

## Other Buildings Materials and Details

Most of the cottages are built in brick with tiled roofs and casement windows of a variety of designs. Some windows have simple diagonal leaded lights and others cambered heads.

*The single storey pairs of cottages have small 'lozenge' shaped or diagonal cast iron glazing bars, with projecting bays and gables facing onto the road. ▼ The cottages also have perforated and decorated barge boards, some have scalloped and pendant verges with similar gutter boards. The centre pair have rustic porches.*



Roof materials used on the cottages are mainly plain tiles; some are in bands of scalloped tiles. The chimney stacks on the cottages are also tall and 'solid' so that when the cottages are set against the rising land and backcloth of trees their setting is particularly notable. This line of cottages is further unified by a brick pillar and balustraded wall with brick bull nose and half round copings. To the rear of these cottages are some original privies.



Opposite the church on the Newton Valence road is a small 19th Century Wellhouse built of flint (Grade II Listed).

Other estate buildings of interest are the timber framed and thatched Alms houses located immediately to the east of the Church and a pair of brickbanded and flint cottages. *These have 'basket weave' style four centred brick arches above the gable windows. They were built as "homes for the aged" by Thomas and Septimus Scott in 1879. ▼*

*Steeply gabled or Pentice style open porches are featured on several cottages. ▼ Clay pantiles have been used on some of these.* The octagonal Lodge Gate house to Rotherfield Park was built in the 1820's; it is rendered and echoes the style of the main house.



## New Development in the Conservation Area

The cottages are remarkably unaltered and although they have their own settings and vistas it is their group setting which is important. The Rectory the Church and the setting of tall trees are key features of the skyline and Conservation Area.

The design of new buildings and extensions, alterations to buildings or new uses within the Conservation Area will all affect its character. East Tisted has a distinct character. The design of new building will need to respect the details, overall form and materials used within the Conservation Area, together with the trees which make a major contribution to its setting. Proposals will be required to blend in with the surroundings and respect the ornamental style of the buildings in their setting.

Further advice is given in the following leaflets which are published by East Hampshire District Council as part of the Conservation Directory:-

- Conservation Areas in East Hampshire.
- Caring for East Hampshire's Conservation Areas and Historic Buildings.

Further Reading and References to East Tisted

- Victorian County History.

For further information contact:

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## Conservation Area



EAST TISTED





## Introduction & Brief History

East Tisted Conservation Area was designated in 1976.

East Tisted has two distinct parts, east and west connected by a country lane. The western part of the village, surrounding the Church and Rectory and the entrance drive to Rotherfield Park, forms the Conservation Area. Rotherfield Park House itself was built in the 1820's in a mixture of Gothick and Tudoresque styles.

The Conservation Area straddles the A32 Alton to Fareham Road amidst a setting of soft rolling chalk hills.

### Early Archaeological History

The only evidence of prehistoric settlement in the area is the bronze age barrow to the north of the village. Very little archaeological fieldwork has been carried out in East Tisted and further research may reveal more.

Rotherfield is mentioned in an 11th Century charter as an estate and the manor is first recorded in the Pipe Rolls of 1166. References are made to the existence of a manor house in a Deerpark at Rotherfield during the 16th Century. The Manor of East Tisted, however, is not recorded until 1206. The two manors were united at the end of the 15th Century by the marriage of Richard Norton to the heiress of Rotherfield. Rotherfield Park then became the manor house.

### Recent History

James Scott purchased the estate and in 1808 the cottages were then moved to the eastern side of the road. Under the Scott family the village grew during the 19th Century almost to its present size. The rebuilding of Rotherfield Park was carried out by local architect J T Parkinson between 1815 and 1821. The parish church of St James was built in 1846 followed by the construction of a new Rectory, the cottages and almshouses.

### The Character of the Conservation Area

The character of the Conservation Area is determined by three factors:

- the ornamental and rustic design and detailing of the cottages;
- the setting of the cottages amongst trees; and
- the Church and Rectory which act as focal points.

Almost all the buildings within the Conservation Area are of interest either architecturally, or historically for their connection with the Scott family.



