'civic' (a term meaning "a circular meeting place in the open air" and later used to mean a church) and this was followed by the construction of a wooden building. This timber building may well have been the church mentioned in the Domesday extract, although there exists no archeological proof that any part of the present fabric is earlier than the 12th century.

Within the Domesday book, compiled by William the Conqueror through a survey of lands and property, South Warnborough was recorded as part of the hundred of Odingetone, from which name came Hoddington in Upton Grey. However, before the 11th century this hundred merged into Bermondspit. As a Royal hundred it was under survey of the crown and part of the Commonwealth and as such the Manor at South Warnborough belonged to the crown.

South Warnborough, then known as Wergeborne, is included among the lands of Hugh, the son of Baldric (Hugh Fitzbaldric). Hugh was a Tenant in Chief of the King and Sheriff of York and had been rewarded by William the Conqueror with great tracts of land. South Warnborough Manor must therefore have been a small part of his holdings. He granted a sub-tenancy to his daughter and son-in-law, Guy de Craon and their descendants held the Manor in direct succession (twice through the female line) for nearly 400 years.

The name South Warnborough is derived from Saxon origin and implies the presence of a stream. There is a persistent tradition that a stream once flowed through the village. It is interesting therefore to trace the name of South Warnborough as it has

changed over the centuries: Wergeborne at the time of the Domesday survey; Suthwarneburne during the 13-14th century; Warnburn or Warnborne in the 14th century; Warborne, Suthwarborne, Suthwernborowe or Southwarneborne in the 17th century; and South Warnborough in the 18th century. Many versions of the name suggest the presence of a bourne or stream, although now there is no evidence of a stream. A mill is also mentioned in the Domesday survey, and as windmills were not introduced into England until the time of the Crusades, this may have used the stream which is likely to have flowed through the meadow.



The pattern of the Parish today is largely due to the outcome of the Norman passion for law and organisation, coupled with the determined Anglo-Saxon attachment to tradition, ancient custom and compromise.

The Norman's were passionately devoted to the chase, for which there was an abundant opportunity in the manorial wastes. These were the haunt of wolves, foxes, wild boar, deer and numerous wildfowl and by hemming in on all sides the clearings of cultivated land, effectively cut off each village from the next. The continued existence of such wastes in those days, just 40 miles away from London, shows how important these wastes must have been to rural life in the past. These comparatively few acres of almost impassable bog continue to isolate South Warnborough from the north west. Place names dating from this period can still be found in South Warnborough with Bidden Water in the north west and Sutton Common in the south east. Names such as Hesters (Easters), Westers and perhaps Westers Lane remind us of the medieval past.

The medieval field pattern was established at this time and some boundaries remain visible to this day. The plan shows those boundaries that still exist within or close to the village centre.

At the start of the 15th century sheep in the Parish were reputedly kept for their wool production rather than mutton. This association with the wool trade was kept going by Robert White who acquired South Warnborough in 1440. He probably built the red brick turreted hall, Warnborough Park, on the site of the former manor house which still formed part of the Manor at the beginning of the 19th century. The hall was destroyed in the 19th century, the only evidence being the remains of a rectangular enclosure and vague mounds surrounding the site, and subsequently covered by lawns.

On Friday 4th August 1780 a serious fire took place in 'The Street' destroying the White Hart Inn (which was quite a considerable establishment with bedchambers and extensive stabling), the shop and three other houses, including the blacksmiths, barns, stables and outhouses. Damage to property was considerable and the pleasant group of Georgian houses, which stand today in The Street, were built soon afterwards on the site of the buildings consumed by the fire.

South Warnborough Lodge, or rather its nucleus then known as The New House, was built by Thomas Newland, from a benefaction by Robert Graham the younger. Thomas Newland left the house to the Countess of Londonderry for her life, with the remainder of the estate passing to his nephew, also named Thomas Newland for his life.

The Manor was acquired by Thomas Wayne, a man of great substance and land owner of property in South Warnborough (despite living in Andover). In 1803 he had a disagreement with his cousins and cut them out of his will.

Instead he had left his South Warnborough property to a distant relative, a Thomas Moore Harrison, on the condition he inherited the name Wayne and so perpetuate the name of "Thomas Wayne".

Thomas Moore Wayne had moved into the Manor by the Autumn of 1812 and planted the yew trees which today screen the house from the church yard. He stayed in his inheritance until his death in 1868.

3. Character Description

3.1 General Form

South Warnborough lies on the North Downs of Hampshire. The soils are deep clay loams over free draining chalk land which have few or no restrictions on crop variety or yield. The area is considered to be of high agricultural significance. The gradual disappearance of many hedgerows and hedgerow trees has had an effect on the ecology and landscape, although there are still a small number of ancient woodlands and other habitats of ecological importance. The landscape character of the Downlands lies in the undulating, well managed, relatively open, but sheltered, slopes of the Downs, where there are few intrusive urban features to upset its generally unspoiled and attractive scenic appearance. A dominance of intensive arable cultivation and the weak hedgerow structure on the flatter hilltops and shallower slopes at the edge of the chalk, creates a large scale and predominantly open landscape with extensive views and a sense of exposure. Scattered blocks of woodland and a stronger hedgerow structure in the central and southern parts of the Downs, particularly on the steeper slopes and in the valleys, provide some shelter and curtail the longer-distance views.

In terms of visual impact the Downlands are particularly sensitive to development. Just in this respect alone, South Warnborough has very limited capacity for further development. This is consolidated by its historic form and limited accessibility.

In spite of this setting, the first impression of South Warnborough is of a busy main road (up to 8,000 cars pass through each day) along which an inviting public house is situated. Many of the properties along the main road are set back behind high walls. Much of the real character and history of the village is not truly visible until one goes into the depths of the village, by taking the road north-west towards Upton Grey which leads through the historic core of the village.

The village stretches up Lees Hill towards Upton Grey from the main Odiham to Alton road with significant arms of development radiating out from its core, particularly approaching the upper part of Lees Hill. Development within the village core is relatively close knit becoming looser towards its extremities. Individual buildings and small groups of informally arranged buildings alternate with quite large open expanses of countryside, coming right within the village boundaries along the southern frontage of Lees Hill. Exceptionally wide panoramic views across the countryside to the south are obtainable from here. The village turns its back upon the main road (B3349) which reminds us that this was not the original route to Odiham, that being along Gaston Lane.

In archaeological terms the settlement is described as a composite of a church and manor plus an irregular row and an irregular agglomeration. The focal point is the

cross-roads with the church and manor complex in the southern quarter. The eastern quadrant contained rectangular yards and plots associated with buildings. The northern section between Gaston Lane and the Alton road had plots varying in shape from sub-triangular to trapeziums. The zone between the B3349 and Lees Hill was more extensively exploited with less generous sub-divisions of early plots and five of the oldest buildings are within this area including Manor Court. The spacing and plot shapes above and westwards from Manor Court suggest an attenuated row including Lees Cottage. Properties on the northern side of Lees Hill are 18th century or later. Gaston Lane had only limited settlement up to 1839 when the tithe map was drawn. Two of the original buildings on the east of the lane have been agglomerated to form Varndells and opposite are Winsome Cottage and The Schoolhouse which were built separately but adjoining each other.

The conservation area is characterised by winding lanes that lead up from the main road. These are narrow and rural in character, defined by high banks topped with hedges and walls and notable for their absence of kerbs and street lighting. Hedges and low decorative walls are important in defining property boundaries with hedges in public view often having works of topiary. High brick walls with elements of decorative flintwork are particularly prominent along the Alton Road, where they also provide a baffle to traffic noise.

Interspersed between the houses, cottages, gravel drives and gardens are many fine specimen trees and also open fields, which provide important views of the surrounding countryside. Within the core of the conservation area compact cottages often sit close to the road with little or no provision for on site car parking.

