



*Basingstoke
and Deane*

Conservation Area Appraisal
Tunworth



...making a difference

Introduction



View eastwards of the Old Post Office House



Crossroad at the eastern end of Tunworth

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

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 Tunworth 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 Meeting 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

Tunworth is situated five miles south-east of Basingstoke in the rolling chalk landscape of Tunworth Down. The hamlet nestles either side of a ridge, with roads travelling to Upton Grey in the east and Mapledurwell in the north.

The population of the hamlet in 1999 was approximately 32 (projection based on the Hampshire Country Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

The name 'Tunworth' originates from the Old English word 'Tunneanwyrd', meaning 'Tunna's curtilage'. In the Anglo-Saxon period, the Manor of Tunworth was held by Alured from Queen Edith. It was one of many estates in the possession of Hugh de Port at the time of the Domesday Survey in 1086. The property remained with the de Port family and their descendants until 1633, when Thomas Hall, twice Mayor of Basingstoke, succeeded to the manor. In 1760, the land was sold to Samuel Prince. Three years later he sold it to Tristram Huddleston Jervoise of Herriard, it remains in that family.

Settlement Development

The hamlet of Tunworth has developed around two points. The church and adjacent manor form the first focus of settlement. They are located in the west of the hamlet, with the Old Rectory sited to the south-east. The houses in the second focus of settlement are located approximately 400 metres to the east. They are physically separated from the church and manor area by a small ridge.

The Tithe Map of 1841 shows extensive buildings comprising the Manor Farm complex. It is likely that agriculture was historically the predominant function of the community.



Manor Farmhouse



Granary at Manor Farm

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, which 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 special architectural interest of Tunworth is derived from the shared vernacular form, scale and materials, characteristic of this part of Hampshire. However there is a subtle variety and intrinsic interest of individual buildings. The buildings are loosely clustered in two irregular group, which are given some cohesion by the road pattern.

The historic character is derived from the location of the hamlet, in an open farmland setting of undulating landscape character. The hillside location of the hamlet contributes significantly to the visual interest and distinctive open qualities of the Conservation Area. The topography gives key views through, into and out of, the Conservation Area, particularly in relation to the buildings and spaces between them.



View of the Old School House and the Barracks



View northwards from the Old School House

Built Form

There are 12 buildings in the Tunworth Conservation Area that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. All are listed as being of local or regional special interest (Grade II), apart from the Church of All Saints, which is of national importance (Grade II*).

Key Individual Buildings

All Saints Church dates from the 12th and 13th centuries, and is essentially a two cell plan form, constructed of flint with a tile roof. It has a timber-framed and clad bell turret at the western end, with a small broach spire, containing a single bell. The church was extensively restored in 1854-55, when an oak porch and font were added. The woods of Herriard Park provide a backdrop for the churchyard.

The Old Rectory is an imposing building and dates from the late 18th century. It is set apart, and to the west of, the main focus of development, around the Manor Farm and church. Constructed of red brick in Flemish bond, with a dominant clay tile roof, it has a symmetrical west elevation with large Victorian casement windows. The lower east wing has a series of round-headed windows and a door of elaborate classical form. The building is set in an extensive landscaped garden with ancillary outbuildings to the east.

Between the two foci of settlement in the Conservation Area is Rose Cottage (Grade II). Dating from the 18th and early 19th centuries, the original timber-frame construction is mostly concealed by later red brick walls of Monk bond. Some framing remains partly exposed on the gable-end walls. The roof is thatched, with eyebrows over the first floor casements, which have diagonal leaded lights. Located on a bend, at the lowest point in the road, between the two settlements, it is a prominent building and focal point in views along the road in both directions.

On the western edge of the Conservation Area is Tunworth Lodge, a small 19th century building, constructed of red brick with blue headers and a red clay tile roof. The lodge is partially concealed from the road by hedges and trees.



