



Hartley Wintney Conservation Area Character Appraisal

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1.0 Introduction

Background

- 1.1 The Hartley Wintney Draft Conservation Area Appraisal and Management Proposals has been put together by the Parish Council and the Heritage Society in support of our stewardship of the five Character Areas of Hartley Wintney. The current document has been formulated with advice sought from Hart District Council and its Conservation Team. The appraisal defines the special character and history of the area.
- 1.2 In preparing this draft appraisal the working group carried out public consultation and considered the many suggestions and issues identified by the local community. Where those issues have an impact on the special character and appearance of the Conservation Area, they are identified in Section 6 of this appraisal.
- 1.3 Feedback is now sought from Hart District Council on the comments and recommendations made in this document and following this it will be revised and made available for public consultation with the Hartley Wintney community for further comments. Following that consultation, a further update will be produced and submitted to Hart District Council for final acceptance and approval.

Purpose

- 1.4 The purpose of a Conservation Area Character Appraisal is to clearly identify what is special about the character or appearance of the area which merits the designation as a Conservation Area. The more clearly that special character and appearance is defined the more effective it will be in informing planning decisions in the future.
- 1.5 Conservation Area status in itself does not protect an area, individual, or group of buildings from minor changes and alterations which can otherwise be undertaken under permitted development rights. These works are sometimes managed by the introduction of what is known as an Article 4 Direction. A link to this is shown below:
<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>

There is an existing Article 4 Direction in place within the Hartley Wintney Conservation Area (Appendix B). At the time of drafting, these directions are in the process of being reviewed and updated. Further information can be found in Section 6.
- 1.6 The Conservation Area Character Appraisal document will form part of a suite of documents which, while

standing alone in their own rights are interconnected and inform the planning process. These consist of:

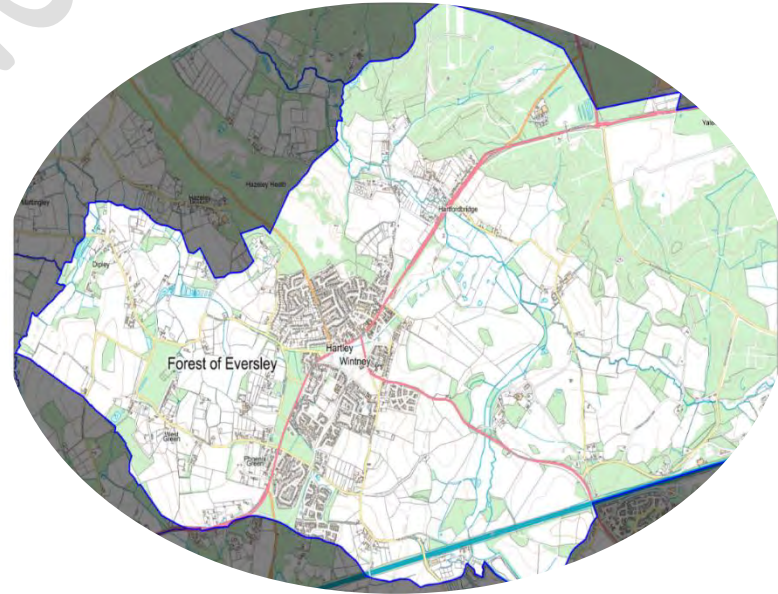
- The National Planning Policy Framework (NPPF)
- The Hart Local Plan
- The Hartley Wintney Neighbourhood Plan (HWNP)
- The Design Guide – Policy 2 of the HWNP
- Hartley Wintney Central Commons Management Plan. This document can be requested directly from Hart District Council.



MANAGEMENT PLAN FOR THE HARTLEY WINTNEY CENTRAL COMMONS
2015 - 2025

Designation History

- 1.7 The Conservation Area was first designated in 1971. The area was extended in 1988.
- 1.8 In 2008 A further review and extension was carried out. In November 2008 the Hartley Wintney Conservation Area Character Appraisal and Management Proposals document was approved at Hart District Cabinet.
- 1.9 Since then the village and community has continued to develop and grow and therefore a review and update of the Conservation Area was considered to be appropriate and timely to reflect any changes needed.



Hartley Wintney Parish Map Boundary

2.0 Historic Development

Formation

2.1 Most residents still refer to Hartley Wintney as 'The Village'. A village may be defined as having between 500 and 2500 inhabitants and there are over 6000 such villages in the United Kingdom. Strictly speaking Hartley Wintney is no longer a village since it had exceeded a population of 2500 by the mid twentieth century. However, its dispersed nature with outlying areas such as Phoenix Green, West Green, Hartfordbridge, Diple and surrounding greens and common land means that it retains a 'village feel'.



St. Mary's Church – original village centre

Unlike a lot of current day villages, Hartley Wintney is not a village that grew up around a castle or large manor house as the land holder of the rural estates (known as the Lords or Ladies of the manor) have seldom lived in the village since the middle-ages. It was probably a small Saxon community clustered on a hill around a wooden Saxon church on site of the present-day St Mary's church.

2.2 Its first growth probably followed the establishment of a Cistercian Nunnery further down the hill towards Winchfield at a fork in the river Hart. This was the first Cistercian Nunnery in England and was established in the last decade of the **12th Century** possibly as an off shoot of Farnham Monastery.

The Nuns were Lords of the manor of Hartley Wintney until the dissolution of the monasteries in **1536**.

During the **16th and 17th Centuries** the villagers gradually moved down the hill towards Hartley Row where a community developed along the side of the old track leading from Bagshot to Basingstoke and Odiham. At the same time land was being cleared and farms were developing in the surrounding countryside. As traffic increased and coach travel became prevalent the old road fell into disrepair until, in **1737**, the Turnpike Road replaced the old track through the village and the coaching trade developed rapidly.

2.3 In the **Georgian** period an Agrarian Revolution proceeded with improved methods and appliances and the needs of the increased industrial populations concentrated in towns revolutionised animal husbandry and augmented the food supply. Larger farms replaced smallholdings and the capitalist farmer was created. A series of Enclosure Acts began in **1760** which made nearly all common lands proprietary. A map of **1759** shows the extent of the parish in the mid Georgian period.



Taylor's Map of 1759

In **1807** Lady Mildmay, then the Lady of the Manor, paid for the planting of oaks to provide timber for ships

following the Battle of Trafalgar hence providing the oak filled commons characteristic of Hartley Wintney today.

The population of the village continued to increase particularly after the opening of the railway from London to Winchfield in 1838. By the mid nineteenth century, the population had grown so that the old church of St Mary's was no longer adequate so St John's was built in **1870**. There was also a growth on non-conformity in Hartley Wintney with the Baptist church opening in **1805** and the Methodist church in Park Corner Road in **1875**.