Around the core, and at times even amidst many of the buildings dating back to the 17th century, the village as a whole has also incorporated many quite new houses. Most are large modern properties of four or five bedrooms, which have been constructed on opportunity infill sites. Some of these developments have complimented the conservation area as a result of the use of sympathetic materials and some Hampshire style half hipped roofs, orange/red brickwork and double brick arches. This, however is not true in every case with the inappropriate use of modern plastic windows, plastic rainwater goods, shallow pitched wide span roofs and concrete tiles all detracting from the historic and architectural character of the conservation area.

It is important that owners of existing properties within the conservation area do take care to ensure that the traditional craftsman made details on their properties are retained and restored when necessary rather than them being replaced in modern alternatives. New development similarly should be of high quality design and materials that do not harm but rather seek to enhance the character of the conservation area.

4. Important Spatial Elements

4.1 Trees and Tree Preservation Orders (TPOs)

The conservation area has many trees of merit which contribute to its rural village character. Mature oak and willow species are found along the footpath FP1 and parallel to the main Alton Road. A semi-mature lime tree stands at the cross-roads at the bottom of Lees Hill, surrounded by a post and rail fence. This replaces a very large Elm tree which had to be felled and is important to the character of the conservation area and village. On the east side of the main road a row of lime trees is visible also important to the village and conservation area setting .

Gaston Lane still has several mature oak, hornbeam and horse chestnut trees on either side of the lane to the north of the village. A line of young lime trees has been planted on the high grass verge to the southeast-side of the Alton road. A beech hedge has recently been planted outside the panel fencing of the Coach House next to South Warnborough Manor and this will soften and, in time, hide this obtrusive boundary feature. The Manor House itself has an important avenue of mature beeches which extend across the park to the south towards Alton, together with specimen parkland trees.

All trees located within the conservation area boundary are protected from unnecessary felling and other works by the need for six weeks notice to be given to the local planning authority. In addition to the conservation area status the Council can make Tree Preservation Orders (TPOs) to give greater protection to specific trees if they are considered to be threatened. The general effect of these orders is that no person shall cut down, top, lop, uproot, willfully damage or willfully destroy, any tree included in the order, without prior consent of the local planning authority (Town and Country Planning Act 1971). It is a criminal offence to carry out such tree works to a protected tree without consent.

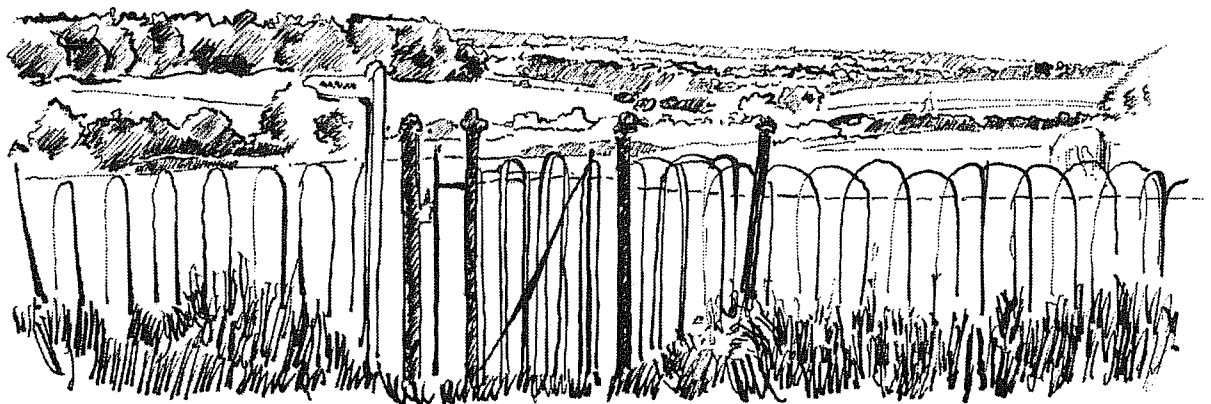
At time of putting together this document there are two specific TPOs within the conservation area. The first is for a single Larch tree approx. 35m tall and 4 Lawson Cypress trees approx. 10m tall, found at land adjoining South View, Gaston Lane. The trees were put under protection in August 1983 after a planning application was submitted for the erection of 3 dwellings on the land of South View. This application proposed the felling of the trees to allow for dwellings to be built and was refused as the local planning authority believed the trees worthy of protection for amenity reasons.

The second TPO is located at 1, Wells Hills Cottages, Alton Road and was made in July 1986 to cover 6 Norway Maple trees, which form a prominent and important feature in the village and conservation area setting.

4.2 Sites of Special Scientific Interest and Nature Reserves

Although there are no such statutorily protected features actually in South Warnborough, there are many areas of Ancient Woodland in the vicinity, the largest of which lies to the east of the village and is called Hesters Copse. There are other areas of Ancient Woodland surrounding the village at Vinney Copse, Little Ham Wood, Readon Copse, Gaston Copse, Homefield Copse, Swanshett Copse and part of Highnam Copse.

St. Andrew's Churchyard is being managed for wildlife as part of the Living Churchyards Scheme in co-operation with the Hampshire Wildlife Trust.



4.3 Common Land

In April 1971 the small piece of land, of some 0.095 acres in area located at the main cross-roads in the centre of the village, was registered as being common land for the residents of South Warnborough village. A bus shelter has been constructed on this land from brick and plain tiles. There is also an iron framed bench situated on the common land for public use. Despite the small size of the common, several mature trees are situated here which add character and a natural feature to the busy through road.

There is another triangle of grassland at the entrance to the Manor and the Church which is also registered common land.

4.4 Important Views and Gaps

South Warnborough is located in a gentle sloping valley, which provides exceptional views both into and out of the village. These views are an important aspect in maintaining the quality and character of the South Warnborough conservation area. The attached plan shows only some of the key views in and close to the village.

The first important view on approaching the village from the north is from between the cross roads known as Four Lanes End and the village itself. It reveals the typical scenic beauty of the downland shallow valley with skyline woods although it does not give direct vision of South Warnborough village.



Continuing along the B3349 there is an open field on the left of the road, adjacent to the Poacher Public House. The field provides an open view to the pub which is a prominent building in the conservation area and important to the social life of the village. Approaching from the north-west, via Gaston Lane, a distinctive view point is found looking south east across the valley with a border of skyline woods at Hesters Copse in the distance.

Arriving in South Warnborough from the south, the first view of the village is contained at road level by the petrol filling station and the adjacent residential development. However, behind and beyond this, lies another area of important open

space, the fields at Lees Hill, which add to the character of the conservation area and provides an excellent vista closed by South Warnborough Lodge. To the east the view is of the historic park to South Warnborough Manor, the church and the burial ground. Glimpses of parkland trees and the yews in the church yard are also important to the character of the conservation area.

Some of the main views into and out of South Warnborough are found along the main Upton Grey Road at Lees Hill, at the peak of the village. Travelling from an easterly direction up Lees Hill open views are found between the cottages on the South side of the road, between Manor Court and Lees Cottage, adjacent to Lees Cottage, between Peacecroft and Hill Top Cottage, and opposite South Warnborough Lodge, all looking south across green fields to Humbly Grove Copse. The sheer breadth and distance of views over this attractive downland countryside makes this setting of the conservation area particularly valuable. Development within these gaps would be in unacceptable conflict with statutory planning policies relating to the retention of vulnerable open land and views and Government policy relating to the setting of conservation areas. The land is sloping, scattered with farm buildings and fields bordered by hedgerows.

On approaching Lees Hill from the west, open fields line both side of the road but views of the village are hidden by the contours of the land. Close to the top of the hill are the first signs of a settlement. On the left-hand side of the road there are new executive homes while on the right one sees the much earlier 1 & 2 Hill Top Cottages and Tyebar Cottage. Looking southwards the important frontage gap appears offering a delightful glimpse of the countryside beyond.

