



*Basingstoke
and Deane*

Conservation Area Appraisal

Worting



...making a difference



St Thomas of Canterbury Church



Former Worting Farm

Introduction

Basingstoke and Deane Borough Council designated the Worting Conservation Area in 1982 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 between the built environment and the landscape.

They can also include the less tangible senses and experiences such as noises 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 include or analyse those elements that are key to the special character of the area. Where buildings, structures or features have not been specifically highlighted, this does not mean 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 Worting 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, 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

Worting is a small hamlet on the B3400 Andover Road, three miles west of the centre of Basingstoke. Part of the eastern boundary of the Conservation Area runs along the line of the Roman road from Winchester to Silchester. The settlement lies on the border of the Basingstoke Edge, a landscape characterised by open arable farmland and small areas of woodland.

The population of the Conservation Area in 1998 was approx 91 (projection based on the Hampshire County Council Planning Department, Small Area Population Forecasts 1995).



Worting House and stables

Historic Development

Settlement Origins

It is not clear where the name 'Worting' originates, but it could be a derivative of a family name, or based on 'wyrting', meaning herb garden. King Edmund Ironside gave the estate of Worting to the Monastery of St Peter at Hyde Abbey in Winchester, in 1016. The Domesday Book records that the Abbot of St Peter's held five hides of land at Wortinges in 1086. The estate remained in the ownership of Hyde Abbey for the next five hundred years. After the dissolution of the monasteries, the manor transferred to Sir William Paulet in 1541. The estate then passed through many families, including the D'Abriquets, the Pynckes, and the Rumbolds. In 1813 the ownership of Worting transferred from William Wither to Lord Spencer of Chichester. It was then left to Lady Jones.

Settlement Development

In the past the Worting area was used for farming. Scrapp's Hill Farm, on the western border of Worting, maintains this tradition today. A major fire in 1665 destroyed the church, along with a farmhouse, the White Horse Inn, six houses and eleven barns. This had considerable influence on the form and appearance of the village. The only surviving structure from this period is the western range of Worting Farm, which stands on the site of the White Horse Inn. The hamlet is still smaller than its previous size, but has seen considerable modern development along the eastern edge.

The area in the vicinity of the church contains the older structures, which are loosely grouped. Along the main road, to the west of these, are mainly 19th and 20th century structures. On the western edge of the Conservation Area is Scrapp's Hill Farm, a complex including an 18th century timber-framed barn.



Barn at Scrapps Hill 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 in 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 appearance of Worting Conservation Area is principally one of a varied group of individual buildings, reflecting the dominant 18th and 19th century periods of development. The semi-rural character of Church Lane and the northern area of Worting Park and Scrapp's Hill Farm, are evocative of the historic character of the area before the intrusion of modern traffic.

Built Form

There are ten buildings, located in the Worting Conservation Area, that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. All the listed buildings are of local or regional importance (Grade II), with the exception of Worting House, which is of national importance (Grade II*).

These listed buildings represent a variety of building types and architectural styles, and are mostly clustered around the St Thomas of Canterbury Church. In general they have retained their original architectural form and integrity, and employ vernacular materials typically found in this part of Hampshire. These include brick, flint and timber-framing.

Of particular note is the quality and intended status of the linear group of buildings along Church Lane, including Worting House and its adjoining stable block. These primarily 18th century buildings are of imposing character and architectural form. They include The Old Rectory, Hillside and Hatchetts. The extensive grounds of these properties are also a distinctive feature and contribute to the special interest of the Conservation Area.

There are several unlisted buildings that contribute positively to the special character of the Conservation Area. These buildings, date mainly from the 19th and early 20th centuries. They are predominantly constructed of vernacular materials, reinforcing the character of the village, and are indicative of its development and expansion. Some possess features of particular interest. However, it is their group value, in association with adjacent listed buildings, that significantly contributes to the overall special interest of the Conservation Area.

