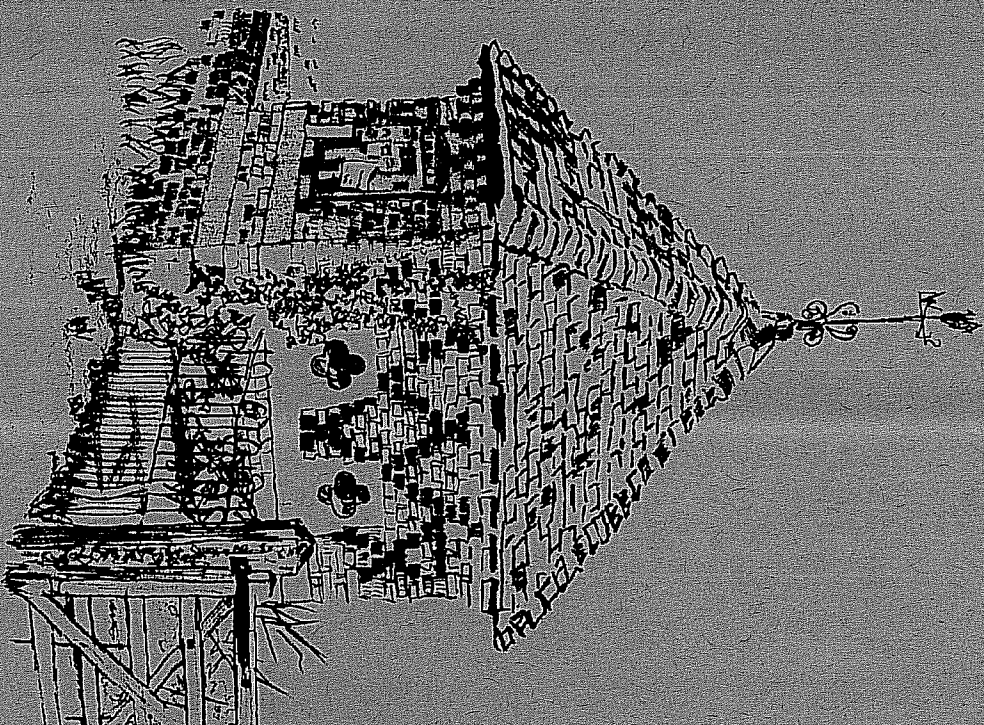


Heckfield

**Conservation Area
Proposal Statement**



Hart District Council

Heckfield

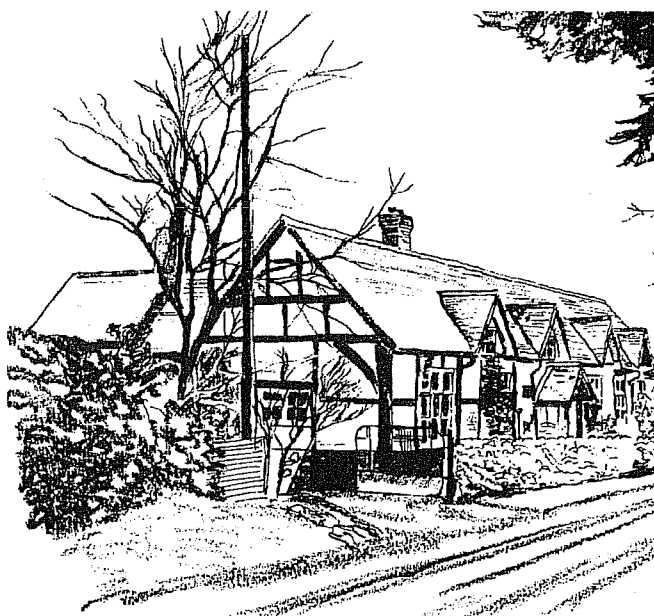
Conservation Area Proposal Statement

**Hart District Council
April 2002**

Preface

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

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



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

The draft proposal statement was considered at a public meeting of the Heckfield Parish Council held on 7th January 2002. The comments received from and following the meeting and other consultations were taken into account in finalising the contents. The document was approved for publication on 11th March 2002 by Hart District Council.

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1. Introduction

A conservation area is defined as “**an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance**”.

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

- Planning applications, which the local planning authority deems would affect the character of the conservation area, must be advertised to allow the general public to comment.
- Conservation Area Consent is required from the local planning authority for demolition of most buildings within a conservation area.
- Six weeks notice must be given to the local planning authority of the intention to lop, top, cut down or remove a tree within a conservation area.
- Permitted development rights within conservation areas are reduced and under an Article 4 Direction made in January 1998 permission is needed for minor demolitions and any alterations that could affect the frontages of residential properties including their boundaries. Section 11 gives fuller 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 at this time and the Council continues to consider whether further areas should be designated which meet the criteria above.

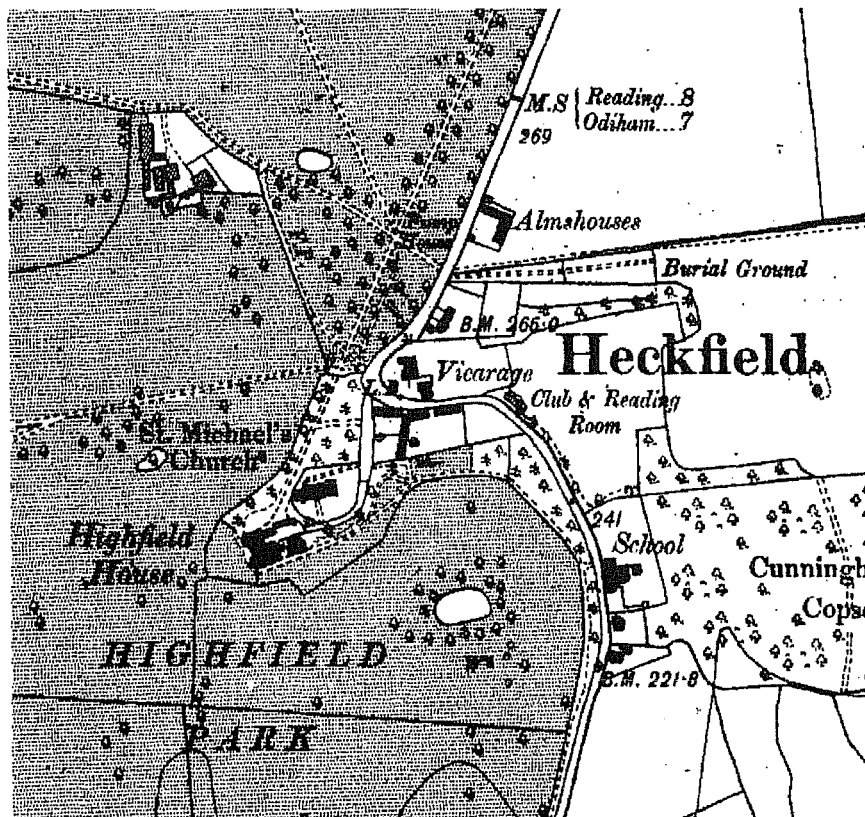
The Government’s Planning Policy Guidance Note 15, published in 1994, refers to the need for local planning authorities to prepare detailed assessments of conservation areas that will then be taken into account in determining planning applications and appeals. It is proposed that this Conservation Area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

Heckfield was designated as a conservation area in 1978 and was first revised in June 1989. The area covered is shown on the appraisal map included at the end of the document which also shows the current extension to include more of the historic parkland to Highfield Park.

