

Privett Conservation Area



Study and
Character Appraisal

East Hampshire District Council

Published: January 2008

Status of Privett Conservation Area Character Appraisal

Status

East Hampshire District Council has formally designated the Privett Conservation Area Boundary. The Character Appraisal is non statutory planning guidance, which acts as an additional guide to the policies in the adopted East Hampshire District Council Local Plan: Second Review March 2006. In this respect the Appraisal can aid in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

Conservation Area Boundary & Controls Applying

The adopted Guidance contains a number of recommendations.

Conservation Area Boundary

Privett Conservation Area boundary was first designated by East Hampshire District Council on 9th November 2000.

Dates and Statistics

All dates and statistics are correct on date of publication. Future amendments to text will be made in an appendix.

Ordnance Survey Statement

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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.

Privett Conservation Area

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Acknowledgements

Privett Parish Council

Local Residents



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1 Introduction

Privett Conservation Area

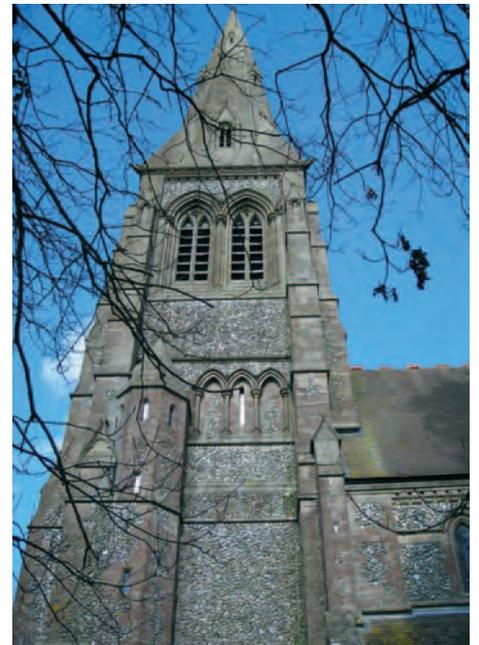
Privett Conservation Area was identified for consideration of designation as a Conservation Area in the Heritage Action Plan 1997-2002 and the initial proposals were published for public consultation in the winter of 1999. The proposals were then substantially reviewed and went to a second public consultation in July 2000. The Privett Conservation Area was then designated on 9th November 2000. The area is notable for the architectural and historical interest of many of its buildings and the landscape which gives the area its special character. It is this character of the historic built environment which designation as a Conservation Area is intended to protect. There are no current plans to alter the existing boundaries which are set out in the map referred to in appendix 3, map 1.

Listed Buildings

Privett has 9 listed buildings within its Conservation Area:

- Church Farmhouse Farm Buildings, Privett, GU34 3NS (II)
- Basing Home Farm, Basing Dean Lane, Privett, GU34 3NS (II)
- Basing Home Farm House, Basing Dean Lane, Privett, GU34 3NS (II)
- 2 Home Farm Cottage & Dairy at Basing Home Farm (II)
- 3 Home Farm Cottage & Basing Home Farm Estates Office (II)
- Holy Trinity Church, Merepond Lane, Privett, GU34 3PE (II*)
- Lychgate, Merepond Lane, Privett, GU34 3PE (II)
- Privett Centre, Church Lane, Privett, GU34 3PE (II)
- Thatched Cottage, 20 Bailey Green, Privett, GU34 3NY (II)

These buildings are 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 Privett for statutory listing, therefore candidates for inclusion may arise as a result of the character assessment.



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2 Historical development



Extract from 1869-70 Ordnance Survey.
Reproduced courtesy of Hampshire Records Office.

Privett is a rural area set within the East Hampshire Area of Outstanding Natural Beauty (AONB). The village is located on the raised ground to the north of the A272 Winchester to Petersfield Road, with far reaching views across the surrounding farmlands. The village is linked together by its common architectural and historic interest. The Conservation Area is expansive in nature, comprising of clusters of buildings linked together by a network of narrow, single track lanes, bounded by high hedgerows, trees and copses.

