



*Basingstoke
and Deane*

Conservation Area Appraisal

Tufton



...making a difference

Introduction

The Tufton Conservation Area was first designated in 1981 by Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the area.

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. Such factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscene and the spaces that surround them; and
- the relationship of the built environment with the landscape.

They can also include the less tangible senses and experiences such as noise and smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both respects, every effort has been made to highlight those features that are important to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

This Appraisal of the Tufton Conservation Area follows its review in 2003 by the Borough Council and explains what its designation means for those who live and work in the area.

This document was adopted as Supplementary Planning Guidance by Basingstoke and Deane Borough Council on 17 July 2003 and complements the policies of the Borough Local Plan (review).

It has been subject to consultation with Councillors, the Parish Council and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Civic Offices, during normal office hours.



View north-eastwards across the churchyard towards Manor Farm



View north-eastwards from Manor Farm

Location and Population

The hamlet of Tufton is located 2 miles south-west of Whitchurch. The settlement is situated on the south bank of the River Test, on a north-facing slope in the river valley. The embankment and viaduct of the redundant Didcot, Newbury and Southampton Railway forms the western boundary of the Conservation Area. The embankment of the A34 road passes close to the eastern boundary.

The population of the hamlet is approximately 23 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).



Manor Farm House

Historic Development

Settlement Origins

The name 'Tufton' originates from the old English word 'Tuccantun' or 'Tuccingtun', meaning 'Tucca's Farm'. The manor of Tufton followed the descent of the manor of Wherwell until 1698. In that year Edmond Boutler, who had bought the manor from Lord De La Warr, sold it to Alice Wallop. She was the widow of John Wallop of Hurstbourne Priors, and mother of the first Earl of Portsmouth.

The Tithe map for 1845 shows the settlement with the key buildings as they are today. The main difference in plan form, however, is the row of buildings along the southern bank of the river, which are now demolished.

Settlement Development

Historically, agriculture was the predominant source of employment. It still plays a key part in defining the character and appearance of the hamlet. The focus of the settlement is concentrated around the church and Manor Farm complex of buildings.

The proximity of the River Test would also have influenced the development of the settlement. It was a source of water and food, and a natural boundary along which the settlement developed.

An Appraisal of the Conservation Area

Overview

The Appraisal plan identifies those buildings, views, and key features that are considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings, it also includes unlisted



View west of Manor Farm complex



The church in context



St Mary's Church

buildings of particular individual or group value, which are indicated on the plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the hamlet without detracting from its special qualities.

Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

The hamlet of Tufton forms a small, loose-knit linear settlement, with a variety of building types and ages. This variety and openness of character, combined with its isolated rural location, form the key elements of its special interest.

The essential character of Tufton is of a mixed residential and farming community. The relationship between these two aspects is reinforced by the sporadic arrangement of buildings on the eastern side of the settlement. These allow glimpses of the countryside beyond, and the undeveloped nature of the grazing land on the western side of the road, between Westfields and Manor Farm.

Built Form

In the settlement of Tufton there are five buildings included on the Statutory List of Buildings of Special Architectural or Historic Interest. Of these, St Mary's Church is Grade I listed (being of outstanding national importance). The remainder are Grade II (of local or regional special interest).

Key Individual Buildings and Significant Groups of Buildings

The church is a simple, unadorned building of Saxon and Norman origins, with 13th and 18th century additions. It dominates views into and within the settlement and consists of an aisleless nave and chancel, with a small western bell turret and a southern brick porch. The building is constructed of rendered and limewashed stone rubble walls, with ashlar stone dressings to the windows. Original small Norman lancet windows with deep reveals survive in both the nave and the chancel. The Saxon south doorway is a tall narrow opening, with a round arch and exterior decoration. Set back at an angle from the road on a raised area of land, the church is a prominent landmark, defining the centre of the settlement. It gives context and meaning to the otherwise diverse mix of buildings.

The other four listed buildings are centred around the church. They reflect the historic development of earlier phases of the settlement, and the vernacular materials and building traditions common to the area.