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

Heckfield is situated in the north western corner of Hart District Council's area close to the county boundary between Hampshire and Berkshire. The village is set in the countryside just off the A32 main road (now the B3340) running from Reading (9 miles) to Hook (4.5 miles). This road goes on to Odiham and then Alton and is known as the Odiham Road where it passes through Heckfield. The settlement is tiny, no longer having its own school or any shops. It borders the large Stratfield Saye country estate of the Duke of Wellington, elements of which are now open to the public including the Wellington Country Park. The nearest stations are at Hook and Reading serving London Waterloo and Paddington respectively. Two motorways are within easy reach with the M3 accessible just south of Hook and the M4 only 8 miles away south of Reading.



3. History and Development

The name of the village is recorded as being "Effelle" in the 11th century Domesday Book. This is thought to be the Norman/French attempted pronunciation of the Saxon name Heighfield. It was variously called Hecfeld, Hegfeld, Heggefild and Heifeld in the 13th century and then Highfield, Heghefeld, Hekfeld and Hechingfeld in the 14th century. At the time of the time of the Domesday Survey of 1086 the village was within the Hundred of Bosmere and the manor of Heckfield formed part of the possessions of Hugh de Port. By the 14th century it had become known as the manor of Holdshott and part of the Hundred of Holdshott.

In 1328 Robert De St. Manefeo was granted free warren in his desmesne of Heckfield. At the same time he was also given a licence to inclose 5 acres of meadow, 15 acres of pasture, 40 acres of wood and 30 acres of moor in his manor for a park. Elements of the park pale, the raised earth boundary, still exist today as a flat topped bank up to 6 metres wide and 1 metre high. Elsewhere the park pale has been subsumed into modern banks and boundaries.

Isaac Taylor's map of 1759 shows an avenue of trees to the north of Highfield Park and then dividing into three further avenues to Risley Common, Risley Mill and to a lodge. A fishpond is shown on later 18th century maps. In the latter part of the 18th century the manorial rights passed into the hands of the Lord Rivers of the Pitt family who were the then owners of the Statfield Saye Estate. Colonel William Augustus Pitt, who died in 1809, is thought to have been responsible for carrying out alterations to the house, the pleasure gardens and probably had the walled gardens built. The parkland and gardens to Highfield Park have recently been included on the Hart District Council Local List of Historic Parks and Gardens. An annual fair was held at Heckfield at the end of the 18th century but this custom has long since fallen into disuse.

The Parish of Heckfield is well wooded and it is recorded in the Victoria County History that a quarter of the total area of 3,200 acres was then woodland. The soil is recorded as principally light over a subsoil of sand and gravel with the main crop being grain. Two water mills are recorded from the early years valued at an annual value of 20 shillings in 1341. Neither of the mills are within the conservation area which is set on high ground near the church. The River Whitewater, serving the mills, runs through the southern fringe of the Parish and the remains of Holdshott Mill do still exist as a dwelling set back off the road from Heckfield to Hartley Wintney.

In archaeological terms the basis of the rural settlement of Heckfield is that of a Church and Manor House. The church, manor house site and manor farm all stand on a spur of high ground. To the east, south and west there are views over the lower-lying land which is characterised by springs and wells. A number of springs and wells are still shown on recent editions of the Ordnance Survey maps. The principal route into the settlement runs north/south and originally formed a very tortuous loop between the Church and Heckfield Park. After 1819 Heckfield Park became known as Highfield House and is now generally known as Highfield Park.

The present church, although much restored in the 18th century, is largely 13th century in origin and is likely to have been built on the site of the earlier church mentioned in the Domesday Book. The dedication to St Michael is considered very appropriate for a church on high ground. South west of the church is Highfield House (Highfield Park), the 18th century dower house for

Stratfield Saye, which is thought occupy the site of the original manor house. Heckfield House (16th century) stands across the road from the church and outside the boundaries of the park. Some people feel this was the location of the original manor house or the lodge to it but this is now felt to be unlikely given its rather detached location. Highfield Farm 300, metres north of the church, is within its own enclosure within the parkland. The present farm house is listed as early 19th century but early parts of the farmstead could have been contemporary with Highfield Park.

The tithe map of 1840 shows the existence of the church with Highfield Park close to it on the south west and the old stable block standing to the north east. Heckfield House is shown with an outbuilding where its cottage now stands and there are just two or three small cottages close by along Church Lane. A long north to south building is also shown where the village hall now stands. A considerable farmstead group of buildings existed where the current Highfield Farm now stands and it appears that a number of the present buildings were present in some form at that time. The tithe map also shows a small group of buildings on the opposite side of the Odiham Road where Burgess House now stands.

Much of the important historic and architectural character of the conservation area was well established by the mid 19th century and it is largely that historic, traditional form and detailing that the conservation area designation seeks to protect. The settlement has grown considerably since 1840 but the pattern of development along Church Lane and along the Odiham Road has generally been kept to the early linear form except for some infilling of the land between Church lane and the modern B3349 which now very effectively by passes the built up areas.



4. Character Description

The conservation area is entered off the B3349 via a wide new bell mouth junction. Straight ahead are the modern brick piers marking the formal entrance to Highfield Park, which is now a large training centre incorporating the old house, its stables and outbuildings and the extensive grounds. The public road turns south and quickly becomes much narrower as you enter the old part of the road now called Church Lane. This was the old A32 main road until about 30 years ago when the road was straightened out to avoid the tortuous old route through the village. There are no kerbs or pavements to Church Lane which has a distinctly rural character to it. This means that there are grass verges that extend to the edge of the carriageway and in places these have been badly eroded away by traffic and by parking. These grass verges need to be restored and further erosion deterred but kerbs would be out of place. There are hedges on both sides with the west side being mainly self sown and secondary Elm bushes which have not yet succumbed to Dutch Elm disease. On the eastern side of the lane are the front boundaries of residential properties made up of a variety of traditional hedgerow plants, shrubs and small trees.

