



*Basingstoke
and Deane*

Conservation Area Appraisal

Hannington



...making a difference



All Saints' Church and Church Cottage



Pixie Cottage and Hannington House, Ibworth Lane

Introduction

The Hannington Conservation Area was designated in 1992 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

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 or 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 include or analyse those elements key 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 Hannington Conservation Area follows its review in 2003 by Basingstoke and Deane 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 the Borough of Basingstoke and Deane 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.

Location and Population

Hannington lies between Basingstoke and Newbury. It is situated on top of the Hampshire Downs, and is in the North Wessex Area of Outstanding Natural Beauty. In every direction, the landscape falls away sharply from the village, with the Test Valley to the south and the Thames Basin to the north. The village of Hannington is isolated within the landscape, the nearest settlement of any size is Kingsclere, three miles away. Wolverton, the nearest village, is separated from Hannington by about two miles of open countryside. The Conservation Area boundary includes all but the most southern area of the village of Hannington.

The population of the village in 1998 was approximately 220, of which approximately 160 lived within the boundaries of the Conservation Area (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

The word Hannington originates from 'Haningtun' meaning the 'farm of Hana'. At the time of the Domesday Survey, the manor of Hannington was held by the Bishop of Winchester. In 1284, John of Pontioise, Bishop of Winchester, gave the manor to the Prior and Convent of St Swithun, and it became part of the manor of Manydown. Hannington remained in the ownership of the convent until it was granted to the Dean and Chapter of Winchester by Henry VIII.

In the mid 17th century, the manor was sold into lay hands. Two manors evolved out of Manydown - the manor of Hannington Lancelevy, and the manor of Hannington. The former fell within the parish of Kingsclere, and the latter became a parish in its own right. The divide fell along the southern boundary of the church. As a consequence, until the 1890s, parts of the village were within Kingsclere Parish.

Settlement Development

The village has developed as an irregular cluster of buildings around a central village green, with later linear growth following the road to the north and south.

The church on the western side of the present day green appears to have been sited on a larger green, that originally extended as far as the manor. There are farms on three sides of the church, Manor Farm is to the west, Dicker's Farm to the north and Hannington Farm to the south. The part of the settlement east of the green, on both sides of the road, is an area of irregularly shaped plots with cottages. Along the eastern side of the north/south road is an area of the village with a continuous



Yew Tree Cottage



View east from Ibworth Lane



Manor Farm Barn



Bertha's Cottage

rear boundary. At the northern end of the settlement, the road divides in front of the Old Rectory.

The exact pattern of historic development of Hannington is uncertain. However, it is likely that from Saxon times, All Saints' Church formed a focus for settlement. This relationship has changed little to the present day, and is a key characteristic of the village.

The development of Hannington and the surrounding area is inherently associated with farming and, in particular, the rearing of sheep for wool.

By the mid 19th century, the 1840 Tithe map illustrates the development of the village in two parts. The main focus still centred on the Green and Ibworth Lane - a secondary, and looser cluster of buildings to the north around the road junction, and separated from the first by fields. This arrangement of buildings, and the lanes running through and into the village, form the present day settlement pattern, with only minor alterations and infill. In addition, most of the field boundaries in the Conservation Area, recorded on the Tithe map and the 19th century Ordnance Survey map, still exist, despite modern agriculture practices.

The survival of farmhouses, farm workers' cottages, barns and small fields is fundamental to the special interest and distinctive historic character of Hannington as a small hill top agricultural settlement. More important is their relationship to each other, and to the surrounding countryside. This rural character is reinforced by the less tangible, but equally important, survival of village traditions and events such as the Annual Fayre and the hunt kennels.

An Appraisal of the Conservation Area

An Overview

The Appraisal plan identifies those buildings, views, and key features considered essential to the special character or appearance of the Conservation Area. In addition to listed buildings it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village 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 special architectural and historic interest of Hannington is derived from a mix of individual buildings of intrinsic architectural or historic interest. Their arrangement to each other and to key spaces in the village is also significant. In addition, the open qualities of the village are reinforced by significant views out to the open countryside. These penetrate the streetscape and combine to create a Conservation Area of significant visual interest, and strongly defined character.