Key Individual and Significant Groups of Buildings

Worting House and the coach-house are situated to the north of the church on higher land and separate from the main focus of development. Given this elevated position, they are particularly prominent in views from Worting Road across the open parkland. The main house dates from the late 18th and 19th centuries. It is characteristic of its period and intended status. This is a substantial building with a symmetrical three-storey front, with prominent sash windows, and a hipped slate roof. The later side wings are particularly distinctive.

The adjoining stable block to the west of the house is late 18th century with modern alterations. The building has a two-storey symmetrical façade with a slightly projecting centre block. It has a hipped slate roof and is constructed of red brick with highlighted stone features.

Associated with the house, to the south-west, are the brick walls of the former walled garden and glasshouses. These features, visible from the main road, reflect the historic function of the house.

Scrapp's Hill Farm comprises a small group of buildings, of varied forms and styles, at the western entrance to the Conservation Area. The listed 18th century barn is a substantial timber-framed building of five bays with aisles. It has a central entrance on the western side and a wing extending eastwards from the north side. The sweeping, hipped clay tile roof is a prominent feature. The barn adds significantly to the visual interest and historic character of this part of the Conservation Area.

To the east of the barn is a pair of 19th century two-storey cottages of simple vernacular form and scale. To the west is a modern pair of cottages, which complement the rural character of the group.

The principle group of buildings, defining the core of the Conservation Area, is centred on the church. The 19th century St Thomas of Canterbury Church (Grade II) is a dominant building, constructed of random flint walling with a steep red tile roof. The belfry at the western end has a shingled broach spire, set on a shingled square base. The church is set back from the main road, and is not apparent in views along Worting Road. It does, however, form an important focal point in views south-eastwards from Worting House, and southwards down Church Lane.

The Old Rectory sits in extensive gardens and dates from the early 19th century. It has a symmetrical south front of two-storeys, centred on a Tuscan porch, with sash windows, and walling in blue brick headers with red brick dressings. Its visual contribution to the Conservation Area is limited to glimpses of the steep hipped slate roof.



411 and 413 Worting Road



The Old Rectory from Church Lane



Worting House and parkland setting



Hillside, Church Lane



Hillside, north elevation and ancillary building



Hatchetts, Church Lane



Eastview

Associated with the Old Rectory is a single-storey brick and slate ancillary building, its long elevation running parallel to the road. A small decorative clock surmounts the roof and adds to the visual interest of Church Lane. The building is also significant as it begins a progression of brick walls that follow the edge of the lane. Together with the overhanging trees, this contributes significantly to the enclosed character and appearance of the area.

To the north of the Old Rectory is an extensive complex of buildings and structures, centred on an imposing 18th century house. Hatchetts is a two-storey and attic residence, with a single-storey wing to the north. The main west front is symmetrical, with sash windows around a central Tuscan porch. The east (garden) elevation is semi-circular with a heavy moulded parapet. Other notable features include the red brick kitchen garden walls and underground ice cellar. Although set back from Church Lane, the west elevation, steeply pitched roof and lateral chimney stacks are still prominent in views eastwards along the length of the lane.

Hillside is situated further along Church Lane and dates from the 18th century. The original front elevation has orderly, well-mannered proportions, with high quality brickwork. The rear elevation is of vernacular appearance, perhaps reflecting its rural associations. Parallel to this elevation are a long stable and coach house, which complement the proportions of the main house façade. The small, enclosed courtyard also adds to the visual interest of the lane.

There is a further group of buildings on the south side of Worting Road that is more varied in terms of architectural style. The Grade II listed Tudor Cottage (413-417 Worting Road) was built in 1840 and is a short terrace of four buildings at right angles to Worting Road. The elevation fronting the road is timber-framed, re-using the structure of an earlier 16th century building. Other elevations are of red brick and the cottage has a slate roof. Attached is the former forge, a single-storey structure with steep tiled roof, which is important to the historic character of the Conservation Area.