Two modern houses are the first buildings seen on the east side. Both are chalet style properties with dormer windows so that the overall scale of the buildings is quite low and this is a general characteristic of this section of the conservation area. A feature of the second chalet is the line of south facing solar panels along its roof. Fortunately the roof of the property runs east to west, away from the lane, making the panels less obvious for they are out of character with the traditional style of the area as a whole. Beyond these chalets stand the Lady Eversley memorial almshouses built in 1863. These are just single storey with heavy ornamental timber framing to the gable end which sits close to the lane. The oak framing uses short curved braces in the upper panels and the oak barge boards are gently scalloped. There is also blue diaper patterning to the red brickwork with a stone plinth course which links with the stone coping of the low front boundary wall. In the centre of the gable is a memorial stone referring to Lady Eversley and giving the 1863 date. The main walls to the almshouses are oak framed above a brick plinth again with the stone plinth band.

Set back and parallel to the lane is the Memorial Hall which appears contemporary with the almshouses but of slightly simpler detailing. The hall replaced another set of almshouses which may have been the building shown on the 1840 tithe map. The whole group is listed individually including the forecourt wall described as a low red brick wall with stone capping, having a central opening flanked by piers. Each pier has brickwork in its lower part, with the wall capping carried through as a stone band. The top of each pier is stonework, with a pyramid cap, widened below by sloping offsets, the front face having a recessed roundel with 4 cusps. The old railings are missing. To the southern end of the wall is a well house of the same period, with a pyramid roof, brick dentil details, similar stone banding and diaper brick patterning. The east side is buttressed with the brickwork intricately toothed (or tumbled) in and on the apex of the roof is a metal weathercock. The hall has recently been extended along the southern boundary of the site with the design, detailing and materials very well matched to the earlier hall.

Next on the east of the lane is a much revamped modern house which, although somewhat larger than before, is now well related to the traditional character of the conservation area with an all brick façade, clay tiled roof and simple timber windows. The garage is set back and detached. Next is a driveway along the route of an early footpath. This leads east towards the B3349 and

gives access to two quite large detached new houses. Both have all brick elevations apart from some Victorian style bright tile hanging to the first floor of one. They also have timber traditional style windows and one at least also has traditional cast iron rainwater goods. They are served by a simple gravel driveway and although their boundaries do include a lot of panel timber fencing they are set back enough that this does not affect the overall character of Church Lane itself. Also, because they are set well back and the land slopes away to the east the greater mass of the houses does not compromise the main character of Church Lane or the conservation area.

On the opposite (west) side of the lane is the access to Highfield Farm which cuts across the avenue approach to Highfield Park. Where this access meets Church Lane the old Elm hedgerow has died right back so it is now very sparse giving a neglected appearance. The re-planting or infilling of this old hedgerow is important to maintain the character of the lane and the conservation area. The approach to Highfield Park runs parallel to Church Lane and runs within an avenue of tall Wellingtonias which provide a further backdrop to the west of the lane.

Continuing along on the east side of Church Lane there is another new house which stands rather tall in comparison to its neighbours due mainly to its greater roof span. The house does feature timber windows, all brick elevations and a plain tiled roof with a chimney, plus it has a very appropriate rural style timber five bar gated entrance.

Next are a pair of semidetached cottages dating from the early 18th century with some blue header panels within the front brickwork. Number 26 has some early iron framed leaded light windows still but unfortunately number 27 now has modern plastic replacement windows, seriously detracting from the quality of the pair and from the character of the area. The modern brick garage to number 27 has been kept down in scale and has timber doors to fit in reasonably well. These two cottages are listed grade II so the plastic windows may be able to be replaced under enforcement procedures. In the front of number 27 is an old granary, also listed, which features light timber framing and a tiled roof that is ventilated by the spacing apart of the clay tiles.

Tall holly bushes mark the boundary with Heckfield House to the south then a 2 metre high brick wall in red/orange stocks runs close to the road edge around the tight bend and the entrance to Heckfield House is on the bend. There are two separate sets of brick gate piers and iron gates giving access to the house and to its cottage. The house is a real mixture of traditional forms and details with a curved front to the elegant Georgian wing on the northern side. This also has big double hung sash windows and curved slated roof. The earlier timber framed main section of the house has a tall clay tiled roof with a small dormer and generally small casement windows some of which are leaded lights. Tile hanging appears to have been added in the Victorian era to the first floor and there is a simple front door facing west. Behind to the east is a large Victorian extension with wide flat topped brick arches over the windows.

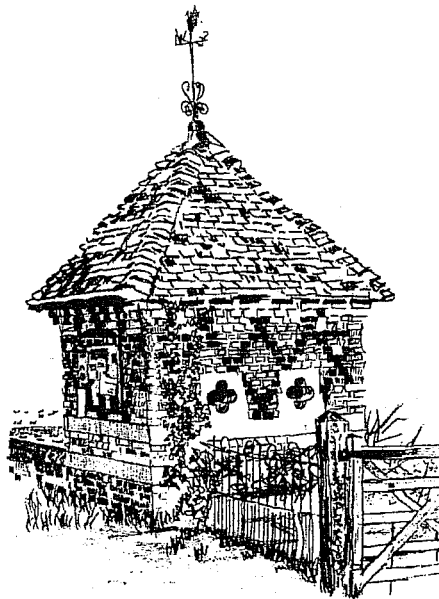
An old yew tree stands between the house and the cottage. The cottage is now two storey with tile hanging to the first floor. It appears that the upper floor was added much later above the English bond solid brickwork of the ground floor. The small outbuilding shown on the 1840 tithe map may well be the ground floor of the present cottage and outhouse.

Continuing down the lane running east a five bar field gate gives access to the rear of Heckfield House and its recent further garaging. On the opposite side of Church Lane is the nearly 2.5 metre high old brick boundary wall to the gardens and stabling of Highfield Park. The wall has rather

haphazard bonding indicating its early construction apart from some added courses at the top where tiles have also been used as partial courses in the brickwork to level it up. The wall has a semicircular brick capping.

At the southern end of Church Lane, before it becomes just a footpath out to the new road, there are two new infill houses; one with a slate roof and one with a tiled roof. Each is of one and a half stories with some rather large dormers, but they do have a rural character and use traditional materials, including timber windows and cast iron rainwater goods, to fit in with the conservation area. Another old Yew stands between them and five bar field gates mark their front entrances. Beside the footpath the garden wall of Highfield Park is a rebuilt or matching new section using old bricks. A thick old hedge of mostly Elm and Holly marks the north side of the path.

Church Lane ends here but across the other side of the B3349 is the remainder of the early street also now bypassed by the new road. This part of the old street has a very similar character to Church Lane and it is now proposed that it should be included within the Heckfield Conservation Area boundary. The area is described in more detail in section 5.