The earliest known human activity in the area dates back to Neolithic times. There are also a number of

Bronze Age burial mounds in the area; 'The Jumps', which are located on the northern side of the A32 (outside the Conservation Area). It is however, not until 1391 that the Chapel of the Holy Trinity is recorded and a permanent settlement was established in the area. Privett was included in the parish of West Meon until 1874 when it became a parish in its own right.

In the late 19th century the gin merchant William Nicholson built a lot of properties in and around Privett for his workers at the

Basing Park Estate. Basing Park is a large estate in Privett dating back to 1567 and initially owned by the Love family for around 200 years. It was then sold in the 18th century to Joseph Martineau and in 1863 Nicholson bought the estate. He extended the main house and some of the estate buildings and also erected and replaced many 17th and 18th century houses and cottages in the area. The consistent architectural form and style of Nicholson's buildings is what gives Privett its individual character, which included gables, flint with brick dressings and decorative stones such as Nicholson's crest and initials. This re-development of the area produced a local vernacular architectural style of the late 19th century and early 20th century.



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3 Character Appraisal



Topography, views and vistas

The character of the Conservation Area consists of mostly 18th and 19th century dwellings spread at intervals along narrow lanes, with wide expansive views across the surrounding farmland. Some areas of agricultural are included within the Conservation Area in order to conserve the far reaching views and landscape which connects the buildings together. The spire of the Church of the Holy Trinity forms a landmark in the landscape and can be seen for miles around.



Use and Activity

The Basing Park estate consisted of around 8446 acres of land, mostly agriculture land which the estate managed up until 1942 when the war led to the estate lands being divided up and sold. The style, form and situation of the buildings and open spaces reflect the agricultural nature of the area. This includes the farm buildings at Fawley Farm, Farnfield Farm land, Church Farm, Basing Home Farm and a number of estate cottages which Nicholson built to house his workers. Church Farm has been converted to a number of residential units. The other three are still in agricultural use, with Basing Home Farm still under the ownership and management of Basing Park.

One important element in the area is the redundant railway. The Conservation Area includes the two tunnel entrances of the railway and the Old Station House at the A32 end of Sages Lane. The Old Station House is all that remains of Privett Station, which is now a private dwelling. The station house and tunnels provide an important historical link to the area's railway heritage. The presence of the railway would have influenced the development of the area and aided its agriculture potential, transporting agricultural produce of the area to various locations,

including to Nicholson's distilleries. Inevitably the closure of the line would have contributed to the decline of the area during the latter part of the 20th century.

Overview of Roads, Buildings and Architecture

There are six principal groups of buildings that form the Conservation Area; Privett, Bailey Green, Hempland Lane, Farnfield, Brooms and Sages Lane. The buildings are linked by narrow lanes enclosed by sections of high hedgerows and copses, with gaps and far reaching views across open fields.

The most important buildings in the area are the Church of the Holy Trinity at Privett (grade II*) and Basing Park. An old carriage way, now largely overgrown linked the two buildings, and extended further north to the station and the A32. The Church of the Holy Trinity is a large flint building in the Early English Gothic style, designed by Sir Arthur Blomfield circa 1876/1878. The size and scale of the church was beyond the congregation requirements of the parish and as a result has been redundant since the early 1970's.



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The majority of the buildings in the area were built during the 19th century by Nicholson for his employees, these were built in the 'Nicholson Style' (1863-1942). Adjacent to the church is the Privett Centre (grade II) and The Old Vicarage opposite, both built by Nicholson. One of the only remaining 17th century buildings in the area; 'Thatched Cottage'. There are a number of other buildings in the village that are of local historic interest and contribute to the overall local character of the area see map 2, appendix 3.

Materials and detailing

Many buildings in the area exhibit the Nicholson style of flint walls with brick dressings and steeply pitched plain tiled roofs. These buildings are interspersed with other buildings which predate Nicholson's redevelopment of the area.