A characteristic of the village by the end of Victoria's reign were the number of public houses within the current Conservation Area which numbered 13 at one point. This compares with only 3 today. Many Victorian houses lined the area around the cricket green and there was a significant expansion of the village including Arts & Crafts houses and the Victoria Hall which opened in **1898**.

In **1885**, the original golf course which characterises the entrance to the village from the north west was built by Lord Calthorpe for his Elvetham Estate workers. This was expanded in the late **20th Century** to increase its size to 18 holes.

2.4 By the middle of the **20th Century** the parish was prosperous with nine grocers, seven milkmen, six bakers, three butchers, two tailors, one chemist, four general stores, one hardware shop, one general newsagent, one

dairy, eight public houses a main post office in Hartley Row with sub offices in Phoenix Green and West Green. From the **1960s** further housing developments occurred on the northern slopes and subsequently, in the **21st Century** further developments at St Mary's Park and Hartley Row Park.

Today Hartley Wintney is a thriving community of over 6,000 residents with a mixture of houses, shops and businesses now reflecting the lifestyle of today whilst still maintaining the character of recent years.

Further details of the history of the village are contained in Appendix A.

3.0 Overview of Conservation Area

Location and context

3.1 Hartley Wintney lies just to the north of the M3 motorway in undulating Hampshire countryside. Today Hartley Wintney is a large village situated in north Hampshire on rolling countryside between the valleys of the river Hart and the river Whitewater. The village lies on the A30, the old main road between London and the west country. The modern town of Hook, with its large commercial facilities, is only three miles away with the larger town of Basingstoke a further five miles. The M3 motorway runs close to the southern edges of the village, fortunately lying within a slight dip which helps to reduce the traffic noise.

Topography and geology

3.2 Hartley Wintney village lies on higher land between the valleys of the rivers Hart (to the east and south) and Whitewater (to the west). The village centre is predominantly flat, with more undulating topography on the edges of Hunts Common and across the golf course, where the land drops down to the river Hart. To the north, the land rises visibly towards Hazeley Heath. There is a slight drop in level to the east of the High Street towards Cricket Green.

The physical landscape and soil type was a dominating feature in the life of those who lived and worked the land

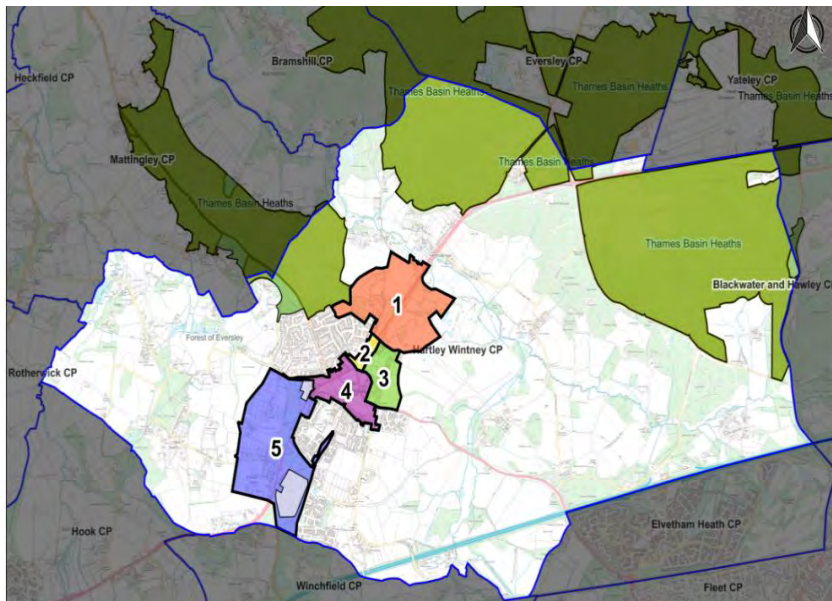
of north east Hampshire. From the earliest times the area that is now Hart District had been dominated by its underlying geology which dictated the suitability, or lack of it, for settlements to grow in the previous thousand years. Hartley Wintney sits entirely in the area dominated by the Bagshot Sands with the soil a light loam with a subsoil of sand. The land in the parish of Hartley Wintney is rather low, averaging 200 ft. above sea level; one bench mark, however, by St. Mary's Church, records 287 ft.



Soil types in Hart District

Setting

3.3 The Conservation Area lies within a rural setting with large areas of 20th and 21st century housing (outside the boundary) on its northern edge, western edge (St Mary's Park) and southern edge (Hartley Row Park). The Parish lies within the ancient Forest of Eversley which stretched from the heathland near Eversley through farmland to Old Basing. Attractive wooded hillsides and more open, grassy river valleys are the principal features. To the north lies Hazeley Heath with its sandy soils promoting the growth of heathers and bracken.



Parish Boundary map showing 5 Character Areas and areas of Special Scientific Interest and Protection Areas

Hazeley Heath (as shown below) is a peaceful and relaxing environment for those wishing to enjoy nature at its best. It is one of the largest tracts of lowland heathland in the region where 90% has been lost in the past 100 years. This endangered environment supports an array of plant and animal communities and it is because of this rich biodiversity that it has been classified a Site of Special Scientific Interest (SSSI) by Natural England.



View of Hazeley Heath heather

It is also part of the Thames Basin Heaths Special Protection Area (SPA) for its heathland birds. The southern section of Hazeley Heath is owned and managed by Hart District Council and the northern section is owned by the RSPB.

3.4 Even further to the north and east, but only a mile or so from the village centre, are large managed coniferous woodlands associated with Warren Heath and Yateley Heath Wood. Moving southwards, the Elvetham Estate provides the eastern boundary to the village, with part of the land most closely associated with Elvetham Hall being included on English Heritage's Register of Historic

Parks and Gardens. Some of this land is the separate Conservation Area of Hartfordbridge. Part of Hartley Wintney Golf Course, which is located next to London Road (the A30) lies within this Registered Park as well as within the Conservation Area.

- 3.5 The M3 motorway creates a strong east-west barrier along the southern edge of the village, running roughly parallel to the London to Basingstoke railway line which provides a convenient station at Winchfield. The Basingstoke Canal, which follows the 80 metres contour, is a mile beyond the motorway. Closer by, and only separated from the main settlement by a couple of fields, lies the original medieval church of St Mary's, with its associated farm buildings (the Church House Farm Conservation Area).
- 3.6 To the west of Hartley Wintney are a number of small agricultural hamlets, areas of mixed woodland, and slightly undulating countryside linking Hartley Wintney to Hook. The villages of West Green and Mattingley are the largest of these settlements, each with its own Conservation Area.

