



*Basingstoke
and Deane*

Conservation Area Appraisal

Weston Corbett and Weston Patrick



...making a difference



Well Cottage



Church of St Lawrence

Introduction

The Weston Corbett and Weston Patrick Conservation Area was designated in 1980 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 Weston Corbett and Weston Patrick 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 the Borough of Basingstoke and Deane on 20 February 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

The settlements of Weston Corbett and Weston Patrick are located seven miles to the south-east of Basingstoke. The farm and manor house comprising the settlement of Weston Corbett lie near the bottom of a south-east facing slope of a dry valley. On the opposite, north-west facing, slope is the larger settlement of Weston Patrick. Roads in the two settlements lead to Upton Grey in the north east, Tunworth in the north-west and Herriard in the south-west.

The population of the Conservation Area in 1998 was approximately 65 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

Historic Development

Settlement Origins

There is only one mention of Weston in the Domesday Survey of 1086. The first reference to Weston Corbett occurs in 1224, when the land belonged to the Crown and was held by Thomas Corbett. Although the Corbett family gave their name to the parish, the land at Weston Corbett has subsequently changed hands many times.

Notable Lords of the manor have included the de Bruese, Higgons, Serle and Oglander families, and in this century the Jervoise family have been the principal landowners. In 1316, Weston Corbett was a hamlet but, by 1801, there were only 10 inhabitants. The population has increased slightly since this date, but the settlement still only comprises of a few houses and two farms. A church is known to have existed, and was first mentioned in 1305. It was however in ruins by the end of the 16th century. The site of the church is not known, although it is believed to have been sited north or west of Manor Farm.

The name Weston Patrick is probably derived from Patrick de Chaworth who owned the manor in the 13th century. The manor is not mentioned in the Domesday Survey - as it was probably included at that time amongst the extensive lands attached to the manor of Odiham. The first owner was William Briwere, who was a particular favourite of both Richard I and King John. The manor became part of the Duchy of Lancaster and remained with the Crown until Henry VIII granted it to Laurence Herwood and Stephen Tennant in 1546-47.

The extensive areas of woodland in the parish are a legacy from Patrick de Chaworth. He obtained a licence to enclose a total area of seventy acres in 1257 (the land comprised the lawn and woods called Heywood and Haselmangrave). As part of Henry VIII's grant to Laurence Herwood and Stephen Tennant, two more woods (called Little Park Copse and Great Park) were added to the estate in 1546-47.



View east from the Old Rectory



Schoolyard Cottage, 17th century



The Old Rectory, 19th century



Church of St Lawrence



Manor Farm, Weston Corbett

The two settlements have historically been associated with particular families. Six or seven generations of the Green family lived in Weston Patrick and a piece of an altar cloth from the 17th century with the initials 'GG' still exists. In 1857, on the death of the last of the Green family, the Wyatt Family acquired Weston Corbett House along with land and buildings in Weston Patrick. Thomas Henry Wyatt restored the church and his son lived at Weston Corbett Place. In 1899, the Wyatt's sold the Weston Patrick property to Lord Bolton, with the exception of Pengasson, Charles Acre and six cottages. A member of the Wyatt family still lives in Weston Patrick.

Settlement Development

Weston Patrick is the larger of the two settlements and the focus of the small village is along the southern lane which, although winding in part, runs parallel to the main road. The church and manor are sited away from the main focus of the settlement and overlook the village from further up the valley side. A map of 1623 shows the church, Lower House, and Weston Patrick Manor as 'Kings House'. A significant influence on the present plan form of the settlement was a fire in 1886, which destroyed six cottages (three buildings in total) and one barn. These buildings were all situated within the central area of the village bordered by the main road and winding loop road, along with a small village green. The buildings have since been replaced by 19th and 20th century development and the green area has been lost.

Weston Corbett is separated from Weston Patrick by the main road. Today it can only be described as a farmstead or a very small hamlet as it contains only the Manor Farm and Weston Corbett House. However, as there was once a church, it is possible that Weston Corbett was once a medieval village.

The settlement cannot be considered as distinct from Weston Patrick and probably originally formed part of one settlement, which was later divided into two manors. The Domesday survey only records one small manor, which included three smallholders. It is possible that one of the smallholder's farms was situated at what was to become Weston Corbett.

