

Horndean Conservation Area

Study and
Character Appraisal



Status of Horndean Conservation Area Character Appraisal

Status

East Hampshire District Council formally adopted this document on 13 March 2007 as non-statutory planning guidance. The Character Appraisal forms part of the evidence base supporting the implementation of policies in the East Hampshire District Local Plan: Second Review March 2006 and policies in the emerging East Hampshire Local Development Framework. The document will be a material consideration in the determination of planning applications by this Council and in its defence of decisions at appeal.

Statement of Public Consultation

In line with best practice the compilation of this document has been the subject of wide public consultation. After producing a draft Conservation Area Character Appraisal a letter was circulated to all owners/occupants of properties in the area on 2 January 2007 with a period of just over 6 weeks provided for comment. In addition an exhibition and drop-in surgery was held at Merchistoun Hall on 25 January 2007 with staff available to answer questions. Comment sheets and a reply paid envelope were provided with the notification letter and available at the exhibition.

After careful consideration of the representations made a report and final version of the document were taken to the Community Forum (Clanfield, Horndean & Rowland's Castle) on 26 February 2007 and formally adopted.

Conservation Area Boundary & Controls Applying

The adopted appraisal contains a number of changes to the original conservation area boundary. Four changes have been made as detailed in the document. These changes took effect from the date of the Community Forum. The requisite Notices were published in the London Gazette and Petersfield Post (18 April 2007).

Dates and Statistics

All dates and statistics are correct on the date of publication.

Ordnance Survey Statement

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Conservation Area Character Appraisals

A Conservation Area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance'. Designation 'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest' (Section 69(1)(a))

East Hampshire District Council is therefore required by law to protect designated areas from any alterations or development that would adversely affect their character and appearance.

The Civic Amenities Act of 1967 introduced Conservation Areas in the United Kingdom.

Purpose and Objectives of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to 'clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued', and it is hoped that 'clear assessment and definition of an areas special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves'. (PPG15.4.9)

The aim of this Conservation Area Character Appraisal is to:

- Improve the understanding of the history and the historical context, of this area of East Hampshire;
- Generate awareness of exactly what it is about the Conservation Area that makes 'it of special interest';
- Provide residents with a clear idea of what it is about the Conservation Area that should be cared for and preserved;
- Provide residents with a clear idea of what enhancements could be made to the Conservation Area;
- Provide East Hampshire Planning Department with a valuable tool with which to inform its planning practice and policies for the area.

1 Introduction

The Horndean Conservation Area

Horndean Conservation Area was first designated on 12 April 1977. As a result of the appraisal process the boundary was re-designated on 13 March 2007 – this was due to land boundary changes that had occurred since the original designation. The updated boundary is set out in the map referred to in appendix 3.

Listed Buildings

Horndean has one listed building within its Conservation Area:

- Red Lion Public House, grade II

This building is considered to be of special architectural or historic interest on a national scale. It is the policy of the Council to identify those buildings that are important to the character of Horndean for statutory listing, therefore candidates for inclusion may arise as a result of the character assessment.

Acknowledgements

Horndean Parish Council



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2 Historical development

The Horndean Conservation Area is centred on what is now known locally as 'Horndean Village' within the Civil Parish of Horndean. It is located 8 miles south of Petersfield in a dry valley, along the old London to Portsmouth Road, bordered by a wooded area and the village of Blendworth to the east, with the A3 motorway to the west.

The Civil Parish of Horndean was not formed until 1932; prior to this it had been included within the parishes of both Catherington and Blendworth. Although there is evidence of continued occupation in these areas from prehistoric times, neither parishes are mentioned in the Domesday Book as at that time they were included within the medieval manor of Ceptune. Following a failed rebellion against King Henry I at the beginning of the 12th century, these manorial lands were confiscated by the Crown and divided into 5 areas which are similar to the current ecclesiastical parishes of Blendworth, Catherington, Chalton, Clanfield and Idsworth.

