

Mattingley Green and Mattingley West End Conservation Areas

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

Date: 06.12.2012

Approved at Cabinet on 06.12.2012

HART DISTRICT COUNCIL

Preface

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

The Council is required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out periodic reviews of its conservation areas, **'It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'**, 71., National Planning Policy Framework (March 2012) recommends 'that local planning authorities should ensure than an area justifies such status because of its special architectural or historic interest', 127, p.30.

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

The draft Conservation Area Appraisal and Management Proposals Document was published for consultation in February 2004 and was considered at a public meeting of the Mattingley Parish Council held 2004. The comments received from that meeting and from other consultations were taken into account in finalising this document. The draft Conservation Area Appraisals and Management Document has been considered by Mattingley Parish Council in 2012, and have been approved at Council's Cabinet meeting on Date: 06.12.2012

Head of Planning, Civic Offices, Harlington Way, Fleet, Hampshire GU51 4AE
Tel 01252-622122



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I. Introduction

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

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

- Planning applications, which the local planning authority deems would affect the character of the conservation area, must be advertised to allow the general public to comment.
- Conservation Area Consent is required from the local planning authority for demolition of most buildings within a conservation area.
- Six weeks notice must be given to the local planning authority of the intention to lop, top, cut down or remove a tree within a conservation area.
- An Article 4 Direction made by the District Council in 1998 provides that most small alterations to dwelling houses, which might affect the character of the conservation area, need planning permission. Section 10 provides further details.

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

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

The Government's Nation Planning Policy Framework (MARCH 2012) refers to 'local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'. It is proposed that this Conservation Area Appraisal and Management Proposals will now provide additional 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.

Mattingley Green was first designated as a conservation area in 1978 and was revised in June 1988. Mattingley West End Conservation Area was designated June 1988. The areas covered are shown on the appraisal maps included at the end of the document.

The details included in this document should not be taken as completely comprehensive and the omission of reference to any particular building, architectural detail, street-scene or view does not necessarily

imply that it is of no interest or value to the conservation area.

2 Location

Mattingley Green is a rural village situated on the B3349 main road from Hook to Reading within the north western section of the Hart District. The surrounding villages are Rotherwick to the west and Heckfield to the north. The large expanse of Hazeley and its heathland is to the west and the much more extensive village of Hartley Wintney is to the south east. Local facilities are available at both Hartley Wintney and Hook which are each about 2 miles away. Reading and Basingstoke each about 10 miles, are the nearest major shopping towns. Main line stations are available to London Paddington from Reading and to London Waterloo from Hook and also Winchfield. The M4 motorway is accessible just to the south of Reading and the M3 has a junction at Hook.

3. History and Development of Mattingley Parish

Ian Hewitt, in the Archaeological and Historical survey that he produced for Hampshire County Council in 1998 describes Mattingley as sprawling along a slight ridge at 68m above ordnance datum with houses thinly spread around the green but with a noticeable cluster at the northern end near the church. The Reading Road through the village is the main axis but there are minor narrow lanes running outwards to Hazeley in the north east, to Hartley Wintney along Dipley Road to the east and along Bottle Lane to the West End part of Mattingley to the west.

In 1086 the village is called Matinglelge in the Domesday Book where it is noted as paying tax for one and a half hides. It is recorded as land for 3 ploughs, 8 villagers and 3 smallholders with 3 ploughs and just the one mill. The name had become Mattingele in 1242 whereas the Old English name Mattingaleah would have had the meaning of a wood (leah) associated with Matta. At the Domesday time Alfsi son of Brictsi is noted as holding the area from the King and Alric then held it from King Edward in freehold. In 1167 it was acquired by Revelendus, Lord of Mattingley who had three sons including Stephen de Mattingley. The mill at Mattingley was granted to the prior and convent of Merton by Stephen de Mattingley in 1206 and the mill concerned is believed to have stood near the clappers bridge until the 19th century.

The form of the village is considered to derive from a composite church and manor house group with linked farmsteads and common edge developments. The order of the settlement is likely to have begun with the manorial buildings and farm buildings of Church Farm and the church itself. This would have been followed by additional cottages close to the church with common edge farmlet holdings enclosing the common on the east side of Mattingley Green. Even smaller squatter dwellings were then established at all four corners of the green at the entrances from the access tracks. The 1840 Tithe map indicates the funnel shape of the tracks around the common derived from the need to control the farm stock. The green and common areas would have been far less wooded than they are today and contained several ponds essential for the watering of the animals.

The church, which is not dedicated to a particular saint, is a 19th century restoration and extension of a late medieval timber framed structure which resembles a hall. Mattingley was a manor within the Parish of Heckfield and the church was probably a local chapel attached to the main St Michael's Church at Heckfield which would explain its lack of dedication. Mattingley only became a separate Parish on its own in 1863.

Bannister's Farmhouse is considered to have marked the beginning of the common edge settlement which then extended around the green except for the west fringes where there remained enclosed fields. The Tithe map shows a series of plot shapes on the north-west side of the Reading Road which could indicate the presence of squatters cottages, clustered together, but this area is much altered today. A similar pattern is indicated on the south west side of Mattingley Green. On the eastern side of the green, the same 1840 map shows Mattingley House, Prior's Farm and what is now the Leather Bottle public house. Each was a major property well established by that time and each having a distinct building group around it.

The topography is much the same today as it was at the time of the 1840 tithe map except that the green is now far more wooded and several of the ponds have almost disappeared due to decay. It is the traditional and historic character of the area that existed at the latter end of the 19th century that has led to the dedication of the conservation areas of Mattingley Green and Mattingley West End. Hence it is the special details, materials, form and scale of the area from that period that need to be protected and respected if the character of these conservation areas is to be preserved for the enjoyment of our descendants.

4. Character Description

This section seeks to describe the visual, architectural, historic and scenic character of the conservation areas, including the importance of some of the listed and unlisted buildings within them. Mattingley Green and Mattingley West End Conservation Area are considered to be historically, architecturally and archaeologically important elements of the heritage of the district. Both places are very worthy of their status as conservation areas deserving both preservation and enhancement.