The prevailing former employment within the area was farming and two historic farm complexes are an integral part of the village. Both villages are still surrounded by worked farmland, which forms an important part of the setting and character of the Conservation Area.

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 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 cannot be underestimated, and their significance is implicit in the Appraisal.

Weston Patrick

The special appearance of Weston Patrick is derived from a varied mix of historic buildings of individual character, arranged in an irregular pattern, along the two roads.

Although mainly residential in character, the overall appearance is informal and semi-rural. This is a result of the vernacular form and traditions of the historic buildings, particularly the prominent contribution of the farm complex and timber-framed cottages, the integral relationship of key spaces, mature trees and tall hedgerows, and the overall situation of the settlement within a rolling farmland setting. Indeed the landscape contributes significantly to views into, through and out of the village.

Weston Corbett

The special character of this part of the Conservation Area is derived from the dominance of the two principal buildings, their surroundings, and their intrinsic architectural and historic interest.

Built Form

There are nineteen buildings located within the Weston Corbett and Weston Patrick Conservation Area that are included in the List of Buildings of Special Architectural or Historic Interest. The Church of St Lawrence is listed Grade II* (being of national importance). The remainder are listed as being of local or regional interest (Grade II).

The listed buildings date mainly from the 17th century and are dispersed throughout the village. Often located at key visual points within the streetscene they make a significant contribution to the special qualities of the Conservation Area. Most have retained their vernacular form and materials particular to this part of Hampshire, including timber-frame and orange/red tile roofs or thatch. Some examples include Manor Farm Cottage and Schoolyard Cottage which both date from the 17th century. Characteristic of other timber-framed structures in the village, the original panels between the timber elements of the cottages have been replaced by mellow red brickwork. Other buildings have been extended



Verdant hedge lined lanes and landmark turret of the church



Mature trees of the loop road



Manor Farm Cottage



Lower House



St Lawrence Church and churchyard



Manor Farmhouse and granary, Weston Patrick

or altered over time and reflect changes in architectural fashion or use. Manor Farmhouse dates from the 16th, 17th 18th and 19th centuries, whilst the timber-frame of Lower House is concealed behind a later 18th century brick façade. A general characteristic of most of the listed buildings are their longitudinal form and dominant roof slopes.

There are a number of unlisted buildings in the village that contribute positively to the special character of the Conservation Area. These buildings, dating mainly from the 19th and early 20th century have been built between the earlier listed buildings, and have continued to utilise traditional materials prevalent in the Conservation Area. Corner House, Flint Cottage, and The Old Rectory are three prominent examples. The unlisted buildings reflect the expansion of Western Patrick, and generally reinforce the historic settlement pattern.

Key Individual and Significant Groups of Buildings

The Church of St Lawrence dates from the 12th century. Its present form and appearance reflect the substantial restoration works undertaken in 1868 by Thomas Henry Wyatt. The works were funded by the Wyatt family, who were Lords of the Manor, and who contributed to its maintenance for many years. It is a simple longitudinal building with flint walls and stone dressings to the openings, copings and quoins. The west end is accentuated by a large timber-framed porch on the north side of the building which covers a 12th Century doorway, and a small bell turret with shingled broach spire above a double tier of openings. Indeed it is this relatively small but decorative feature and the otherwise uninterrupted plain tile roof slope, that forms a prominent focal point for views south-eastwards from Corner Mead (these views are framed by the tall hedgerows of the lane). Although closely associated with the Manor Farm complex, the church stands apart from the adjacent buildings. The setting is defined by mature trees around the boundary of the churchyard, which is sited on raised ground from the road level. This informal and verdant setting frames the building and adds to the picturesque quality of views of the church in its immediate context. Situated on the valley side the church overlooks the settlement below and beyond to the open countryside. The view northwards from the churchyard is one of the most significant in the Conservation Area, encompassing both the rural character of the village and its wider setting.