Horndean was first identified in 12th century documents as 'Harmedene' which translates as Field Mouse Valley. Then there was a 14th century charter, this stated that "the men of the manor of

Chalton have the right to pasture their beasts in the Forest of Bere from Rolokscatel [Rowlands Castle] to Dene". It was not until the beginning of the 17th century that Horndean became commonly named and identified in records, such as probate inventories. As a rural community it mainly comprised of large estates with farms and small holdings in the surrounding areas.

The establishment of Horndean Village owes much to the growth and development of Portsmouth as a military base and naval dockyard. Located 9 miles to the south, Portsmouth's importance as a naval port began in the mid 16th century. Later records show that the dockyard was employing less than 300 men in 1687; however, by 1711 this had significantly increased to more than 2000 men. Horndean was ideally located to benefit from this, as it was the last point for a change of horses for carriages from the Admiralty in London on their way to the dockyard. This focal point of development was also supported by the three public houses: The Anchor; the Red Lion; and the Ship & Bell Inn – all of which were established by 1695. They were ideally located to provide refreshment for the soldiers, sailors and dockworkers on their way to Portsmouth.

A consequence of the growth in Portsmouth's importance was an increase in traffic using the London to Portsmouth Road – this meant that the condition of the road needed to be improved. To deal with this a Turnpike Trust was formed in 1710, creating a turnpike road between Portsmouth and Sheet Bridge (north of Petersfield). The improvements in the road conditions helped to reduce journey times between London and Portsmouth – by the 1770's it was 16 hours, but by 1805 it had dropped further to 9 hours. The growth of the British Empire and military campaigns abroad must have meant that Horndean was positioned on one of the busiest roads in England at that time.

There was substantial growth in Horndean during the first half of the 19th century. The former rural community was now expanding to a small village, as a linear development along London Road. As well as small residential cottages, there were numerous services and shops; two general stores, three bakers' shops, two boot and shoe makers, a butchers and a tailor. The surrounding area also became popular with many naval officers who preferred to live in the 'country' outside of Portsmouth which was becoming increasingly crowded. However, by the second half of the 19th century,



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Horndean was becoming recognised for what is today probably its most familiar landmark – the Gales Brewery.

The Gale family had been residents of Horndean since the 18th century. One of the general stores was owned by the widowed Anne Gale, whose son Richard was a baker. By 1836, Richard had built his own house with bakery ovens, on the bend in the London Road opposite the Ship and Bell Inn. He continued as a shopkeeper until the 1840's when he then became a corn merchant – with his eldest son, Henry, taking responsibility for the shop duties. The Gales empire then took a significant step, when on 7 May 1847, Richard and Henry Gale purchased the largest of the licensed premises in the village – the Ship and Bell Inn (which like many rural public houses at that time, had its own brewing facilities). Richard Gale's profession as a Corn Merchant meant he also had easy access to the raw material for brewing – barley. By 1855, Richard's now only surviving son, George Gale, had progressed from being master of the Ship and Bell Inn, to becoming the brewer as well as wine and spirit merchant. The brewing business was steadily expanding, as by 1861, George Gale was employing 9 men and 2 boys. The forward-thinking businessman had also installed a steam engine to

increase the brewing capacity. However, disaster struck a few years later when on 6th March 1869 a substantial part of the brewery was destroyed by fire. The malt-house was saved thanks to the workmen on the scene; however the office, grinding room and engine room were all lost. The Insurance Company paid out the money within 10 days of the fire, which meant that Richard Gale was able to get a larger brewery built and operational within the same year – much of which remains today with the brewhouse tower standing over the area as Horndean's key landmark. The expansion of the brewery led to an increase in the workforce – 20 men in 1869 rising to 30 in 1881.

Whilst it was Portsmouth's expansion as a naval dockyard that acted as a catalyst for Horndean's development, it is clearly Gales Brewery that has maintained the areas prosperity over the subsequent century. The expanding workforce also needed somewhere to live – this resulted in Gales providing accommodation for many of the workforce in a number of the cottages along the west side of London Road opposite the brewery, with the Master Brewer being housed in a larger property to the west – now known as 'Southfield'. This continued right up to the closure of the brewery in 2006, with

Gales owning the land and many of the buildings within a central enclave at the heart of the Horndean Conservation Area.