A significant vista is found at the top of the footpath leading down to the main Alton Road and the entrance to the Manor House opposite. The direction of views spans from south east to south west over the surrounding farm land where one can see to the other side of the gentle valley, with a skyline bordered by trees. It also looks down onto the main Alton Road, across which the spire of St. Andrews church is visible above the tree tops.

Entering the village from Froyle Lane, the outlook towards the conservation area is over the parkland of South Warnborough Manor. Some iron estate fencing is still present along the south side of the lane and a significant number of historic parkland trees remain. Again the open nature of this historic landscape and views across it are important to the character of the conservation area.

4.5 Footpaths and Other Routes

Although not actually in the village itself, The Old Travel Way is a Roman Road which ran the course from Silchester to Chichester, crossing the south west corner of the Parish.

There are four main footpaths in South Warnborough, two of which are located within the village centre, while the remaining two lead out to the edges of the village and beyond.

FP1 - This footpath is found opposite The Old School House along Gaston Lane. It is a narrow and contained path leading downwards to the Alton Road past The Old Rectory and lined with vegetation. Either side of the path are walls, high hedges, trees and fences determining the boundaries of the many properties that abut the footpath.

FP2 - The second footpath within the village leaves the main Alton Road opposite the church and runs north west towards South Warnborough Lodge. It follows an up hill gradient and crosses through two fields used as permanent pasture generally for grazing horses or cattle. From the path looking downhill towards the Alton Road, the views and scenery are wonderful. The valley opens out to reveal lush green fields bordered by hedgerows, the church and the gates to the Manor House (both listed), the churchyard yew trees and parkland trees beyond.

FP3 - This third footpath leads out of the village from the Alton road running south westerly to reach and then follow the southern perimeter of Dean Copse.

FP4 - The remaining footpath runs from Froyle Lane following an easterly course to the north of Hesters Copse and on to the village of Long Sutton.

There are also two unmade roads which connect to the village:

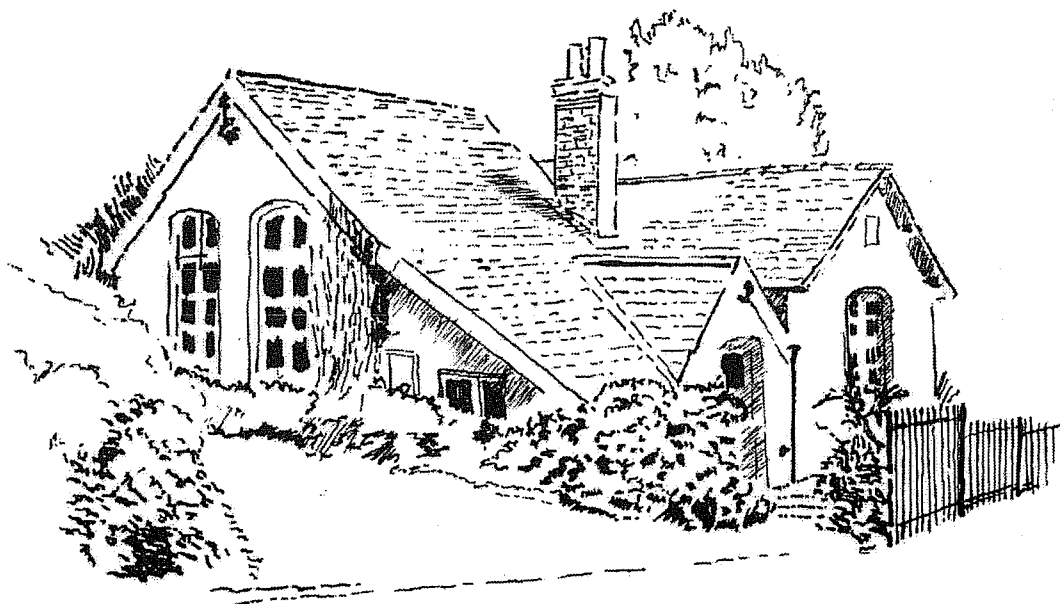
U244, Westers Lane, (possibly a reference to the old medieval wasteland) leaves the Alton Road in a south westerly direction just beyond the Garage and continues towards Humbly Grove.

U245 leaves the Alton Road in an easterly direction from the north eastern corner of the conservation area. It passes through Hayley Copse to Hayley Lane, which leads on to Long Sutton. This is marked as a path on the Ordnance Survey map as it approaches the B3349 near South Warnborough.

5. Buildings and Landmarks of Visual Importance

5.1 Listed Buildings

The plan attached at the rear of this document shows the locations of the buildings which are listed by the Department of Culture, Media and Sport as buildings of special architectural or historic interest. These are :



Church of St. Andrew	C13,14,15	Grade 2*
Stable Block, Gateway and Manor House at South Warnborough Manor	early C19	Grade 2
Manor Cottage and Church Cottage	early C19	Grade 2
Street Farmhouse and Barn	C18	Grade 2
The Post Office and stores Abbotsford	late C18	Grade 2
Lees Farm and Lees Farm Barn	C18,19	Grade 2
The Old Parsonage	C18	Grade 2
Varndells	C17	Grade 2
Manor Court	C17	Grade 2
South Warnborough Lodge	C18,19	Grade 2
Vine Cottage	C18,19	Grade 2
Rosemary Cottage & Holly Tree Cottage	C17,18	Grade 2
Cobweb Cottage & St Margarets	C17,18	Grade 2
Thatch End	C17,18	Grade 2
Lees Cottage	C17,18	Grade 2
Old Police Cottage	C18	Grade 2
The Old School House and Winsome Cottage	early C18	Grade 2
Old School Cottage	1840	Grade 2

These listed buildings are the backbone of the character of the conservation area. As well as being important as individual buildings, each adding to the understanding of the local heritage by the present and future observers, together they illustrate the evolution of the village over the last several centuries.

Brief descriptions of the properties are included in the official copies of the "list" which are held by the Council and copies can be obtained from the Civic Offices.

It is important to the character of the conservation area that the listed buildings are not altered in any way which detracts from their historic or architectural interest and also that their individual and combined settings are retained unharmed by poor maintenance or inappropriate development.

Some of the most prominent and significant of the listed buildings are described in more detail below:

South Warnborough Manor

Early and late 18th century, and 19th century two storey, grade 2 building also with an attic. The front entrance is found on the west side and is L-shaped with a projection of 1 bay at the north side, with a lower 19th century 2-storey wing at the south end of the block. The roof is steep tiled with hipped ends, a later wing has a hipped slate roof of low pitch with eaves. The walling is stucco with a parapet and pilaster at the south side, the cills are constructed of stone. There is a porch in Doric style with 2 columns between square corner pillars, in front of four pilasters, enclosing a round-headed doorway with a radiating fanlight and reeded door frame, all on a raised podium with a flight of 4 steps in the centre. The windows are sash, including 3 early 18th century upper windows. The complex internal angle at the north-east corner has two dormers, a bell-turret fitted to the roof slope, and a 6-paneled door beneath an oval fanlight. The ground floor of the house has a later verandah across the rear.