Situated to the north-east of the church is a significant group of listed buildings centred on Manor Farmhouse. The Farmhouse is a substantial building of intended status in the village. A timber-framed building with later brickwork infill, the building incorporates a four bay late medieval cruck framed hall. To the west of the hall is a cross wing, and to the east later connected rear wings. A significant feature of the building is the steep tiled roof slopes with gables and half hips. There is also a series of dominant chimney stacks, including a large central shafted stack, and attached stacks at the east and west ends tapering from a massive chimney breast. Although of vernacular form and construction, the front elevation has a polite 18th century appearance, derived from the near

symmetrical arrangement of sash windows around a central slender doorframe, with a flat canopy supported by double scroll brackets.

Forming a tight grouping with Manor Farmhouse are a number of historic agricultural buildings. Closely juxtaposed to the east of the house, and dominant in views from the entrance gates, is a large granary, which dates from the 17th and 18th centuries. It is constructed of weather-boarded timber-frame, which is raised off the ground by nine staddle stones. The scale of the steep pyramidal roof in the context of the house is a particularly notable feature. To the south is a 17th century, five bay, timber-framed barn with horizontal weatherboarding. To the north-west of this barn is a stable and cartshed dating from the 19th century. The stable, which is at right angles to the Farmhouse, is a long narrow building constructed of flint with red brick dressings and has five windows and loft doors above two stable doors. The cartshed is an open fronted structure of timber-framed construction in three bays with weather-boarded walls and a slate roof. These two buildings terminate views southwards up the lane and contribute to the immediate setting of the church. As a group the farm and its associated buildings are of significant visual and historic interest to the Conservation Area reinforcing the rural traditions, which contribute to its special character.

Two notable buildings sited along the lane leading to the church are Manor Farm Cottage and Lower House. Both date from the 17th century with later additions and both are listed Grade II. Manor Cottage is a substantial timber-framed building, the original longitudinal form of which is emphasised by the extensive tiled roof slopes. The building is important both for its intrinsic architectural value and for the wider contribution which the mellow orange/red of the roof makes against the cultivated backdrop of the surrounding land in views northwards from the church. Lower House has a half timber-framed rear wall, with a late 18th century brick façade symmetrically arranged around a central door case. Situated at the junction of two roads, it is a prominent building terminating the enclosed views south-eastwards along the lane opposite.

The main focus of historic development in the village has taken place in an informal linear pattern along the loop road. This lane is a gentle, curving road lined by mature hedgerows and overhanging tree canopies which give it an intimate quality, which contrasts with the more open character and long vistas elsewhere in the Conservation Area. Flint Cottage (unlisted) is a 19th century one and a half storey building with flint walls and decorative red brick detailing. The half hipped roof with gabled dormers is visible above the surrounding hedgerows and adds visual interest to the streetscene. Further to the south of Flint Cottage is an important cluster of historic buildings which include: Meadow Cottage (unlisted), The Old Cottage (Grade II), Well Cottage (Grade II), Yew Tree Cottage (Grade II) and the tight-knit arrangement of Schoolyard Cottage, The Village Hall and Garden Cottage (all listed Grade II).

Schoolyard Cottage is unusual in the Conservation Area in that it is situated at right angles to the lane, the hip end abutting the roadside. A long timber-framed building with sweeping thatched roof, the hip end punctuates the hedgerows in views north-eastwards along the road. Closely juxtaposed to the cottage,



Manor Farm Cottage and countryside setting



Schoolyard Cottage



The Village Hall



Corner House and gardens

and echoing the simple longitudinal form, is The Village Hall. This single storey structure dates from the 17th and 18th centuries and was originally a farm building, which then became the village school. By 1876 it had been recognised as a church school and was supported by voluntary contributions of the local landowners for forty years. The school was closed in 1917, and was given to the village in memory of Mrs Rainbird. It has subsequently been used as the Village Hall. The building is of timber-frame construction, and retains its original wattle and daub infill, covered largely by 18th and 20th century weather-boarding. To the rear of the Village Hall, and not visually associated with the two buildings from the road, is Garden Cottage. Dating from the 1860's it is a decorative building constructed of flint with red brick dressings. The three light diamond lattice windows contribute to its picturesque quality.

Dating from the 17th century (and of similar form, scale and materials) the close arrangement of Schoolyard Cottage, The Old Cottage and Well Cottage adds significantly to the distinctive character of this part of the Conservation Area. Glimpses of Well Cottage in its extensive garden setting, viewed from the main road, are also valuable in reinforcing the rural vernacular traditions of Weston Patrick.