Hartley Wintney Conservation Area

- 3.7 The Conservation Area encompasses a large area of woodland, open commons, more managed village greens, and groups of varied buildings, most of them historic. Whilst the economy of the area was originally

based on agriculture, the location on the historic route from London to the West Country led to the development of a new settlement beyond the medieval manor which was centred on St Mary's Church and its adjoining farmstead. This took place from the 18th century onwards along the line of the modern A30 (London Road/High Street), and today, many of the historic buildings in the Conservation Area date to this period. The close proximity of the vast Elvetham Estate was another major influence on the way in which the settlement developed.

- 3.8 Today, the Conservation Area covers much of the village and its five greens (Hunts Common, Causeway Green, Cricket Green, the (Oaks) Common and Phoenix Green), but excludes large areas of 20th century housing to the north-west and north-east locally known as the Northern Slopes. Further new housing estates have been built at Hartley Row Park, off the Fleet Road and at St Mary's Park, off Dilly Lane, which includes the new Lucy Pygott Centre comprising sports facilities and pavilion jointly funded by S106 monies and HW Parish Council.
- 3.9 The Hartley Wintney Conservation Area comprising five Character Areas when first designated in 1970 (by Hart District Council) covered the High Street, Hunts Common, Causeway Green, Cricket Green, The Common and Hartley Row. In 1987 the boundary was greatly extended to include Phoenix Green to the south.

3.10 In terms of wildlife, residents are fortunate to have four sites of Special Scientific Interest (SSSIs) partly within the Parish, three of which are in the EU-designated Thames Basin Heaths Special Protection Area (SPA), thanks to the rare heathland birds that can be found there (nightjar, woodlark and Dartford warbler). Also in the Parish are 28 Sites of Importance for Nature Conservation (SINCs). These smaller areas do not have statutory protection, but their designation (in terms of ancient woodland, wooded commons, unimproved grassland or freshwater) highlights the diversity, value and potential of the natural resources around Hartley Wintney.

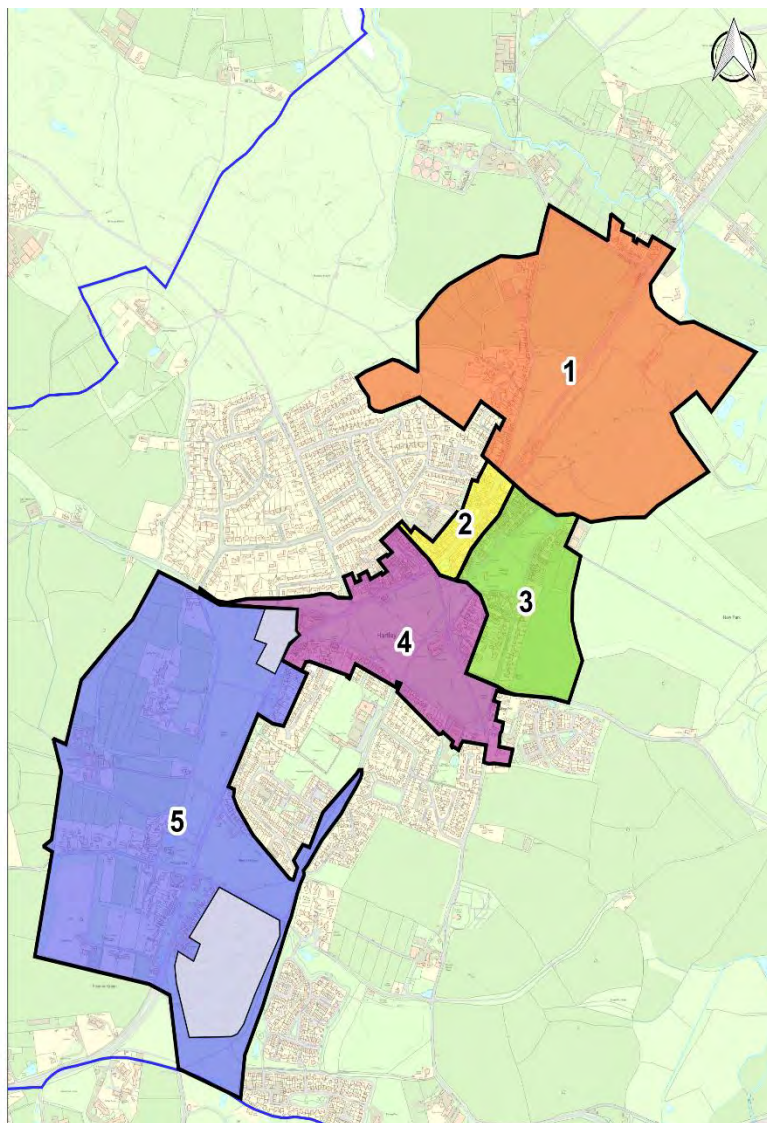
The 5 Character Areas of Hartley Wintney

1. Hunts Common and London Road;
2. The High Street;
3. Causeway Green and Cricket Green;
4. The Common;
5. Phoenix Green.

Summary of key characteristics

Overall

- Dispersed settlement pattern of small hamlets around the different greens;
- Mainly post-1750 development along the former main road from London to the West Country (the modern A30);
- A village centre with a variety of mainly local shops, coffee shops and restaurants, offices and other facilities
- Large areas of woodland, some of it composed of impressive lines of oaks, planted in the early 1800's to provide wood for warship building;
- The areas around Causeway Farm and pond and the Waggon and Horses public house and Hatten's Pond which form iconic images of the village.



The 5 Conservation Character Areas

Character Area 1 - Hunts Common, London Road

Cottages and houses face onto Hare's Lane and the area of common land. This was used in the Victorian Era as the site for big annual fairs. More recently part of the common was laid to an apple orchard to commemorate the Millennium, funded by a donation from a previous Parish Council Clerk. This is planted with all English apple species and is managed by the Parish Council. Wassailing and an Apple Day form part of the life of this orchard. Further down Hare's Lane, past where the road is blocked to traffic, is the listed settlement of Hare's Farm.

Character Area 2 - The High Street

The High Street is defined by two identical houses at either end – Park Corner House and The Limes. During the 1970s the slip roads for parking along the High Street were abandoned, the result of which is that the High Street benefits from unusually wide, tree-lined pavements. This encourages a “café society” for the various coffee shops and restaurants along its length. The High Street has 14 listed buildings which demonstrate the gradual evolution from residential to retail. There are very few ‘chain’ shops and many have been run by the same families for generations, e.g., Porters the Jewellers.

Character Area 3 - Causeway Green and Cricket Green

The Greens are possibly the largest area of open space in the Conservation Area although many other smaller areas of green space exist. Causeway Green is characterised by the Pond which draws the eye to the listed Causeway Farm buildings. There are in fact 18 ponds in the Conservation Area most of which are balancing ponds and therefore dry for some months of the year. They were purposed to drain the marshy land into a network of ditches. However, many of these have now either been built over or are congested beyond practical use. Cricket Green is best known for its Cricket Club which was formed in 1770 and continues to play on one of the oldest greens in the country.