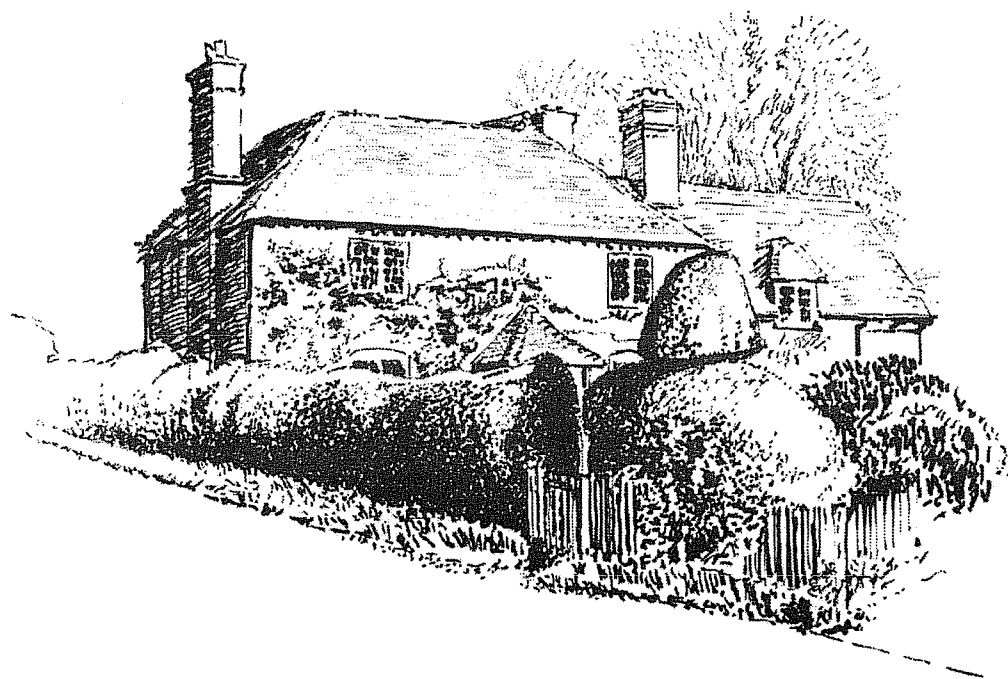
The gate is also listed and adds definition to the entrance of the manor. It is an early 19th century symmetrical arrangement of gate piers, with ogee-curved walls to outer posts, all in stucco. The piers have a ball finial with a simple moulded cap and plain recessed panels and plinth. Each side wall has 3 elongated panels.

Of great importance to the Manor, the conservation area and the village of South Warnborough is the park. There are many parkland trees and an avenue still in evidence, together with extensive pasture, partially enclosed by traditional iron estate railings. In recognition of the importance of the park to the setting of the listed buildings and the character of the conservation area itself, the conservation area boundary has been extended to include a greater area of the park, particularly that adjacent to the core of the conservation area.

Church of St. Andrew

This church is a grade 2* listed building. It was rebuilt in the early 13th century, however the nave walls are the earliest structural element and it is suggested that they date back to the 12th century. Extensions date from the 14th and 15th century, and more recently in 1870.

The nave and chancel are of the early period with a Victorian south aisle. The west end boasts a gable above which is a broach spire and bell-turret covered in shingles. The walls are predominately rendered, although flint is used for the aisle, west gables and buttresses. The chancel has a 3-light 16th century window, but most windows are lancets. The west end is occupied by a 14th century framing of the bell-turret. The chancel and the nave are separated by the remains of a 15th century rood screen. The White family, as fore mentioned, had an influence on the village of South Warnborough and thus the notable monuments and tombs in the chancel are mainly related to this family. The north porch is a modern timber framed structure within which lies a decorative Norman door. The 19th century influence is apparent in the font and the heraldic glass in the south aisle windows is from the 16th century.



Varndells

The main structure of this attractive grade 2 cottage is 17th century, however there are some later additions. It is part two storeys and part one storey with an attic and an irregular fenestration. The doors are plain, one of which is within a large glazed modern porch. Many of the upper windows have eyebrows and the wall style is of exposed timber frames with painted brick infill and other walling. The roof is thatched with the typical Hampshire half hipped detail at the north end and a full hip to the southern end. This particular dwelling was reputedly used as the village "plague house" in the time of the great plague at the end of the 1600s, and later as

a 'Poor House'. Thatch and exposed timber frames are not uncommon architectural styles in the village. Other examples include Rosemary Cottage, Holly Tree Cottage, Thatch End, Cobweb Cottage and Lees Cottage.

Manor Court

This grade 2 listed property is 17th century and is an old L-shaped structure, once a cottage and barn. Today it is attached to a larger modern timber framed house. The roof is red tiled with both half and full hipped detail. The timber frame is exposed and bricknogged with a small section of close-studding with flint panels. Modern casements are apparent and much larger than their original counterpart. The property was once known as Hill Farm.

Beyond Manor Court, along the southern side of Lees Hill, are iron hurdle railings which are typical of parkland boundaries. The land could have once been part of South Warnborough Manor, although the style of railing here is different from that found along the boundary of the Park at Froyle Lane. The open space adjacent to the house and the 'estate fencing' that contains it is of importance to the setting and character of Manor Court and the conservation area.

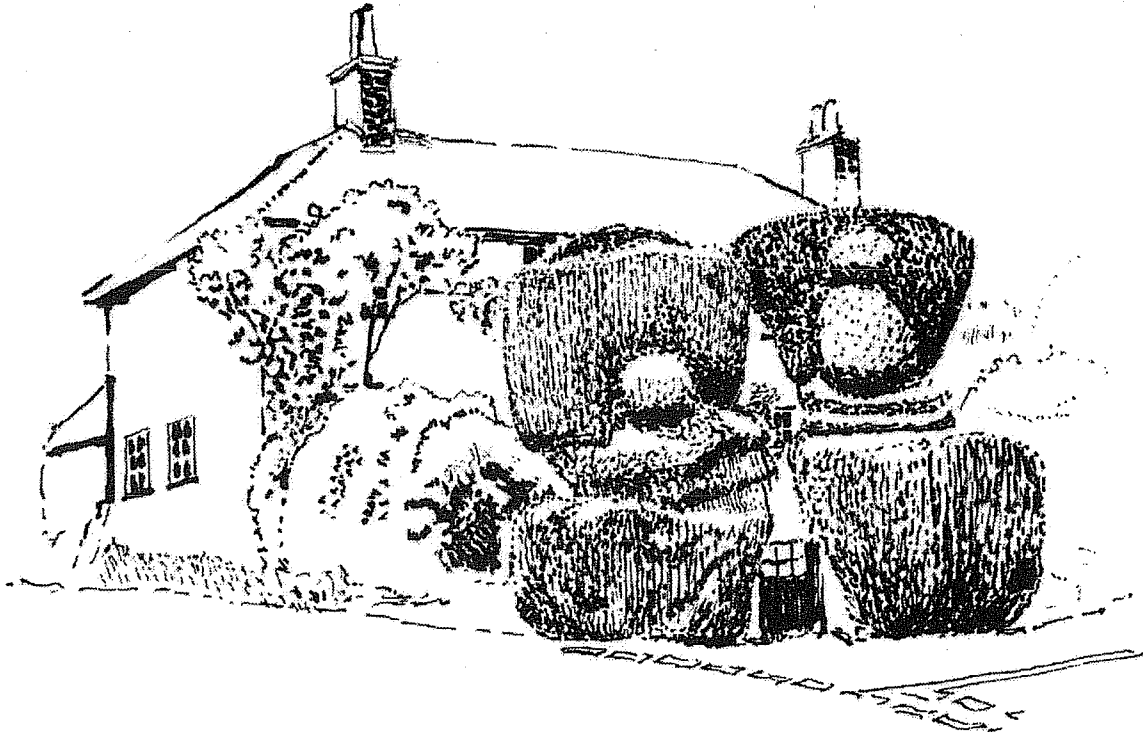
South Warnborough Lodge

This is a late 18th century, early and late 19th century property. The archetypal design of the house was asymmetrical, with a central block of two storeys and an attic with a single-storied large-roomed wing at each end. A later 19th century extension turned the wings into two storeys and a late 19th century extension, of no particular architectural interest, was added on. The roof is of slate and shows the hipped detail. There are two flat-roofed dormers; stucco walling with a parapet that has a coping and a moulded cornice. The three windows in the wings have a wider central opening, at the west side is a French light and the east side is arched. The doorway is made up of double doors set within a wide rectangular projection with a moulded pediment, keystone and impost bands. The north west facade shows off a two window centre piece and wings project with semicircular ends of one window. The roof is constructed using mansard slate materials with two flat-roofed dormers. The wing windows have reeded frames and the sashes are Victorian. On each side of the entrance are semicircular porches with windows in the curving walls. The house was originally called 'The New House' and was the first to be built in the village without agricultural association or dependency.

