

# **HARTFORDBRIDGE CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

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Approved at Cabinet 06.11.08 - incorporating alterations and additions from  
Parish, residents and Pres Soc

This document has been written by The Conservation Studio,  
1 Querns Lane,  
Cirencester,  
Glos GL7 1RL  
Tel: 01285 642428  
Email: [info@theconservationstudio.co.uk](mailto:info@theconservationstudio.co.uk)  
Website: [www.theconservationstudio.co.uk](http://www.theconservationstudio.co.uk)

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## 1 INTRODUCTION

### 1.1 The Hartfordbridge Conservation Area

The Hartfordbridge Conservation Area lies within a rural setting on the north-eastern edge of the Hartley Wintney Conservation Area, separated from it only by a field and the winding course of the river Hart. The village of Hartley Wintney lies just to the north of the M3 motorway in undulating Hampshire countryside, with the flatter valley of the river Hart (which lies close to the Hartfordbridge Conservation Area) creating a natural boundary to the north and east of the village.

The Hartfordbridge Conservation Area, which was designated by Hart District Council in 1988, encompasses a section of country lane (Elvetham Lane), connecting London Road (the A30) to the Elvetham Estate, which is located to the east. Within the conservation area are a farm, a small church, and a collection of cottages and houses, most of them historic. The majority of these buildings were built as accommodation for Estate workers, and the development of the conservation area is therefore closely linked Elvetham and the Calthorpe family.

### 1.2 Summary of key characteristics and recommendations

This **Character Appraisal** concludes that the key *positive* characteristics of the Hartfordbridge Conservation Area are:

- Small rural conservation area with only a few buildings lying to the north-east of Hartley Wintney;
- Location between the valley of the meandering river Hart and wooded hills;
- Attractive views over adjoining fields, the river valley, and woodland.
- The conservation area stretches along Elvetham Lane, a narrow country lane leading to the Elvetham Estate, with which the conservation area has strong historic ties;
- Close proximity of Elvetham Park, on English Heritage's Register of Historic Parks and Gardens;
- The buildings of the conservation area are mainly in residential uses, with one church (All Souls) and one farm complex (Arlots Farm);
- Arlots Farm House and barn are the only listed buildings, the farmhouse dating back to the 17<sup>th</sup> century;
- All Souls Church is Locally Listed, its dumpy spire being the major focal point in the conservation area;
- Five other cottages are considered to be 'positive' – four date to the 19<sup>th</sup> century another is earlier than this date;
- Use of timber-framing, brick and clay roof tiles;
- Vernacular forms most evident in the farm group at Arlots Farm.

The **Management Proposals** make the following Recommendations (summary):

- Place overhead wires underground and remove telegraph poles;
- Ensure that Arlots Farm barn, a grade II listed building, is properly repaired;
- Add nos. 22/23, 24, 25 and 26 Elvetham Lane to the Local List if the Council were to review its list;

- Enforce the Article 4 Direction;
- Prevent the loss or unsympathetic alteration of all 'positive' buildings;
- Amend the conservation area boundary to include properties on the north-west side of the A30.

### **1.3 The planning policy context**

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. 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".

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Hartfordbridge Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in "*Guidance on conservation area appraisals*" (August 2005) and "*Guidance on the management of conservation areas*" (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within "*Planning Policy Guidance 15: Planning and the Historic Environment*" (PPG15).

This document therefore seeks to:

- Define the special interest of the Hartfordbridge Conservation Area and identify the issues which threaten the special qualities of the conservation area (in the form of the "Character Appraisal");
- Provide guidelines to prevent harm and achieve enhancement (in the form of the "Management Proposals").

### **1.4 The local policy framework**

These documents provide a firm basis on which applications for development within the Hartfordbridge Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

It should be read in conjunction with the wider development plan policy framework as set out in The Hampshire County Structure Plan (Review) 1996-2011 and Hart District Council's Local Plan, adopted in December 2002.