4.1 Mattingley Green Conservation Area

The North East sector around the Church

Mattingley Church is recognised as the earliest remaining building in the village, dating back to the 15th century at least. The original chancel and nave have the form of an early hall and it is thought this could well have been a "moot hall" – an early meeting place. The church is not dedicated to a particular saint which means it could also have perhaps been a chapel of ease attached to the main church, then at

Heckfield. We do know that Pope Martin granted a licence for a cemetery at Mattingley in 1425 because the then inhabitants had found it inconvenient to carry their dead to Heckfield with the land in between being frequently flooded. The church was extended in 1837 by the addition of aisles each side of the nave. The short square spire is also later and now clad in shingles. The building has a striking and delightful appearance with closely spaced heavy vertical oak timbers with herringbone orange brickwork between and a clay tiled roof. There is a theory that special angled bricks were made locally at Hazeley for this. The porch is also oak framed and is approached via a little oak gate in the low boundary wall, itself ornately finished with an angled and dentilled brick capping.

To the immediate west of the church are two detached timber framed cottages that are both listed grade II. White Willows is dated to the 16th century with local brick infill to the oak framing still very visible on its northern front. It is of 2 storeys under a clay tiled roof with a large stack at the western end built inside the frame. There are several early windows remaining on the northern front with iron frames and diagonal leaded lights. There is a simple solid front door set in a heavy frame with no porch. The ordnance survey indicates the building was at least two cottages before its recent restoration. A two storey extension is set back at the rear and there is now a modern barn-style timber clad garage. The property was known as 6 & 7 Church Cottages up to the late 1950s. The second cottage now called Church Cottage was originally 1 to 5 Church Cottages and the censuses for the late 1800s indicate it was 5 poor cottages owned and controlled by the church. The property has a central part of one storey and attic with a two storey north cross wing. At the southern end it appears to include another once separate single storey building. The cottage now has mainly modern steel framed casement windows which would have been mid 20th century replacements. Its large chimney on the northern end gable is external and had been poorly painted and repaired some years ago so it suffered from dampness. The present owners have had most of the paint removed which has allowed it to dry out. This property has whitened brickwork within the timber frame below its clay tiled roof. A modern joined garage has a large metal overhead door which seriously detracts from the traditional cottage character. Between these two detached dwellings is an old pond which is well maintained and has several mature willows around it.

The church's Sunday School hall is a small brick and tiled 20th century hall building sitting off the green to the west. It is almost hidden within the light woodland beyond this side of the open expanse of the green. Beside the hall is a small detached bungalow called Mattingley House Bungalow. This is a lodge style of building built of Fletton brickwork but featuring interesting detailing, typical of landed estate buildings. There are corbelled eaves details with dentils also and the central chimney has further decorative corbelling. The traditional flush windows are timber with leaded lights and are set in cambered arches. The boundary fencing is timber post and rail with an appropriate timber five bar field gate and a small picket gate as entrances.

To the east of the green stands Church Farm listed grade II as being of 18th and 19th century date. The house now has the form of two taller wings either end of a central slightly narrower core which has the entrance door. Originally a plain brick building, the western wing, fronting the green, is now rendered and pale colourwashed. Most windows are now plain casements in cambered openings with just one leaded light window remaining visible on the north front. The wings have matching chimneys on the north gable

ridges towards the churchyard and just one further chimney remains to the ridge of the central section. Brickwork is in Flemish bond with garden wall bond used in areas to save on best quality facing bricks and the whole has a clay tiled roof. Ian Hewitt suggests this is the location of the original manor house which would have predated the current farmhouse.

Church Farm has a very attractive traditional courtyard of barns, outbuildings and a tall granary which are also listed. The main timber framed barn of 5 bays is black weatherboarded under a tiled roof with extensions to the east and to the north. The lower long shed is part boarded and part exposed timber framing infilled with brick. These two are dated to the 18th century while the granary set high on 12 staddles is early 19th century. The lower buildings have interlocking clay tiles on the roofs which were often used as replacements to the smaller plain tiles in the early twentieth century. These retain the natural clay colouring and are part of the historic character. Modern larger scale farm buildings are set back behind the old farm yard and are also screened to an extent by small trees.

The modern Little Church Farm house sits to the east on the lane to Hazeley Heath. From the lane are views over the surrounding farmland and the valley of the River Whitewater. The bridge beyond Little Church Farm is still known as Mattingley Clappers Bridge. The present brick bridge is a listed building dated to 1848. It comprises three small arches with a projecting band at road level and a parapet with a rounded top turning outwards at the ends to finish on rectangular piers, each with a stone bevelled top. A panel in the brickwork bears the date of 1848 with the initials R H and a further panel is inscribed J B.

Facing the Green from the North

Facing south towards the green and the church are another three early properties and further old farm buildings. Bannister's Farm is listed grade II and described as being of 17th and 18th century origins with the early building being refronted in the 18th century. There are massive tapering chimney stacks at each end, red brick walling in English bond with cambered ground floor openings and a plain front door with a modern hood on brackets. Inside is some 17th century panelling. The windows themselves are timber but are not particularly traditional in their detailing and some modern roof dome lights are visible above the roof ridge on the west side.

The house retains two listed barns and a further "L" shaped later timber clad barn, to the east and north. These provide a traditional farmyard setting together with the listed granary. All three listed farm buildings are dated to the 18th century. The furthest barn now has a black painted corrugated iron roof and has some exposed timber framing with brick nogging. The roadside barn is 5 bays with an aisle of one bay to the north of the projecting midstre entrance. On the road elevation it retains a pair of traditional barn doors with hinges set on pintles at different heights to allow for interlocking doors. Adjoining is the lower "L" shaped later barn and all this front group has a tiled roof above the weatherboarded cladding.