Vine Cottage

18th and 19th century symmetrical front of two storeys, 3 windows, with northern later extension of 1 storey and attic. Red tiled roof, hipped, brick dentil eaves with half-hipped dormer to wing. Red brick walling in Flemish bond, ground-floor cambered rubbed arches, with stepped-extrados (the outer curves of arches). Casement windows, modern half-glazed porch with hipped tile roof.

Notable topiary surmounting the front yew hedge makes a positive contribution to the conservation area, given its prominent position at the top of Lees Hill.



Old Police Cottage

Late 18th century, 2 storeys, 3 windows. Hipped red tile roof. Painted brick walling in Flemish bond, cambered ground floor openings. Casement windows. Lattice porch with lead concrete roof enclosing a 6 panelled door in a solid frame.

Notable topiary on hedge at a prominent position at the junction of Lees Hill and Gaston Lane which makes a positive contribution to the conservation area.

The Post Office and Stores

Listed Grade 2, the shop is late 18th century with 2 storeys, 3 windows (centre filled). Hipped red tile roof, brick dentil eaves. Painted brick walling in Flemish bond, rubbed flat arches. Sashes in exposed frames. 19th century shop front to the south side, consisting of rectangular bay with moulded cornice. Central doorway has old doorcase, with a moulded cornice of 6 medallions, frieze, architrave, and thin fluted pilasters, 6 paneled door.

The shop, like 'The Ridley Hall' and 'The Poacher', is important to the village and the conservation area for the community benefit that it provides. It provides a focal point on the busy Alton Road and it is important that this facility should be maintained.

5.2 Non-Listed Buildings and Structures

The Poacher Public House

Formerly known as 'The Plough', this is the only public house in the village and thus an important part of the community and character of the conservation area prominently sited along the main road. The roof is of plain clay tiles with a prominent red brick chimney extending from a side location. The walls are white painted brickwork and the windows double hung sashes with tiled hood moulds over and tiled cills. The eaves feature distinctive tiled corbelling to the corners carrying the cast iron ogee guttering around to attractive cast iron hopper heads to the downpipes. The flat roofed dormers may have been added later to the front roof slopes.

The Ridley Hall

This is a typical community building with rendered walls painted white with brick buttresses under a gabled tiled roof with a hipped bay. The building, which occupies a prominent site on Lees Hill, was presented to the village by Mrs. Ridley of South Warnborough Lodge in 1928, replacing an earlier timber built hall.

The War Memorial

Erected by public subscription in 1920 to commemorate the fallen of the First World War and subsequently recording the dead of the Second World War.

St. George's Cottage

A fine example of what was probably two estate cottages with delightful cast iron lattice windows, the property makes an important contribution to the character of the conservation area.

The Old Rectory

This is a fine Victorian Rectory of substantial proportions set back from the Alton road within its own spacious grounds behind a high brick wall which is itself relieved by flintwork panels. The steeply pitched roofs, with their wide eaves overhang, and tall chimneys are clearly visible above the boundary wall. One is aware that the property has considerable space around it including a number of major mature trees. The building is very traditional in its detailing with heavy mullioned windows, its large open gothic-style porch and its Hampshire coloured red/orange brickwork and plain clay roof tiles. Although well enclosed the building is nonetheless important to the character of the conservation area, particularly as seen from the Alton road.

6. Local Building Style

The village core of South Warnborough contains a multitude of housing ages and styles, thus providing a mixture of construction elements and architectural details. The structure of the village and primary character of the conservation area is established by the older buildings in the village, where they have survived, with infilling of modern properties in old gardens, orchards and paddocks. Relatively simple traditional architecture predominates using timber framing, red brick, some rendering and some white painted walls under a red/orange plain clay tiled roofs plus some slate ones.

Plan - The most common plan is rectilinear, however there is evidence of some L-shaped properties. The popular position of the houses is parallel to the road, but some barns are found at 90° angles to the road.

Brick Bonding and Walls - Most of the early brick properties have Flemish bond brick work with some use of blue headers for decoration. There is a good deal of exposed timber framing still to be seen with brick infill panels which are sometimes painted white. Some houses also have some weather boarding and decorated rendering.

Doors - Many older properties retain their plain solid timber doors and frames. There is a variety of paneling and style.

Porches - Nearly all the properties have porches, some have pitched gabled roofs and some have flat canopies.



Roof Detail – The early roofs are generally of red/orange clay plain tiles with gabled, hipped or half-hipped varieties. Some thatch roofs are also evident as well as slate.

Chimneys – These are an important feature of the conservation area with a mixture of chimney styles, both plain and decorated. Many are situated in the roof centre.

Screening – Many properties have open or relatively open frontages with low brick walls or hedgerows to mark their boundaries. Some have mature trees of a height which obscure direct vision. The majority of dwellings along the Alton road have their frontages contained by brick and flint walls, fences or dense hedgerows screening them from the traffic which travels daily along this road.

Along the Alton road efforts have been made to incorporate the original boundary construction styles in the new developments. An example of this is the wall bordering The Old Rectory's land which is red brick and knapped flint detail. Across to the other side of the road new houses have been built with a wall of similar design used to border the highway.

There is a considerable amount of new housing around the edges of the conservation area with much in the form of large four or five bedroom homes in a variety of brickwork and architectural style. Some have also been constructed on infill sites tucked away within the village core. Such development has not always related particularly well to the traditional form, scale and character of the early village houses and should not be taken as representing the true character of the conservation area.

Scale – The scale of the properties in the conservation area is particularly important with most of the early properties being of quite small residential scale and even the larger properties such as the Manor House, Manor Court and The Old Rectory all having traditional proportions, particularly in respect of the roof spans. It is essential that any new development within the conservation area or close to it fully respects the scale of the older properties around it and also the need for appropriate space between and around new dwellings. It is noted that many early properties do not have garages and it is important also therefore that any new garages in prominent positions are kept to a minimum proportion so they do not overpower the small cottages. Modern double garages are very often inappropriate within much of a conservation area like South Warnborough.

7. Opportunities for Enhancement

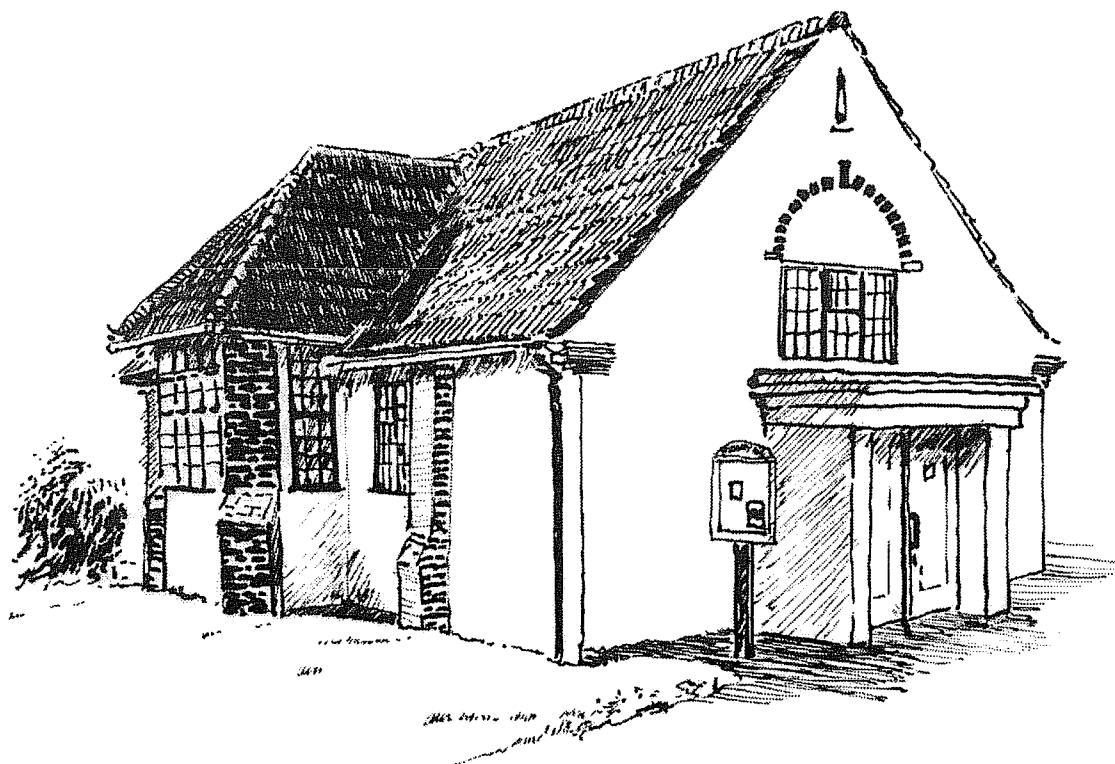
The Ridley Hall, kerbing and car parking areas