The 19th century church hall (formerly the school) contributes to the group value of the listed buildings surrounding the church. It utilises the vernacular tradition of flint walling, with red brick detailing around the structural openings and corners. Several prominent gable ends punctuate the streetscape from the east. A purpose designed building, it is significant in terms of its architectural and social contribution to the special interest of the Conservation Area.

To the rear of the church hall, is a small terrace of early 20th century houses, called Eastview. Although of simple form, it adds to the architectural diversity of the hamlet. These houses stand alone, overlooking the allotments, and contrast with the imposing historic buildings along Church Lane.

The Character and Importance of Public and Private Spaces

The open spaces in this Conservation Area are essential components of its development and character. In Worting these spaces form important long views and contribute to the setting of key buildings.

Worting House and the stables stand in open parkland to the north of the main road, creating important views to the house. The church stands on the south-east corner of the parkland, which helps define its historic setting.

The extensive, well-landscaped grounds of The Old Rectory, Hatchetts and Hillside, are also significant in creating a setting appropriate to their imposing scale and character. These grounds and their mature planting are a defining element of the special interest of Worting.

Trees can be found extensively in the Conservation Area and are mainly broad-leaved in character. Beech and lime are the dominant species with ash, horse chestnut and oak also present. The majority of these mature trees are grouped along the edge of the parkland to Worting House. In the central area of parkland are several large old trees, which contribute to the verdant appearance of the Conservation Area.

Hedgerows also play an important part in the character and setting of Worting. These can be found mainly on the boundary of the Conservation Area. They line the verge of the main road to the west, and the northern end of the lane beside the church. It is also notable they are often used as field boundaries. Individual hedgerows have not been included on the Appraisal plan. However, their contribution to the character of the Conservation Area should not be underestimated.

Other Features of Architectural or Historic Interest

Of particular note in the Conservation Area are the entrance porches to several of the listed buildings. The general simplicity of the designs and proportions of the porches are based on the Tuscan order. These can be found at The Old Rectory, Hatchetts, Hillside and Worting House.

Building Materials

The materials used in Worting reflect local building traditions. They include 17th century timber-framing and 18th century red brick with blue and vitrified headers. Flint walling became popular in the 19th century, as demonstrated in the Church and the former school. Only Tudor Cottage



The church and the church hall from the north



Former walled garden of Worting House, from the south



548 and 546 Worthing Road

has exposed timber-framing. Slate is used extensively for roofing on both timber-framed and brick structures.

Given the domestic scale and simple provincial architecture of the buildings in the Conservation Area, historic joinery (such as sash windows, doors and door hoods) are often the features that define the appearance of properties. Although some groups of 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 lies in a small dry valley, with the eastern urban edge of Basingstoke bounding the Conservation Area. To the north and west remain large arable fields in an undulating chalk landscape. To the south the railway line intersects the landscape, but this area retains its rural appearance.

Areas of Archaeological Significance

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

It is in 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.

On the area's eastern boundary lies the line of the Roman road from Winchester to Silchester. Roman coins were found in the hamlet in the 19th century. The medieval church was destroyed in the fire of 1665. The present church was constructed in the 19th century from the medieval foundations. During development in 1976, ditch-like features were noted and Iron Age pottery was found. Crop mark features of unknown origin have also been found. These, along with rich Iron Age and Roman remains to the north and south of the settlement, suggest there was early activity at this location.

Conservation Area Planning Controls

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

- 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 for the preservation of historic buildings and their setting, and for 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 level of detail required, the Borough Council will normally require proposals within a 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 within conservation areas.