3 Character Appraisal

Topography, views and vistas

The Horndean Conservation Area encompasses the historic centre of Horndean Village. This is located within a dry valley running north south, along the old London to Portsmouth Road. With chalk downland to the north and what would have been a wooded area to the south – this would have been the original boundary of the Forest of Bere. Some woodland remains to the east, providing a softened edge between Horndean and Blendworth, while the A3 motorway and industrial units form a hard edge to the west.

By its very nature, views out of the area are restricted with the main vistas being along London Road. However, views into the area can be achieved from the higher ground to the east and west.



Use and Activity

The main land use within the Conservation Area is commercial and retail with the remainder comprising small residential properties. The former brewery complex straddles both sides of London Road and dominates the area with the Brewhouse Tower. The main brewery building and part of the distribution depot are on the east side of the road, whilst smaller-scale storage and office buildings and the former Master Brewers house are located on the west side (also believed to be the location of the pre-Victorian brewery).



To the north of Gales, on the west side of London Road, is a used car business, which has been cut into the valley sides to create a level site. Both public houses, the Post Office and the retail units are to the south around the Square, which is centred on the junction with Portsmouth and Havant Roads. The remainder of the Conservation Area is made up of small scale residential buildings.



Overview of Roads, Buildings and Architecture

The Horndean Conservation Area forms a tight boundary around the historic heart of the village with its sporadically spaced buildings and associated grounds. The main access is London Road, running north-south which forms a junction with Portsmouth and Havant Road at The Square to the south of the Conservation Area. The built development follows the main access in a linear form, with the majority of the residential buildings being built abutting or close to the pavement with their private gardens to the rear. The light industrial and commercial buildings are however more randomly located within their larger plots.



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There is only one listed building in the Conservation Area, which is the Red Lion public house – this is located on the south-western corner of The Square. There are a number of other buildings within the area that are of local interest and contribute to the overall character of the area, in the main these are associated with the former Gales Brewery, see appendix 3, map 2.

rendered or painted finish – in some cases the render is also lined-out to imitate ashlar stone.

The property boundary treatments along the road frontages contribute to the character of the area, with low traditional semi-coursed flint and brick walls. Both of which have brick piers and copings – with mainly saddleback copings on the older flint walls. Many of these boundaries also have hedges and mature trees behind them. In addition to the built form, landscape features have an important influence on the character of the area. This is most evident on the western and eastern boundaries of the Conservation Area. To the west, a line of mature trees separates the industrial estate from the brewery depot, whilst to the east; a heavily wooded area surrounds Crookley Park and also forms a backdrop to the brewery tower and buildings.

the doors varying in colour and style. Open hood porches feature on some of the buildings, incorporating flat lead canopies supported on painted timber braces, or simple mono-pitch canopies with a slate roof to the match the main roof of the building.

Local natural materials and high-quality craftsmanship should, wherever possible, continue to be used.

Materials and detailing

The buildings are typically two storey in height with a mix of gabled and hipped pitched roofs, with deep overhanging eaves. The roofing materials are predominantly plain clay tiles and natural slate; however there is some asphalt, corrugated metal and asbestos roofing on the larger industrial buildings. Many of the buildings have brick or rendered chimneys but only a few have small hipped dormer windows in the roof, with some tile hanging at first floor levels. The gabled buildings generally have deep eaves with painted bargeboards – some of which are decorative. The main building materials are orangey-red, cream or 'blue' bricks and random or knapped flints with brick or stone dressings. A number of the brick-built buildings have a

The buildings have a mix of timber sliding sash and timber side-hung casement windows – although there have been some uPVC replacements. The Ship & Bell Public House has projecting bay and oriel windows, as do some of the buildings on the east side of the London Road and Portsmouth Road junction – most notably above the bakery (2 London Road). The older windows are painted white, with



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8. View South along London Road to Red Lion
9. Gale's Brewery looking south down London Road

10. Houses east side of London Road
11. Houses adjacent the Brewery

4 Pressures, issues and threats

Horndean village has developed along the Portsmouth to London Road, with the properties sporadically spaced out along the road. The commercial uses tend to be focused around The Square with the residential properties remaining on the periphery, with gardens and open land at the rear of properties. The design and style of alterations, extensions or any new building should continue the traditional character and proportions of the buildings in the area.