In the Local Plan, the more general Proposals Map and Inset Map No. 14 confirm that the following policies apply to the Hartfordbridge Conservation Area:

- The Hartfordbridge Conservation Area lies outside the Settlement Boundary, so the following policies apply:
  - GEN 1-12
  - CON 4-9, and 13
  - RUR 2-38
  - T1, 2, 5, 14, and 15
- The Hartfordbridge Conservation Area lies within the 'Riverine Environment' notation which covers the valleys of the river Hart, Whitewater and Blackwater – Policy CON 7 applies.

Hartley Wintney lies within the North Hampshire SPA (Special Protection Areas) which seek to control development in this part of the county (check).

The 2002 Local Plan will shortly be replaced by a new *Local Development Framework*. This new planning system was established by the Planning and Compulsory Purchase Act 2004, which abolishes Structure and Local Plans and replaces them with *Local Development Documents*. More information about this important change to the planning system can be found on the District Council's website: [www.hart.gov.uk](http://www.hart.gov.uk).

A Parish Plan for Hartley Wintney was published in June 2006. This important document was drawn up with the support of the local community by the Hartley Wintney Parish Plan team, and forms part of the emerging Local Development Framework.

### **1.5 Article 4 Directions**

An Article 4 Direction was served by Hart District Council in January 1998 in the Hartfordbridge Conservation Area, covering all unlisted family dwellings within the area. The Direction covers changes to the principal elevations and roofs (where they front a highway or other public space) which might otherwise have been allowed automatically under house owners' "Permitted Development" rights. The aim of the Direction is therefore to prevent the conservation area from being incrementally spoilt by a variety of unsympathetic changes such as plastic windows or concrete roof tiles. The Direction means that planning permission is required for a variety of works as follows:

- Extensions, improvements or other alterations to the dwelling house;
- Alterations to existing boundaries, or the creation of new boundaries.

A copy of the Article 4 Direction can be viewed at the Planning Department, Hart District Council, Fleet, and a more detailed summary of the Direction is included at Appendix 2.

As part of the Appraisal process, the existing Direction was examined and proposals for changes to the Direction are included in Part 2 of this document, the *Management Proposals*.

### **1.6 Community involvement**

This document was initially drafted following a meeting with representatives from Hartley Wintney Parish Council and local historians on 11<sup>th</sup> December 2007. Following this meeting, a first draft was agreed with the District and the document was then put on the

District Council's website from 28<sup>th</sup> July 2008 for six weeks. After the completion of this period of public consultation, the final draft was produced and the document illustrated and printed.

## **2 LOCATION AND LANDSCAPE SETTING**

### **2.1 Location and activities**

Hartfordbridge Conservation Area lies on the north-easterly edge of Hartley Wintney, a large village situated in north Hampshire on rolling countryside between the valleys of the river Hart and the river Whitewater. The conservation area lies just off the A30, the old main road between London and the west country. The modern small town of Hook, with its large commercial facilities, is only four miles away. The larger town of Yateley is closer, only two and a half miles to the north-east, yet it feels remote because of the intervening heathland. The M3 motorway runs close to the southern edges of Hartley Wintney, fortunately lying within a slight dip in the valley of the river Hart which helps to reduce the traffic noise.

The conservation area boundary encompasses a length of country lane (Elvetham Lane) from London Road, leading eastwards to the buildings associated with the Elvetham Estate. The boundary includes Arlotts Farmhouse and a number of cottages and small houses, as well as All Souls Church. Some modern bungalows are excluded, although they, like the other buildings in the lane, are associated with the Elvetham Estate.

Today, the buildings in the conservation area are mainly in residential uses, and Arlotts Farm is no longer part of a working agricultural unit.

### **2.2 Topography and geology**

Hartfordbridge lies in undulating countryside slightly above the flood plain of the river Hart, which wraps around Hartley Wintney to the east and south of the village. Elvetham Lane is generally level, with views over the river and the adjoining Estate land, towards Hartley Wintney Golf Course. Drainage ditches cut across the fields, which would otherwise be marshy and unsuitable for cultivation.