The buildings are generally two storeys in height with steeply pitched plain clay tiles or slate roofs and elaborate bargeboards. There is a mix of roof designs, both gabled and hipped roofs feature. Some modest eighteenth century buildings with Georgian facades exist, however there are mainly Victorian houses constructed from local flint, both knapped and rubble, with orange brick dressings.



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Some of the brick buildings incorporate a darker brick forming a decorative herringbone pattern. The only listed thatch cottage in the Conservation Area is at Bailey Green, 'Thatched Cottage'. The building has exposed framing and brick noggin, some of which is painted, with eyebrow dormers and a rustic brick porch. The majority of the buildings are set within small plots defined by well established hedges, low brick and flint walls with hedges behind, mature trees and low painted picket fences with gates. All of which contribute to the rural character of the area.

The majority of the doors to buildings are solid timber and rectangular in design, however some also incorporate a gothic arch. The porches to buildings are square and lean-to or simple flat lead roll hood porches.

The windows vary in detail and design throughout the Conservation Area and depending on the age of the property. The majority are timber framed cottage style casements or diamond quarry leaded windows. There are some timber sash windows in the larger houses such as the Old Station House. The windows are all painted white, however there are some examples of black painted joinery. Other joinery details include decorative and plain bargeboards, also painted. There have been later additions to the roofline of a number of properties, with dormer windows added, some with a pitched roof and some with a flat roof.

Local natural materials and high quality craftsmanship should, wherever possible, continue to be used. Plastic materials such as uPVC and stained windows and doors should be avoided as they are modern techniques that detract from the local character. Enclosed bulky porches and large bulky dormers should be resisted. Porches and dormers should be sympathetic in size and reflect the design, age and scale of the building, with regard to the position of doors and windows. A porch or dormer window can have a significant effect on the appearance of the building, adjacent buildings and the overall street-scene. The demolition of a chimney should be avoided. Chimneys should always be retained as an architectural feature where possible. If unused, they should be vented, but remain. 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 Privett Conservation Area.



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4 Pressures, issues and threats

The design and style of extensions and any new building should continue the traditional character and proportions of the buildings in the village. 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 can erode the character of the area.

The removal of traditional details and features should be avoided, traditional single glazed timber windows and timber doors should be repaired and if beyond repair, replaced like for like rather than replaced with uPVC. Boundary walls should be retained as should front gardens, rather than removed or replaced with a hard-standing. New insertions and alterations should be sympathetic to the character of the Conservation Area, however there is a growing tendency for more modern additions that can detrimentally affect the character of the Conservation Area, such as dormer windows.



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5 Opportunities, enhancements and improvements

A key area for enhancement is the flint and brick walls that form part of the vernacular character. Maintenance of walls should be periodically carried out, with appropriate lime mortars and matching materials.

In addition to the listed buildings within the Conservation Area, there are 53 other buildings of local importance, these are listed in Appendix 2.



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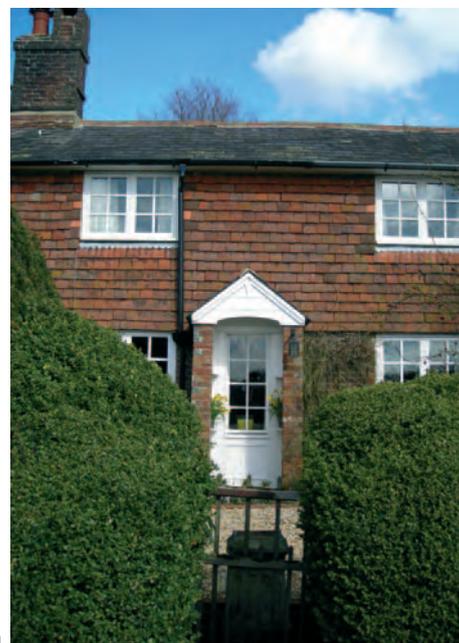
6 Summary