Mattingley Green Cottage is a picturesque thatched cottage with exposed timber framing and colourwashed infill panels. It faces the green over a low modern brick boundary wall. The grade II listing

refers to its 17th century origins and describes it as having one storey with an attic to the front and two storeys at the rear. The deeply thatched roof comes down to a low eaves to the forward projection on the east side. Set within the thatch is a gabled dormer with the cill set at eaves level and old diagonally-leaded casements. There are unfortunately some rear extensions with flat roofs that do detract from the southern view of the cottage. There are rectangular leaded lights to the lower front windows. At the side and set back off the gravel drive is the timber and tile garage.

Adjoining to the north is the late 18th century brick built Vine Cottage with its original symmetrical front of two storeys now extended to the south side and at the rear. The old front has Flemish bond brickwork with a blank central window in blue header bond above the oak framed porch and plain front door. The circular stair tower is a modern addition on the north end. The roofs are plain clay tiled. Cast iron rainwater goods remain to the oldest part and the modern timber garage blends in set back off the gravel driveway behind the timber picket fencing.

The modern property adjoining, called Orchard House, displays the greater roof spans of many modern buildings but its traditional “multi” brickwork and field hedgerow boundary help it to fit in. The house also has a traditional five bar field gate entrance but the concrete block paving area looks too urban. Beside the house a pond feature has been developed in the light woodland but it has a decorative domestic feel rather than that of the more natural village ponds around the green. Oak woodland with an understorey of holly then stretches a short distance along the B3349 Reading Road. The modern detached police house is not included in the conservation area.

The North West sector along the Reading Road

Lynchmere Cottage forms the limit of the conservation area to the north looking out over the adjoining open farmland. It was a relatively small cottage set in a large garden but in recent years it has been extended considerably and a large outbuilding has been added for agricultural use. The house is set back off a long driveway behind its traditional timber gate. Its large garage with its overhead door and the block paved driveway are rather urban for the area. Set between Lynchmere Cottage and the road is a timber clad house extended from a modern bungalow. Its dark cladding and slate roof allow it to blend in behind its traditional field hedge boundary but a line of panel fencing along the driveway does detract.

On the roadside is the listed milestone referred to as “Mid 19th century, tall square section pillar with rounded top, with carved letters partly now indecipherable stating READING 10 Miles and To ODIHAM ... Miles”

Well Cottage and Mattingley Cottage are set back from the road on a crescent shaped unmade access track and face east towards the green. Well Cottage is an almost square red brick house from the late 19th century with stretcher bond brickwork. There are indications of an old sign on the front from the time it was the village stores. The original central front door way is now changed to a window. The building is locally listed and recognised as a Hampshire Treasure. Features include deep reveals to the windows with rubbed flat arches over and the two main chimneys have corbelled decoration. The

attached modern double garage with its large overhead door detracts from the building's otherwise attractive traditional character.

Mattingley Cottage is a pink painted brick Georgian house with a hipped slate roof. It has an added rectangular two storey bay on the front and has been joined to a lower outbuilding with the entrance now into the link. The converted outbuilding has a wide modern bow window and an unfortunate rather obtrusive roof light very visible on the front. The property enjoys an outlook towards the green across its own open front lawns. There are several large brick chimney stacks. To the side a public footpath separates the house from its ugly modern flat roofed garage which is fortunately screened by bushes and hedging.

To the rear of these houses the original Kale Close Farm house and outbuildings have been replaced with two large modern houses built in a cottage style with good quality materials to seek to blend in with the conservation area. The rear one Windridge Farm is outside the conservation area. Both properties are somewhat out of character with the older traditional properties nearby due to their size, executive estate styling and modern features like the forecourt block paving to Silkwood at the front.

The original Stable House to Kale Close has now become two dwellings, one separate one called Ramsdell House with access off the old drive to the farm and the new houses and one within the grounds of the large house Kale Close itself. The buildings date from about 1900 with brick elevations and plain clay tiled roofs with timber clad outbuildings adjoining them. The annexe to Kale Close is largely timber clad with access off the main driveway. Kale Close is well screened from the road by timber fencing set back behind the wide verge with its narrow belt of woodland along the roadside. The entrance to the house is through tall iron gates hung on red brick pillars. The red tarmac of the driveway and turning circle increase the rather urban nature of the access and look out of place in this very rural area. The solid timber fencing to each side would also be better replaced by hedging or more hidden behind it. The house has a traditional quality and form to it with brick elevations part timber clad with wide dormers within the traditional clay tiled roof. Windows are largely 20th century metal casements with rectangular leaded lights. There is an element of the Arts and Crafts movement design to the house with small squarish first floor windows set tight under the eaves line.

As the Reading Road runs south towards Rotherwick and Hook there are wide stretches of wooded common land to either side and all parts of Mattingley Green. Areas of the woodland have a very neglected look to them and within them are a number of equally neglected small ponds. Many of the trees now stand in waterlogged ground including some of the large oaks. The derelict nature of this area severely detracts from the character of the conservation area and it is in urgent need of suitable management, clearance and drainage. The mixed woodland appears to be largely self seeded with varieties including a lot of young oaks, birch, beech, alder, willow and holly. There are also some tall larch firs and some gorse understorey.

Just outside the current conservation area boundary, off Bottle Lane, the low scale two storey cottage called Moorcocks is set within the adjoining farmland with views to the west over the open fields. The

house was listed in 1995 as grade II and is described as a former farmhouse of 17th century origins having timber framing with brick nogging, refronted and extended in brick. The half hipped roof has a long catslide over the rear outshot. The framing is of small square panels with straight braces. The windows have some segmental arched openings on the ground floor. The next door house to the west, now called Flinders, is largely modern but its end wall reveals it too is based upon an earlier building that appears on the tithe map of 1840. Another building is shown on the 1840 map on the east side of Bottle lane but this has been replaced by a relatively recent dwelling of simple modern appearance. Given the listing of Moorcocks in 1995 as a building of architectural or historic importance and the obvious historical background to the adjoining property Flinders, it is proposed that the conservation area boundary be amended to include both dwellings.