Manor Cottage is a good example of a 15th, 17th and 18th century one and a half-storey building. It is of timber-framed 'cruck' construction, with later brick infill. The large thatched roof with low eaves is a picturesque feature in the Conservation Area. The hip end forms a focal point, framed by the overhanging mature trees in the lane, when entering the village from the south.

The barn and cart shed at Manor Farm date from the 18th and 19th centuries and are of timber-framed construction. The older building has an open fronted four bay section with characteristic queen post roof structure. In association with adjacent later buildings, they are key in defining the agricultural appearance and character of the settlement. The other listed building lies to the west of this complex. Formerly an 18th century granary, raised from ground level by staddle stones, it has been extended to the east and west, and the floor lowered. The black tarred weatherboarding and half-hipped thatched roof reflect the agricultural significance of the settlement, and vernacular building traditions. Although of individual merit, it is the group value of these five listed buildings, their proximity to each other, and their location at key points in the streetscape that create the special historic interest and visual cohesion of Tufton as a Conservation Area.

The hamlet also has several unlisted buildings, dating from the 19th and 20th centuries. These represent the expansion and social development of Tufton. Predominantly constructed of vernacular materials, some possess features of particular interest. However, it is their group value, in association with adjacent listed buildings and the spaces between them, that contributes to the overall special interest of the Conservation Area.

The current appearance of the Manor House dates from the 19th century. Its position and polite symmetrical appearance reflect its status in relation to the other buildings in the hamlet. The orientation of the main façade, away from the road and overlooking the church, was likely to have been symbolic. The private gardens are formed by tall thatched cob walls, which partly form the entrance to the settlement where they abut the highway. In conjunction with a brick and tile outbuilding to the south-west corner of the walls, they represent an important vernacular tradition. The group, including the house, is a visually significant complex of buildings, contributing both to the character and setting of the Conservation Area.

Westfields, adjacent to the crossroads, dates from the 19th century and is set back from the road behind a screen of mature trees and vegetation. Its gabled features, slate roof, and progression of outbuildings (including a flint and brick coach house) form an interesting and distinctive complex at the entrance to the Conservation Area.



Listed barns at Manor Farm



Westfields



Cob and thatch boundary walls to the Manor House



*The Church and Church Cottages
from the Manor House*



*Significant area of open space
to the west of Manor Farm House*

Manor Farmhouse is set apart from the main complex of farm buildings, located on a slight rise to the west. The building is an unusual mix of materials and architectural forms, the symmetrical 18th century elevation being the most prominent. Although some original timber-framing remains, much of the present walling is red brick of various dates, with some flint panels. Unusually for such an adapted building, the roof is still thatched.

Associated with the farmhouse and listed granary is a single-storey row of 19th century weatherboarded agricultural buildings, forming an enclosed yard. This group is of particular significance in views within the hamlet, providing setting and context to the listed buildings opposite.

Riverside Cottages are adjacent to Manor Farmhouse. The two central buildings are illustrated on the 1845 Tithe map, although they were extensively refurbished and extended in the early 20th century. They represent the former development of buildings following the Test westwards.

The western boundary of the Conservation Area is formed in part by a brick viaduct. Its arches interrupt views north-westwards along the river plain. Constructed in the 19th century to take the now redundant railway line from Southampton to Didcot, it represents part of the industrial heritage of the area and has become a prominent landmark.

Other Features of Architectural or Historic Interest

Historic curtilages in Tufton are defined and contained by a variety of boundary treatments, including flint, cob, hedges and - characteristic of rural areas - Victorian cast iron estate railings. All contribute to the vernacular character of the settlement. The substantial Victorian timber gates and gate posts of Westfields are also of note.

The 'K6' Telephone Kiosk is a prominent feature. Its position defines the church as the focus of the settlement.

Building Materials

Tufton is characterised by a variety of vernacular building materials and traditions, reflecting changes in availability and architectural fashion as the settlement expanded over time. The earliest buildings utilised those materials available locally, including timber-frame and thatch. The use of stone on the church reflects its important status for the community. Brick, and render in imitation of stone, are also present, and slate for

roofing was used from the 19th century. The survival of chalk cob walling (an important vernacular building tradition in this part of Hampshire) also adds to the richness and special character of the Conservation Area. Horizontal timber boarding of weathered oak, and/or black tar finish on agricultural buildings are key features of the Conservation Area.