The Landscape Character Assessment of this part of Hart defines Hartfordbridge as lying within *Character 11 The Hart Valley*. The key characteristics are:

- A mixed landscape character which lacks overall cohesion but which has common, unifying elements, notably the river and its immediate flood-plain and a general pattern of mixed woodland and farmland;
- The distinctively riparian character of the broad, flat, low-lying valley floor with its riverside pastures, willow-lined watercourses and well-treed character;
- An indistinct valley land-form, with valley side landscapes recognisable only above Hartford Bridge and to the north of Dogmersfield;
- The parkland of Elvetham Hall which dominates the character of the river valley above its central section.

The geology below Hartley Wintney and Hartfordbridge has resulted in areas of poor quality soil and marshy ground, now drained by extensive ditches and ponds.

### **2.3 Relationship of the conservation area to its surroundings**

The conservation area lies within a rural setting with the valley of the river Hart to the south-west and large fields, leading to substantial areas of managed woodland, to the north. Elvetham Lane connects London Road to St Stephen's Green, and Elvetham Farm and its associated cottages, farm buildings, and estate offices. Elvetham Lane then becomes Home Farm Lane and leads southwards to further isolated parts of Elvetham, just off the Fleet Road. The main entrance to Elvetham Hall is also off the Fleet Road.

Despite the close proximity of Elvetham Hall and its associated buildings, there is no visual connection between them and the conservation area. A large part of the Elvetham Estate is on English Heritage's Register of Historic Parks and Gardens, grade II. This covers some of the Golf Course, and land between the Golf Course and Fleet Road where it junctions with Street End.

#### **2.4 Biodiversity**

There are no special designations for the natural environment in the Hartfordbridge Conservation Area, although the proximity of the river Hart, as well as the extensive broad-leaf woodland and marshy fields and verges, all provide a range of natural habitats for a variety of wildlife.

### **3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

#### **3.1 Historic development of Hartley Wintney**

The name 'Hartley Wintney' was established by the 13<sup>th</sup> century and is Saxon in origin, meaning 'the deer pasture near Winta's island'. Hartley Wintney and its twin parish of Elvetham now form a scattered village which is separated into groups of cottages and larger houses by a number of commons, some heavily wooded. However, the earliest settlement was around St Mary's Church and Church House Farm, where the Norman fitz Peters established a manor in the 11<sup>th</sup> century, probably based on a previous Saxon manor. In around 1190 Geoffrey fitz Peter gave the manor and its land to the Cistercian monks of Farnham to found a Priory of Nuns on *Winta's Island* next to the river Hart. Further land was given to the nuns in 1258 by the de Bendings, who had acquired it through marriage into the fitz Peter's family. From then until the Dissolution in 1536 the nuns were the Lord of the Manor and for a while the village was called 'Hartley Monialium' – the 'deer pasture of the nuns'.

When the priory was closed at the Dissolution in the 1540s, the manor and its lands were given to Richard Hill, the Sergeant of the King's Cellar. The priory became a farm and its site is marked by the buildings of Wintney Farm, now severely compromised by the close proximity of the M3 motorway. Richard Hill's widow remarried and in 1613 the manor was sold to the Zouche family from Bramshill, who held the land until the 18<sup>th</sup> century. Passing briefly through the hands of the Paulet St Johns, the manor was eventually sold in 1911 to the Gough-Calthorpe family of Elvetham, uniting the land holdings around the village.

St Mary's Church, located to the south-east of the more modern settlement, is the oldest building in the village with the nave and chancel dating to c1255. Most of the buildings at Church House Farm are 17<sup>th</sup> century or later, and are listed, but they on the site of the Saxon manor and the whole site including the church is therefore of great archaeological significance. Since 1975 the church has been in the care of the Redundant Churches Fund.