Detached from the earlier plan form of the village is The Old Rectory. Although a substantial 19th century building of some status, its main contribution to the appearance of the Conservation Area is in wider views across the pasture land to the south-west, where its varied form and gabled roof slopes are glimpsed between the surrounding trees. The single storey ancillary buildings to the south-east of the main house also contribute to the scene.

Screened by mature trees, Corner House and Pingasson are large buildings in comparison to the otherwise vernacular scale of houses along the lane. Both date from the early 20th century. Corner House has an 'Arts and Crafts' appearance, characteristic of its period. The use of traditional materials, and most prominently the sweeping tiled roof slopes glimpsed across the extensive garden from the west, are complementary to the special character of the area. Although screened from the loop road the long north-western elevation of Pingasson on the higher ground of the hillside is a focal point for longer views south-eastwards from the main road. It is this prominent position, rather than its architectural merit, which is of significance in the Conservation Area.

The character of the main road is very different from the leafy lane like quality of the loop road. An important part of this change in character is derived from the straight line of the road with buildings set well back from the roadside along the southern side with the grounds of Weston Corbett House and farmland rising to the north-east and south-west. There is an eclectic mix of building types and ages with no one building dominating the streetscene, although Manor Farm Cottages are prominent at the crossroads. Opposite is Strouds Cottage (the earlier rear section of which is thatched), and which ends views northwards along the loop road.

Weston Corbett House and Manor Farm are situated along a narrow, winding road, which climbs from its junction with the main road up to the north-west of the larger settlement. The overhanging trees and tall hedgerows create an intimate rural character, and combine with the topography to frame views of the building complexes either side of the road.

Weston Corbett House dominates the northern approach into the Conservation Area. Situated at an angle to the sharp bend in the road, the main gabled façade is orientated to face fully onto, and confront, the framed views south-eastwards along the lane, taking advantage of the incline to reveal the scale of the building. The house dates from 1720, with late 19th century alterations. It is constructed of red brick in Flemish bond with rubbed flat arches over openings. Although the façade is symmetrical, with Victorian sash windows and a central pedimented door case, the three projecting gables (framed by a steep hipped roof) are perhaps the most prominent architectural feature. The building is flanked by ancillary ranges of 19th century date, which in conjunction with the front boundary wall provide an enclosed courtyard setting, emphasising the status of the main house.

Manor Farm dates from the 17th century, with late 19th century alterations. A building of irregular form, the earlier part of the building is of two storeys and an attic. The Farmhouse is constructed in a similar mellow red brick to Weston Corbett House, although in English bond. The main elevation, which is orientated away from public views towards the farmyard complex, is mostly tile hung. The extensive roof slopes have red clay tiles, and it is the long front roof slope with end gable which is seen from the lane to the north (the building is otherwise screened by former farm buildings).

To the south-west of the Farmhouse is an 18th century five bay timber-framed barn with central cart entrances. It has weather-boarded external walls, and steep pitched roof slopes sweeping to low eaves over the aisles.

Although converted to other uses, this interesting group retains its historic integrity as a farm complex centred on the farmhouse and provides a valuable reference to the rural traditions of the area.



Strouds Cottage



Weston Corbett House



Manor Farm, Weston Corbett

Public and Private Spaces, Trees, Hedges, and Other Natural or Cultivated Features



View north from the churchyard



Grounds of Weston Corbett House



Landscape setting to Manor Farm, Weston Corbett

Open spaces are an essential component of the development and character of the Conservation Area. In Weston Patrick and Weston Corbett many important views, and the setting to key buildings, are derived from the relationship of the buildings and the spaces which are formed around them.

The open paddock area to the north of the church is of key historic and village-scape importance. It affords significant views of, and the setting to, the buildings which define its form, most notably views of and from the church including Manor Farm Cottage. It also affords significant wider views of the Conservation Area in its wider landscape setting.

The enclosed churchyard to St Lawrence's Church provides a tranquil and picturesque setting to the simple building.