Estate cottages line the main road through the village. Only two pairs of cottages are identical but the use of similar architectural style and details of construction ensures that together they form a distinctive and integral feature of the village. *There is a distinct ornamental style.*



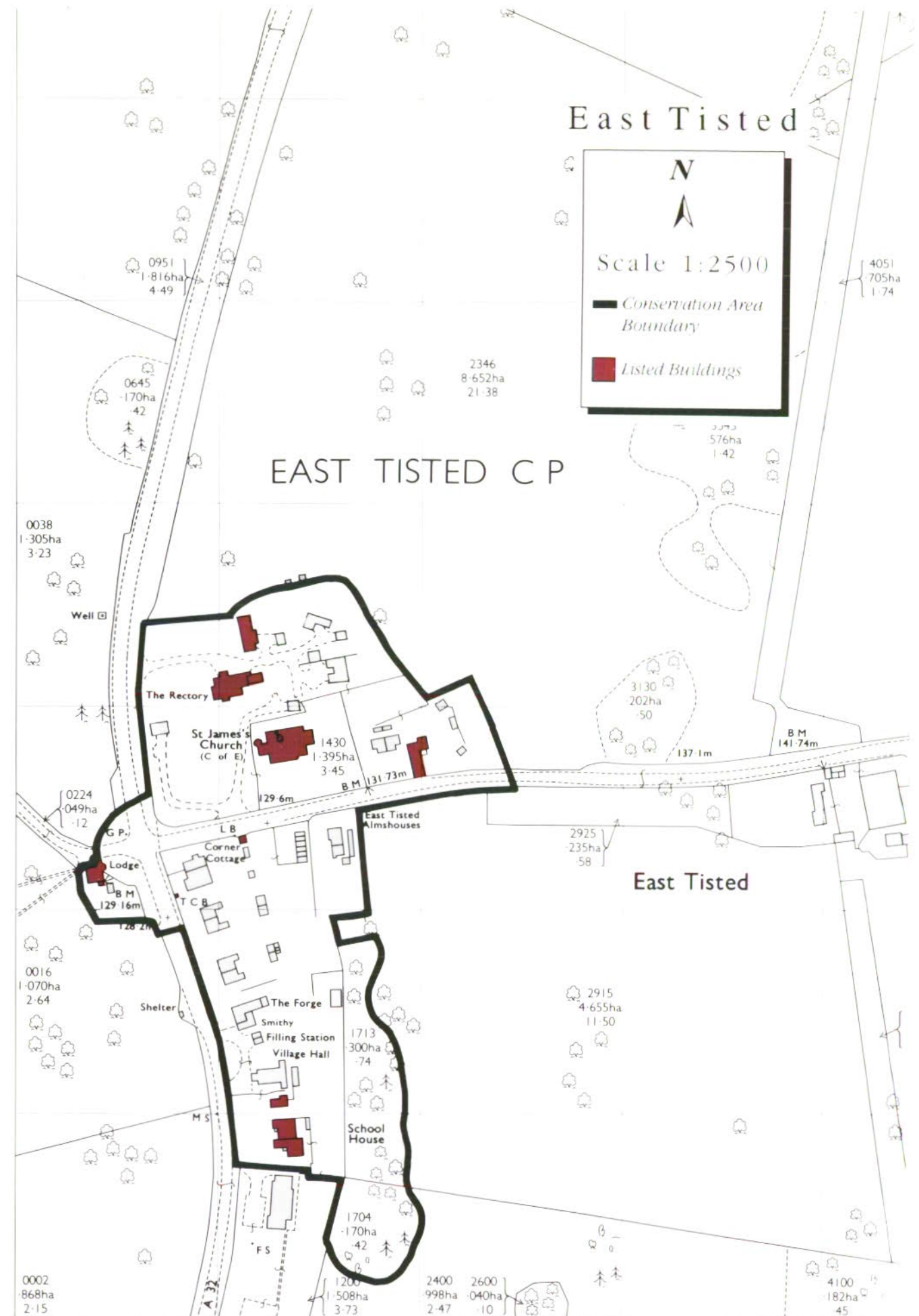
Situated in a position on the east side of the A32 on rising land the parish church of St James is of a more restrained Gothick style it was built in 1846, although the tower is partly 14th century. The south doorway also dates from the 14th Century but has been modified to include an Ogee arch.



The church has a tall tower with a staircase turret. This is a prominent feature when approaching the village, particularly from the north. ▲ *The rambling composition of the rectory built in local malmstone combines with the church and the setting amongst the trees to provide an attractive northern entrance to the village.*

◀ *Views from the Lodge Gate entrance southwards towards the village and from Rotherfield Park's entrance drive are significant. This view shows a rustic scene of cottages forming the bend in the A32 road set against a backcloth of trees rising to form a skyline.*

Adjacent to the churchyard there are narrowing vistas east towards the Almshouses. These buildings are set in a dell amongst the trees. (cover)



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