During the late 17<sup>th</sup> and 18<sup>th</sup> centuries the location of Hartley Wintney on the main road from London to the west country (the modern A30) provided a commercial reason for development. Various tenant farmers (the Taplins, Hares, and Thackhams) developed the land, and provided a further impetus to the establishment of the present village centre along the High Street. A new turnpike road was provided in 1767, improving the local road network and connections to London and Bristol, which helped the local farmers transport their produce. Cricket was first played on the green in 1770. New inns were built along the route including The Whyte Lion, close to the bridge over the river Hart on the A30. In 1807 Lady Mildmay paid for the planting of several areas of oaks, to help provide timber for boat building following the Battle of Trafalgar. By 1846, a large workhouse to house the poor of the parish had been built on the outskirts of the village on the site of the present golf course.

The coming of the railway in the mid-19<sup>th</sup> century, when a station was built at nearby Winchfield, encouraged further growth including the new breweries which were built in the village. A new church (St John's) was built on The Common in 1870 to serve the expanding population, who were housed in new terraces of brick-built cottages.

### **Insert historic maps**

In the late 1990's century, the workhouse was demolished and a golf course was built by the Elvetham Estate on land opposite Hunts Common, which has since been extended and now covers part of the Elvetham Registered Historic Park and Garden. New houses were provided for the middle classes including the Arts and Crafts-style cottages (Rosemary and Mayfield – both dated 1908) facing London Road, which were designed by Robert Weir Schultz. At the same time, large brick detached Edwardian villas were built for new residents who largely commuted up to London from Winchfield Railway Station. Mainly Post-War residential development has provided further areas of new housing which have largely been sited away from the common land to the north of the village.

### **3.2 The historic development of the Elvetham Estate**

Henry Sturmy, whose family had held the manor of Elvetham from the mid 13<sup>th</sup> century, was granted permission in 1359 to enclose land to make a park. The estate was the home of the Seymours during the Tudor period and was the home of Jane Seymour, Henry VIII's third wife. Edward, Earl of Hertford, landscaped part of this land in 1591 to provide an appropriate setting for a visit by Queen Elizabeth. New buildings were erected to accommodate her retinue and a crescent-shaped pond with three ornamental island pavilions were provided as part of the lavish entertainment.

In 1650 the estate was sold to Sir Robert Reynolds, whose daughter married Reynolds Calthorpe. The estate then passed to the Calthorpe family, a descendant, Henry, being created Lord Calthorpe in 1796. The house was remodelled by the family in 1740, and the grounds were also altered (although the exact timing is not clear), creating a series of garden enclosures and a formal canal. These features are shown on a plan of 1791. In 1791 the landscape designer William Emes took a 21-year lease on Elvetham and further changes were made during his tenancy. The Calthorpes continued planting and landscaping into the 19<sup>th</sup> century and by 1871 had canalised a section of the river Hart, constructing a lake on its course and planting a grand Wellingtonia avenue. The house was destroyed by fire in 1840 and rebuilt between 1859 and 1862 with a new building to the designs of the famous Victorian architect, S S Teulon. This building, in the high Victorian Gothic style then popular, is listed grade II\*.

The international company ICI purchased the estate in 1953 but sold it on to Sir Emmanuel and Lade Kaye in 1965. The estate surrounding the hall remains in the ownership of the Calthorpe family. The house is now run as a conference centre while the registered parkland, part of which forms the Hartley Wintney Golf Course, is in private ownership. Apart from the Golf Course, the parkland is generally under arable cultivation and contains the occasional mature tree and blocks of plantation woodland.

### **3.3 The development of Hartfordbridge**

The present-day conservation area has developed since the 17<sup>th</sup> century as a small rural hamlet, centred on Arlots Farm, presumably one of the tenanted farms owned by the Elvetham Estate. The conservation area encompasses buildings which date to the 17<sup>th</sup>, 18<sup>th</sup>, and 19<sup>th</sup> centuries. Arlots Farmhouse is the earliest building and retains some 17<sup>th</sup> century features, with the barn adjoining it dating at least in part to the 18<sup>th</sup> century.