Character Area 4 - The Common

The Common is made up of two parts. The first which fronts onto the A30 is low and prone to becoming marshy in wet weather and is characterised as a “water meadow”. It is well-used for community events, the Village Festival and visits from the fair from time to time. The other part which is further away from the Fleet Road but fronts onto the A30 is where the locally famous Mildmay oaks were planted more than a century ago to be used as timber for naval vessels of the time. This area is criss-crossed with formal and informal pathways.

Character Area 5 - Phoenix Green

This is the largest of the Character Areas with the most rural setting and highest number of listed buildings (16) Hartley Grange is the largest of these although it is now



divided into 5 residential dwellings. The area encompasses the A30 as it leads in a south-westerly direction out of the centre of Hartley Wintney. On the corner with The Common, are rows of well detailed 19th century cottages and houses, set back from the road with small gardens. Further south, the buildings are larger and are also set back from the road with front gardens and a green. Somewhat overgrown woodland forms the western side of the road, expanding to another block of woodland on the eastern side after passing some modern

residential development (not in the Conservation Area). The Phoenix Inn ends the Conservation Area, opposite a pond beyond which are two properties designed by Robert Weir Schultz (Rosemary and Mayfield) all providing a very rural quality to this part of the Conservation Area.

4.0 Character and Appearance

Layout and street pattern

- 4.1 The Conservation Area boundary encompasses the core of the village (High Street) and a variety of open commons and woodland to the north, east and south of the centre. It is made up of five Character Areas. The uses are mainly residential, with a small vibrant village centre providing a varied range of shops, public houses, catering establishments, four churches, and some offices.



Former Whyte Lyon Coaching Inn

- 4.2 The principal spatial features of the Hartley Wintney Conservation Area are the five village greens, informally anchored by the A30, and the village core, located along the High Street, providing built-up frontages. The A30 (London Road) runs in a roughly southwest to north-east orientation, with an elongated cross roads formed by the A323 Fleet Road and the B3011 Reading Road connecting into it.
- 4.3 From the north, the Conservation Area is marked at Hartfordbridge by the bridge over the river Hart and the historic Whyte Lion, a former coaching Inn but now an antiques and gift shop. The A30 then passes between Hunts Common with its woodland, and the Golf Course. The two subsidiary greens, Causeway Green and Cricket Green, are located away from the High Street although there are attractive glimpses of them down narrow connecting lanes or alleys. The High Street terminates in a busy traffic intersection of the A30 London Road and A323 Fleet Road at the edge of Oak Common, a large open green space about half of which is covered in regimented rows of mature oak trees. Beyond Oak Common, the main road continues towards Hook past rows of terraced cottages and the Village Hall before reaching Phoenix Green, bordered by a very linear varied green space marked by areas of mature woodland.

- 4.4 To the north (Character Area 1) lie the attractive woodlands associated with Hunts Common, the golf course which encompasses part of the Elvetham Registered Park and Garden, and groups of cottages and smaller houses. The busy A30 and its former historic inn The Whyte Lion, are notable at Hartfordbridge, where the road crosses over the river Hart. Conspicuous electricity pylons detract from this view



Approach into Hartley Wintney from Hartfordbridge

- 4.5 The High Street (Character Area 2) provides a focus for village life and the majority of services needed with its mostly independent shops and commercial businesses including a retained Post Office which is now the only provider of cash-based banking services to our residents following the closure of both the Lloyds and NatWest branches.



Approach into High Street from Fleet Road

- 4.6 To the south east (Character Area 3) lie the adjoining Causeway Green and Cricket Green, with attractive cottages and houses facing each other over the open spaces and a public house.



View from Causeway Common across Cricket green

- 4.7 Oak Common (Character Area 4) provides a large open green space in the centre of the village, notable for its late 19th century church and regimented rows of oak trees, planted in the 1800s. Finally, to the west, a long stretch of wooded common leads to Phoenix Green and provides the village with an extended green lung.



Central Common

- 4.8 Phoenix Green (Character Area 5) provides yet more woodland and common land, again surrounded by dispersed groups of cottages and houses together with The Phoenix public house and barn and a recently refurbished WWII pill box.



Phoenix Green Rural Houses



Former WWII Pill Box

Building styles, materials and colours



Corner of Oakland Terrace and Park Corner Road

- 4.9 Most of the historic buildings in Hartley Wintney were built as houses or cottages in the 18th or 19th centuries. The village is therefore primarily a brick-built settlement, using the orangey-red bricks which were made locally. These blend well with the handmade clay tiles, of a similar colour, which were the preferred roofing material until grey Welsh slate started to be brought in on the railway after the 1850s.



Veranda Terrace facing Cricket Green

- 4.10 The roofscape in Hartley Wintney is very varied, with differing eaves heights and details, but the survival of the many brick chimney stacks. One of the barns at Hare's Farm is covered in handmade 'Roman' clay tiles, providing an interesting variation on the more usual plain tile.

4.11 Much of the brick has been painted over the years, or rendered and then painted, so the buildings are often white or a light pastel colour, which blends well with the brick. Whilst timber-



Park Corner House – eastern end of village

framing would have been the material of choice until the



Baptist Church – High Street

18th century, the examples which still remain are now largely encased in brick and are not easily visible. The Old Manor House located in Hunts Common, however, retains two bays of the original timber-framed structure with a jettied

first floor, clearly visible from the front.

4.12 Elevational treatments vary according to status. For the more prestigious houses, Georgian details such as tall sash windows, string courses, doorcases or porches, and

panelled doors predominate. Hunters Lodge, facing Hare's Lane, is a typical example. By contrast, Hare's Farm retains its late 17th century mullioned and transomed windows, an unusual survival as often these were converted into the more fashionable sashed windows in the 18th century. For the more modest 'vernacular' cottages, the scale is much reduced, with low eaves over broad casement windows (sometimes with margin lights) and boarded front doors. Some of these cottages, such as Lake View in Park Corner Road, have original very modest door hoods, with trellis sides. The survival of much original detailing on the unlisted cottages in the Conservation Area is of particular note and has been assisted by the Article 4 Direction which protects these features from unsympathetic alteration.



The Limes – western end of village

Shopfronts

4.13 There are a several well detailed historic shopfronts in the High Street, mainly in listed buildings so rigorous controls already exist to protect and preserve them. Examples are shown below.