The conservation area is characterized by its rural lanes without kerbs (except to the western side of the B3349). There is, however, substantial kerbing outside the Ridley Hall which is out of character. The car park has also been surfaced in tarmac and, although this is similar to that of the access roads, it is not ideal in a rural village location where a softer gravel surface is more appropriate. Given the amount of traffic using the hall car park and its position on the hill gravel may not be entirely satisfactory here.

Consideration could be given to the removal of the kerbing at the front of the hall and the further use of kerbing should be avoided within the conservation area.

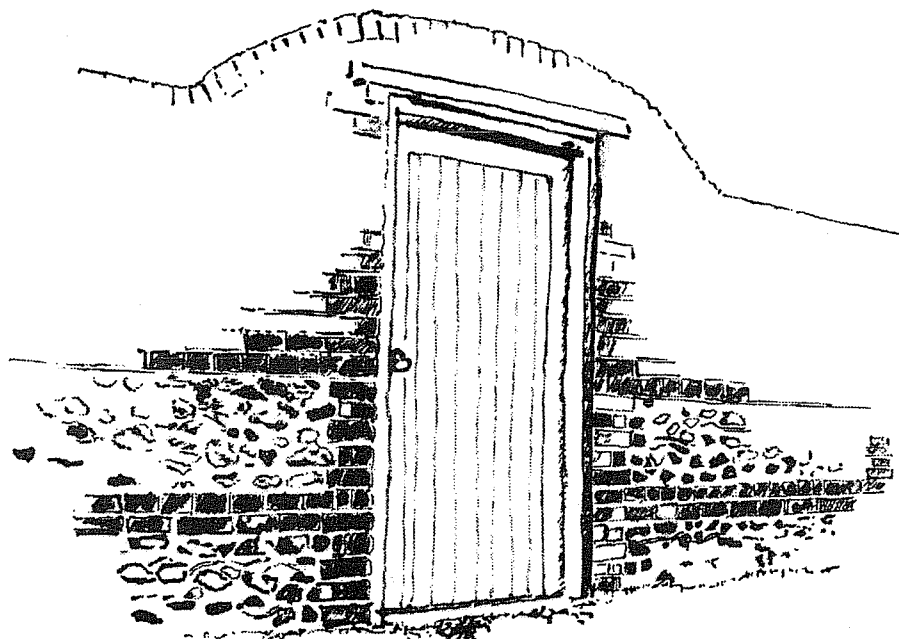
Alton Road

The boundaries along the B3349 could be strengthened to provide a more unified and traditional treatment. The walls along the road are particularly effective in providing a clear visual division between road and properties. At Manor and Church Cottages this is created by a mature conifer hedge, clipped to resemble yew. In some areas along the road there are however elements of basic modern panel fencing which are detrimental to the street scene. A recently planted hedge near the entrance to the Manor is rapidly improving the fence boundary and something similar needs to take place near Froyle Lane in the centre of the village.



There is a lack of definition in the fencing to the park along the Alton Road. Consideration should be given to a fencing treatment more appropriate to the conservation area, together with any additional planting that may be required.

Particular attention needs to be paid to front boundary treatments within the conservation area as a whole in any future works.



Retention and Replacement of Traditional Building Details and Materials

For the character of the conservation area to be retained it is important that owners of existing properties and developers of any further new properties pay particular attention to using appropriate well crafted traditional building details and materials in new works, alterations and repairs. The article 4 direction which now covers the conservation area also means that planning permission is now required for quite minor alterations where these are on primary frontages and the local planning authority will seek to ensure that the architectural character of the area is maintained in respect of such details.

Modern substitute materials such as plastic rainwater goods, pvcU windows and doors and concrete roofing tiles are not appropriate in the conservation area and should be replaced with traditional cast iron gutters and downpipes, timber windows and doors to original designs and plain clay tiles respectively, wherever possible.

War Memorial

The memorial was in poor condition at the beginning of 1999 and in need of remedial works, particularly to its upper sections. Substantial repairs and restoration works have now been carried out by the Parish Council to this important structure which should ensure its viability for many years to come.

8. The Extension of the Conservation Area

- 8.1 The development of South Warnborough Manor and its park are considered to have been fundamental to the history and character of the conservation area. It has been considered appropriate therefore, to extend the conservation area to include remaining elements of the park. The appraisal plan attached at the end of the document shows the extended area to the south of the Manor grounds. The area involved is now in use as farmland but shows clearly its earlier relationship with the layout of the manor grounds as a whole and a considerable number of historic parkland trees remain.
- 8.2 To avoid confusion the conservation area has also been extended slightly at the top of Lees Hill so that both the new houses on the north east side of the road are included. This will allow a full assessment to be made of any future proposed changes to these houses in relation to their importance to the conservation area.
- 8.3 Consideration was also given to the question of whether land beyond the current boundary to the west should be included where Lees Hill slopes downwards beyond the brow of the hill. Although this land is part of the setting of conservation area, and Hill top Cottages in particular, it was not felt the character of the land as such was fundamental to the character of the conservation area generally.

9. Policies and Proposals

9.1 General and Local Policies

The policy framework for development proposals within this and other conservation areas within Hart is provided by the Hart District Local Plan. The current policies at the time of publishing this document are attached as Appendix A. These are reviewed from time to time and latest policies should be sought and followed in all development applications and works.

Relevant Local Plan 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.

Conservation area status provides greater protection for the environment, and in consequence obliges owners and occupiers of properties within the conservation area itself and its setting to accord with greater controls. For example, planning permission must be obtained to demolish almost any building or structure within the conservation area. Planning proposals should conform to the character of the conservation area as defined in this statement and greater protection is extended to trees. Written notification must be made to the Council of any works to fell, lop or top trees and the work can only go ahead if the express consent of the Council has been received, or a period of 6 weeks has elapsed since the written notice was served.

Place-specific policies set out below as **SW** policies are in addition to those of the Local Plan policy framework and emphasize the importance of the unique character of South Warnborough.

SW1 Boundary Treatment:

SW1 IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, CHANGE OF USE OR EXTENSIONS TO EXISTING BUILDINGS, THE LOCAL PLANNING AUTHORITY WILL SEEK TO SECURE A HIGH STANDARD OF BOUNDARY TREATMENT WHICH RESPECTS LOCAL STYLE AND FEATURES.

Where hedges are most appropriate, the species should be native ones commonly used in the local area. Walling should reflect local features such as knapped flint panels.

SW2 Frontage Gaps:

SW2 PROPOSALS FOR DEVELOPMENT WHICH WOULD ERODE THE FRONTAGE GAPS IDENTIFIED AS IMPORTANT TO THE CHARACTER OF THE CONSERVATION AREA WILL NOT NORMALLY BE PERMITTED.

For the avoidance of doubt, frontage gaps are taken to include those which are closed (for instance by hedgerows and/or clumps of trees) as well as those that are open and offer views out across the open countryside.