Otherwise, no. 24 Elvetham Lane appears to be timber-framed, with a 19<sup>th</sup> century refacing. The other buildings are also 19<sup>th</sup> century. The map of 1846 shows the Arlots Farm complex and nos. 24, 25 and 26 only. All Souls Church dates to the late -19<sup>th</sup> century and was presumably provided by the Calthorpes for their workers. A large group of buildings, facing what is now the A30 on the northern corner with Elvetham Lane, has been demolished, as part of a 20<sup>th</sup> century road widening when the A 30 was made dual carriageway up Star Hill. Calthorpe Houses (just outside the conservation area boundary) were added as accommodation for Estate workers in 1966.

### **3.4 Archaeology**

There is one Scheduled Monument close to Hartfordbridge, a probably 12<sup>th</sup> century linear earthwork known as Festaen Dic, located to the east of the conservation area on the A30 near Blackbushe Airport.

The HER (Historic Environment Record) for Hampshire, prepared by Hampshire County Council, lists a large number of very varied sites in the surrounding Hartley Wintney area. More specific to Hartfordbridge are a number of entries mainly but not exclusively relating to Elvetham Park, including:

- Paleolithic or Mesolithic scappers found in Elvetham Park in 2001;
- Hartford Bridge, which was first documented in 1327 (present bridge dates to 1767 and is not listed);
- Elvetham Deer Park – fragmentary remains of park pale visible, possibly dating to the 1359 licence to empark, granted to Henry Sturmy;
- The woodland around Elvetham Park which has been subject to a number of archaeological surveys;
- The remains of historic landscape features in Elvetham Park;
- A large number of 18<sup>th</sup> century and onwards buildings or structures, most of them listed on locally listed, including buildings in the conservation area and in the adjoining Elvetham Park.

## **4 SPATIAL ANALYSIS**

### **4.1 Layout, trees and landscape**

The Hartfordbridge Conservation Area comprises a section of gently bending country lane (Elvetham Lane) which terminates in the north-east at a junction with the busy A30 London Road, at this point a dual carriageway. On the other side of the main road, are further historic buildings, and more modern development, with another lane (Hulfords Lane) continuing in a north-westerly direction. The land is surrounded by large open fields with a mature area of woodland to the north called the Star Hill Plantation. Another small area of woodland marks the junction with the A30 and provides some welcome protection from the noise and bustle of the main road. To the south-east of Elvetham Lane, the ground drops slightly towards the meandering river Hart, with long drainage ditches and slightly marshy ground.

### **4.2 Focal buildings and views**

There are just seven buildings in the conservation area, as well as the four buildings associated with Arlotts Farm and its former farmyard. Only two of these buildings particularly stand out. The first is All Souls Church, which sits on the north side of Elvetham Lane. Its short, rather dumpy spire, and square tower, clad in white-painted weather-boarding, is the conservation area's principal focal point and an attractive feature when entering Elvetham Lane from London Road. The second focal building is the barn to Arlotts Farm. This is a long, thin building which sits at a right angle to the lane very close to the road. Coming from the west, it therefore hides views of the main farmhouse from the lane until the farm is reached.

There are attractive views to either side of Elvetham Lane, where breaks in the hedging allow views across the fields to the south towards the Golf Course, including a number of notable specimen trees. To the north and north-west, there are long views across fields to the woodland which rises above Hartfordbridge and marks the skyline.

### **4.3 Boundaries**

Most of the properties in the conservation area are bounded by hedges of varying heights, usually comprising traditional species such as beech, holly, or blackthorn. Low brick walls or unpainted simple timber palisade fencing are also found, often defining the front boundary. In front of Arlots Farmhouse is a low brick wall, decorated with a string course and headers set at an angle to create attractive dentils reflect the building's higher status. White painted timber gates, both for pedestrians and marking driveways, are also evident.

### **4.4 Public realm**

There are no special features within the public realm in the conservation area, which consists of a simple tarmacadamed lane with grass verges rather than pavements. Timber telegraph poles, with drooping wires, are the most notable feature in views along the lane. There is no street lighting, as befits a rural conservation area.