Grants

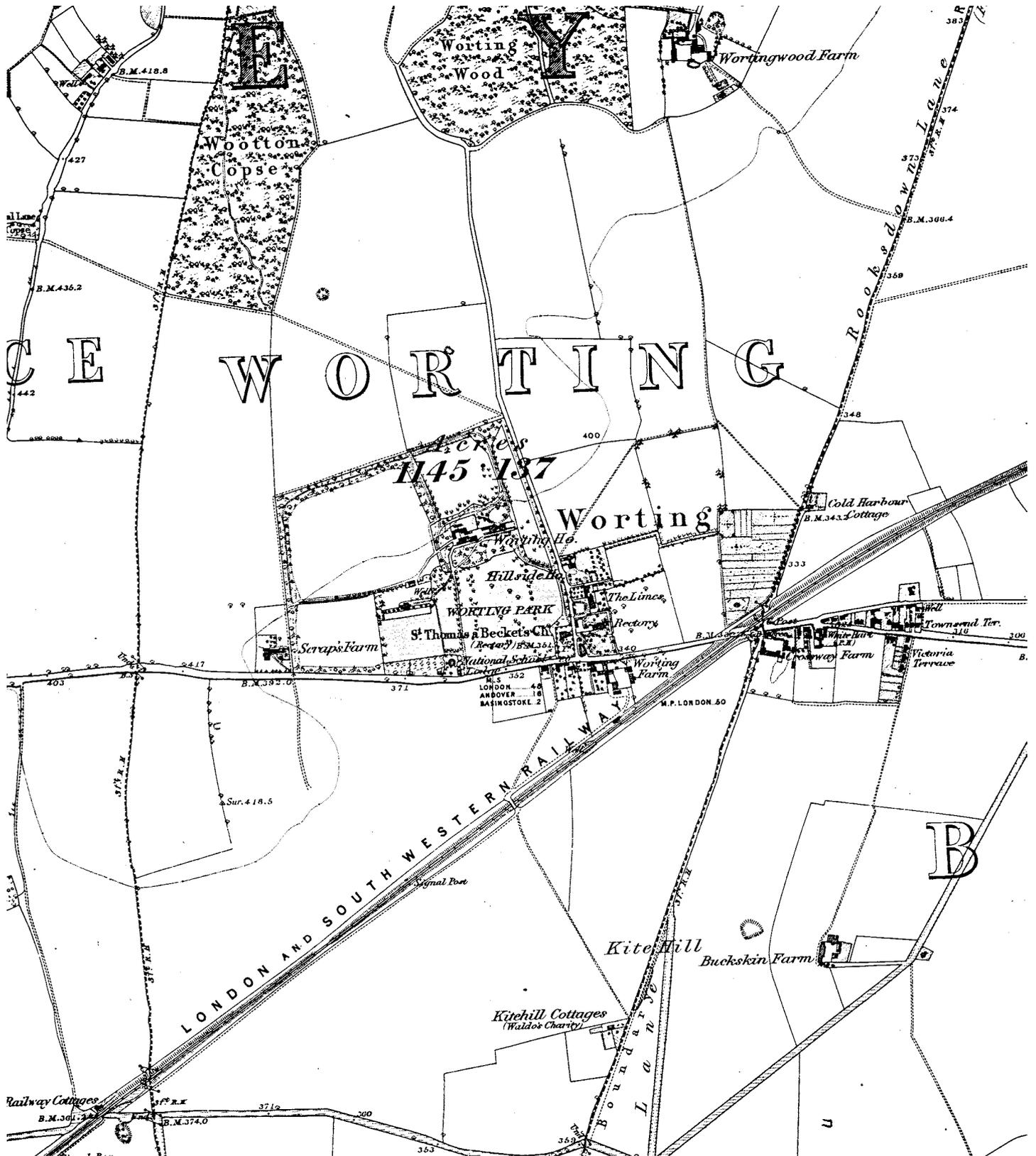
The Borough Council provides grants for various types of work. These include Historic Building Grants, Environment and Regeneration Grants and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for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



View north along Church Lane



View east from Church Lane



Conservation Area Appraisal

Worting

...making a difference

Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone 01256 844844 Fax 01256 845200

www.basingstoke.gov.uk

Produced by Graphics/Corporate Information Division

April 2004