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

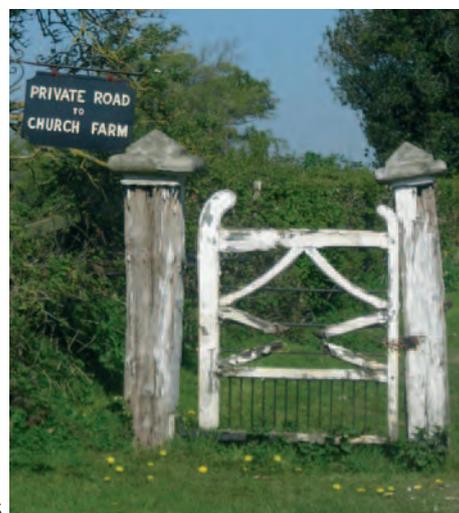
- The scale, design and proportions are sympathetic to the characteristic form of the building, to the area and compatible with adjacent buildings and spaces;
- The use and application of building materials and finishes respects local traditional materials and building techniques;
- Retaining and, where necessary, restoring traditional features such as boundary walls, paved surfaces;
- Additions or alterations to a building 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

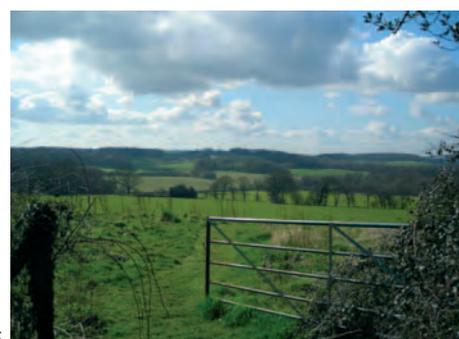
Privett is a rural area located on raised ground and surrounded by farmland. The clusters of buildings are linked together by a network of narrow single lanes bounded by high hedgerows and flint and brick walls. The growth of buildings in Privett during the late nineteenth century by William Nicholson at the Basing Park Estate and workers cottages in the area, has helped form the local architectural character.



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7 Design Palette

Key aspects to the local character of Privett:

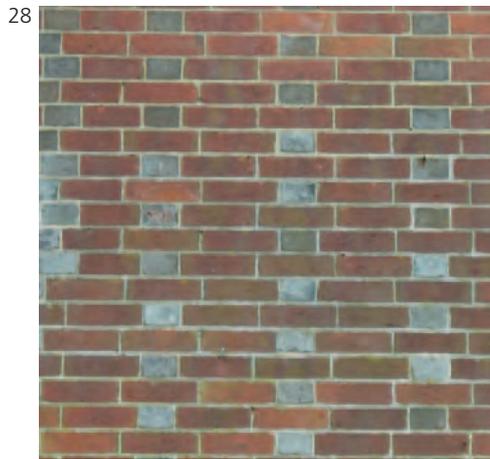
Building scale

Two storey detached and semi-detached buildings



Roofing detail

Pitched and hipped roofs
 Clay and slate roofing tiles
 Decorative painted bargeboards
 Deep eaves
 Chimneys
 Small individual dormers, with a pitched roof or lead roll



Walls

First floor tile hanging
 Orange bricks and cream yellow brick
 Flint with brick or stone dressings, some painted white
 Lime based mortars, renders and plasters



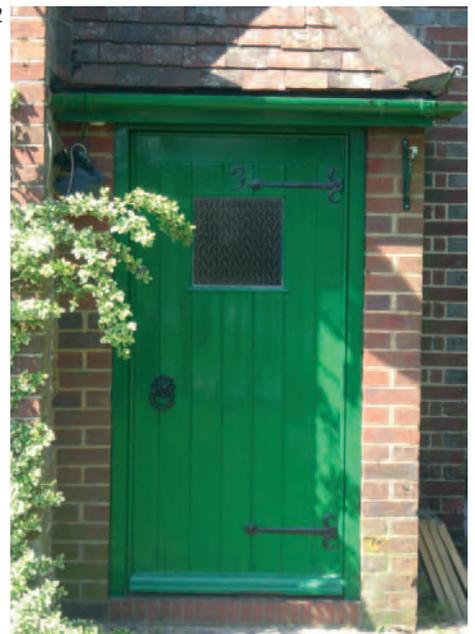
Boundary treatments

Semi-coursed flint walls and brick walls of a variety of heights, depending on use
 Brick coping and piers
 Hedges and mature trees
 Low timber post and rail fencing with hedges separating fields