*Grade II Listed Building - Wilsons Yard
High Street*



Positive Building – Millbank House A30



Grade II Listed Buildings – High Street



Positive Building – Acorn Rentals High Street

Boundaries

4.14 Locally made brick is commonly used for all types of walling, including boundary walls, although (and far less appropriately) modern timber fences, of every type, can also be seen. Low timber palisade fencing, often left a natural colour, can be seen and suits the rural cottages around which they are located. Traditional wrought iron 'park' fencing can be seen along the boundary between the Golf Course and the adjoining field, presumably marking the edge of Elvetham Park. More attractively, many of the boundaries, especially to front gardens, are defined by hedging, using varied species such as beech, holly or privet. Around Hatten's pond at the southern end of the High Street a traditional post and rail fence define the grass verge and is painted white.



White fencing in front of Cricket Green houses



Boundary Fencing used around central Commons

Public realm

4.15 For most of the streets and lanes in Hartley Wintney, the public realm is simple and very low key with pavements covered in tarmacadam and concrete or granite kerbs. In



Green space separating houses from London Road

places, such as around the Central Commons, there are no pavements at all, which suits the rural character of the Conservation Area. Street lighting is by both modern and traditional designs, usually light grey or black in colour.



High Street Lighting

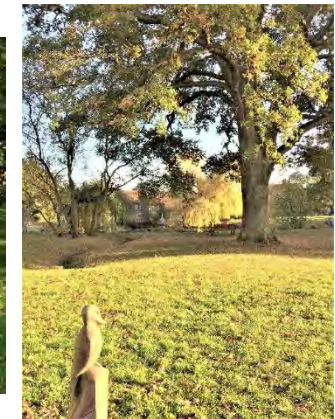


The only feature of any historic importance is a small section of pavement between Virginia Villa and Crown House at the northern end of the High Street, which is paved with Staffordshire blue brick pavers, covered in a criss-cross pattern.

4.16 The edge of Causeway Green is defined by low timber bollards and public seating is provided with traditional timber park benches, stained a dark brown. Similar seating can be seen in many locations throughout the Conservation Area as well as wood carvings to emphasise the character of the area. Telegraph poles are an unwelcome addition to the street scene in places but are overall not particularly obtrusive.



Dragons Teeth marking boundary of Cricket Green by Hartford Terrace



Causeway Pond wood carving – similar can be found throughout the village



Seating and waste bins around the Cricket Green and Oak Common



High Street Shops showing enlarged pavement areas

4.17 The centre of the village, along the High Street, has been subject to a comprehensive enhancement scheme which has enabled an emerging “café society feel by the:

- Repaving of most of the area using a variety of Tegula concrete blocks;
- Widening sections of pavement to allow for a more pleasant pedestrian environment, as well as providing space for outside seating and for the occasional street stall. For space and safety reasons the twice weekly market stall selling fresh fruit and vegetables has now been relocated to the car park behind the High Street;

- Improving pedestrian safety and tempering the flow of traffic – frequently heavy-duty lorries - by the addition of a pelican crossing, controlled by lights, in the middle of the High Street and a further zebra crossing at the eastern end;
- Provision of low timber ‘tub’ planters, low brick planters, street lights and tall ‘reproduction’ street lights, all painted black;



High Street Planters

- Provision of bicycle parking locations;



High Street Pavement Furniture

4.18 There is a variety of mainly traditional public seats in various locations, usually made from non-painted wood, such as the seating on Hunts Common. Litter bins are varied, including simple square bins faced in timber, suitable for the rural location.

4.19 Street names are provided by simple aluminium plates, with black letters on white plates, usually set on short black poles. Highways signage is most dominant in The Common area, due to the multiplicity of the various road junctions.



Typical street signs



Community Notice Boards in High Street

Open spaces, trees and landscape

4.20 Hartley Wintney is notable for its rural setting containing large areas of forest, managed woodland and fields. These permeate into the village centre reinforcing the rural qualities of the Conservation Area. Areas of open commons provide the principal open space as the High Street is essentially a wide, straight road, without any formal open space. Oak Common is the most important open space as it lies in close relationship to the High Street, and is crossed by a network of formal and informal footpaths. The rows of mature oaks, planted in the 1800s, is the principal feature. The Parish Church (St John's) is located here, although it is somewhat overshadowed by its surrounding trees. By contrast, Causeway Green and Cricket Green have been drained and the grass and trees maintained to provide a public open space which gives the village a well-used local facility.

4.21 To the north and south, the two more peripheral greens, Hunts Common and Phoenix Green, are again more rural in character, with footpaths and areas of overgrown woodland. Footpaths through these woods are also well used.

4.22 The next pages summarise the open spaces within the Conservation Area identify the contribution each makes to the overall character of the area.



View across Oak Common including distinctive railing by ditches

Golf Course – Some Contribution

4.23 Hartley Wintney Golf Course was founded by Lord Calthorpe as a nine-hole course for his workers on common land called the Lake and Moor Hill in 1885. In 1891 the Hartley Wintney Golf Club was formed by a group of local enthusiasts but it was not until the year after Queen Victoria's death that membership was opened to all those living in the village. Today the golf course has been enlarged to be a full 18 hole course and its perimeter provides a public footpath towards Elvetham.



View of Golf Course Clubhouse

Cricket Green – Strong Contribution

4.24 The Cricket Green in the centre of the village is surrounded by rows of mainly Victorian cottages although there are also some pre-Victorian listed buildings also overlooking the Green. Cricket has been continuously played upon this Green since 1770 which makes it one of the oldest cricket pitches in the Country. It is an essential part of the rural setting.



View across Cricket Green to Cricket Pavilion

Causeway Green – Strong Contribution

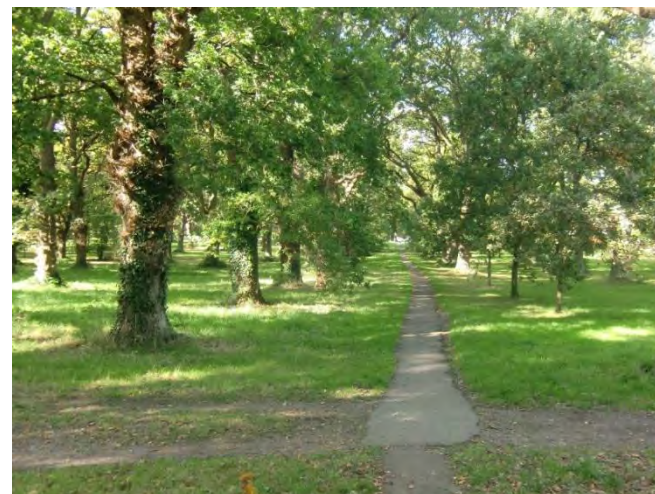
4.25 Causeway Green sits alongside the Cricket Green on the opposite side of a road that separates them. Causeway Farm that overlooks the Green is the first of the farms that originally re-located from the site of the original village that was clustered around St Mary's church in the seventeenth century. At that time the land here was very boggy and both the Causeway road in front of the farm and the Causeway Pond were built at this time to drain the land.