The South East sector off the Reading Road

The Leather Bottle public house forms the southern edge of the conservation area on the eastern side of the road. The building, which sits close to the road, is listed grade II as being of 18th and 19th century origins and its signs refers to the date of 1714. It is of two modest storeys with a single storey side wing and a wider projection at the rear. Features include brick dentil eaves, some exposed timber framing, red brick walling with blue header panels between red quoin dressings of openings. The entrance projects slightly from the rectangular front bay. Windows vary but include many flush timber casements and some old leaded light casements. The old garage store building to the side has now been rebuilt and joined on to provide storage, catering and toilet accommodation but its timber cladding and plain clay tile roof ensure it blends in reasonably well.

Priors Farmhouse stands a little back from the road beyond an open green area and joins also the C46 road, West Green Road to Dipley and Hartley Wintney. The house is set within a farmyard of low barns none of which is listed. These are part brick with part timber cladding above and most have slate roofs. One low shed to the west frontage has a clay tiled roof. The house itself is grade II listed and described at length in the listing. The former farmhouse is based on the core of a 16th or early 17th century timber frame, lobby entrance house, but it has been much altered with 19th century gables to the front and mainly 20th century fenestration. The exterior is now largely cream painted brickwork below its old clay tiled roofs. There is a massive central brick chimney stack and one of the bedrooms has a fine early 17th century 4-centered arch fireplace. The right side of the north east front is noted as an original gable with a rare surviving early 17th century casement window with ovolo-moulded mullions and leaded lights.

Close to the house stands the timber framed and brick granary, also grade II listed and dated to the late 18th century. This is a tall granary set on a mushroom shaped staddle stone bar and was for a time used a small ancillary dwelling. It is framed of thin scantling timber with diagonal braces with painted brick infill panels all under a clay tiled roof. The windows and door are later replacements but much of the old framing, tie beam and Queen post roof timbers are original as well as some old floor boards.

There are two properties located on the corner of the road to Dipley, Fosters and The White House. Fosters, an early c17th, possibly late c16th, three bay lobby entry plan house is now a listed building, listed

on 10th February 2010. A 'Tudor – looking style' house with imposing part timbered elevations, metal framed casement windows with steep pitched gabled and tile clad roofs, the building was altered in c1900 and substantially extended in the early c20, with a small kitchen extension added in 2010. The listing description states that 'Listed for the earlier portion as described. The earliest part of Fosters forms the southern part of the present house, comprises a two storey, three bay lobby entry plan house, aligned N-S, with a stack between the central and southern bays. Fosters was probably a yeoman farmhouse which became a private dwelling in the late c19th and was subsequently extended. The c20th extensions are in the 'Vernacular Revival manner'. Features include the two storey angled bay on the southern end, towards the road, and a low eaves line with dormer windows and projecting first floor windows on brackets within the front gables. The house is well screened from the road and also from the woodland in front with a gravelled driveway separated from the houses by a high beech hedge.

The second property, The White House, has a more cottage style with walls and windows all in white although there is a part timbered small wing projection. The small pane casement windows have unfortunately been replaced now in modern white upvc on the road frontage. There is a modern brick built garage close to the road which also has some timbering as decoration. The gravel driveway now has a modern boarded gate in place of its traditional 5 bar farm style gate set on timber gate posts within the old field hedge front boundary.

Mattingley House is a very substantial early 19th century gentleman's residence in large grounds set well back from the Reading Road along a private driveway such that it is not visible from the main road. A simple classical design house, listed grade II, it is described as having a symmetrical front of 2 storeys under a hipped slate roof. It was extended early in its life by a northern wing set back from the main façade. There are also outbuildings of a later date, an attached lower scale cottage or domestic wing. A poorly conceived large modern flat roofed extension has been added to the right front of the house hidden, fortunately, to a degree by a solid evergreen hedge. The house features deep double hung sash windows in reveals with external shutters and a grand front porch with two columns enclosing an arched doorway with fanlight and panelled door. The wide fronted house has pale coloured stucco walls and enjoys a delightful outlook across wide lawns and fields beyond at the rear. The later staff cottage, known as Mattingley House Bungalow, is set well away from the house across the grounds and has a separate access by the green to the south of the church.

4.2 Mattingley West End Conservation Area

This area was designated as a separate conservation area in June 1988. It is made up of a community of ancient farms or homesteads dating back to the 14th century. It is clearly a very rural farming area and remains as such today with the only modern housing being the occasional agricultural dwelling attached to one of the farms. The farmhouses and their groups of buildings are either set well back from the lanes serving them or sit right on the lane like Money's Farm in the midst of the area. These country lanes are generally narrow with limited spaces for vehicles to pass and are often bounded by banked up grass verges, ditches and field hedges. There are also many small ponds along the lanes especially close to the

farm entrances. Apart from open farmland used mainly for cattle grazing, there are several areas of woodland and copses, some of which are ancient themselves.

Blue House Farm, at the southern end of the area, is said to be one of the earliest in Mattingley and the present buildings on the site bear the same name. The name of the former half timbered manor house which sat in a walled garden, is derived from the word “blew”, a dialect word for ale. This, and its previous name of Aylwardes, indicate there was once a brewhouse attached. The homestead changed hands several times in the 18th and 19th centuries before the manor house was demolished in 1877. The farm was absorbed into the Heckfield Place Estate and its farmland allocated to the adjoining West End Farm and Priors Farm. The farm is now approached up a quite formal wide driveway with an interesting walled garden feature and pond, still standing in front of the farmhouse, from the earlier grand garden. The present farmhouse shows little obvious external sign of any earlier building. It appears as a modern house of several wings and additions, built in modern brickwork with plastic replacement windows, although it does have a quite traditional general form with gabled plain tiled roofs. There is an extensive range of farm buildings and stables to the north east of the farmhouse including some older traditional barns.