SW3 Infill:

SW3 PROPOSALS FOR INFILL DEVELOPMENT MAY, IN EXCEPTIONAL CIRCUMSTANCES, BE PERMISSIBLE WHERE THEY RESPECT THE EXISTING BUILT FORM OF THE CONSERVATION AREA. ANY SUCH PROPOSAL WILL BE ASSESSED AGAINST THE FOLLOWING CRITERIA:

- i) Settlement form, particularly the linear pattern of development along Lees Hill;
- ii) Building line;
- iii) Spacing between and around buildings;
- iv) Boundary treatment;
- v) Architectural detailing;
- vi) Materials and brick detailing (colour, bonding, co-ordination with other materials);
- vii) Scale to complement adjoining buildings.

SW4 Trees:

SW4 CONSENT WILL NOT NORMALLY BE GIVEN FOR THE REMOVAL OF TREES IDENTIFIED AS IMPORTANT TO THE CHARACTER OR SETTING OF THE CONSERVATION AREA INCLUDING:

- i) Clumps;
- ii) Copses;
- iii) Avenues of trees and the remainder of such avenues;
- iv) Individual trees;
- v) Field hedgerows.

SW5 Enhancement:

SW5 OPPORTUNITIES TO PRESERVE AND ENHANCE THE CONSERVATION AREA SHOULD BE TAKEN AT EVERY OPPORTUNITY. IN PARTICULAR, THOSE ITEMS IDENTIFIED AS OPPORTUNITIES FOR ENHANCEMENT SHOULD BE A PRIORITY FOR IMPROVEMENT.

- i) Ridley Hall - setting;
- ii) Alton Road - boundary treatment;
- iii) Restoration of traditional building materials and details.

10. Article 4 Directions

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 the South Warnborough 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.

Planning applications which are required as a result of the article 4 direction do not attract a fee.

Advice on the need for permission and any related matters is freely available from the Development Control section of the Council.

The Council's Conservation Officer is able to advise on repairs, details and materials in conservation areas and in respect of listed buildings.

List of Illustrations

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Page 22	Brick and Flint Walling on Alton Road
Rear Cover	Extract from 1911 Edition of Ordnance Survey

Illustrations by Michael Emmons

Bibliography of References

Conservation Area Practice, English Heritage

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, Edited by William Page, University of London

With special thanks to the South Warnborough Parish Council
for their editing and contributions to the history of the area

Appendix A

Relevant Proposals of the Deposit Draft Replacement Local Plan June 1996:

Nature Conservation:

CON 2: DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE NATURE CONSERVATION VALUE OF THE FOLLOWING DESIGNATED SITES EITHER DIRECTLY OR INDIRECTLY WILL NOT NORMALLY BE PERMITTED:

- (i) Sites of Special Scientific Interest (S.S.S.I.);
- (ii) Sites of Importance for Nature Conservation (S.I.N.C.).

Trees and Woodland:

CON 7: PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF ANCIENT WOODLAND AND OTHER TREES OR WOODLANDS OF HIGH ECOLOGICAL, LANDSCAPE AND/OR AMENITY VALUE, WILL NOT NORMALLY BE PERMITTED.

CON 8: WHERE IMPORTANT TREES, WOODLANDS OR HEDGEROWS (OF ECOLOGICAL, LANDSCAPE OF AMENITY VALUE) ARE AFFECTED BY A PROPOSED DEVELOPMENT, THE LOCAL PLANNING AUTHORITY WILL NORMALLY ONLY GRANT PLANNING PERMISSION IF IT IS SATISFIED THAT THESE NATURAL FEATURES CAN BE RETAINED AND THAT THE TYPE, LAYOUT, SITING AND DESIGN OF THE PROPOSED DEVELOPMENT WILL NOT LEAD TO SUBSEQUENT PRESSURE FOR THEIR REMOVAL.

Historic Parks and Gardens:

CON 16: DEVELOPMENT THAT WOULD ADVERSELY AFFECT HISTORIC PARKS AND GARDENS (PARTICULARLY THOSE REGISTERED BY ENGLISH HERITAGE) OR THEIR SETTINGS, WILL NOT NORMALLY BE PERMITTED.

Conservation Areas:

CON 17: PROPOSALS FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE CHARACTER, APPEARANCE OR SETTING OF A CONSERVATION AREA WILL NOT NORMALLY BE PERMITTED. PROPOSALS WHICH WOULD ENHANCE A CONSERVATION AREA OR WHICH WOULD SATISFY THE FOLLOWING CRITERIA WILL NORMALLY BE PERMITTED.

- (i) Use of the local building style, traditional scale, materials and special architectural detailing appropriate to the setting of the site;
- (ii) The retention and management of beneficial landscape and townscape features including the protection and retention of buildings of local architectural merit, important gaps, views, trees and open spaces;
- (iii) The conformity of the proposed development with the building line, orientation and density of other buildings in the vicinity;
- (iv) Boundary treatments which in terms of materials, colour massing and species are sympathetic to the character and appearance of the conservation area;
- (v) The potential for securing environmental improvements as part of any scheme.

Change of Use:

CON 18: WHERE PLANNING PERMISSION IS REQUIRED, PROPOSALS FOR THE CHANGE OF USE OF BUILDINGS WITHIN A CONSERVATION AREA, WHICH SATISFY THE FOLLOWING CRITERIA WOULD NORMALLY BE PERMITTED.

- (i) The proposal can be accommodated harmoniously within the existing street scene, without the need for building works or operations that would result in the introduction of intrusive materials or design features; and
- (ii) The intensity of activity on site does not have a detrimental effect on the character or appearance of the conservation area; or
- (iii) The proposal will beneficially contribute to the character and vitality of the conservation area.

Demolition:

CON 19: PLANNING PERMISSION TO DEMOLISH A BUILDING OR PART OF A BUILDING IN A CONSERVATION AREA WILL NOT NORMALLY BE GRANTED, IF IN THE OPINION OF THE LOCAL PLANNING AUTHORITY, ITS REMOVAL WOULD UNACCEPTABLY HARM THE CHARACTER AND/OR APPEARANCE OF THE AREA.

Listed Buildings:

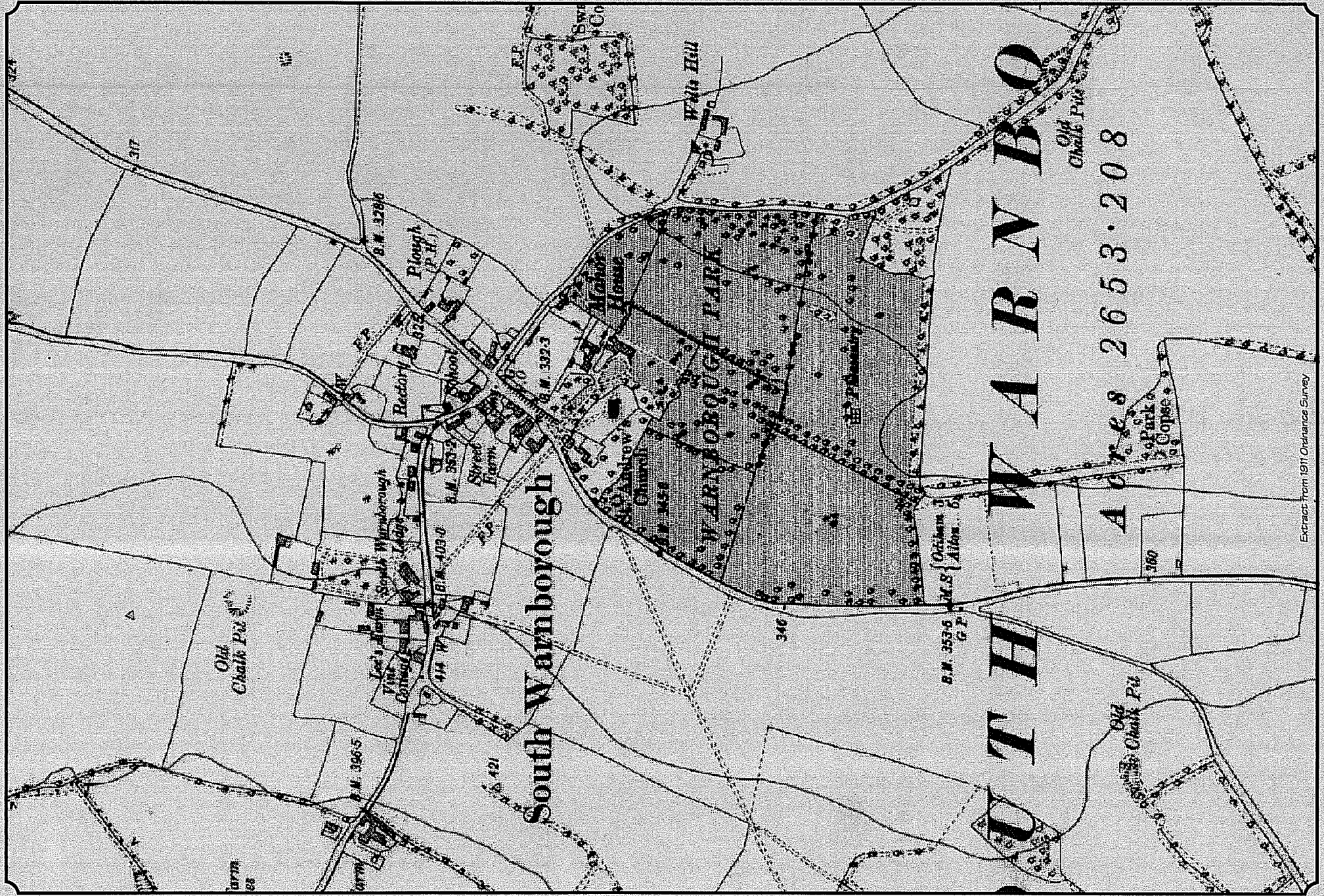
CON 20: PLANNING PERMISSION FOR PROPOSALS THAT WOULD RESULT IN THE DEMOLITION OF A LISTED BUILDING WILL NOT NORMALLY BE GRANTED.

CON 21: IN ORDER TO ENSURE THE PRESERVATION OF THE BUILT STRUCTURE, THE CHANGE OF USE OF A LISTED BUILDING OR BUILDING OF LOCAL INTEREST WILL NORMALLY ONLY BE PERMITTED, IF IT MAINTAINS OR ENHANCES THE CHARACTER AND FABRIC OF THE BUILDING, AND IF THE BUILDING IS CAPABLE OF ACCOMMODATING THE USE WITHOUT MATERIALLY AFFECTING FEATURES OF HISTORIC OR ARCHITECTURAL IMPORTANCE.

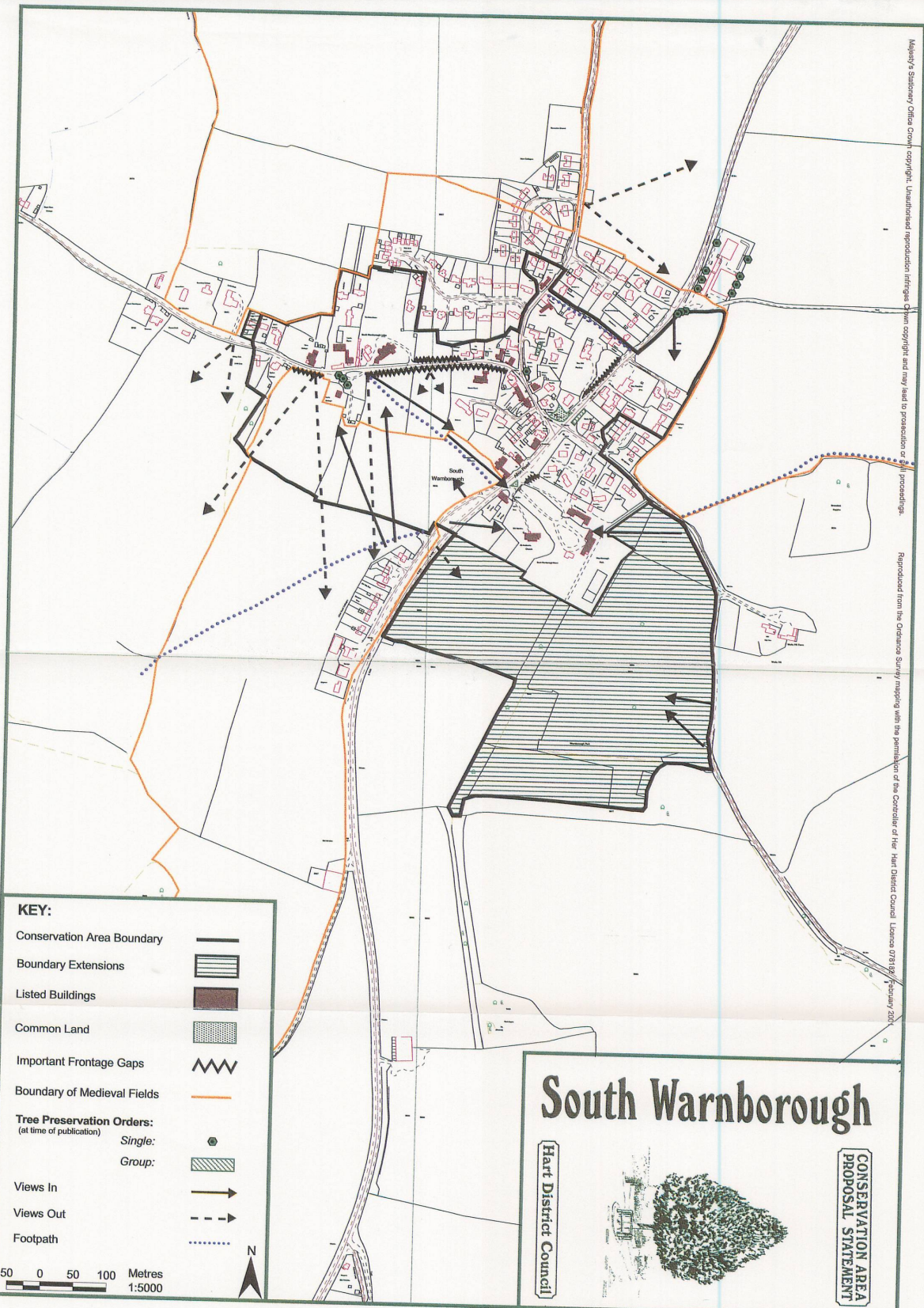
CON 22: PROPOSALS FOR THE EXTENSION OR ALTERATION OF LISTED BUILDINGS OR BUILDING OF LOCAL INTEREST, WHICH REQUIRE PLANNING PERMISSION, WILL NOT NORMALLY BE PERMITTED UNLESS:

- (i) *The scale of the proposed development is not materially changed from that of the original building;*
- (ii) *The proposal does not cause harm to the character or setting of the building, and is compatible with surrounding development by virtue of materials and style;*
- (iii) *Design is appropriate to the character and setting of the building.*

CON 23: DEVELOPMENT WHICH WOULD HAVE A MATERIAL ADVERSE IMPACT ON THE SETTING OF A LISTED BUILDING WILL NOT NORMALLY BE PERMITTED.



Extract from 1911 Ordnance Survey

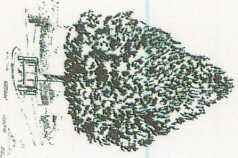


- KEY:**
- Conservation Area Boundary
 - Boundary Extensions
 - Listed Buildings
 - Common Land
 - Important Frontage Gaps
 - Boundary of Medieval Fields
 - Tree Preservation Orders:**
(at time of publication)
 - Single:
 - Group:
 - Views In
 - Views Out
 - Footpath

50 0 50 100 Metres
1:5000

South Warnborough

Hart District Council



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