View across Causeway Green

Oak Common – Strong Contribution

4.26 Oak Common covers an area of over 30 acres and it is the site of the famous Hartley Wintney Oak trees. The origin of these comes from 1805 when Admiral Collingwood, who was in command of the Navy after the battle of Trafalgar, was appealing to landowners to plant oaks: "What I am most anxious about" he wrote "is the plantation of oak in this country. We shall never cease to be a great people while we have ships and we cannot have ships without timber." Lady Mildmay, who had become Lady of the Manor in 1786, seems to have responded to his appeal by instructing her steward in Hartley Row to plant out acorns. From these grew the now famous Mildmay or Trafalgar Oaks.



Path across Oak Common by St John's Church

Allotments – Some Contribution

4.27 In Victorian times the Churchwardens and Overseers of Hartley Wintney held three allotments for the poor of the parish: two in West Green and the one in Vicarage Hill which is still in use today. There was also a single dwelling on the site where the Jolly Farmer sits today which was used to house parish paupers mainly before the workhouse was set up. The Vicarage Hill Allotments therefore have an historical importance.



Allotments at Vicarage Hill with Positive buildings in background

Hunts Common – Strong Contribution.

4.28 Historically Hunt's Common was used for village celebrations with fairs being held there until the beginning of the twentieth century. This was the reason that three public houses: The Crown, The Clarence and The King's Head were all able to exist side by side. The road running through Hunt's Common is now a closed road making it an important rural setting of the town. A part of the Common is set aside for the Vaughan Millennium Orchard which still today acts as the destination for the annual Wassailing event.



Hunts Common leading to Vaughan Millennium Orchard

Phoenix Green – Some Contribution

4.29 Phoenix Green today mostly consists of the woodland area directly adjoining the main A30 and therefore provides an important part of the village's lungs. A trail through this woodland is maintained by the Parish Council as a public right of way. Further towards Phoenix Green another green space is provided on the opposite side of the A30 with an attractive row of houses leading up to the Phoenix public house.



Rural Grange Lane



One of the many Phoenix Green footpaths

Focal points, focal buildings, views and vistas



Green space at Phoenix Green approaching village centre

4.30 These have been identified based on their visual prominence and architectural quality, feature or interest. Due to their scale, location, use or design they are viewed as being highly distinctive in relation to their surroundings and should be protected from loss or inappropriate alterations or development in the future.

Focal points

4.31 The roundabout at the junction with Fleet Road, and a similar junction with Park Corner Road, both create useful “end-stops” to the High Street, defining its length

and providing some pleasing punctuation to the street scene.

4.32 Oak Common is a significant open space which is bordered by the London Road and crossed by the Fleet Road, so there is much busy traffic along these routes which gives this part of Hartley Wintney the feeling of a village centre.

Focal buildings

4.33 The majority of the buildings in the Conservation Area were built as residential houses or cottages, so the scale is mainly domestic and relatively modest, creating a homogenous whole. The focal buildings tend therefore to be the larger of these residential buildings or those which have been built for other uses, such as religious, commercial, agricultural or industrial. The most important focal buildings starting from Hartfordbridge, are:

- The Whyte Lyon
- Former Lamb Hotel
- Causeway Farmhouse & Pond
- Barn at Causeway Farmhouse
- Waggon & Horses PH and Hatten’s Pond
- Alton Lodge
- Cricket Pavilion and Cricket Green
- St John’s Church
- Victoria Hall
- Phoenix Inn and Barn

Of these important focal buildings, the following are photos of the sites not shown elsewhere in this document.



Hatten's Pond in full splendour. Currently being renovated



Waggon & Horses PH (a designated community asset)

Parish Views and Vistas

4.34 Hartley Wintney is surrounded by attractive countryside which is most visually accessible to the north, east and south of the village. The five greens or commons add to the rural qualities of the village and together all of these provide a large number of views. Of note are the views across both Cricket Green and Causeway Green in both directions, the glimpses of the greens from the High Street down lanes or alleys, the glimpses of the greens from the High Street down lanes or alleys.

4.35 The best views out of the village are probably from the Hunts Common area, across the golf course, to the specimen trees of the Registered Park and Garden. Views northwards from the Cricket Green towards the wooded hill which stands behind The Manor House, are another much loved local feature. There are also stunning views of the two stands of oak trees, on Hunts Common and on The Common, when seen from London Road. To the south, around Phoenix Green, the woodland is thicker and acts as a visual barrier in many locations.



Hunts Common towards golf course



Oak Common with St John's church in background



Views across the Cricket Green



View towards White Lion and village from Hares Lane direction

Central Views and Vista

4.36 The central areas of the high street and commons represent to many the heart of the village whether for shopping, recreation or community engagement. They provide views that echo the village's rich history and provide additional character to these parts of the Conservation Area.

Some examples are shown below:



*High Street - Wilson's
Yard*

*View along Mount
Pleasant towards cricket
green*



*View across the High
Street to the Commons*



*View towards Causeway
Green*



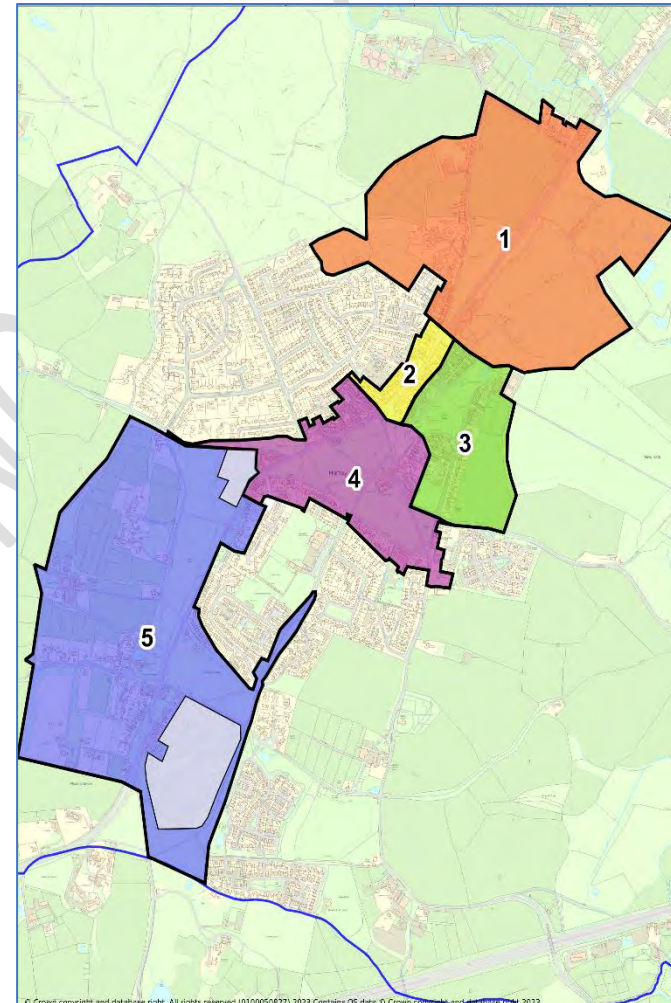
Introduction to the Character Areas

4.37 Hartley Wintney divides neatly into five Character Areas according to historical development; street pattern and layout; built form; and uses and activities. These are:

1. Hunts Common and London Road;
2. The High Street;
3. Causeway Green and Cricket Green;
4. The Common;
5. Phoenix Green.