The old stables of Highfield Park stand close to Church Lane opposite Heckfield House. The walls are of Flemish bond brickwork below the slate roofing and carry on from the high garden wall. There are now a few well crafted traditional timber doors and windows added as part of the conversion to residential accommodation for the training centre. The listed stable buildings are described as early 19th century, symmetrical arrangement of a projecting centrepiece, with slightly lower wings. Hipped slate roofing. Each wing has a half-round high level window on either side of a central entrance. The Stable Cottage and Gardeners Cottage building, of the same date, was symmetrical but has been extended at its southern end. The original brickwork is English bond including a lot of random blue headers and with a three brick horizontal band. There is now an area of flat roof above the slate roof pitches and tall narrow dormers have been added to the lower elements. Whole new wings have been added to form almost a complete quadrangle shape on plan. The fenestration used on the new is good quality timber generally and the openings have also been kept to small proportions of the wall areas. The rainwater goods, unfortunately, now look very out of character in fading black plastic, against the original black painted cast iron.

Behind the stables area to the south and east the grounds of Highfield Park slope away rapidly overlooked by a Greek-style columned stone summer house. Tucked away behind a belt of trees and close to the B3349 is a some well hidden modern training centre apparatus. A number of old Yews and ornamental trees are found in the park-like grounds.

Between the stable area and the Highfield mansion itself stands the grade II* listed Church of St Michael described as 13th century origin with a nave and chancel of medieval date extended after 1500 by a western tower and north chapel. The church has been virtually rebuilt a number of times according to W J James. He tells us the nave with its massive walls of local rock, a conglomerate of iron stone and gravel known as ferules, was built in the early part of the 14th century and the tower has stood as it is today since about 1500 also built of ferules with Tudor brick dressings. The church was restored again by the architect William Butterfield commencing in 1876 although the tower is said to have remained unaffected by all the massive changes and restoration that went on at that time. William Morris, one of the founders of the Society for the Protection of Ancient Buildings (SPAB), although he despised a lot of the work that restorers like Butterfield were doing in Victorian times, did actually create a stained glass window for the church in 1885. The churchyard includes a number of old Yew trees and has a low boundary wall of local red/orange brickwork with a half round brick coping.

Highfield Park is also listed grade II* and is described in the listing as a large house of three symmetrical facades, having a continuous blocking course and cornice; the north front is of 3 storeys, the west and south of two storeys (by later alteration). The north front has colourwashed brickwork in Flemish bond and a plinth. There are some stone dressings to window openings, a mid 19th century Bath stone porch with arched windows and two columns of Doric order. The west front has outer groups of windows in segmental bows; the cornice is deepened by a frieze and architrave band. There are rubbed flat arches to openings in the brick walling. Sashes in reveals with ground floor cills at plinth level; a central arched (glazed) doorway with ornamental fanlight in an ornamental frame. The south front has a slightly projecting centre with a deep three bay Ionic portico. Tall French windows; the outer units have a circular recess within a square opening at first floor. At the ground floor this becomes a niche with an urn.

The grounds and land around Highfield Park are part of the character and setting of the conservation area. There are a number of old Oaks and other parkland trees remaining although many have been lost in gales or have died naturally. There are still several very gnarled and stumpy specimens which can be seen close up from the footpaths. The grounds of the mansion, the Highfield Farm complex and surrounding fields, plus some of the adjoining woodland have been identified as being within the original historic park. These areas have been included in the recently published Hart District Council Local List of Historic Parks and Gardens. Given the historic importance of the early parkland area and its obvious contribution to the setting of the conservation area it considered appropriate for the majority of the identified park area to be included within the Heckfield Conservation Area. Further details of the area to be added are included in section 5.

4.1 Summary

The essential character of the conservation area lies in its rural country lane nature and its traditional buildings of local materials with quality traditional detailing, joinery and fittings. The nature of the details and materials varies with the status of the buildings, as do elements like the boundaries, with soft hedge boundaries to smaller properties and brick walls to grander neighbours. The use of five bar field gates to entrances is appropriate with only the wrought iron gates and piers provided to the grand houses. Many properties still have their solid and traditional cast iron rainwater goods and these are the kinds of details that need to be retained and continued in any further development to protect the character and quality of the area to the benefit of all who live in or visit the area. More details of the materials and local building styles are given in section 6.

The historic parkland around Highfield Park is an essential element of the conservation area with its ancient meadows, old parkland trees and park features. This forms the setting for the narrow Church Lane and its continuation on the opposite side of the main road. Much of the important historic and architectural character was established by the middle of the 19th century and it is largely that traditional settlement form and detailing that the conservation area designation seeks to protect.

The trees and hedgerows also make a very valuable contribution to the character of the area and need to be retained, protected and replaced when necessary with indigenous locally seen species.



5. The Proposed Additions to the Conservation Area

The conservation area has up to now been drawn very tightly around the developed elements close to Church Lane and around Highfield Park taking in just the main avenue of trees along the driveway in terms of the parkland setting of the mansion. It is now proposed that the bulk of the old parkland area and also the south eastern section of the original village street be included within the conservation area.

5.1 The Parkland, Farmland and Highfield Farm

Early maps from the 17th century show the extent then of the land ownership of General Pitt and much of this area has been identified as being part of the original parkland of the old manor house. The area shown in the map now used in the Hart District Council Local List of Historic Parks and Gardens includes fields to the south, west and north of Highfield Park plus some woodland and further open farmland to the north west. The area includes the whole of the farmstead of Highfield Farm. The woodland area known as Cattle Copse and the farmland to the north of it are not considered to be an essential part of the character or setting of the conservation area as such. The woodland is now largely the subject of modern planting and the fields to the north are bare of any early parkland trees. The natural limit of the setting of Church Lane and the mansion is a line running due north from the line of the park pale shown on the ordnance survey map and this is the extent of parkland proposed to be added.

The section to be included provides some superb views over farmland and countryside, particularly to the south where the land falls away. On a clear day the views stretch way into the distance. Elements of the old park boundary known as a park pale are marked on the OS maps and can be identified on the ground as raised areas of earth embankment now with fences on top of them forming the field boundaries.

Highfield Farm is listed as 19th century but it appears to relate closely to the listed 18th century cottages in Church Lane and to Chestnut Cottage across the Odiham Road which is also listed as 18th century. The house has a particularly attractive and well preserved front elevation incorporating wide vertical strips of grey header brickwork between its wide gothic arched traceried windows. The north west facing front has a stone coping to the parapet with a brick cornice band and plastered coving plus a brick plinth. The rest of the building is plain brickwork. There are now few remaining early farm buildings around it although the footprints of the current buildings appear to fit some of those shown on the 1840 tithe map.

5.2 The Southern Section of the Village Street.

This part of Odiham Road was also bypassed by the B3349 when it was constructed about 30 years ago. It too has remained a narrow lane without kerbs with a high hedgerow on the west side and has a very rural character to it. All the buildings are on the east side and the early ones stand very close to the road.