West End Cottage is a small cottage probably dating from the 17th century, set back from the lane off a narrow drive. It has recently been the subject of major modernisation and extension but retains elements of its early timber framing visible on the rear gables. Other features include brick dentil modillions at the eaves under its old clay tiled roofs, a large central chimney stack on the ridge and cast iron rain water goods. Internally there are some heavily beamed ceilings. The large pond off the driveway in front of the house is a recent introduction. The boundaries are formed of traditional field hedges but the five bar agricultural entrance gate is no longer present.

Next to West End Cottage is the new driveway to the old farmhouse of West End Farm created in the last decade when the farmhouse was sold off from the rest of the farm and was in need of a great deal of restoration. The house, now called “Grendon”, is listed grade II and described as early 18th century with redbrick walling in Flemish bond having, 4 plain pilasters, first floor band course and brick dentil eaves below the old clay tiled roof. There are rubbed brick arches to the Victorian casements on the front with cambered openings to the end elevations. The central doorway has a solid frame and a flat leaded canopy. The degree of detailing indicates this was a very grand farmhouse.

Forming a courtyard group right next to the farmhouse, are several linked timber framed barns also listed grade II. These are dated from the 18th and 19th century made up primarily of two attached barns with central doorways. A midstrete to one faces north-west towards the open farmland. The barns are clad in horizontal timber boarding below the plain clay tiled roofs. The building group extends northwards at a lesser height, and continues at a right-angle as a single storey unit, again with weather boarded elevations below its clay tiled roof. The barns were in serious disrepair and in danger of collapse with some elements of the roof missing and props in place to support some of the framework. Alternative uses were considered through the planning process to rescue the barns and restore them, as the nature of the buildings makes them unsuitable for modern farming. Planning permission to convert the barns to two

residential dwellings was granted in September 2005. The barns have been converted into residential dwellings, to a high standard and are considered a sympathetic and appropriate conversion from their earlier use. The barns are accessed off the original driveway from Bottle Lane, along which a public footpath gives access right past the barns and on across the adjoining farmland. At the start of the driveway a small pond stands by the gate and along the drive a modern smaller farm house has now been built.

Opposite West End Farm is Moneys Farm, set right on the edge of the lane and again next to a small pond. The house has a date of 1828 on the right hand gable but is based on an earlier 18th century two bay, end chimney cottage. The house has Flemish bond brickwork featuring two blue header bond diamond shapes on the front elevation under its clay tiled roof. Other features include several old iron framed leaded light casement windows and cast iron rainwater goods. The farmstead has a set of Victorian brick buildings including a two storey conical roofed granary and a small detached barn, plus a lower timber clad range. Much of the roofing is in interlocking clay tiles with unusual brick parapets to the gabled ends. Planning permission was granted for a two storey rear extension and minor alterations to farmhouse in September 2011.

Thackhams Farm has another high quality grade II listed farmhouse described as an 18th century altered house of earlier origins. The front elevation of the all brick two storey house has a low plinth at ground level and a brick band course at first floor level. There are cambered arches to the casement windows with at least one old iron framed leaded light remaining to the end wall. There is a 19th century gabled brick porch and a lead “Sun” fire insurance plaque on the front wall. The north side has a band course at second floor also, and a projecting staircase block. The frontage is defined by an old 9 inch low brick wall with half round coping bricks.

To the north of the farmhouse is a grade II listed barn dated to the 18th century and described as a timber framed structure of 5 bays with a central entrance, extended by 2 bays on the west end. Under the old clay tiled roof, the barn has brick nogged infill to the exposed frame which has some arched bracing and later struts. There are some good traditional smaller farm buildings close to the house including a brick built store in Flemish bond, with blue headers used very visibly at low level to striking effect. Almost adjoining is a timber framed and timber clad small detached granary with some iron staddle supports and a hipped slate roof. There is also a part timber clad cart shed with a clay tiled roof. These smaller buildings form an attractive traditional farmstead setting for the house and screen the farmyard from the road which they abut. Planning permission was granted in July 2011 for the demolition and replacement of the old farm machinery building, which was located to the eastern edge of the farm site backing onto Vicarage Lane. The old machinery shed which had partially collapsed and was made of unsympathetic materials has been replaced by a more appropriate style of building which is more in keeping with that of those on the farm, and is clad in timber boarding.

Keeper's Cottage is the name now of what was called Stiff's Farmhouse, situated along the lane towards Hound Green from Thackham's Farm. This too is grade II listed but dates from the 17th century with brick infilled oak timber framed walls below its clay tiled roof. The brickwork is painted white but one can still

see some diagonal patterning to part. There is a long low early 19th century single storey front projection of brick and tile, but the south west end of the cottage is modern with a first floor covered balcony above an entrance. The house sits behind a narrow roadside pond and there is a detached modern brick garage, gravel driveway and timber field gate entrance.

As you travel along the lanes you are conscious of the mix of planted oak woodland, coppice woodland and mixed copses between the open farmland fields providing delightful country views in many directions.

4.3 Landscape, Views and Open Spaces

The landscape of the conservation areas is like that of many rural village areas in north east Hampshire. The conservation status has however, enabled the local authority to ensure that unsympathetic urban materials and development have been avoided. The agricultural origins of the areas remain obvious with field hedgerows as the general boundary treatment behind grass verges or banks and deep roadside drainage ditches with timber five bar entrance gates set on timber gate posts.

The areas are relatively flat and the western section of the common land of Mattingley Green currently suffers from being very wet with many mature trees standing with their feet within shallow water. Many small true ponds are also seen around the green and along the lanes near the farm entrances.

Trees are a major landscape feature with the major ones being oak trees, but there are many other traditional countryside species including beech, hornbeam, holly, yew, birch, willow, elder, maple and some tall pine trees. The field hedges tend to have a base of blackthorn and hawthorn with a whole mass of traditional hedgerow species providing good stockproof barriers as well as habitats and food for local wildlife. There are also several plantations and woodland areas used in the past for coppicing.

The network of footpaths as well as the country lanes provide many views over the farmland areas, along woodland paths, towards distant woodland or copses, along the river valley and towards the higher land of Hazeley Heath to the north west. Some of the view points are shown on the appraisal maps at the end of the document. There are further rural views along the lanes themselves and often towards the farmsteads. Views of the old buildings around the green and inwards to the green are also very attractive.