Built Form

Thirteen buildings or structures in the village of Hannington are included on the Statutory List of Buildings of Special Architectural or Historic Interest, most are of local importance (Grade II) but All Saints' Church is listed as being of national importance (Grade I).

Principally of brick and/or timber-frame construction, the majority of the listed buildings date from the 17th, 18th and early 19th centuries. However, Tan-y-Bryn Cottage (dated by dendrochronology to 1360) and All Saints' Church are notably earlier. Although subject to minor alterations or extensions, most buildings retain their original form and appearance. For example, the ordered, symmetrical 18th century elevations of Manor Farm and Dickers Farm are characteristic of their period. Bertha's Cottage and Pixie Cottage reflect their earlier 17th century date and associated vernacular building traditions, most notable are their sweeping thatched roofs and exposed timber-frames. The listed buildings are located at key visual points in the streetscene, and make a significant contribution to the special qualities of the Conservation Area.

The villagescape, however, comprises a number of unlisted buildings, mainly dating from the 19th century. These are predominantly constructed of vernacular materials, namely brick and clay tile, and strongly reinforce the distinctive spatial qualities and visual interest of the village.

The juxtaposition of views and sense of place created by the grouping of several notable buildings around the Village Green are particularly distinctive characteristics of Hannington.



The Village Green from Ibworth Lane



Little Dickers

Key Individual Buildings and Groups of Buildings



Tan-y-Bryn Cottage



All Saints' Church, north elevation



Church Cottage

The particular character of the Hannington is derived as much from the contribution made by the relationship of buildings to each other, and the spaces that surround them, as the intrinsic qualities of individual historic buildings.

Although physically and visually linked, the buildings form three groups. These are the well-spaced cluster centred around the church and green, the short linear grouping along Ibworth Lane, and the irregular arrangement forming the northern focus of the settlement.

The first of these groups comprise a number of substantial buildings each significant in its own right. The group as a whole serves to define the village green as a visually enclosed space. This character contrasts with the immediacy of the open countryside, apparent to the west and south. The distinctive arrangement of the buildings, and the spaces between them, affords opportunities for the appreciation of the buildings and their settings from a variety of vantage points. This is particularly noticeable with All Saints' Church and Church Cottage.

The church dates from the 11th century with 12th, 13th, 14th, 15th and 19th century alterations. In Saxon times, a building with an aisleless nave and chancel stood on this site. The present nave is mainly Norman, with some remaining elements of earlier Saxon fabric. The south aisle was added before 1200, and the chancel rebuilt in the 15th century. In the 19th century, the nave and aisle were lengthened, and a north porch and bell turret were added. The church is constructed of flint walling with stone dressings and a tile roof with a small broach spire covered in shingles. There are two interesting examples of modern church windows, designed and engraved by Laurence Whistler. In the south aisle, the window is in memory of William Whistler, a local farmer. It depicts the scythe of time rising up to point to a sheaf of corn. The second, on the south side of the chancel, is in remembrance of Rose Hodson, and depicts the house, built in 1793, where she lived for 22 years.

Although set back from the main village green, and partially screened by Church Cottage in views from the east, the church dominates the spaces and surrounding buildings. Its spire is a significant landmark. The long vista to the church and spire from Ibworth Lane, and the view of the north elevation from Manor Farm, are particularly notable. They make an important contribution to the visual interest of the Conservation Area. Also of special interest is the way in which Church Cottage, Manor Farm, and the long range of outbuildings at Hannington Farm define the churchyard and provide the setting to the church.

In the immediate vicinity of the church are Manor Farmhouse and barns, Hannington Farm (and associated outbuildings) and Dickers Farmhouse. Manor Farmhouse (Grade II) dates from the early 18th century, and has a symmetrical north façade and red brick walling in Flemish bond. Situated directly to the west of the church, the west gable end and substantial clay tile roof slopes are prominent features in views across the village green.

To the north of this building is a large contemporary five-bay timber-frame barn with aisles. The timber-frame is integrated into a brick plinth wall, and the building is weatherboarded. Originally thatched, the barn now has a corrugated tin roof. This is a dominant building, which reinforces the rural qualities of the Conservation Area.