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Area, historic joinery (such as sash or casement windows, doors and door hoods) are often the features that define the appearance of properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

Green Spaces, Trees, Hedges and other Natural or Cultivated Features

Given the dispersed and loose-knit pattern of the settlement, the public and private spaces linking the buildings form an essential component of the special interest of the Conservation Area. The spaces in particular reinforce the rural qualities and distinctive openness which defines the special character of Tufton.

There are two prominent green spaces. One runs east/west along the southerly bank of the Test, the other follows the north/south road through the hamlet. Together they emphasise the linear qualities of the settlement, and introduce the countryside into direct juxtaposition with the buildings opposite.

Other smaller spaces contribute more specifically to the setting of individual and groups of buildings. The raised area in front of the church is important. It sets the building apart from the rest of the development, increasing its prominence in vistas within, and from outside, the hamlet.

The small area of open space penetrating between the Manor Farm House group to the west, and the church and farmyard group to the east, is also of considerable villagescape significance. It facilitates not only views north out of the Conservation Area, but also provides an important setting for the adjacent listed buildings. The view eastwards from Manor Farm House, encompassing the gable end of the church, the adjacent farm buildings and the River Test is of particular note.

The overall tree cover is predominantly broadleaved with beech, horse chestnut, sycamore and ash. The mature trees either side of the lane in the grounds of Tufton Manor and Westlands, are particularly important and provide a gateway into the hamlet, framing the vista north. Several other groups of mature trees of significant landscape importance can be found in the grounds of Tufton Manor.



Gates and gatepiers to Westfields



Railway viaduct



View north-west including Church Cottages

There are willows and several maturing hybrid black poplars along the riverbank, adding to the verdant setting of the river and its environs. Those worthy of special note include a young Indian bean tree opposite the church, a maturing copper beech at Tufton Manor, and a notable box at Westfield House.

The Setting of the Conservation Area

The countryside surrounding the Conservation Area combines river valley and open arable landscape characteristics, forming an undulating landscape with high scenic quality and long range views.

The most prominent views of the Conservation Area are from the east and south and, in particular, from the raised embankment of the A34. The open land, penetrating to the rear of Church and Manor Cottages, is essential in providing an open rural context. This highlights the distinctive historic settlement pattern of the village, and views of the church in particular. This space is also key in allowing views of the church from the immediate environs of the village envelope. This is particularly noticeable from the entrance to Tufton Manor and looking south-east from the churchyard to the main façade of the Manor House.

Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and lifestyles of past inhabitants.

It is in the Areas of High Archaeological Potential (AHAP) that it is most likely that such archaeological remains will be encountered.

Where a development is proposed, the impact that it might have on these remains is a material consideration within the planning process. This may occasionally result in the need for archaeological recording in the case of some developments.

An Area of High Archaeological Importance (AHAI) covers the church, Manor Farm and the site of a row of cottages that existed along the river in the north-west of the Conservation Area.

An Area of Archaeological Importance (AAI) exists to the east and south of the AHAI. This covers the possibility that an earlier settlement may have spread out around the church and near the road junction to the south.

A Saxon trackway from Winchester to Whitchurch, Litchfield and the Kennet Valley was, in 901, called 'tuccinge weg'. This apparently contains the same personal name as the place name of Tufton, and the track passes within half a mile of the hamlet.

Conservation Area Planning Controls

The following controls apply within the Conservation Area in addition to normal planning controls:

- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council, would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard to the preservation of historic buildings or their setting, and to the enhancement of areas designated as being of special interest. These policies seek to ensure that particular attention will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note. In order to consider the implications of development and given the detail required, the Borough Council will normally require proposals within the Conservation Area to be submitted in the form of a full, and not outline, application. The Borough Council's Conservation Officers are available for advice and information on all matters relating to development proposals in the Conservation Area.