4.4 Proposed Extension to the Mattingley Green Conservation Area

As already mentioned above on page 9 it is now proposed that Moorcocks and the adjoining house Flinders should be included in the conservation area. Moorcocks was listed in 1995 after the 1988 designation of the conservation area. Both properties appear on the 1840 tithe map and are clearly part of the early settlement upon which the conservation area is based. Although Flinders does now appear relatively modern, it is clearly based upon an early timber framed cottage. Including these two properties would represent a very logical rounding off of the area. Given the importance of preserving the character

of these buildings it is recommended that the 1998 article 4 direction also be extended to include them.

5. Character Summary

This is a fully rural area within which is the village settlement with a core cluster of buildings set close to the Church and Church Farm, the supposed site of the original manor house. Mattingley Green is the wedge of partly wooded common land set along the B3349 Reading Road and between the lanes leading off to Hartley Wintney, Hazeley Heath Rotherwick or Reading. No shops remain in use as such now, although there are signs of some having operated well into the 20th century and with the property just outside the area still known as the Old Post Office.

Stretching away from the Church are cottages and farms with larger later houses filling some of the gaps closer in to the core area. Some of the old farm houses have become individual country houses like West End Farmhouse, now known as Grendon, and Keeper's Cottage which was known as Stiff's Farmhouse. There are no paved roadside footpaths or street lights and the carriageways are lined by grass or lightly wooded verges, field hedgerows and ditches. There are numerous small ponds still to be seen within the common land and green and often by the entrances to the old farms.

The character of the area that the conservation area designation seeks to preserve and enhance is essentially the traditional form, character and detailing of the buildings and the landscape that had been established by the early 20th century. The traditional craft skills and quality local natural materials shown in the construction of the farms and houses and other buildings are critical features to be looked after, repaired and restored rather than being replaced in modern forms or synthetics.

The orange/red colour of the locally made bricks and the orange clay roof tiles are important, as are the cast iron rainwater goods where these remain. The craftsman made timber and iron windows need to be protected as do the chimneys still seen on most of the dwellings. Brick bonds, flat arches and cambered arches need to be retained along with early doors and porches.

Rural hedges and timber gates, which form the majority of the boundaries, should be maintained and hedges infilled where necessary to preserve the rural character. The West End conservation area farms need to retain the form and detailing of the old courtyard farmsteads even where new uses may have to be found for old buildings, which may no longer be appropriate to modern agriculture.

There is very little urban style development in the conservation areas and this needs to be avoided in future to ensure the real sense of being part of the countryside remains. Such features as wooden boarded or panel fencing to roadside boundaries, the use of coloured tarmac or block paved driveways in place of the normal gravel or hoggins, or the use of plastic replacements for windows or other timber joinery, should all be avoided. Original materials should be restored when elements need repair.

6. Local Building Style and its Conservation

The Mattingley Green and Mattingley West End Conservation Areas are of both historic and architectural interest very worthy of their designation as areas which it is desirable to preserve or enhance. Various elements of the local building style, including landscape features, have already been identified in the preceding descriptive paragraphs and these are further described in categories below together with some advice on how to retain these essential details of the conservation area.

Plan and Position

The majority of properties would appear to have had originally, at least, a simple rectangular plan set parallel to roads where they exist. Most are set well back from the carriageway with obvious exceptions being the Leather Bottle public house and Moneys Farmhouse. The old church cottages are clustered around the church on tracks within the common land and these buildings appear to have changed greatly over the years as they have been transformed into larger dwellings by combination. The Church is another exception having evolved from a hall from the 15th century. Extensions to buildings have generally been sympathetic and subservient to their original forms by taking place on the side or rear with the main early building still clearly discernible. This is less so with some of the farmhouses such as Church Farm and Priors Farm where the larger gabled wings have been added. It is also not easy now to recognise the original elements of Lynchmere Cottage after its modern additions.

External Walls

Walls are seen to be generally of brick and most often using local hand made red/orange stock bricks so typical of this part of Hampshire. Flemish bond has been used on many older buildings, with blue headers sometimes used as decoration, such as at Vine Cottage and Moneys Farm. Other brick buildings have decoration in the form of dentil courses at the eaves, band courses at first floor level and ground level brick plinths. There are many timber framed buildings still showing some of their old oak timbers and in a number of cases the brickwork infill panels have now been painted. The use of impervious modern plastic paint on older buildings should be avoided as it can trap moisture and cause damp problems internally. Similarly hard cement mortar should not be used to repoint old brickwork as this can result in surface damage and then decay of the bricks themselves. Mattingley House has stucco plastered walls typical of its age and original character with later extensions of painted brickwork.

Windows, Doors and External Joinery

Both the conservation areas display the variety of old windows you would expect to see in a settlement that has evolved over many centuries. Several of the early cottages such as Mattingley Green Cottage and White Willows have some remaining iron framed casements with leaded lights. Grander houses like Mattingley House and Mattingley Cottage have double hung sashes. Most other properties have traditional flush fitting side hung timber casement windows with very few replacement plastic windows present. There are various forms of brick lintels over windows including rubbed brick, wide flat arches to Well Cottage and to Grendon, which also has cambered arches to side windows. Fosters features a two storey angled bay window and projecting first floor windows on brackets while Priors Farmhouse has a rare 17th

century casement window with ovolo moulded mullions and leaded lights. Vine Cottage has a blank window over its entrance built in blue header bond brickwork.

Chimneys

Chimneys are a significant feature of the area and need to be retained with most properties having substantial ones centred on the ridge or on the end gables. Often the chimneys have slightly bulbous tops in corbelled brickwork but otherwise chimneys tend not to be especially decorated.

Roof Details and Rainwater Goods.