Dickers Farmhouse (Grade II) dates from the 18th century, with 20th century alterations. It has a symmetrical arrangement of sash windows around a central entrance door. Constructed of red brick in Flemish bond, it has rubbed flat arches over the window openings and a hipped clay tile roof.

To the south of the church is the Hannington Farm complex of buildings, which include a large 18th century barn and 19th century granary (both Grade II listed). These form a strong group, and reinforce the essential farming tradition of the Conservation Area. They also help define the southern edge of the village green and the setting to the church. The change in levels between the churchyard and farmyard is not only of historic significance, but affords important views west and south west to the surrounding countryside.

Church Cottage, originally a symmetrical pair of 19th century cottages, is of simple vernacular appearance. It is of key streetscape significance, given its central location between the village green and the church. The polychromatic brick and flint rear elevation is also important. This forms the context to the church and prominent in views from the churchyard eastwards towards the village.

Completing the group (together with a modern development of five houses on the southern perimeter) that defines the village green are two buildings, fronting the main road. Lark Hill dates from the 20th century and complements the vernacular scale and materials of the group. Rose Cottage is a single-storey brick structure, with some exposed timber-framing in the north gable. Dominant lateral chimneystacks and three full dormers punctuate the steep roof. Situated at a key position in the Conservation Area it serves to define the south-easterly limited of the enclosed village green. A notable building of particular streetscape merit, its front elevation also forms a focal point in the long vista from the south, this is due to its location at the apex of a bend in the road. The



Manor Farmhouse



View south-westwards from the churchyard



Rose Cottage



Hannington House



Church Cottage from the west

slight angle of the elevation deflects the view to suggest further interest beyond.

Immediately to the rear of Rose Cottage is a long weatherboard and thatch outbuilding. The large roof slope is emphasised by the low eaves. The two buildings form a distinctive feature in views from all directions.

Two unusual listed structures are also located in this central focus on the village. The late 19th century lych-gate to the church is constructed of a timber-frame with flanking stone walls. The roof, steeply pitched and hipped, has a red clay tile covering, and a short ridge surmounted by a wrought-iron cross. The double gate is timber, decorated with cusped panels. Opposite this lych-gate, on the village green, is a timber-framed well head, dated 1897. This was built to commemorate the diamond jubilee of Queen Victoria, and has a pyramidal roof, covered with red clay tiles. The four timber posts rest on chamfered stone blocks, surrounding a blue brick floor. These two structures are prominent and distinctive features that enhance the special character of the village and Conservation Area.

To the east of the village green is Tan-y-Bryn Cottage, a two bay 'cruck' timber-frame with red brick infilling and half hipped thatch roof, which is the oldest cruck frame cottage in Hampshire.

The second group of important historic buildings is located along Ibworth Lane. They are of varied architectural form and period, situated in large but irregular plots. This creates a sense of semi-rural character, emphasised by the views eastwards along the lane from Standen House into open countryside.

Hannington House (Grade II), dates from the early 19th century. A well-mannered building of intended status, it is of brick construction and ordered fenestration in the main south elevation. Bertha's Cottage (Grade II) lies at the eastern entrance to the Conservation Area. It dates from the 17th century with later alterations, and is a small timber-framed building with a steep thatched roof and eyebrow dormers. Pixie Cottage (Grade II) is situated at the 'dogleg' in the road. It is also a small timber-framed building with thatched roof and dormers. Its position in the streetscene is prominent, particularly terminating views eastwards along Ibworth Lane.

This important group also includes Standen House and Stoney Hall which are clearly visible from the village green. They provide an important historic context and setting to the listed buildings along Ibworth Lane, on the edge of the village.

The third group of buildings is irregular in arrangement, following the road to the north. Apart from the Old Rectory, the buildings differ from those to the south by way of their smaller scale, informal character and more compact arrangement. Most date from the 19th century. There is,

however, a small cluster of older cottages on the eastern side of the main road that have a cohesive appearance and historic character.