## **5 THE BUILDINGS OF THE CONSERVATION AREA**

### **5.1 Building types**

The Hartfordbridge Conservation Area includes just nine buildings, comprising one church, one farmhouse (with associated barns) and five detached or paired cottages. Of these, Arlots farmhouse and barn are the only listed buildings (grade II) with one Locally Listed building, All Souls Church. The remaining cottages are all considered to make a positive contribution to the conservation area and are marked as such on the Townscape Appraisal map apart from the single storey building next to the church. This appears to be a 20<sup>th</sup> century remodelling of a stable or barn which is shown on the historic maps.

### **5.2 Listed buildings**

There are only two listed buildings in the Hartfordbridge Conservation Area, Arlots Farmhouse and its adjoining barn. Arlots Farmhouse was built originally as a timber-framed structure in the 17<sup>th</sup> century although its appearance today is very much of the 1820s, when it was substantially remodelled with a new brick façade. Of note are the two massive brick stacks and the steeply pitched pegtiled roofs. The location of one of these stacks, behind the pretty two storey timber-framed porch, confirms the early date and suggests a lobby-entry plan, typical of the 17<sup>th</sup> century. The 19<sup>th</sup> century casement windows are decorated with brick drip moulds.

Arlots Farm barn is also timber-framed but the main part of the barn, which is 10 bays long and sits at right angles to the lane, is covered in black painted weather-boarding. A single storey brick structure lies to one side, dating to the 19<sup>th</sup> century. Both are roofed in handmade clay tiles.

### **5.3 Locally Listed buildings**

The District Council has a list of locally significant buildings within the District Council's area of which one (All Souls Church) lies within the Hartfordbridge Conservation Area. These are largely former Grade III listed buildings which were removed from the statutory list when this was reviewed and updated in the 1980's. Locally Listed buildings are mainly 19<sup>th</sup> or early 20<sup>th</sup> century structures which provide well detailed facades, and they are Locally Listed to provide them with a degree of additional protection. Policies for their preservation are included in the Hart Local Plan, adopted in December 2002 and was "saved" as part of the LDF process in September 2007.

All Souls Church dates to the mid-19<sup>th</sup> century and is prominently located on the north side of Elvetham Lane. The very simple single storey building is faced in white painted timber weatherboarding, with a short rather dumpy spire comprising a weather-boarded tower and clay tiled pyramidal roof. Clay pantiles cover the roof. Facing the lane, a six light mullioned and transomed window provides the only decoration apart from small vents in the top of the square weather-boarded tower which supports the spire.

### **5.4 Positive buildings**

In addition to the Listed and Locally Listed buildings, a small number of unlisted buildings have been identified on the Townscape Appraisal map as being buildings

which make a positive contribution to the special character and appearance of the conservation area. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Where a building has been heavily altered, and restoration would be impractical, they are excluded. The five 'positive' buildings in the conservation area are:

- Nos. 22/23 Elvetham Lane, a pair of late 19<sup>th</sup> century two storey houses;
- No. 24 Elvetham Lane, a timber-framed cottage with 19<sup>th</sup> century alterations, again using brick and clay tiles;
- Nos. 25 and 26 Elvetham Lane, Estate workers' cottages of the late 19<sup>th</sup> century, also built from brick with clay tiled pitched roofs.

Nos. 22/23, 24, 25 and 26 Elvetham Lane form a very good group of well detailed historic buildings which could be considered for Local Listing if the Council were ever to review its local list.

### **5.5 Building details, materials and colours**

The historic buildings in the conservation area are vernacular in character and are either built from red brick, sometimes enlivened by dark blue headers, or from timber-framing, which is faced with weather-boarding. On the church this is painted white, but on Arlots Farm barn, the timber has been covered in pitch or black stain. The steeply pitched clay tiles roofs, with their undulating form created by the bow in the tiles, along with the substantial brick chimney stacks, are notable throughout the conservation area. They have all weathered to a dark brown, which merges attractively with the orangey-red of the brick walls. Details are simple and robust, as is expected in a rural area, the decorative brickwork on Arlots Farm barn being an unusual feature which marries in with the dentils on the adjoining brick boundary wall. The former stable building at the back of Arlots Farm is unusually covered in grey natural slate.