The Old School is a black and white timber framed building in part with added half dormers. There are tall heavy mullioned windows of a typical school nature. The double front door sits

within a wide porch. The southern end of the building appears much newer without timber framing. The classroom windows are probably original to this part, whereas they are clearly a later alteration to the timber framed northern section. There are some remaining early swivel opening top lights in the dormers but some have been replaced and are not accurate copies.

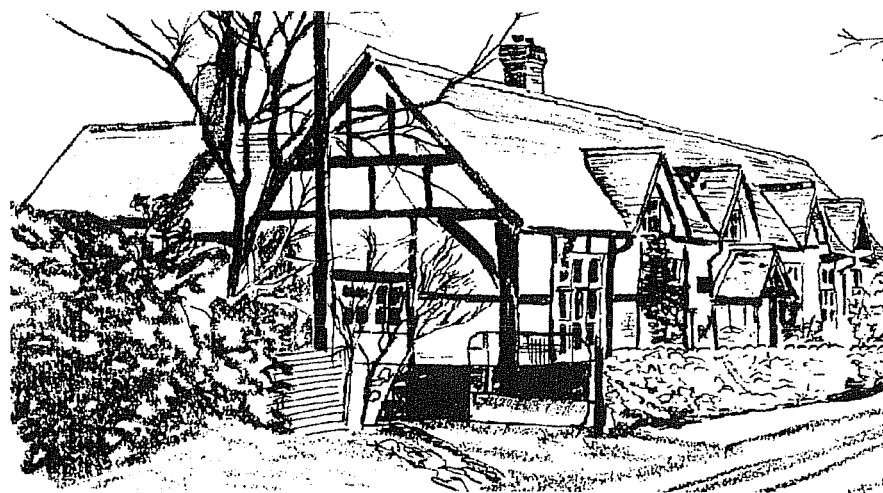
At the rear and attached to the old classroom building is Old School Cottage probably of late 18th century origin. This is a small scale cottage of brick and tile with small dormers, brick chimneys and some attractive old timber casement windows. The later toilet block to the school has been converted to living accommodation and is attached by a simple and robust timber and glass link. A modern detached house is set back to the south of The Old School. It has red brick elevations under a dark brown tiled roof with modern dormers. It does not relate very well to the traditional character cottages to either side but it is set back and the dark colours make it is less apparent.

The tiny Chestnut Cottage sits very close to the carriageway. It is a delightful small scale cottage again in brick and tile with old iron framed small casement windows to the first floor front. The ground floor windows on the front are more modern timber replacements but are good quality and fit in well.

The last house in this cut off section of lane is Burgess House which is a larger detached dwelling listed as late 18th and 19th century. It features blue header panels within its red brick walling very similar in style to numbers 26 and 27 Church Lane. Regrettably it now has modern replacement plastic windows which severely detract from its individual historic character.

Set back behind Burgess House is a simple and more modern bungalow known as Burgess Cottage. Although the present property is not of architectural interest, the building occupies the site of a building shown on the 1840 tithe map and so is clearly within the early settlement.

It is very important that traditional elements of the early buildings in the conservation area are retained and maintained to ensure the character of the area as a whole is not lost by the effects of incremental modern replacements. The important early buildings in this part of the extended conservation area are all listed buildings, so alterations already require prior approval from the local planning authority.



6. Important Landscape Elements

6.1 Trees and Hedgerows

The trees and hedgerows are an important feature of the whole of the conservation area. There is still a lot of resurgent Elm hedgerow despite the larger elm trees all having died from Dutch elm disease. There are areas where the hedgerow along the west side of Church Lane seems to have died back and this hedgerow needs to be reinstated, perhaps with Hollies and other sustainable indigenous hedgerow species rather than Elm itself. There are many old Yew trees within the churchyard and elsewhere which need to be retained, plus individual Holly trees. There are numerous large mature trees along Church Lane and in the grounds of the larger houses, which provide the rural backdrop to many buildings, spaces and footpaths. The unusual and ornamental trees of the major houses and particularly those within the old parkland grounds of Highfield Park are equally essential to the character of the area including the tall Wellingtonia avenue leading north from Highfield Park.

The extensive parkland and gardens of Highfield Park have recently been included on the Hart District Council Local List of Parks and Gardens of Historic Interest. The summary description of the grounds is an historic deer park and 18th century landscape park, gardens and grounds, forming the setting to Grade II* listed house, visited by George III. In 18th century it formed part of Stratfield Saye estate (on the English Heritage national Register of Historic Parks and Gardens as grade II). The parkland, fishpond and island remain.

6.2 Open Spaces and Views

The Heckfield Conservation Area does not benefit from any public open spaces as such, but the wide open grounds of Highfield Park provide delightful outlooks and views over countryside for those walking along the lane or footpaths. There are three footpath routes out from Church Lane noted as numbers 2, 3 and 4 on the County Council's rights of way maps.

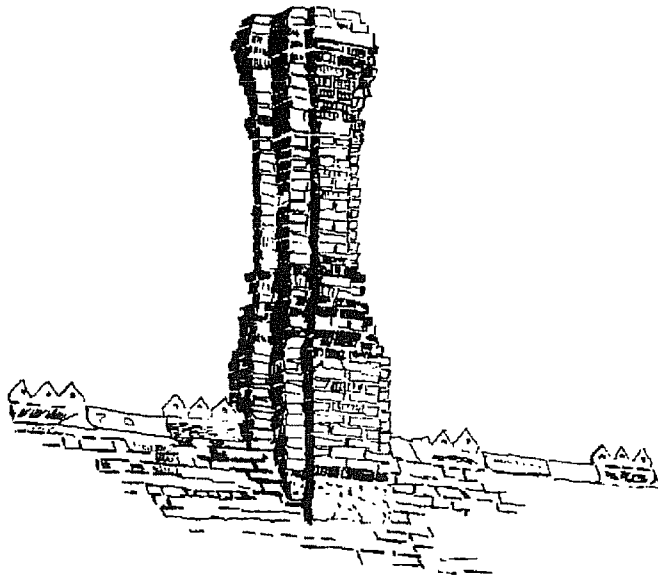
Footpath 2 runs across the Wellingtonia avenue from Church Lane westwards into a small valley before rising to follow the park pale line across fields into the woodland of Cattle Copse. It finishes at a group of cottages and restaurant on the A33 Basingstoke Road. Looking back and out from this footpath there are delightful country vistas as well as glimpses of Highfield Park and the church. To the south one can see a considerable distance from the park pale plateau on a clear day.

Footpath 3 starts near the entrance driveway to Highfield Farm and runs north west across a level field towards woodland of the Stratfield Saye estate and again looking back one enjoys lovely views of countryside, plus views of the Gothic main elevation of Highfield Farm and of St Michael's Church tower and Highfield Park within the trees.