Dicker's Cottage (Grade II) dates from the 18th century. It is a two-storey red brick thatched cottage, with distinctive eyebrow dormers. Yew Tree House (Grade II) is also a red brick, one-storey cottage with some exposed framing and brick nogging, but with a tile roof. The cladding of the building in the 18th century hides an earlier structure. Adjoining these buildings are the timber-framed and brick Honeypot Cottage and Meadham Cottage.

The Old Rectory dates from the early and mid 19th century and is a two-storey, painted brick building set back from the road and in a mature landscape setting. The hipped slate roof is glimpsed through the trees. To the north-west is a small timber-clad cart shed, which defines the limit of the settlement.

On the eastern side of the main road is Abbotts Thatch. Its flank is prominent in views along the main road from the south. Others in this irregular, but complementary, vernacular grouping include the Old School, the School House, Plum Tree Cottage, Lintells and Old Post Cottage.

To the north-east of the village, the gable end and lateral chimneystack of Old Walls punctuate the lane in views from the south. The adjoining 19th century chapel retains its original form and design.

To the south of the historic core of the settlement are The Vine Inn public house and South Lodge, both of vernacular architectural interest. They contribute in creating the transition between village edge, modern development, and the historic village core.

The Character and Importance of Public and Private Spaces

The open spaces in this Conservation Area are extremely important, as they help to define the development of the village. In Hannington, many important views, and settings to buildings, are derived from the relationship between the buildings and key open spaces.

The fields within and surrounding the Conservation Area are visible throughout the village, and provide extensive views out to the surrounding open countryside. The fields to the south-west, north-east and west of the village have traditional names and are described on the Award to the Tithe Map as Parsonage Piece, Barn Meadow, King's Meadow and Village Meadow. To the north-east is Michael's Field, now used as the village recreation ground, an important community facility.



Dickers Farm Cottage (background) and Yew Tree Cottage



View northwards through the village



The Old Rectory cart shed and view north-westwards out of the village

The most prominent open space in Hannington is the village green. This open area is essential to the character and appearance of the Conservation Area. It demonstrates the historic development of the village, and is an historic focus for the community. Adjoining the village green is the churchyard, which possesses a distinctive, intimate character.

The substantial gardens to many properties contribute to the open character of the Conservation Area. These provide important settings to the buildings, and enable views through to the countryside beyond. The garden to Stoney Hall, for example, affords views of the outbuilding to the rear of Rose Cottage.

Mature trees are scattered around the Conservation Area, both singly and in small coppices, reflecting the character of the surrounding Downland landscape. The verges to the lanes are generally hedge-lined and dense, with 'hedgerow trees', providing a verdant and intimate quality.

Other Features of Architectural or Historic Interest

Brick walls define and contain several historic curtilages, and contribute to the texture and grain of the Conservation Area. A number of older brick walls survive, including the garden walls to Standen House, Stoney Hall, and Hannington House. A length of cast iron railing forms part of the boundary of the garden to the Old Rectory.

Building Materials

The prevalent traditional building materials are thatch, red clay tile roofing (and some slate), timber-frame with brick infill; red brick and flint with brick or stone dressings. Casement windows are common on vernacular buildings, and sash windows on the more formal and polite buildings.

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.

The Setting of the Conservation Area

The village is surrounded by countryside with a substantial part of the Conservation Area consisting of open fields and other spaces. Hannington is the only hill-top downland village in the Borough. No other village has such extensive, all round views of its Conservation Area. The sense of isolation is heightened by the views that exist from, or near to, the boundaries of the Conservation Area. Every major settlement in the Borough, including Basingstoke, Oakley, Tadley, Kingsclere, Overton and Whitchurch, is partly visible. Further afield, it is possible to see Reading and the Didcot Power Station in Oxfordshire to the north; the hills on the Wiltshire side of Stockbridge, and the Test Valley to the south.

Immediately outside the Conservation Area is one of the most undeveloped areas of downland in the Borough. The downland and the village are historically integral.

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 AHAP covers the area containing the church and the three farms, the adjacent village green, and the principal area of 19th century occupation of the village to the east.

The areas alongside the roads to the north and east, as well as the eastern side of the road to the south, are regarded as an Area of Archaeological Potential (AAP). Settlement had taken place in these areas by at least the 17th century. The shape of some of the vacant plots suggests there may have been more development in these areas than is now apparent.