Church of All Saints



The Old Rectory

Significant Groups of Buildings



Unlisted farm buildings, Manor Farm



Grade II listed barn, Manor Farm

Manor Farmhouse and its associated complex of farm buildings form a significant group of intrinsic architectural and historic value. These contribute significantly to the character and appearance of this part of the Conservation Area. They are a key element in reinforcing the agricultural character and historic development of the settlement

The farmhouse dates from the 16th and 17th centuries and is a long, two-storey timber-framed house with rear wings to each end, added at a later date. The exposed frame, with arch bracing, is filled with plain and herring-bone red brickwork, with signs of old blocked windows. The roof is of red clay tiles, hipped to the north-west, with a large central chimney stack, and a catslide to the rear. Although set back from the road, it forms a focus around which the farm complex is oriented.

Adjacent to the farmhouse is a long eight-bay barn with weather-boarded external cladding. The 17th century timber-framed construction, on a brick and flint plinth, has a substantial roof that emphasises its longitudinal form. The barn runs parallel to the road, and is a dominant feature in this part of the Conservation Area.

Opposite the barn and farmhouse are three 19th century agricultural buildings. Situated on the rise and a curve in the road, they punctuate views in both directions, and are visible in long range views from the other hamlet.

The Granary (Grade II) is located to the north-west of the farmhouse and dates from the early 19th century. It is a timber-framed construction, with timber cladding, and a half-hipped tile roof. Indicative of its historic purpose, the building rests above ground level on nine staddle-stones.

South-west of the farmhouse is an ancillary building, again listed and dating from the early 19th century. This is a small, square building, with red brick walling in Monk bond and a hipped, red clay tile roof.

The second focus is formed by a varied group of buildings of irregular linear plan form, following the rise of the road northwards. Old School Cottage is situated at the western-most end of the group, at the top of the steep incline of the lane. It dates from the late 18th century, and is a two-storey building with a later extension on the east side. The cottage is constructed of red brick, with blue header panels on the front elevation at ground floor level. The extension is built in red brick Flemish bond with blue headers. The roof is thatched and half-hipped on the east side. Of particular value, in terms of the social and historic development of the village, is the single-storey schoolroom, attached to the south. The western gable-end and lateral chimney stack are particularly prominent in views down the lane, and against the farmland setting to the east.

The Barracks, opposite, is an early 19th century terraced building of three double-fronted cottages. They are constructed of red brick walling in English bond, with blue headers and a tiled roof. The casement windows are leaded on the first floor and cast-metal on the ground floor with cambered openings. The terrace is similar to Trelawney and Manor Farm Cottage in the north of the hamlet. It was originally two attached pairs, forming a short terrace. Similar features include leaded windows to the first floor, and cambered openings with cast casements to the ground floor. These buildings were all Herriard Estate Cottages. Their common style and use of materials is a distinctive historical and architectural feature of the Conservation Area.

Mayflower Cottage (formerly known as Fourways), Crossroads and Beechcroft, are situated near the road junction at the east end of the hamlet. These buildings date from the 17th century and are of timber-frame and brick construction. They are substantial properties for their vernacular origins. The longitudinal form is emphasised by the sweeping thatched roof slopes, punctuated by large central chimney stacks. Set in large individual plots, they are imposing buildings contributing significantly to the special character and appearance of this part of the Conservation Area.

The Old Post Office House dates from the 19th century and is constructed of flint with brick dressings and a slate roof. The ground floor casement windows have cambered openings. The simple vernacular form and orientation of this building to the lane complements the surrounding group of listed buildings. It also reinforces the historic character and development of the hamlet.



The Barracks



Mayflower Cottage

The Character and Importance of Public and Private Spaces



Mayflower Cottage from the south



Beechcroft

The open spaces in this Conservation Area are fundamental in helping define its character. Between the two foci of settlement is a large open area, surrounding the crest of the ridge. This allows extensive views from the north-west to the north-east, over rolling agricultural land. There is an area of open farmland, between the Old School House and Manor Farm Cottages to the north-east, which is particularly important. It allows views between the two groups of buildings and reinforces the character of the hamlet.