Private spaces also provide an essential setting to several significant buildings. The grounds to Manor Farm, Well Cottage, The Old Rectory and Weston Corbett House are such examples. So too are the extensive gardens to Weston Patrick House, which set the 19th century building apart from the development along the main road, also emphasising its contrasting character to the other properties.

Smaller cultivated gardens also serve to reinforce the informal semi-rural character special to the Conservation Area, and provide an essential setting to the vernacular qualities of the buildings. Most houses are set back from the road by front gardens, and separated from each other by substantial, irregularly shaped plots. The gardens to Corner House and Flint Cottage are two examples. The grounds to Weston Corbett House serve as a buffer between the two settlements and the loop road in Weston Patrick is evidence of the way in which the plan form of the village developed, linking the groups of earlier buildings.

The contribution of the open land, which surrounds the settlement, cannot be underestimated. The fields, pastureland and wooded clumps are key in views into, through, and out of, the Conservation Area. These spaces provide context to both Manor Farm complexes and The Old Rectory, and setting to the vernacular buildings of the settlement.

Individual and groups of mature trees are an essential component of the character of the Conservation Area and this is evident in both intimate views along the roads and from longer vistas over the settlement. The tree cover is broadleaved in character with lime, horse chestnut and sycamore the predominant species. A few conifers are present, including a number of large yew trees which line the east side of the loop road opposite The Old Cottage. In particular, the leafy enclosure of the loop road around Corner House is a notable characteristic of that part of the Conservation Area. The trees also reinforce the historic significance of the key buildings and their extensive grounds.

Hedges border many gardens, and uncultivated areas throughout the Conservation Area generally have hedge-lined boundaries, especially at the roadside. The predominance of hedges and their visual relationship with the historic buildings (often affording only glimpses of elevations or roof slopes) are an underlying and cohesive feature which defines the special character and appearance of the Conservation Area.

Other Features of Architectural or Historic Interest

Brick walls define and contain a few historic curtilages in the Conservation Area, the most notable of which is the boundary wall fronting the roadside to Weston Corbett House. The two cast iron gates into the churchyard are also of merit.

Building Materials

Weston Patrick is characterised by a variety of vernacular building materials and traditions. These include mellow red brick, timber-frame, flint, wattle and daub, red roof tiles, and thatched roofs. These follow no single pattern throughout the area. The predominant domestic building materials in Weston Corbett are red brickwork and red roof tiles, with timber-frame and weather-boarding, and brick, flint and slate on ancillary structures.

Much timber-framing is still apparent and is generally associated with hipped or half hipped roofs. Timber-boarding is also a distinctive vernacular feature, as found on many agricultural buildings, such as the contemporary granaries and barns at Manor Farm, Weston Patrick and Manor Farm, Weston Corbett.

Extensive red clay roof tiles complement many of these buildings, and are often of intrinsic villagescape importance given the topography of the area. Characteristics associated with these prominent roofs are tall or substantial chimney stacks, most notably at Manor Farm Weston Patrick and Weston Corbett House.

There is also limited use of other materials including flint, stone and slate. The decorative use of flint with brickwork dressings being a characteristic of 19th century buildings, such as The Old Rectory, Flint Cottage, or the stable to Manor Farm.

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.



19th century churchyard gates



The Old Cottage



Manor Farm, 19th century farm buildings



Undulating countryside setting

The Setting of the Conservation Area

The village is situated within a shallow bowl in the landscape, with development descending the sides. Two roads enter the village and little can be seen of the settlement before entering. There are, however, extensive views out over the countryside from within the Conservation Area boundary.

Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, for 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 it might have on these remains is a material consideration within the planning process. This may, from time to time, result in the need for archaeological recording in the case of some developments.

An AHAP runs the full length of the village on both sides of the main north/south road, covering the buildings facing this road. This area also extends to cover the first part of the road to the west; the plots on the northern side of the road to the east; the church; and the unoccupied land on the south side of the road running to the east.

An Area of Archaeological Potential (AAP) is located around the eastern extension of the AHAP to cover the possibility that there was an area of settlement around the church in the past.

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.