Footpath 4 runs east from Church between the modern houses out to the main road and then continues on the other side. It stretches along the northern edge of the cemetery and on across farmland out to 17th century cottage, that used to be the post office, on the road to Hartley Wintney. The rural views from this path are more contained by trees and woodland field boundaries.

7. Local Building Style

A key feature of the conservation area is the traditional form, position and detailing of the majority of the buildings within it. Details and scale of buildings do differ in different parts of the conservation area and it is important that any future development reflects the urban design of the particular part within which it is situated. Buildings tend to sit only a short distance back from the road but shielded by their hedgerow boundaries or old walls. Properties along the northern end of Church Lane are low in scale and generally parallel to the lane with the cottages having relatively narrow spans to them. There is also generally considerable space about the buildings, avoiding the cramped nature of a more urban environment. Garages and outbuildings, where they occur, are normally detached and of a subservient scale to the dwellings in a position where they avoid adding to the mass of the main building.



External Walls

The dominant wall material is brick made locally in a red/orange colour so typical of much of Hampshire. Most of the modern houses have used a reasonably similar coloured brick to be in keeping. The exposed oak timbers of the early timber framed elements of Heckfield House are also now filled between with brick nogging. Blue header bricks are used as features on cottages, houses and on the almshouses. There is a small amount of tile hanging to first floors in a bright orange/red local clay tile colour which has also been copied on at least one new house. There are stone detail courses to the grand Highfield Park and stone is used for features on the Lady Eversley Alms Houses and the adjoining Memorial Hall. The hall and almshouses also use rendering as a wall material within the timber framing. The ferules stone walling and Tudor brick dressings of St Michael's Church are another local feature to be carefully looked after. It is important that the high quality of external wall materials is maintained in any future development in the area.

Brick Bonding

The brick bonding generally reflects the age of the brickwork, with early walls laid in a rather haphazard way involving some tying through with header bricks but to no particular pattern; as is seen in the oldest sections of the garden walls to Highfield Park. There are elements of English bond brickwork on the Highfield Park stables, and this is unusual for a supposedly 19th century building. The use of Flemish bond normally occurs in this area from the mid 18th century onwards and is seen in the majority of the older cottages and houses.

Windows

There is certainly a variety of traditional windows within the conservation area from the early iron framed small leaded light casements seen on 26 Church Lane, Chestnut Cottage and Heckfield House; to the large paned Victorian sashes on the later extension of Heckfield House. The Lady Eversley almshouses have metal casements and there are large elegant double hung Georgian sashes to Highfield Park and Heckfield House with also small timber casements to the early part of Heckfield House. Modern houses have retained the use of timber windows and it is important that out of character modern replacement windows in aluminium or plastic are avoided as these could soon destroy the traditional character of the area. There are some delightful half round windows to the Highfield Park stables. The wall details around the windows such as the cambered arches and lack of external cills to 26 and 27 Church Lane plus the wide flat topped rubbed arches to the side of Heckfield House need to be preserved.

Roof Details

The predominant roofing material is hand made soft plain clay tiles weathered and darkened over the years from their original orange/red colour. These appear on all sizes of roof from tiny cottages and outbuildings to the grand roofs of the Church and Heckfield House. A small amount of slate roofing is seen like that on the Highfield Park stables courtyard and this material is used on the occasional new dwelling. Some modern houses have used a harder clay plain tile which does not have the undulations of the older tiles and these roofs tend to stand out as having less character. The character of the conservation area would be best preserved by the continued use of hand made clay tiles of the appropriate colour and the occasional use of natural British slate.

Rainwater goods would have been in black painted cast iron to virtually all the traditional properties and this has been adhered to in some of the newer developments. Plastic gutters and downpipes are now apparent, however, on a number of modern and older buildings and, in order to preserve the character of the conservation area, these need to revert or be changed to the traditional material when replacement is needed.

Chimneys

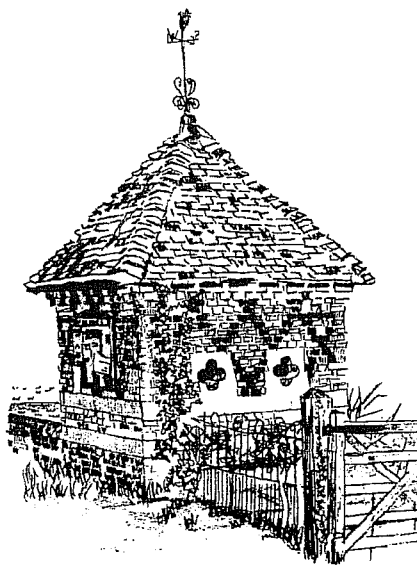
Chimneys are another essential character feature of most of the traditional properties and do need to be retained. The very ornamental and tall chimneys of the lady Eversley almshouses are a particular feature and the older cottage chimneys also include typical traditional decorative brickwork at their tops. The chimneys to Heckfield House are surprising simple and those of the Gardeners' Cottage and Stable Cottage to Highfield Park have already been lost. Several of the modern houses have been built with chimneys which is good albeit that they do tend to be

somewhat basic in their detailing.

Boundaries and Screening

The boundaries within the conservation area are generally of a very rural nature. Along Church Lane the front boundaries are primarily of hedging or simple old walls with a small amount of low timber palisade fencing and some mass shrub planting in lieu of hedging. What there is, thankfully, very little of, is high timber screen fencing of any kind in visible roadside positions, and clearly this needs to be avoided to maintain the rural character. Where there are walls these are not just old but they relate to the larger properties such as Highfield Park and Heckfield House. Walls and gate piers would not be appropriate for a modern family house for instance and would look out of place. The hedgerow along the west side of Church Lane is of mainly Elm. There are some very thin elements to this which are best replaced with an alternative species, given that Elm tends to die off once it reaches any real height due to Dutch Elm disease.

Within the conservation area the article 4 direction, explained in section 11, provides that planning permission is needed for any fence or wall to be removed, altered or erected along a highway frontage. In order to maintain the rural character of Church Lane timber fences are not likely to be permitted and the preferred boundary treatment would be the use of a traditional hedge incorporating English Holly as a durable evergreen. Gates to most properties are the rural timber 5 bar field gate type which is entirely appropriate and this should be continued. The grand iron gates to the grand old properties are also appropriate in their special context.



8. Opportunities for enhancement

Reference has been made in the general description text and particularly in sections 6 and 7, to instances where inappropriate types of development or loss of details has occurred which detract from the character of the conservation area. It is often the loss of small details that may seem insignificant in themselves but which, when added together, really do result in the failure to preserve the character of the conservation area.

Many of the details referred to in the text are now covered by an Article 4 Direction referred to in section 11 below. It is a reflection of the Local Planning Authority's concern over the loss of historic details in conservation areas generally that resulted in the making of the order in 1998.