The character of the village has, in the main, been conserved and had sympathetic alterations and repairs made, however, minor incremental changes to the buildings and plots can erode the character of the area. The removal of traditional details and features should be avoided. For example, traditional single glazed painted timber windows and doors should be repaired and if beyond repair; replaced like-for-like rather than replaced with other materials.

Plastic materials, such as uPVC, and stained joinery should be avoided as they are contemporary techniques which detract from the local character. Enclosed bulky porches and large bulky dormers should also be resisted as they can have a negative impact on the building as well as the overall street scene and character of an area.

Any new or replacement feature should be sympathetic in size and style to reflect the design, age and scale of the main building. The demolition of chimneys should be avoided. Chimneys should always be retained as an architectural feature where possible. If unused, they should be vented, but remain. Boundary walls and low hedges should also be retained.

The continued retention of original architectural features, detailing and use of appropriate repair and maintenance techniques is essential in order to protect the character of the Horndean Conservation Area.

The most significant threat to the area has been the closure of the Gales Brewery and the resulting redundancy and vacancy of a number of buildings and land associated with this industry. The land owned by Gales equates to 35% of the Conservation Area, so any future development of these sites could have a significant impact on the area.



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5 Opportunities, enhancements and improvements

The buyout of Gales by Fuller, Smith and Turner plc and the subsequent closure of the brewery building has the potential for significant developments and enhancements within the heart of the Conservation Area. This includes sites within the Conservation Area as well as those outside – but which affect its setting and views into the Conservation Area.

6 Summary

The following factors should be considered when proposing any development within the Conservation Area:

The scale, design and proportions are sympathetic to the characteristic form of the building, to the area and compatible with adjacent buildings and spaces;

The use and application of building materials and finishes respects local traditional materials and building techniques;

Retaining and, where necessary, restoring traditional features such as boundary walls, paved surfaces;

Additions or alterations to a building should respect the overall design and proportion of the elevation and levels;

Open spaces important to the character or historic value are retained;

Important views within, into and out of the area are conserved;

Trees and other landscape features contributing to the character or appearance of the area are conserved.

Local Character

The Horndean Conservation Area focuses around the historic centre of Horndean Village. This runs north south along the old London to Portsmouth Road. Woodland remains to the east, providing a soft border between Horndean and Blendworth, while the A3 motorway and industrial units form a hard edge to the west. Land uses include light industrial/commercial, retail and residential. The overall layout is characterised by its linear form, with trees and hedging used to help soften what otherwise would be a harsh semi-urban area.

7 Design Palette

Key aspects to the local character of Horndean

Building Scale

Typically two storey semi-detached and terraced houses with some detached houses in larger plots

Landmark feature being the three+ storey Brewery and tower

Roofing detail

Pitched and hipped roofs

Natural clay and slate roofing materials

Gabled buildings have deep eaves and decorative bargeboards

Chimneys



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Walls

First floor tile hanging

Orange, cream and blue bricks

Flint with brick or stone dressings

Lime based mortars, renders or plasters

Boundary Treatments

Semi-coursed brick and flint walls with saddleback copings

Hedges

Small front gardens

Window details and doors

Timber side hung casements

Timber vertical sliding sash windows

Most window joinery painted white

Doors are timber and solid in design, generally painted dark in colour

Porches

Open hood porches, some flat lead roll roof, some mono-pitch with a slate roof



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17. No.8 London Road
18. No.15 London Road
19. No 1 Havant Road
20. Flint Cottages Blendworth Lane
21. Gales Brewery Tower
22. Flint and Brick Walling, Flint Cottages

23. Vertical sliding sash window
24. Side hung casement window, Crookley Cottages
25. Oriel window
26. Flat lead roll porch
27. Open hood porch