Conservation Areas Legends

- 1 – Hunts Common and London Road
- 2 – The High Street
- 3 – Causeway Green
- 4 – The Commons
- 5 – Phoenix Green
- Non Conservation Area



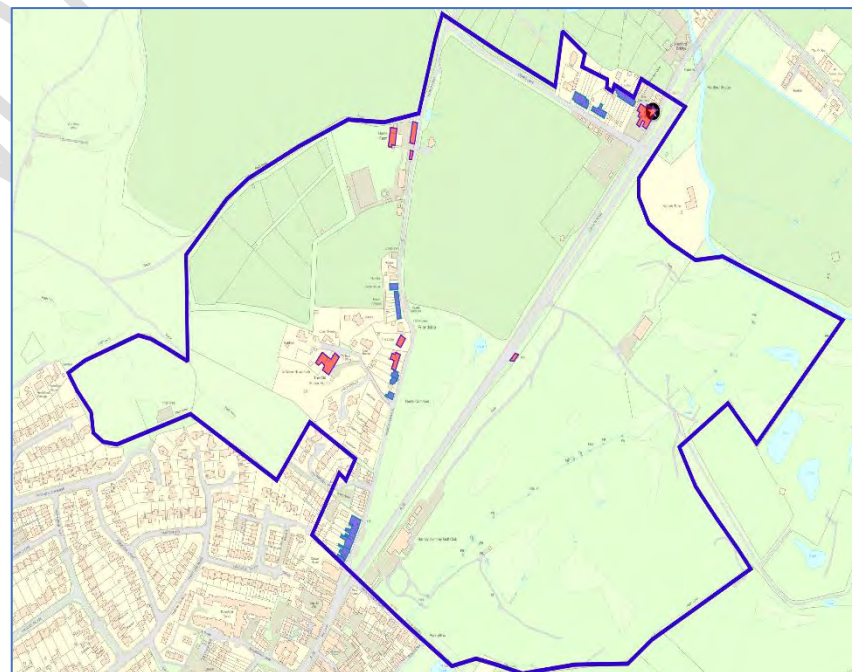
Character Area 1: Hunts Common and London Road

4.38 This Character Area comprises Hunts Common, open fields and woodland mainly associated with Hare's Farm, part of the hamlet of Hartfordbridge around the former Whyte Lion Inn (now an antiques centre), the River Hart Valley, and part of the Elvetham Historic Park and Garden, some of which is used as Hartley Wintney Golf Course. A large area of woodland crossed by public footpaths forms the western boundary, leading towards a children's playground. The woodland is on higher ground and this hill forms an important backdrop to this part of the village.

4.39 Otherwise, the topography is undulating, as the land drops down towards the river valley which stretches around the north-eastern side of the Conservation Area. Views from the bridge in both directions over the river valley are of special note. The overall character is very rural, with groups of trees being important. Enhancements to Hunts Common have resulted in the planting of more trees and the provision of public seating and improved footpaths. Of special note is the regimented row of oaks, planted in the 1800s, along the west side of London Road. Attractive views across the Golf Course are also notable for the specimen trees which can be seen in the former parkland, including the large Wellingtonia trees close to the Club House which

are at the northern end of an avenue going through to Elvetham Hall.

4.40 Groups of cottages and more modest houses face Hare's Lane and provide a varied and interesting range of features including slate roofs and attractive casement windows. Further along Hare's Lane, Hare's Farm with its boarded timber-framed barns is a link with Hartley Wintney's agricultural past.



4.41 The views of this Character Area reflect its rural nature with the green spaces of Hunts Common and the Vaughan Millenium Orchard leading east towards the much more residential and commercial centre of the High Street.



Green space by Hunts Common



Vaughan Millenium Orchard



Hares Farm

Character Area 2: The High Street

4.42 The High Street is the commercial core of the village, proving a wide range of mainly local shops, a Post Office, offices and other facilities. The provision of parish notices and other publicity material for events confirms the strong community spirit in the area. Most of the buildings are of historic interest although there has been some modern infilling. The buildings vary immensely in their height and details, although they largely follow a common building line on the back of the pavement and three storeys is the maximum. The most prominent buildings are Monachus House (now converted to residential units) on the corner with Monachus Lane, and the 1896 building on the opposite side of High Street (And So To Bed), although there are also a number of simple, late Georgian three storey red brick buildings which are also visually prominent. An elaborate cast iron first floor balcony to St Kitts Veterinary Centre is an unusual feature. The Waggon and Horses Public House marks the end of the High Street closest to The Common and although not listed (probably because of a late 19th century ground floor rebuild) is a particularly well detailed building.

4.43 The width of the road gives the area a pleasantly open feel, and links to the open spaces associated with The Common, which lies at the south-western end of the road. Hatten's Pond, on the edge of The Common next to the Waggon and Horses Public House, is surrounded by

traditional white-painted posts and rail fencing, is a notable feature. Glimpses down a slight incline towards Causeway and Cricket Greens are also important.

4.44 Generally, the buildings form a cohesive frontage, although to the north-east the road becomes more varied in terms of use with some detached properties, mainly in residential use. The mature beech hedge outside Monachus House, which also has a front garden and several mature trees, brings a more rural character to this part of the High Street.

4.45 An enhancement scheme has provided new street trees and pavements and two much needed (as the A30 passes along the High Street) pedestrian crossings. Co-ordinated street furniture including seats, bollards, litter bins, and bicycle racks have been placed along the High Street. Tall steel street lights, with 'traditional'



standards, light the whole length of the road, and short stay, on-street parking helps to reduce traffic speeds. The annual Christmas market adds vitality, and the survival of a number of historic shopfronts add architectural interest (e.g., A W Porter and Son) although there are also some very poor examples of more modern shopfronts.

- 4.46 The views in and from the High Street today reflect a blend of modern and historical character. A number of the hospitality businesses are setting up seats and tables on the wider pavement areas to give the feel of a modern café society surrounded by the many original and listed buildings reflecting the origins of the village.