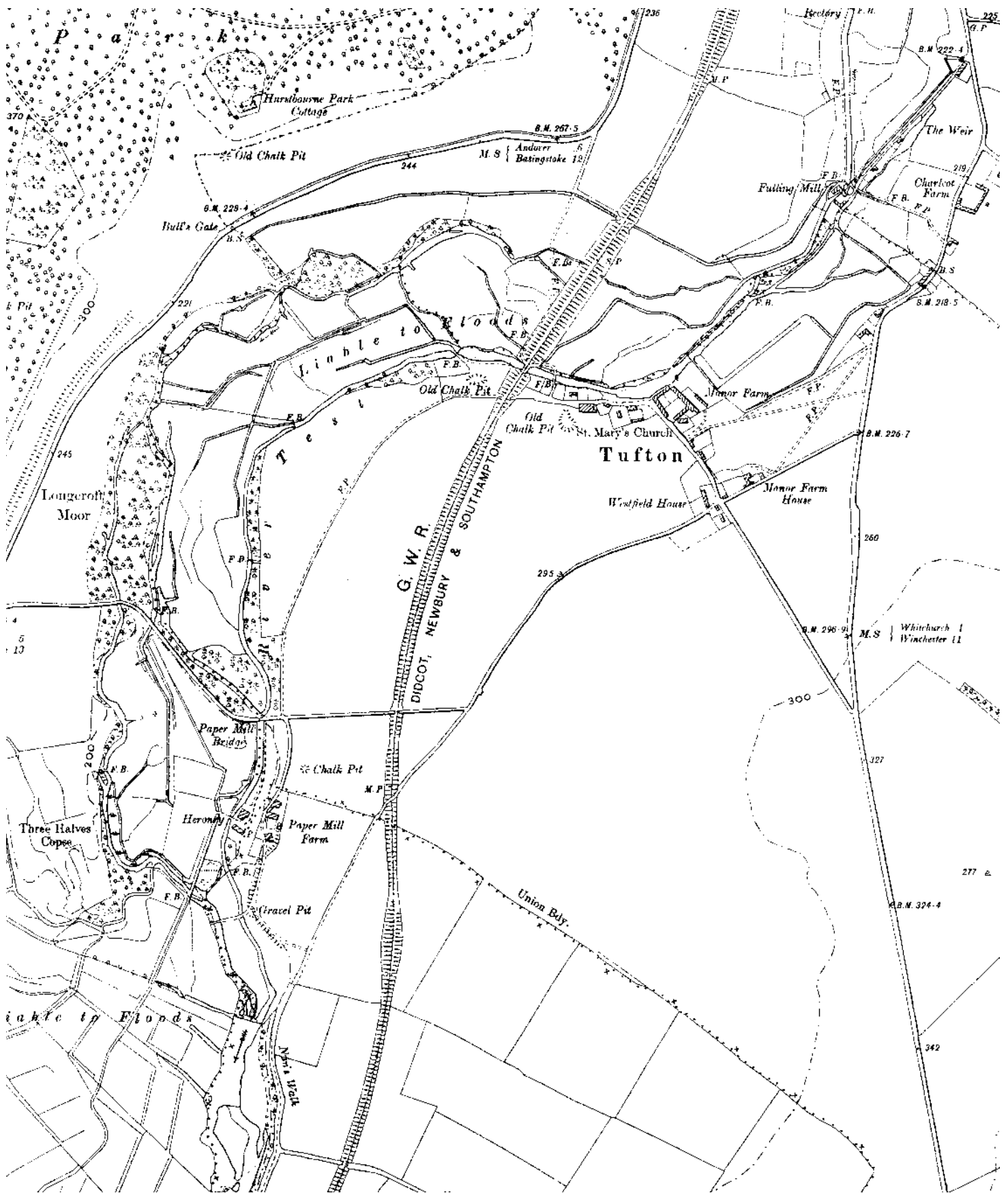
Grants

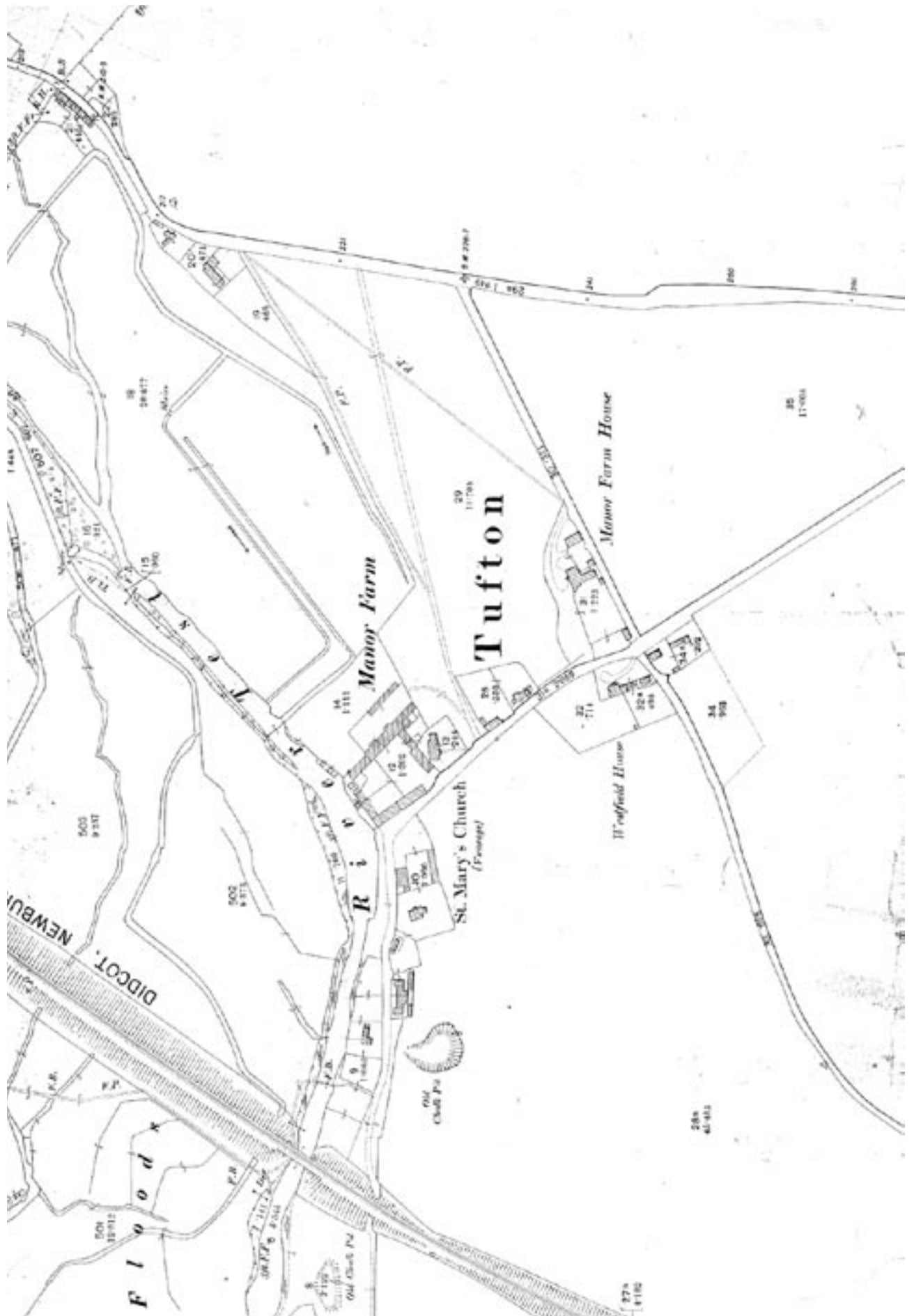
The Borough Council provides grants for various types of work. These include Historic Buildings Grants, Environment and Regeneration Grants, and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for further information on any grant.



Riverside Cottages

Conservation Area Appraisal - Historic OS Map of Tufton







Tufton
Areas of Archaeological Potential
Not to scale

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...making a difference

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