Appendix 1 Sources of further information

The East Hampshire District Council Local Plan contains relevant information and policies on development in the District. For further advice please contact:

East Hampshire District Council
Penns Place
Petersfield
Hants
GU31 4EX

Telephone 01730 234219

Other useful contacts

The Victorian Society,

1 Priory Gardens
Bedford Park
London
W4 1TT

020 8994 1019

www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY

020 7377 1644

www.spab.org.uk

English Heritage

Customer Services Department
PO Box 569
Swindon
SN2 2YP

0870 333 1181

www.english-heritage.org.uk

Royal Institute of British Architects

66 Portland Place
London
W1B 1AD

0207 580 5533

www.architecture.com

The Building Conservation Directory

Cathedral Communications Ltd
High Street
Tisbury
Wiltshire

01747 871717

www.buildingconservation.com

Hampshire Archaeology and Historic Building Record:

www.hants.gov.uk/environment/historic-environment/ahbrecord.html

Appendix 2 Listed buildings within the Conservation Area and grade

Listed buildings within the Conservation Area and grade

Red Lion Public House, 2 Havant
Road, Horndean, Waterlooville, PO8
0DT (II)

Buildings of Local Importance

In addition, to the one listed
buildings there are 48 other
buildings which make an important
contribution to the character of the
area

1-3 Flint Cottages, Blendworth
Lane, Horndean, Waterlooville, PO8
0AA

1-2 Crookley Cottages, Blendworth
Lane, Horndean, Waterlooville, PO8
0AA

1 Havant Road, Horndean,
Waterlooville, PO8 0DB

4-8 Havant Road, Horndean,
Waterlooville, PO8 0DT

Nash Hall, 1 London Road,
Horndean, Waterlooville, PO8 0BN

5-9 London Road, Horndean,
Waterlooville, PO8 0BN

11 London Road, Horndean,
Waterlooville, PO8 0BN

Southfield, 13 London Road,
Horndean, Waterlooville, PO8 0BN

15 London Road, Horndean,
Waterlooville, PO8 0BN

17 London Road, Horndean,
Waterlooville, PO8 0BN

23 London Road, Horndean,
Waterlooville, PO8 0BN

29-31 London Road, Horndean,
Waterlooville, PO8 0BN

33-35 London Road, Horndean,
Waterlooville, PO8 0BN

37-39 London Road, Horndean,
Waterlooville, PO8 0BN

43 London Road, Horndean,
Waterlooville, PO8 0BW

2 London Road, Horndean,
Waterlooville, PO8 0BZ

4 London Road, Horndean,
Waterlooville, PO8 0BZ

Ship & Bell Public House, 6 London
Road, Horndean, Waterlooville, PO8
0BZ

Brewery, 8 London Road, Horndean,
Waterlooville, PO8 0DA

10 London Road, Horndean,
Waterlooville, PO8 0BZ

14-16 London Road, Horndean,
Waterlooville, PO8 0BY

18 London Road, Horndean,
Waterlooville, PO8 0BY

20-24 London Road, Horndean,
Waterlooville, PO8 0BY

26 London Road, Horndean,
Waterlooville, PO8 0BY

28 London Road, Horndean,
Waterlooville, PO8 0BY

30-36 London Road, Horndean,
Waterlooville, PO8 0Bx

Post Office, 2 Portsmouth Road,
Horndean, Waterlooville, PO8 9LB

Former brewery offices and stores
to the rear of 2a Portsmouth Road,
Horndean, Waterlooville