View south-eastwards out of the village



The Village Green, Rose Cottage and Lark Hill

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.



Standen House

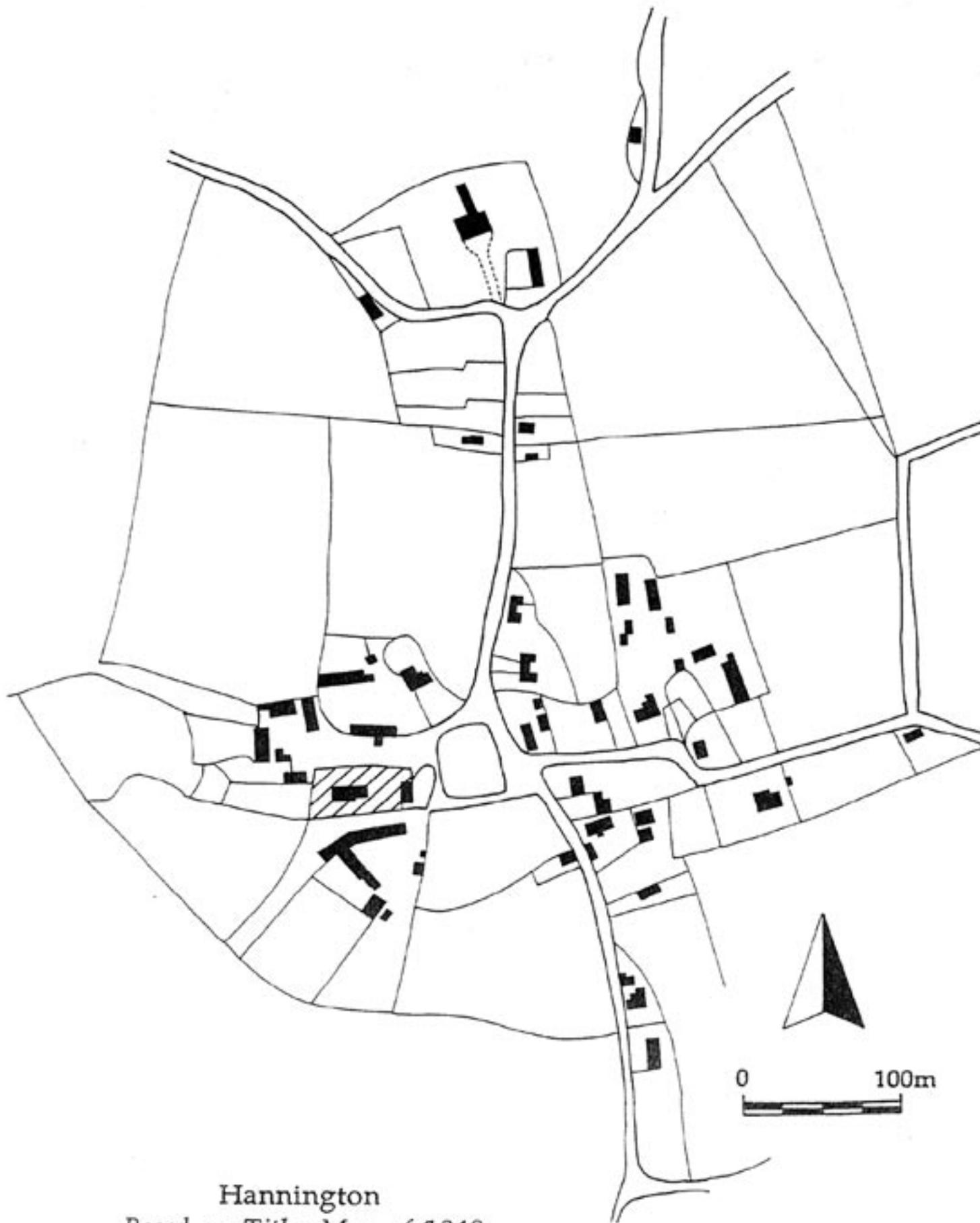


View northwards to the Village Green with The Vine Public House and 'K6' telephone box

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.