Window details and doors

Timber sliding sash windows and timber side-hung casements
 Larger houses have projecting bay windows
 All window joinery painted white and single glazed panes
 Doors are timber and solid in design, painted a variety of colours



Porches

Open hood porches, some flat lead roll, some with a tiled pitch roof

27 - Chimney stacks
 28 - Vernacular brickwork - blue headers
 29 - Boundary treatments

30 - Gates and walling
 31 - Architectural details
 32 - Timber door

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
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.co.uk

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

Church Farmhouse Farm Buildings,
Privett, GU34 3NS (II)

Basing Home Farm, Basing Dean
Lane, Privett, GU34 3NS (II)

Basing Home Farm House, Basing
Dean Lane, Privett, GU34 3NS (II)

2 Home Farm Cottage & Dairy at
Basing Home Farm (II)

3 Home Farm Cottage & Basing
Home Farm Estates Office (II)

Holy Trinity Church, Merepond
Lane, Privett, GU34 3PE (II*)

Lychgate, Merepond Lane, Privett,
GU34 3PE (II)

Privett Centre, Church Lane, Privett,
GU34 3PE (II)

Thatched Cottage, 20 Bailey Green,
Privett, GU34 3NY (II)

Buildings of Local Importance

In addition to the nine listed
buildings, within the conservation
area, there are fifty-three other
buildings of local importance:

'Farnfield Farm', Merepond Lane

'Keepers Cottage', Merepond Lane

'Fox Cottage', 36 Merepond Lane

'Farnfield Cottage',
39 Merepond Lane

'Farnfield Cottage',
38 Merepond Lane

'Nettle Cottage', Merepond Lane

'The Old Vicarage', Church Lane

'Church Farm Cottages', Church Lane

'Church Farm', Church Lane

'Hawthorn Cottage', 32 Church Lane
30-31 Church Lane

'Ivy Cottage', Church Lane

27-29 Church Lane

'Juniper Cottage', Church Lane

'22-25 Bailey Green', Stocks Lane

'Carpenter Cottage',
12 Hempland Lane

'Three Chimneys', 11 Hempland Lane
10 Hempland Lane

'Taverne Cottage', Hempland Lane

'Fawleigh', 9 Hempland Lane

'Hemplands', Hempland Lane

'Well House', Hempland Lane

4 Hempland Lane

'Hoplands Cottage',
3 Hempland Lane

'Fawley Farm', Hempland Lane

'Fawley Farm Cottage',
Hempland Lane

'Broom Cottage', Hempland Lane

'Brooms', Hempland Lane

'West Brooms', Hempland Lane

'East Brooms', Hempland Lane

'Brooms Farm', Hempland Lane

'Brooms Farm Cottages 1-2',
Hempland Lane

'Little Croft', Sages Lane

'Sages', Sages Lane

'New Lodge', Sages Lane

'The Pump House', Basing Dean Lane

'The Lodge', Basing Dean Lane

'Basing Park House',
Basing Dean Lane

'Old Station House', Sages Lane

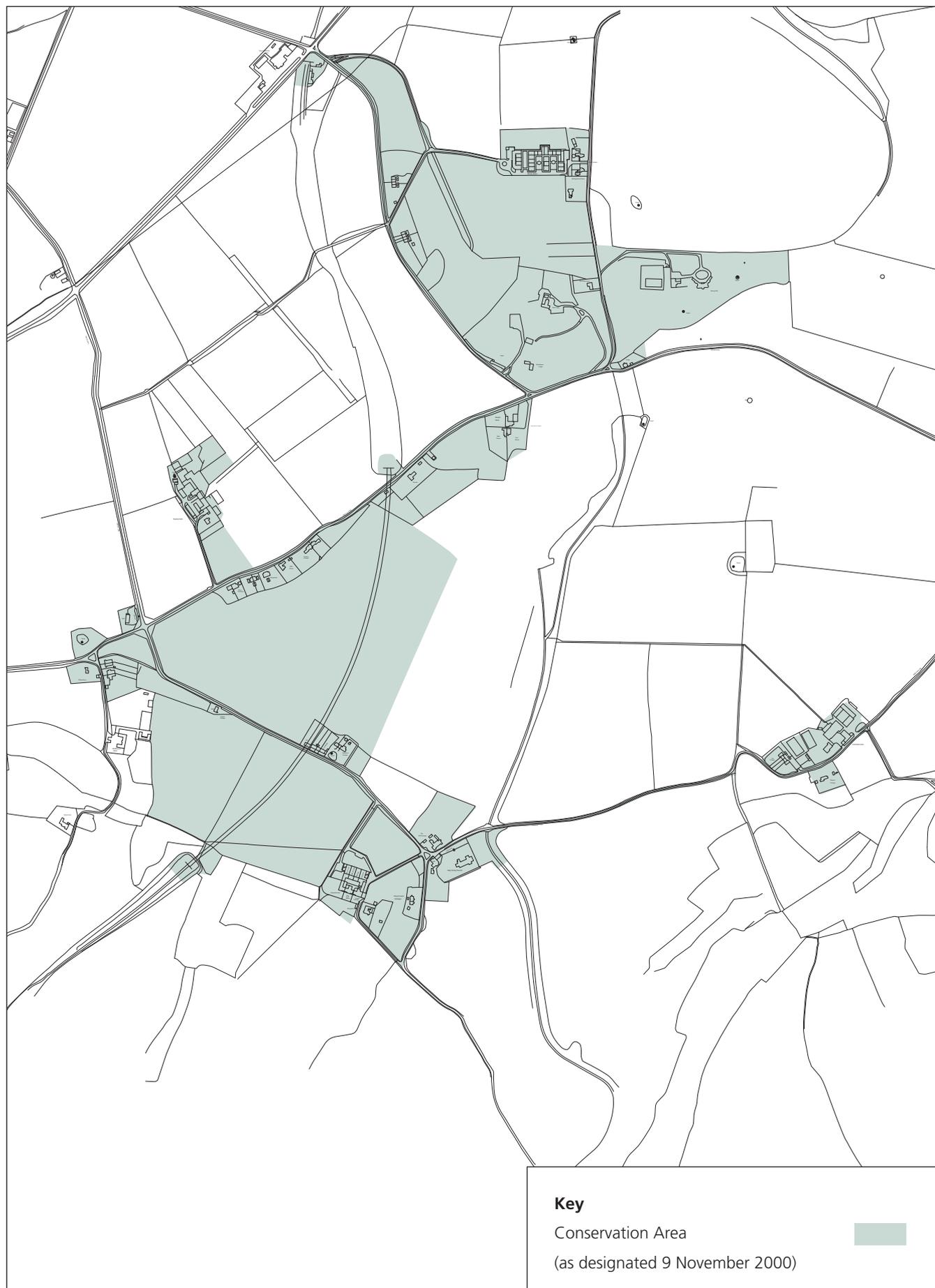
5-12 Sages Lane

Appendix 3 Maps

Map 1 – Privett Conservation Area
as designated 9th November 2000.