This verdant character is reinforced by the established and visually dominant native hedgerows. These encompass both the buildings and the surrounding green spaces, uniting the two forms.

The tree cover in Tunworth is predominantly broad-leaved, with a few scattered conifers. Beech is the predominant species with ash, sycamore, oak and limes also represented. Amongst the conifer element, yew, monetary cypress, black pine, spruce and lawson cypress are present. Trees of note in the Conservation Area include two old walnuts at Manor Farm, a fine yew and several young silver pendant limes in The Old Rectory, and a young wellingtonia in the garden of Rose Cottage.

Other Features of Historic or Architectural Interest

The cob walls to Manor Farm are notable features in the Conservation Area and demonstrate the use of local building materials in this part of the borough. These curtilage structures define the setting of the Manor Farm complex and are prominent in views towards the west of the Conservation Area.

Building Materials

The prevalent traditional building materials reflect vernacular building traditions in this part of Hampshire. They include timber-frame (either infilled or weather-boarded) red brick, red brick with blue headers and red brick with flint. Roofing materials include thatch, red clay tile and slate, to the slightly later buildings. Casement windows are prevalent and many buildings have large chimney stacks.

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

Tunworth's landscape consists of chalk beds, covered with widespread deposits of clay with flints, particularly on hilltops creating an undulating or rolling landform. There is a variation in landcover, ranging from the denser vegetation on the clay ridges (with many of the woodlands of ancient semi-natural origin), to the more open landscape over the chalk in the valleys. Scattered hamlets and villages are linked by a moderately dense network of winding lanes. This area of countryside displays the typical range of chalk and clay landscape. It is defined to the north, east, and west, by more open landscapes and to the south by the much flatter clay plateau. The landscape setting affords significant long range views into, and out of, the area of settlement.

The tall hedgerows and small to medium sized copses, which define mainly arable fields of varying size, provide the strong identity to this downland. The steeply rolling landform allows fine views over the dry valley of Weston Patrick. A densely wooded backdrop of the plateau edge forms a foil to the fields and hedges in the valleys. The landscape is unspoiled by modern, visually intrusive, development and is especially representative of its type.

The nearby Hackwood Park, to the north-west, is a Grade I listed park and the site of a deer park dating back to 1280. The park has an early formal woodland garden landscape, dating from 1720. It may have been designed by James Gibbs in the style of Andre le Notre. Also in the vicinity of Tunworth, to the south, is Herriard Park, a Grade II listed park and a Countryside Heritage Site. It contains varied examples of ancient copses and pleasure grounds designed by Humphrey Repton in 1793, and earlier formal gardens designed by George London, in 1699. A Countryside Heritage Site at nearby Great Park, represents a deer park laid out 1258. This retains large parts of its boundary banks, along with 19 ancient, semi-natural woodlands and eight replanted ancient woodlands.



*View of the Old School House
and the Barracks*

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 for 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 (AHA) covers the area surrounding the church and Manor Farm. This may have been a focus of settlement, which has since disappeared. On the north side of the road, opposite Manor Farm, is an Area of Archaeological Importance (AAI). This is another likely area of settlement near the church and Manor Farm complex.

A second AAI covers the other area of settlement. The Tithe Map of 1841 shows a barn, which has since disappeared. This suggests that further outbuildings may have existed in the gaps between the houses. Other spaces between houses along the road may also be the result of shrinkage and, potentially have evidence of building sites.

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.