The Lodge, 4 Portsmouth Road,
Horndean, Waterlooville, PO8 9LB

8 Portsmouth Road, Horndean,
Waterlooville, PO8 9LB

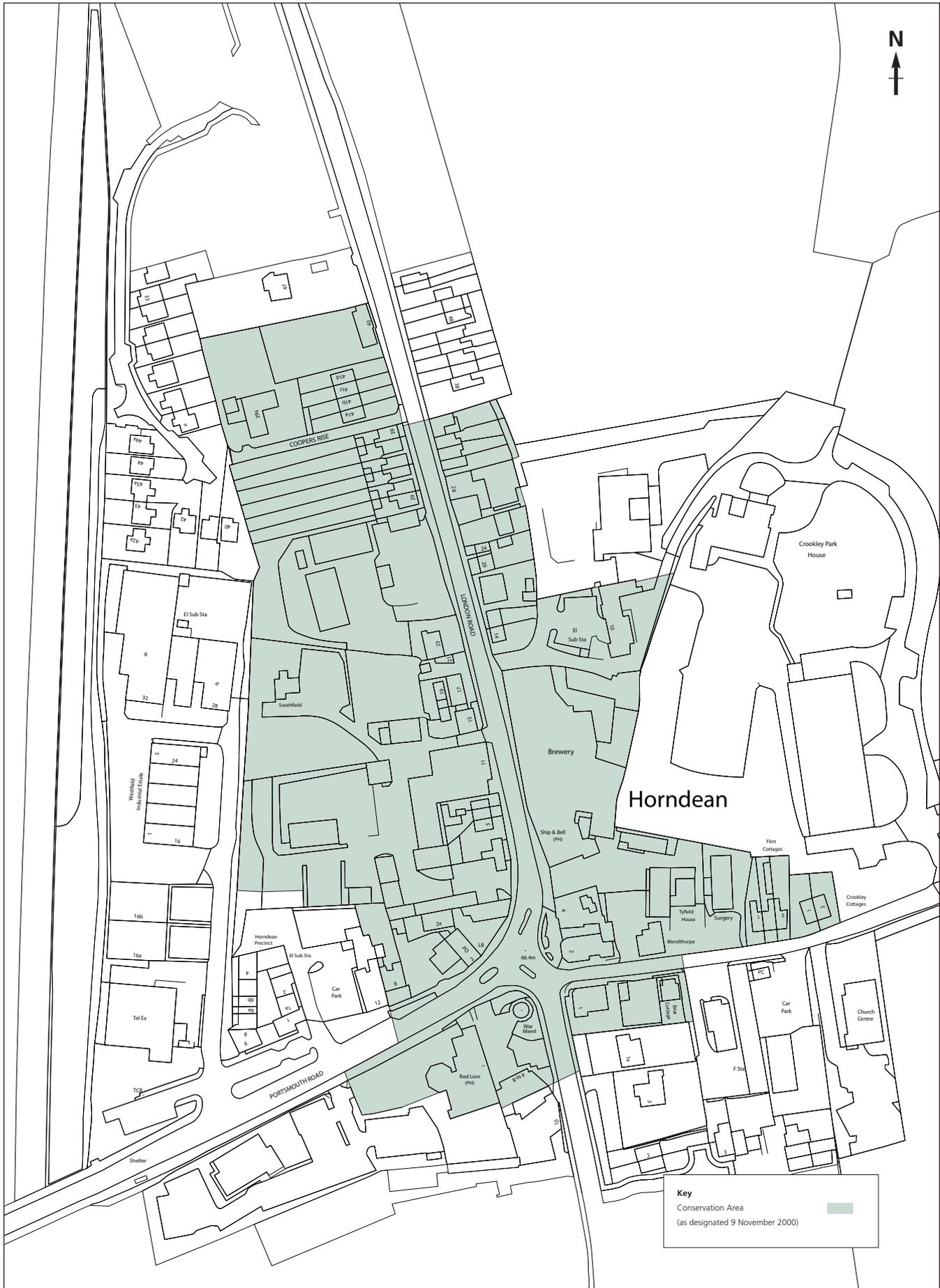
Appendix 3 Maps

Map 1 – Horndean Conservation Area as designated 13 March 2007

Map 2 – Horndean Conservation Area showing boundary changes (2007)