Roofs are virtually all of plain clay tiles with exceptions being a few slated roofs, such as the Georgian Mattingley Cottage and Mattingley House, and the thatched roof to Mattingley Green Cottage. Except for thatched roofs which generally do not have gutters at all, most of the older properties in the conservation areas would have had cast iron rainwater downpipes and gutters. Some gutters have been replaced in modern plastic and these should be returned to cast iron when they are in need of replacement in order to protect the character of the buildings. Downpipes are often still in their original cast iron showing how well this material lasts and again these should be retained.

Boundaries, Screening, Gates and Driveways

Mattingley is a very rural area where traditional field hedgerow boundaries are the most appropriate and the most often seen. There tends to be a mix of species with hawthorn and blackthorn generally as the main ones and some elm does survive at hedge height, although any larger elm trees tend to die off as a result of Dutch Elm disease. Some more formal beech hedges are found particularly as boundaries to screen larger houses such as Fosters but the widespread use of single species hedging could give a more urban feel to the area. There are fortunately very few fast growing leylandii hedges and these need to be avoided. Where an evergreen screen is required holly is perhaps the most suitable in such areas and can be very effective, blending in well with the holly bushes seen within the older hedges and woodland areas. Gateposts are normally of timber supporting agricultural five bar gates to most properties and fields. Brick gate posts and wing walls beside them are not appropriate in such a rural area and tend to stand out such as those at Kale Close. The iron gates to Kale Close and the red tarmac driveway seen beyond also stand out as an urban feature in this country location. Where there are boarded fences alongside the roads and lanes then these too need to be replaced by traditional hedges of local and indigenous species. Driveways of gravel or hoggins look very appropriate and are seen at many properties whether they are a thatched cottage like Mattingley Green Cottage or a grand farmhouse like Priors Farm.

7. Issues

1. Conservation area boundary review

Section 4.4, written in 2004, details proposed changes to include Moorcocks (listed grade II) and Flinders in the Mattingly Green Conservation Area, and this recommendation remains unchanged in 2011. There are no proposed changes to the Mattingly West End Conservation Area boundary.

2. Buildings at risk

Generally the occupied historic buildings are in good condition but some minor improvements are needed as follows:

- The frontage barn to Bannisters Farm in Mattingly Green – this prominent building is in need of some minor repairs to the weather-boarding and roof tiles
- One of the traditional barns between the historic core of the farm and the more modern farm buildings at Little Church Farm in Mattingly Green is in poor condition
- One of the traditional barns in Blue House Farm in Mattingly West End is in poor condition, as is the late 19th century red brick barn at Moneys Farm, also in Mattingly West End.

3. Rural character

The Council must ensure that any new development does not have a harmful impact on the rural character of both conservation areas, including the preservation of the listed, locally listed and other historic buildings, and the preservation or enhancement of the woodland and open green spaces. Of particular importance is the protection of the barns and other agricultural buildings which feature in many views across and within the conservation areas, particularly where they lie close to the road, such as in Prior's Farm, Bannisters Farm and Little Church Farm in Mattingly Green. The continuation of 'working farms', such as Little Church Farm and Thackham's Farm in Mattingly West End, should be encouraged, particularly where they contain traditional farm buildings which contribute to the rural character of the area.

4. Traffic

It was noticed how the busy and noisy traffic along the Reading Road has a detrimental effect on the Mattingly Green Conservation Area. Despite a 40 mph speed limit, vehicles appear to regularly speed through Mattingly Green and it might be advisable to consider additional speed controls, such as speed cameras or speed signs, when funds permit it.

5. Litter

A certain amount of litter was noted, mainly along Reading Road where it had clearly been discarded from passing cars. There is a litter bin next to the bus stop but this was full at the time of survey. The local community could organise occasional 'litter picking' sessions to remove this rubbish.

6. Site specific improvements

While both Mattingly Green and Mattingly West End Conservation Area have retained much of their original and traditional character, there are elements of change that have affected their general and built environment and where some restoration or improvement could benefit the area. In many cases, comments have been made in the character descriptions in sections 4, 5 and 6 above. The following are some of the particular features that could be addressed:

- There is a small field in the centre of the Mattingley Green Conservation Area which is owned by Church Cottage – this is important in views and provides a pleasant focus to the village which must be preserved as open space.
- Subject to expert advice, the waterlogged wooded common areas in Mattingly Green could benefit from careful management and improved drainage.
- Modern boundaries which front the highway such as timber boarded fencing or leylandii hedging (mainly in the Mattingly Green Conservation Area), could advantageously be replaced with new hedging containing traditional hedgerow species such as holly, hawthorn, and hazel.

8. Implementation and Review

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

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

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Hart has an

obligation as the Local Planning Authority to keep its conservation areas under review. Any such reviews would need to be carried in conjunction with the Parish Council and include consultation with local residents and other interested parties.

9. Planning Policies and Proposals

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

This section is the statutory requirement from the Government that requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, when dealing with planning applications. This statement seeks to provide a lot of detailed guidance, particularly in sections 5 and 6, on what type of new developments, extensions or alterations are likely to be acceptable and what is likely to be refused. National Planning Policy Framework (March 2012) provides Government guidance on the operation of the planning system relating to listed buildings and within conservation areas. This also gives advice to the Council on its preparation of the LOCAL PLAN policies for the District.

9.2 LOCAL PLAN Policies

Hart District Council is required by the government to prepare a LOCAL PLAN to cover the district and to include within this document 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.

Relevant LOCAL PLAN policies and proposals are those relating to conservation areas, nature conservation, trees and woodland, historic parks and gardens and listed buildings, as well as those dealing with general design criteria. The policies seek to ensure that, in new development and redevelopment, the character of conservation areas is preserved or enhanced. This conservation area appraisal and management proposal needs to be considered in conjunction with those policies and Government guidance from the National Planning Policy Framework (March 2012). The document seeks to point out the overall architectural and historic character, qualities and details of the area that need to be protected for the benefit of future generations.