Particular instances where enhancement is needed are:

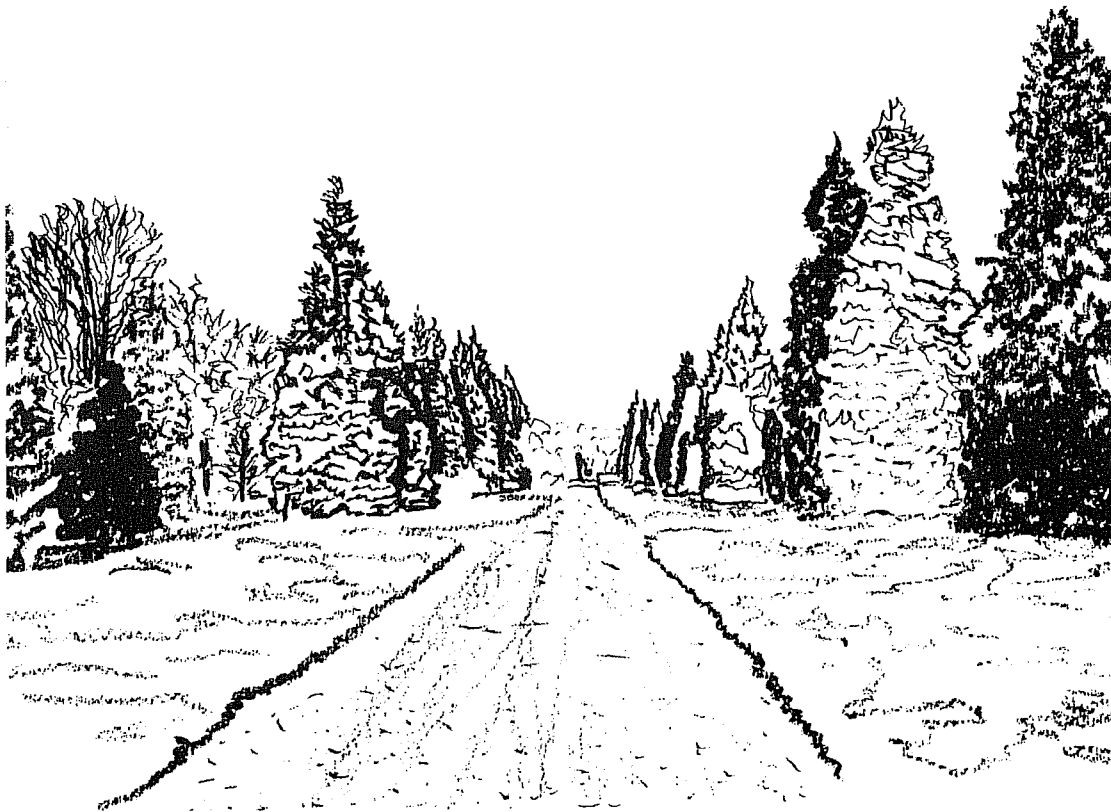
- The restoration of the hedgerow along the west side of Church Lane.
- The restoration of traditional windows to early dwellings particularly number 27 Church Lane and Burgess House in place of the modern plastic/metal replacement ones.
- The restoration of black painted cast iron rainwater goods to the stable block at Highfield Park and elsewhere where these have been replaced in plastic.
- The planting up with replacement Wellingtonias where these have died within the avenue to Highfield Park. Some of the earlier replacement have also been chopped off to avoid them snagging some overhead power supply cables. The placing underground of these cables would avoid the need for further damage to the avenue.
- The restoration of the grass verges along Church Lane where these have been damaged by traffic and parking.
- The replacement of any timber panelled or boarded fencing along Church Lane, with a suitable mixed hedgerow and the avoidance in future of the use of such fencing along carriageway and footpath boundaries.

9. Implementation and Review

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

- through the operation of its development control and enforcement policies
- 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 out in conjunction with the Parish Council and include consultation with local residents and other interested parties.



10. Planning Policies and Proposals

10.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

This section is the statutory requirement from the Government that requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, when dealing with planning applications. This statement seeks to provide a lot of detailed guidance, particularly in section 7, on what type of new developments, extensions or alterations are likely to be acceptable and what is likely to be refused. **Planning Policy Guidance Note 15 (Planning and the Historic Environment)** provides Government guidance on the operation of the planning system relating to listed buildings and development within conservation areas. This also gives advice to the Council on its preparation of local development plan policies for the District.

10.2 Development Plan Policies

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

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

10.3 Heckfield Conservation Areas Proposals

The following proposals should be applied in addition to development plan policies in relation to any development within the Heckfield conservation area:

HK1 WHERE NEW DEVELOPMENT OR REDEVELOPMENT IS PROPOSED THIS SHOULD REFLECT THE SCALE, MASSING, SITING, SPACING AND LOCAL MATERIALS OF PROPERTIES NEARBY. DEVELOPMENT SHOULD USE MATERIALS AND BUILDING METHODS THAT ARE AS HIGH IN QUALITY AS THOSE TRADITIONALLY USED IN THE AREA AND SHOULD NOT DETRACT FROM OR DOMINATE THE LISTED AND OTHER TRADITIONAL BUILDINGS WHICH ARE IMPORTANT TO THE CHARACTER OF THE CONSERVATION AREA.

HK2 WHERE ALTERATIONS ARE ESSENTIAL TO CRAFTSMAN MADE OR TRADITIONAL FEATURES SUCH AS DOORS, EAVES JOINERY OR RAINWATER GOODS, THESE SHOULD BE IN KEEPING WITH THE PROPERTY AND NOT

REPLACED IN UNSYMPATHETIC MODERN MATERIALS OR STYLES.

HK3 WHERE TRADITIONAL WINDOWS ARE BEYOND REPAIR, REPLACEMENTS SHOULD MATCH THE ORIGINAL DETAILING, WHEN KNOWN, OR THE TRADITIONAL, DESIGNS EXHIBITED LOCALLY AND SHOULD BE IN KEEPING WITH THE AGE AND CHARACTER OF THE PROPERTY.

HK4 WHERE GATES, FENCES OR WALLS ARE PROPOSED TO BE ALTERED OR ERECTED THESE SHOULD BE IN LOCALLY CHARACTERISTIC MATERIALS, STYLES AND DETAILS. TRADITIONAL SPECIES HEDGING SHOULD BE USED GENERALLY FOR BOUNDARIES OF DWELLINGS TO THE HIGHWAY OR FOOTPATHS.

HK5 WHERE A VEHICULAR ACCESS IS TO BE ALTERED OR A NEW ONE IS PROPOSED, THESE SHOULD BE LOW-KEY, SHOULD USE TRADITIONAL MATERIALS, SUCH AS GRAVEL OR HOGGIN AS OPPOSED TO TARMAC OR PAVING BRICKS, AND SHOULD NORMALLY BE SINGLE VEHICLE WIDTH.