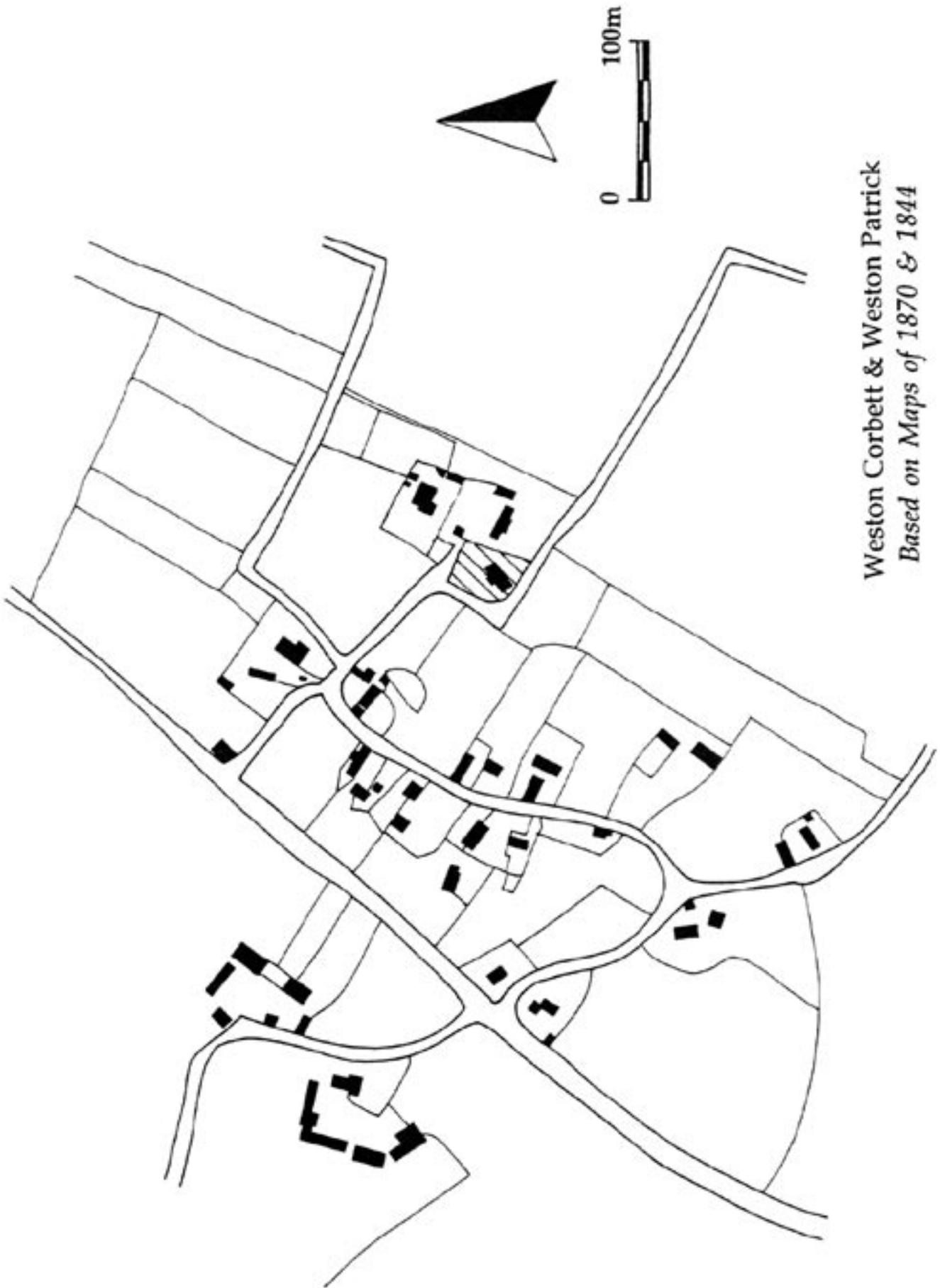


Flint Cottage and gardens

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 and their setting, and to the enhancement of areas designated as being of special interest. These policies seek to ensure that particular regard 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 in 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. It is advisable to contact the Council for further information on any grant.



Weston Corbett & Weston Patrick
Based on Maps of 1870 & 1844

Conservation Area Appraisal

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...making a difference

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Produced by Graphics/Corporate Communications.

October 2003