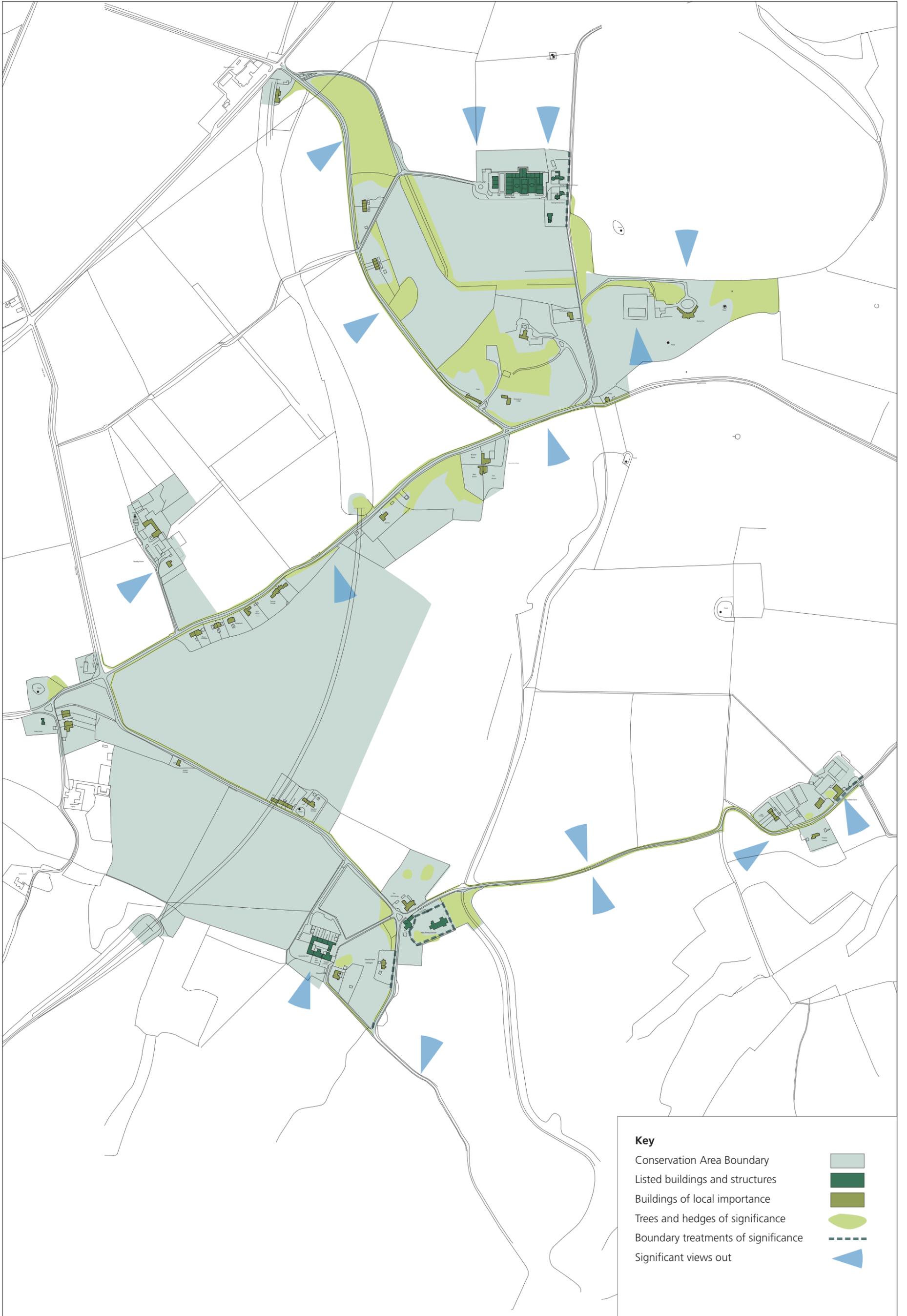
Map 2 – Character Appraisal:
Privett Conservation Area as
designated 9th November 2000.

Map 1 – Privett Conservation Area



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Map 2 – Character Appraisal



Appendix 4 Bibliography

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London