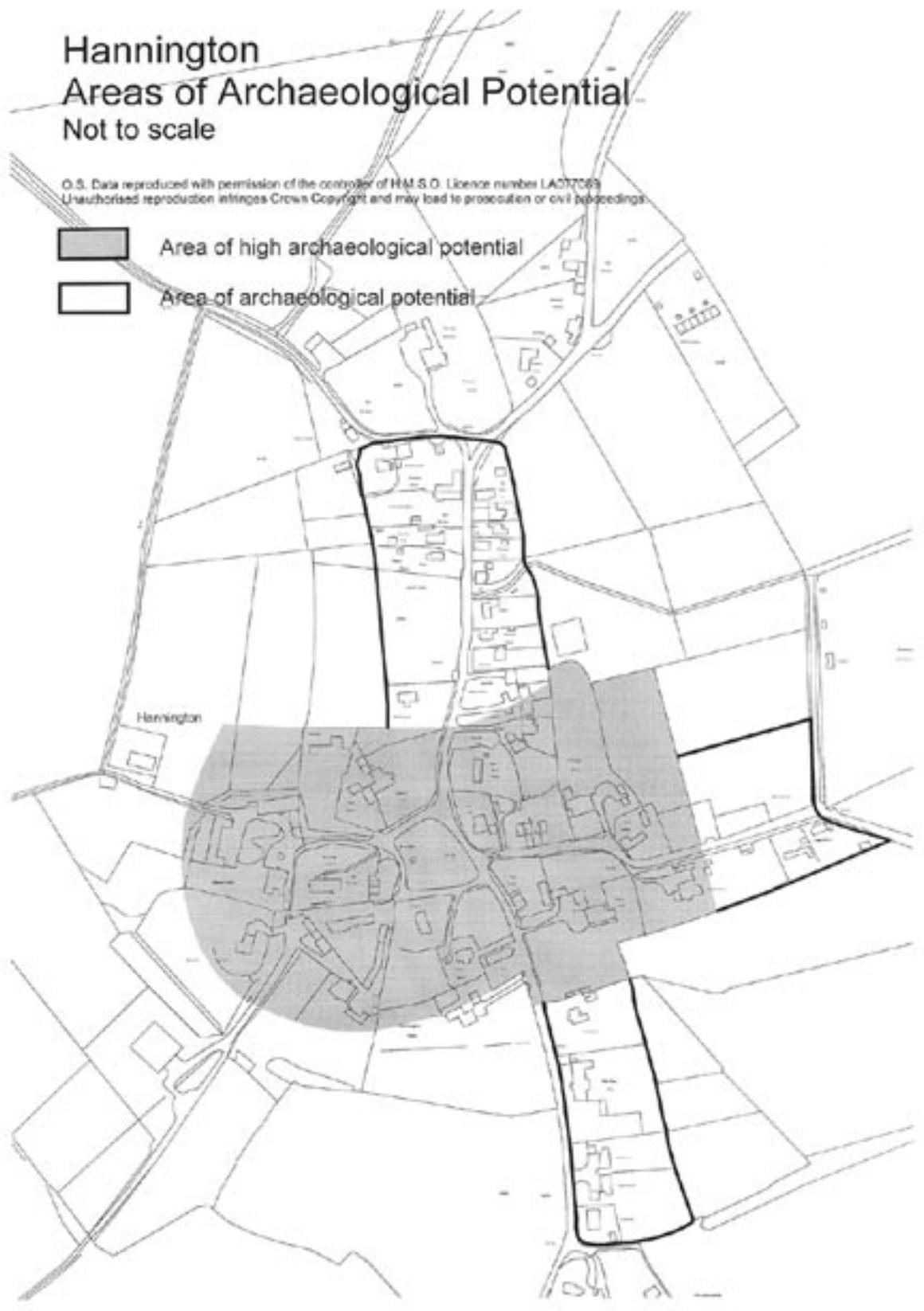


Hannington
Based on Tithe Map of 1840

Hannington Areas of Archaeological Potential Not to scale

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-  Area of high archaeological potential
-  Area of archaeological potential



Courtesy of Hampshire County Council

Conservation Area Appraisal

Hannington

...making a difference

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