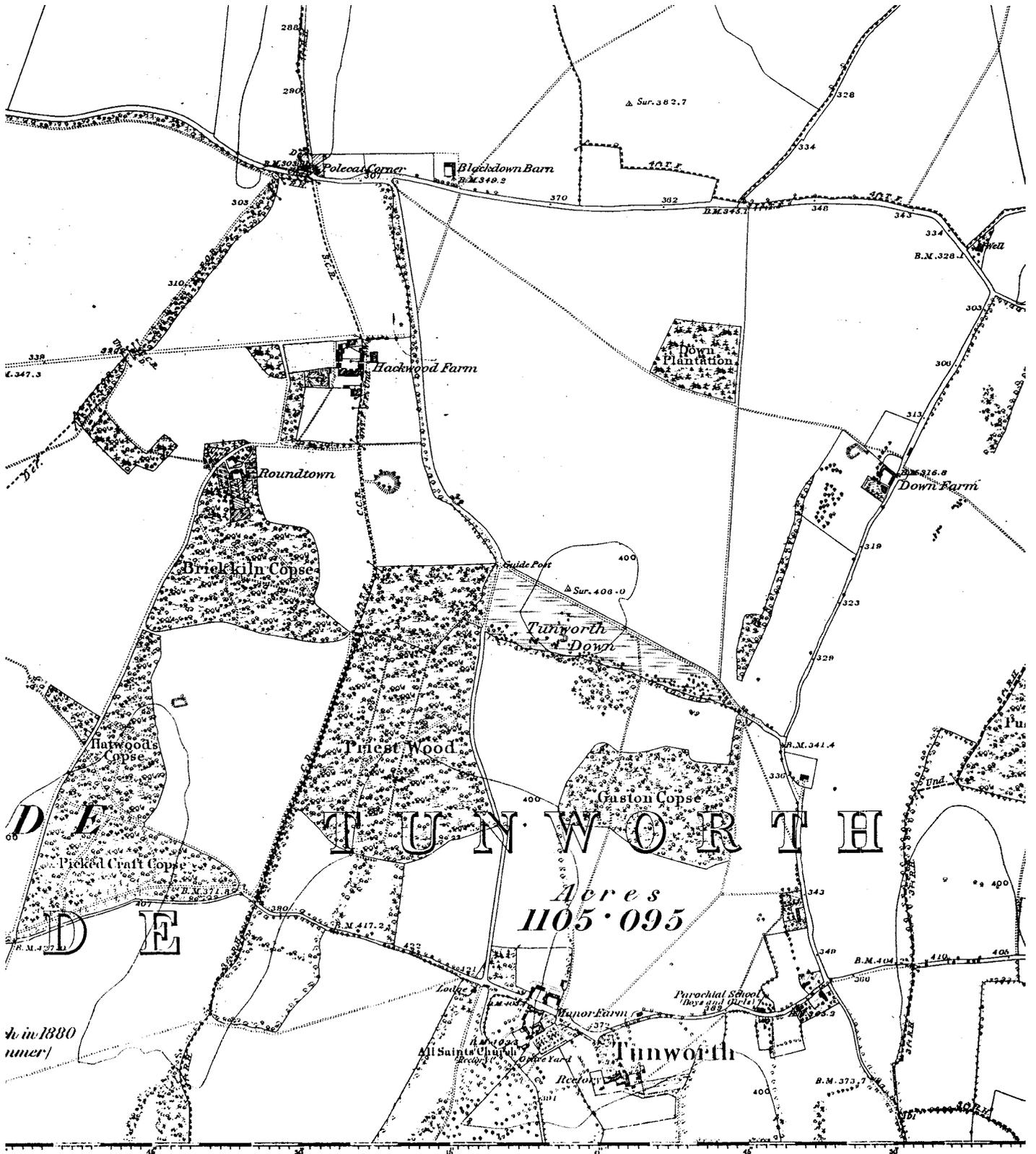


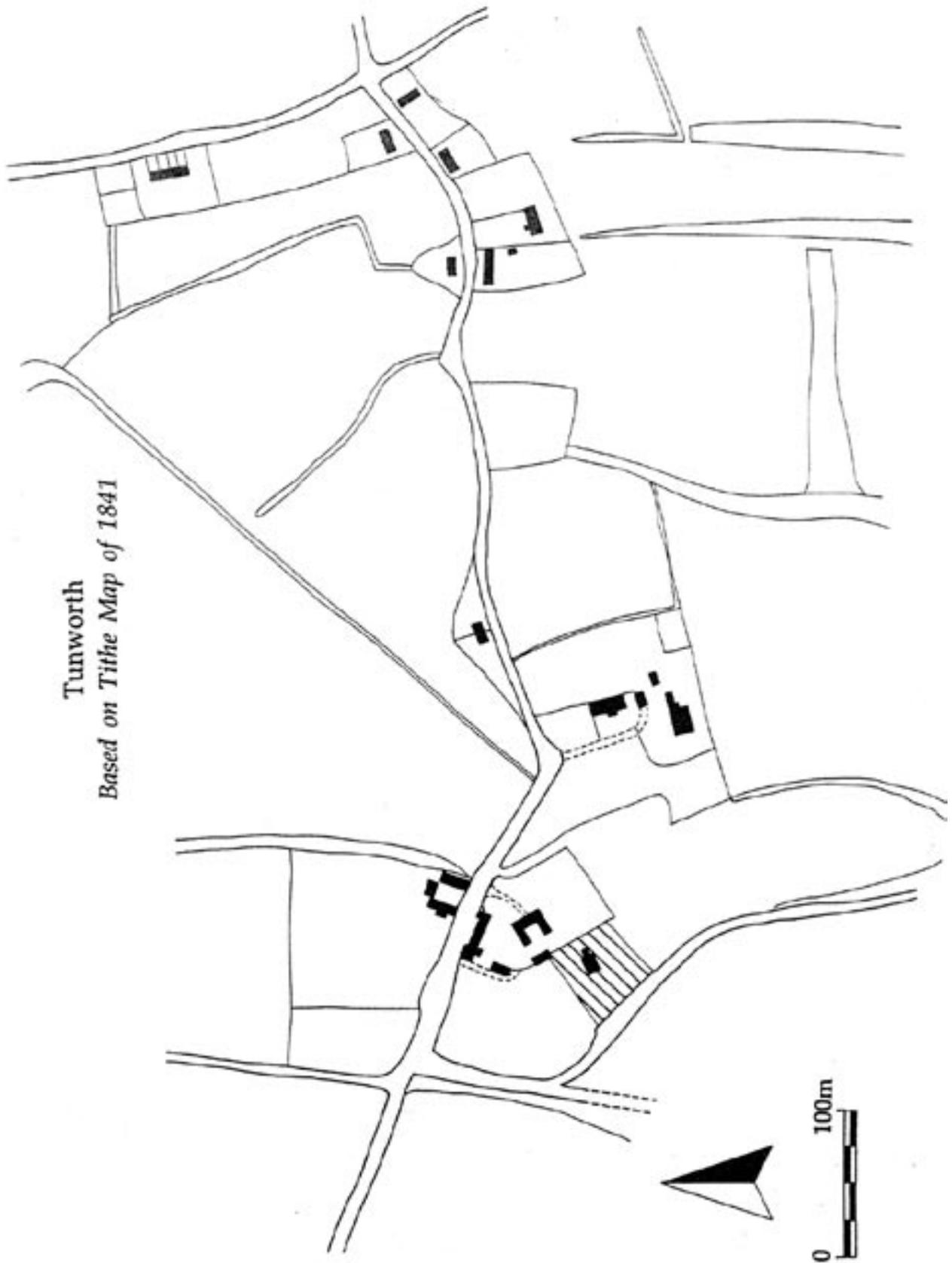
View westwards between Manor Farm buildings and Rose Cottage

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.





Tunworth
Based on Tithe Map of 1841



Courtesy of Hampshire County Council

Conservation Area Appraisal

Tunworth

...making a difference

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