9.3 Mattingley Green and Mattingley West End Conservation Areas Proposals

The following proposals should be applied in addition to LOCAL PLAN policies and National Planning Policy Framework (March 2012) policies, in relation to any development within the Mattingley Green and Mattingley West End Conservation Areas:

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

Reference 12, p.30

Conserving and enhancing the historic environment

Reference 126 -141

LOCAL PLAN POLICIES

Conservation Areas

CON 13 - Proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted.

CON 14 - Development requiring the demolition of a building or part of a building in a conservation area will not be permitted if:

- (i) The removal of a building or part of a building would unacceptably harm the special character and/or appearance of the area;
- (ii) Detailed proposals for the reuse of the site, including any replacement building (or part thereof) and landscaping, have not been approved.

9.4 Obtaining Further Advice

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

10. Article 4 Direction

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

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

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

Bibliography of References

National Planning Policy Framework (March 2012)

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

Notes on the history of Mattingley by WJ James.

With thanks to

Appendix A - Publications and Addresses for Further Advice

Publications

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

www.hart.gov.uk

include:

Conservation Areas, Listed buildings

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

www.english-heritage.org.uk

include:

Development in the Historic Environment

Conservation Area Practice

Conservation Area Appraisals

Sustaining the Historic Environment

The Conversion of Historic Farm Buildings

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

National Planning Policy Framework (March 2012)

The Planning (Listed Buildings and Conservation Areas) Act 1990

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

www.hampshirecountycouncil.gov.uk

Mattingley Parish Council - tel: 01252-622122 –mattingley.clerk@googlemail.com

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

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

Civic Trust Awards

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

01925 273170 -

info@civictrustawards.org.uk

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

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

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

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

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

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

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

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

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


ADDED


Hart District Council


Mattingley Green Conservation Area


Townscape Appraisal Map


Not to scale


 Existing Conservation Area Boundary


 Approved Addition to Conservation Area Boundary

 Listed Buildings

 Locally Listed Buildings

 Positive Buildings

 Important Trees

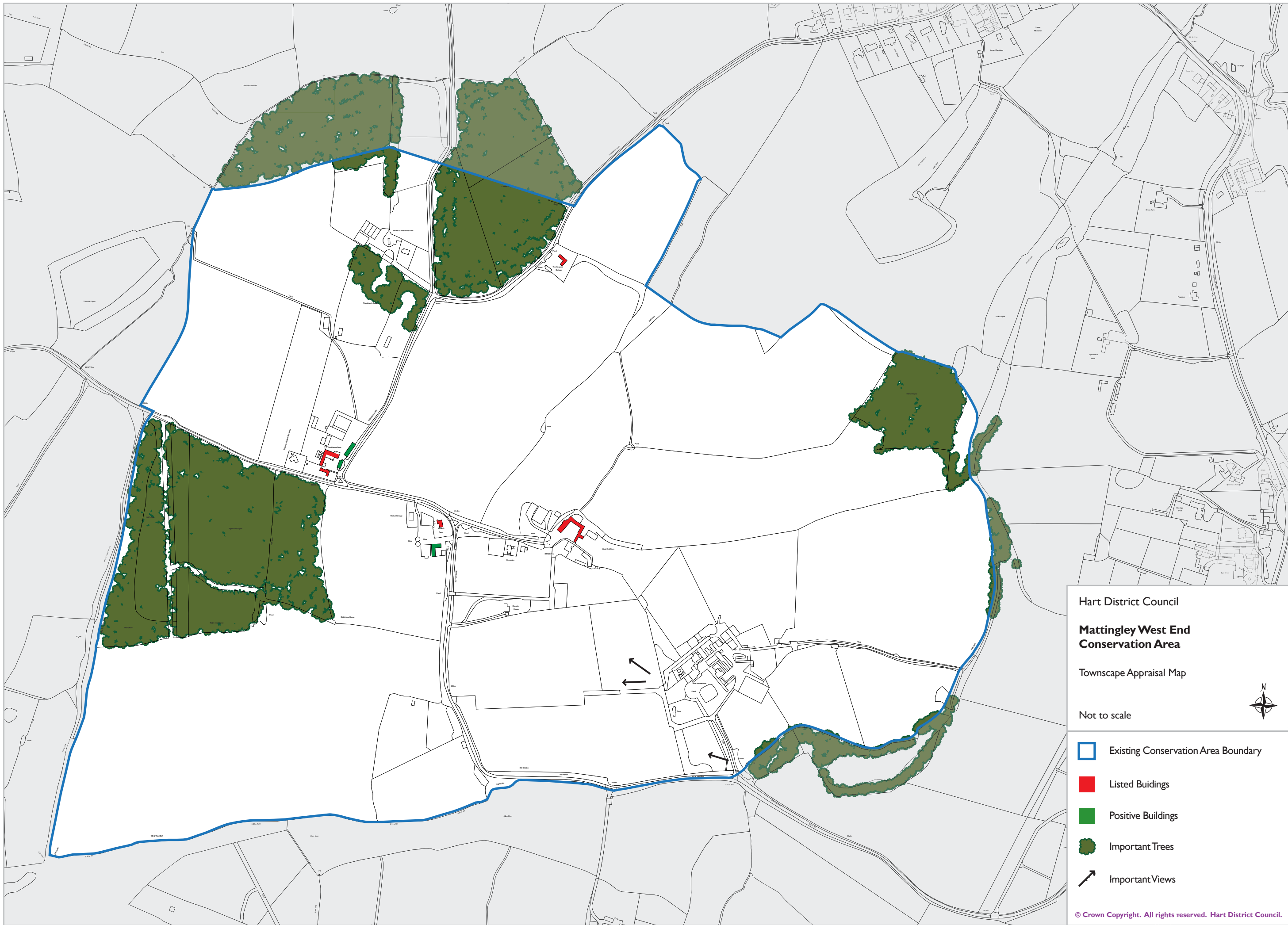
 Important Open Space

 Important Views

 Focal Building

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Hart District Council

**Mattingley West End
Conservation Area**

Townscape Appraisal Map

Not to scale



-  Existing Conservation Area Boundary
-  Listed Buildings
-  Positive Buildings
-  Important Trees
-  Important Views