HK6 WHERE NEW HEDGING IS TO BE PLANTED, THIS SHOULD USE INDIGENOUS OR LOCALLY CHARACTERISTIC SPECIES. LEYLANDII CUPPRESSUS SHOULD BE AVOIDED AND EXISTING SUCH HEDGES SHOULD BE KEPT WELL CLIPPED TO PREVENT INTRUSION OR OFFENCE.

HK7 WHERE STREET FURNITURE, SUCH AS ROADSIDE SIGNS, TELEGRAPH POLES, BUS STOPS, ETC., ARE INTRUSIVE, EVERY EFFORT SHOULD BE MADE TO RATIONALISE THEM AND TO ENSURE THEY RELATE TO THE NATURAL AND LOCAL BUILT ENVIRONMENT.

10.4 Obtaining Further Advice

Building works: If you are considering any building works within the conservation area, and especially if they relate to a listed or locally listed building, you are invited to contact the Development Control Section of the Council, who will be pleased to provide advice on what needs permission within a conservation area. The works that can be carried out are restricted within conservation areas and these are further restricted in the by the article 4 Direction detailed in the following section 11.

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 that you might wish to consider.

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

Publications: A list of useful publications and addresses is given in Appendix A.

11. Article 4 Directions

In January 1998 changes, which affect planning control over dwellings in many of our conservation areas, were introduced by Directions, made under Article 4 of the Town and Country Planning (General Development) Order 1995. 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 is also available. The direction removes permitted development rights in respect of the following forms of frontage development in the Heckfield Conservation Area 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 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.

List of Illustrations

Front Cover		The Well House in Church Lane
Preface		The Old School House
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Page	17	The Wellingtonia Avenue to Highfield Park

Illustrations by Henry Caswell

Bibliography of References

Planning Policy Guidance Note 15 - Planning and the Historic Environment

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

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

English Heritage – Conservation Area Character Appraisals

The History of a Hampshire Parish - Heckfield and Mattingley – based on researches of W. J. James, Edited by Patrick W. R. Kennedy and Col. Colin Davy

Hampshire Papers 13 Stained Glass Windows of William Morris and his circle in Hampshire and the Isle of Wight – by David Bond and Glynis Dear

Appendix A - Publications and Addresses for Further Advice

Publications

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

Conservation Areas
Listed buildings
Shopfronts and signs
Window Security Design Guide

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

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

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

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

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

Heckfield Parish Council current Secretary and Chairman contact addresses and phone numbers can be obtained from the Hart District Council Reception Desk.

Further information and advice is available from:

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

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

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

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

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

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

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

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

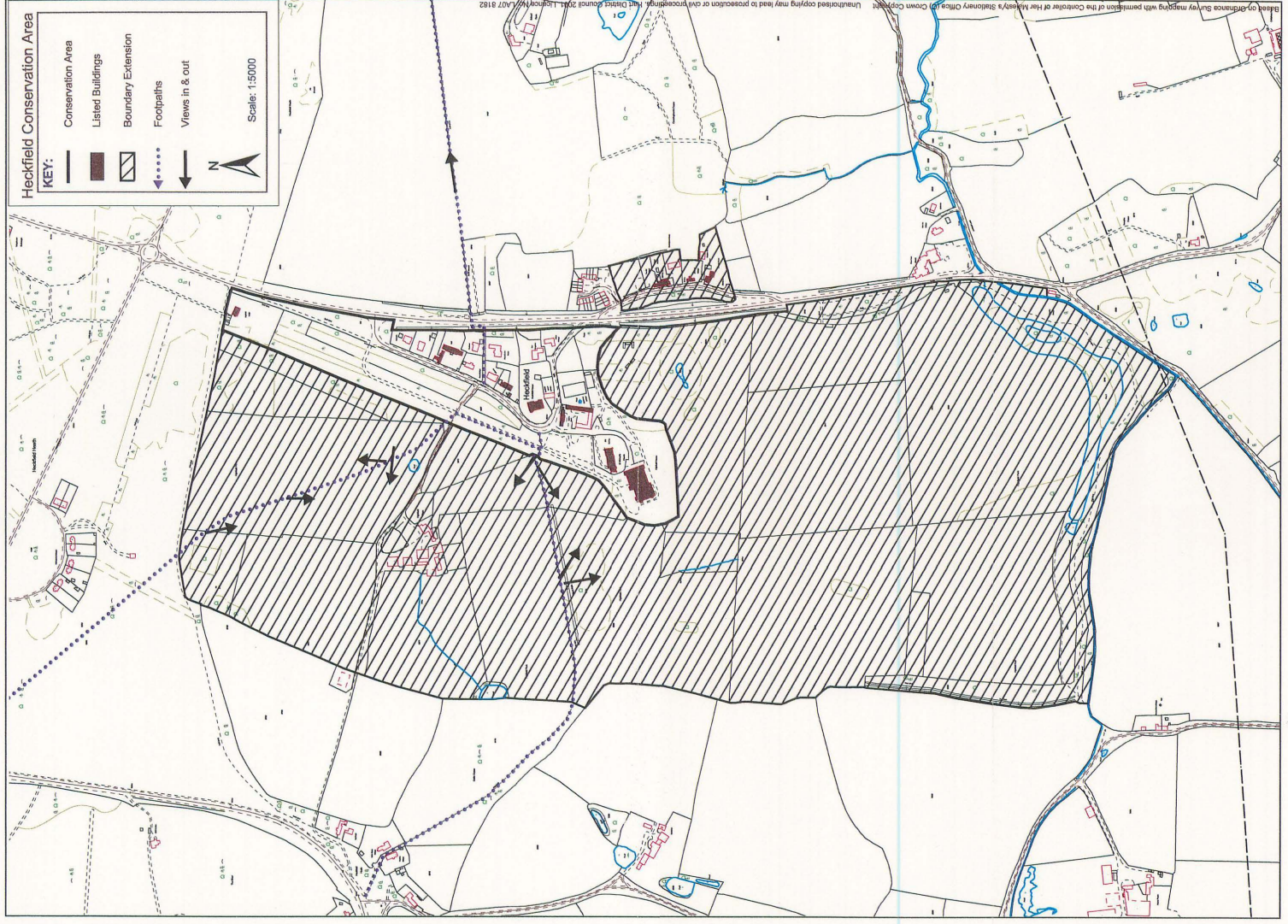
The Royal Institute of British Architects, Conservation Group, 66 Portland Place, London W1N 4AD tel 020-7580-5533

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

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

The National Trust, 36 Queen Anne's Gate, London SW1H 9AS tel 020-7222-925





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