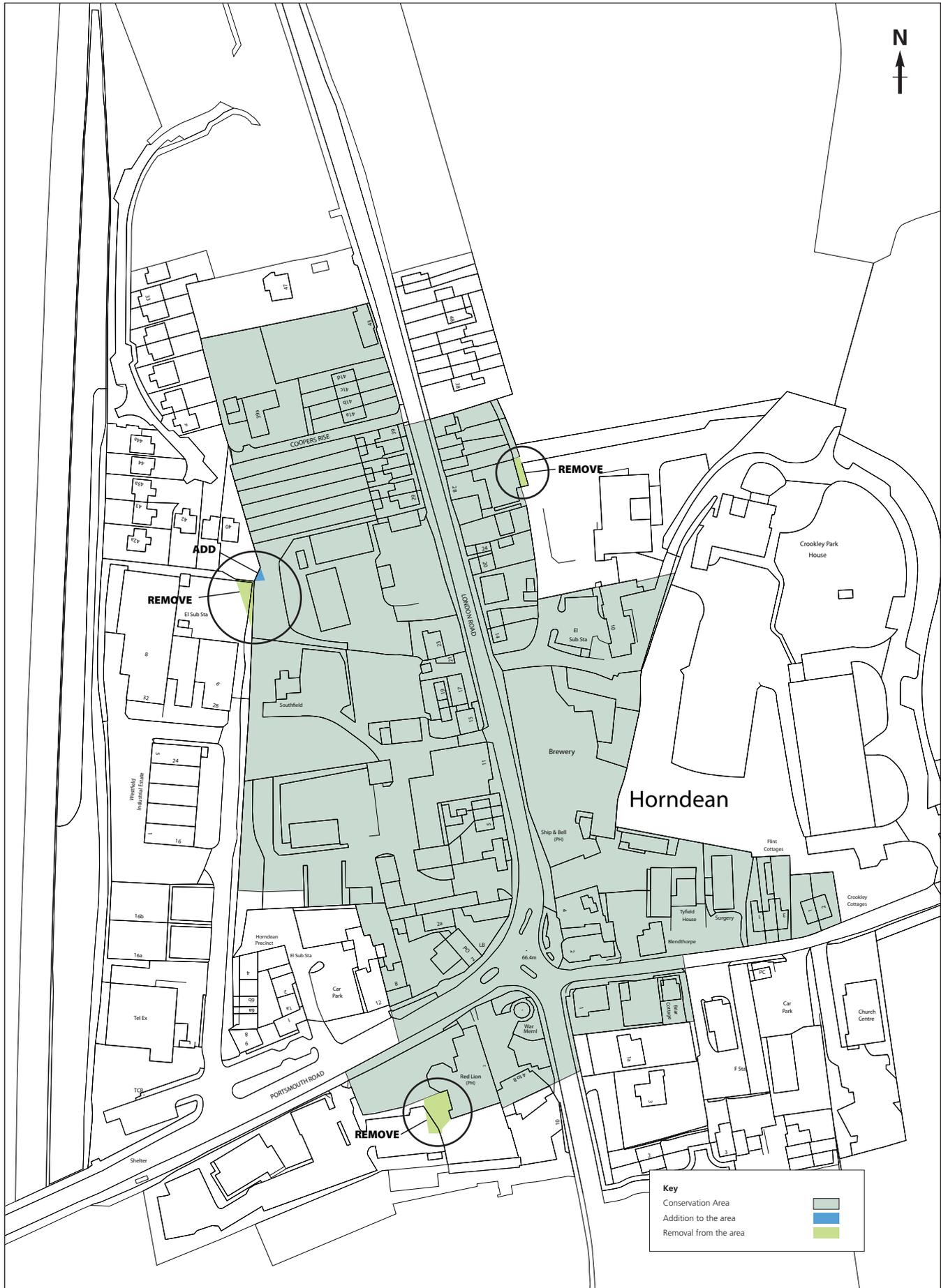
Map 3 – Character Appraisal: Horndean Conservation Area as designated

Map 1 – Horndean Conservation Area



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Map 2 – Horndean Conservation Area (showing boundary changes)



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Appendix 4 Bibliography

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Relevant but post-dating the
Character Appraisal are the
following documents:

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Government (2010) PPS 5:
Planning for the Historic
Environment

Communities and Local
Government / English Heritage /
DCMS (Department for Culture,
Media and Sport) (2010)
Planning for the Historic
Environment - Practice Guide