The survival of much original detailing on the unlisted cottages in the conservation area is of particular note and has been assisted by the Article 4 Direction (see Appendix 2) which protects these features from unsympathetic alteration.

## 6 ISSUES

### 6.1 Negative features or issues

There are a few negative features in the conservation area, as follows:

1. Telegraph poles and wiring generally.

These are obtrusive and detract from the rural qualities of the conservation area.

2. Arlots Farm barns.

The listed timber-frame barn is in poor condition including small holes in the roof. The adjoining brick outbuildings have fallen down and the whole site is sealed off from the road by modern metal fencing.

3. Local List.

Some of the 'positive' buildings are of sufficient architectural or historic interest to merit inclusion of the Local List if the Council were to review its local list.

4. Article 4 Direction.

An occasional non-traditional window or other detail, which should be controlled by the current Article 4 Direction, can be seen.

5. The control of unlisted 'positive buildings

The 'positive' buildings in the Hartfordbridge Conservation Area are generally well maintained and cared for. However, they might be threatened by unsympathetic additions or alterations in the future.

6. Conservation area boundary.

Survey work for this appraisal included the assessment of the present conservation area, and the area of housing on the east side of the A30 was also inspected. Recommendations for changes are made in the *Management Proposals*.

## **THE MANAGEMENT PROPOSALS**

### **7 INTRODUCTION**

#### **7.1 Format of the Management Proposals**

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Hartfordbridge Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the negative features which have also been identified, to provide a series of Recommendations for improvement and change. Most, but not all, will be the responsibility of the Hart District Council, Hartley Wintney Parish Council or Hampshire County Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

## **8 RECOMMENDATIONS**

### **8.1 Telegraph poles and wiring generally.**

Timber telegraph poles with trailing wires, which are visible along the whole length of Elvetham Lane, detract from the rural qualities of the conservation area.

*Recommendation:*

- The District Council could consider opening discussions with British Telecom to see if a plan could be drawn up to remove telegraph poles and place overhead telephone wires underground, perhaps on an incremental programme.

### **8.2 Arlots Farm barns.**

The listed barn is in poor condition and may well be considered to be a 'Listed building-at-risk'.

*Recommendation:*

- The District Council should ensure that the building is maintained in a wind and weather-tight condition, and should encourage the present owner to carry out essential repairs in consultation with the Council's conservation staff.

### **8.3 Local List.**

Some of the 'positive' buildings are of sufficient architectural or historic interest to merit inclusion of the Local List. These are:

- No. 22/23 Elvetham Lane, a pair of well detailed late 19<sup>th</sup> century cottages;
- No. 24 Elvetham Lane, a timber-framed building of the late 17<sup>th</sup> or early 18<sup>th</sup> century, now encased in brick;
- Nos. 25 and 26 Elvetham Lane, two slightly different late 19<sup>th</sup> century Estate worker's cottages, built from brick with clay tiled roofs.

*Recommendation:*

- The District Council could consider adding the buildings above to the Local List if it undertakes a review of its local list.

### **8.4 Article 4 Direction.**

The existing Article 4 Direction in the Hartfordbridge Conservation Area was served in January 1998 and has done much to help preserve the historic details of the unlisted family houses in the conservation area. However, an occasional non-traditional window

or other detail can occasionally be seen, although these may have been installed before the Article 4 Direction was served.

*Recommendation:*

- The District Council will continue to exercise control of alterations to unlisted family houses in the conservation through the Article 4 Direction and will consider the following:
  - Provision of a photographic survey of all of the affected properties to aid enforcement action;
  - The serving of Enforcement notices where it can be proved that unauthorised work has taken place;
  - The production of detailed Design Guidance, to help property owners repair and alter their buildings in a sympathetic way.

### **8.5 The control of unlisted 'positive' buildings**

As part of the appraisal process, and as recommended by English Heritage and in PPG 15, five 'positive' buildings have been identified and are marked on the Townscape Appraisal map for Hartfordbridge. These are all cottages which retain all or a high proportion of their original architectural detailing, and these add interest and vitality to the appearance of the conservation area. The stables at the back of Arlots Farm House is considered to be 'positive' although it is already covered by the listing of the principal building, as it lies within its curtilage.

As with listed and Locally Listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

*Recommendation:*

- The District Council will consider applications for change to "positive" buildings extremely carefully and will refuse any which adversely affect their architectural or historic interest.
- Applications to demolish "positive" buildings will generally be refused.

### **8.6 Conservation area boundary.**

Survey work for this appraisal included the assessment of the present conservation area, and the area of housing on the east side of the A30 was also inspected. This includes a number of well detailed 19<sup>th</sup> century houses - Four Ways, Felix House, Bridge House, and The Old Bakery, the first two of which are Locally Listed. All are considered to be 'positive'. Along Hulford's Lane, which continues the line of Elvetham Lane on the opposite side of the A30, another pair of houses is also shown on the 1846 map, and although one of the pair has been altered, the larger section closer to the A30

retains sash windows, a shallow pitched slated roof and well detailed brick chimney stacks. This section also appears to have been altered in the 20<sup>th</sup> century but in keeping with the original one bay wide cottage. An area of woodland on the corner of Elvetham Lane and the A30 is also proposed for inclusion.

*Recommendation:*

- It is recommended that the conservation area is extended across the A30 to include the buildings detailed above, as marked on the Townscape Appraisal map.

## **9 MONITORING AND REVIEW**

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Hart District Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising;

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

## **APPENDICES**

- Appendix 1 Townscape Appraisal map
- Appendix 2 Article 4 Direction
- Appendix 3 Bibliography
- Appendix 4 Contact details

### **APPENDIX 1** Townscape Appraisal map

### **APPENDIX 2 ARTICLE 4 DIRECTION**

#### **Details of the existing Article 4 Direction in the Hartfordbridge Conservation Area**

Article 4 Direction served 23<sup>rd</sup> January 1998

This Article 4 Direction covers all unlisted residential properties in use as a single family unit i.e. not flats or in multiple occupation, where different legislation applies.

- Class A The enlargement, improvement or other alteration of the frontage\* of a dwelling or building within the curtilage of a dwelling, including works affecting a frontage\* roof slope (*In respect of side extensions, these are covered where they are in front of the rear wall of the dwelling*);
- Class B The erection, construction, alteration or demolition of a porch on the frontage\* of a dwelling;
- Class C The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage\* of a dwelling;
- Class D The exterior painting of any part of the frontage\* of a dwelling or building within the curtilage of a dwelling (*This requires consent where it involves either a painting scheme dramatically different from the existing or involves areas of the building not previously painted*);
- Class E The erection, alteration or removal of a chimney or building within the curtilage of a dwelling;

\***Frontage** refers to the elevations or roof slope of the dwelling which face a highway, a footpath, a bridleway, a waterway or a public open space. In respect of side extensions, these need permission where they would be forward of the rear wall of the dwelling.

The **curtilage** is the contained area around the dwelling.

### **APPENDIX 3 BIBLIOGRAPHY**

*The old Village of Hartley Wintney*

David Gorsky

### **APPENDIX 4 CONTACT DETAILS**

For further information, please contact the following:

**Hart District Council,  
Civic Offices,  
Harlington Way,  
Fleet,  
Hampshire GU51 4AE  
Tel: 01252 622122**

Harts District Council  
 Conservation Area Appraisals  
**Hartfordbridge Conservation Area**  
 Townscape Appraisal Map  
 (Not to scale)

-  Conservation area boundary
-  Proposed change to boundary
-  Listed buildings
-  Locally listed buildings
-  Positive buildings
-  Important views
-  Footpaths
-  Important trees
-  Focal buildings