High Street – Coffee shop and view



View down Barnwells Court from the High Street



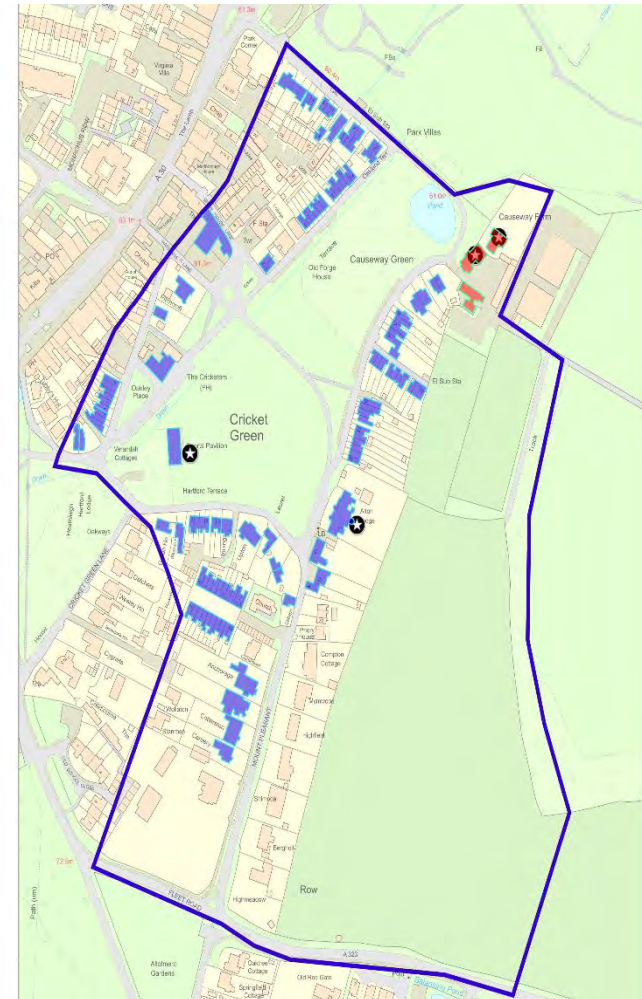
High Street Grade II Listed building and balcony

Character Area 3: Causeway Green and Cricket Green

4.47 These two public open spaces are separated from the High Street by a number of buildings which face the main road. Various alleys and a narrow lane connect the two. The former brewery building in Hardings Lane has now been converted relatively unobtrusively into offices.

4.48 The two greens are contiguous and link the Golf Course and Causeway Farm in the north to The Common and Mount Pleasant in the south. Around the greens are rows or groups of well detailed mainly mid to late-19th century 'Positive' cottages and houses, only one of which (Alton Lodge) is of any size. The Cricketers Public House faces Cricket Green and is popular on match days, strategically placed close to the cricket pavilion.

4.49 The pond outside Causeway Farm is an important feature, and provides an attractive setting for Causeway Farm and its weather-boarded barn which both face the narrow lane. Paired Elvetham Estate Workers' Cottages dated 1907 lie immediately next door. For many residents it is this group of buildings together with the pond that provides the iconic image of Hartley Wintney. It is the most photographed part of the village and forms the image used on all the entrance signs into Hartley Wintney. The present harmonious relationship of buildings and setting should be protected.



4.50 Important views can be seen from Park Corner Road and Causeway Green over the Golf Course, taking in the

planting and other features of the Elvetham Registered Historic Park and Garden. Other more open views across the two greens to the buildings facing the greens are also significant. The overall character is peaceful and very rural, with traffic along the east side of the greens limited to local residents and the occasional service vehicle. Trees around the greens and towards The Common are of particular note.

4.51 There is a contrast between the drained, ‘managed’ greens (Causeway Green and Cricket Green) and the more rustic, unmanaged nature of the corner part of The Common, (in Character Area 4) which is marshy and less easy to walk over. Deep drainage ditches are therefore an important feature.



View across Causeway pond showing mature trees



Cricket Green Trees and drainage ditch



Footbridge across drainage ditch



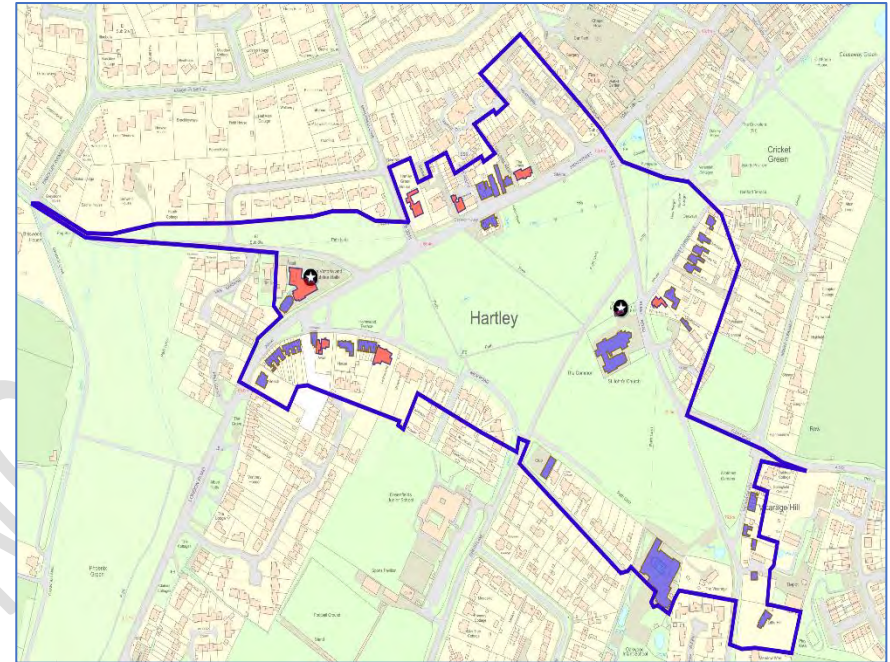
View from Causeway pond looking towards cricket green



View from edge of Cricket Green towards High Street

Character Area 4: The Common

- 4.52 This character area encompasses a triangular-shaped piece of land, defined by Fleet Road and London Road on two sides. Deep drainage ditches cross the somewhat marshy area, which is covered in rough grass and low vegetation near the High Street, with another plantation of mature oaks forming a major part of the open space.
- 4.53 Despite the rural qualities, there are mixed groups of buildings – to the north, along London Road, is a mixture of mainly Edwardian shops, offices and other houses; to the southeast, Vicarage Hill leads off Fleet Road into a quiet backwater containing some pretty cottages, all judged to be ‘positive’.
- 4.54 The nearby Oakwood Infants School, a late 19th or early 20th century building of some merit, was added to the Conservation Area in 2008. Past the school, a well-used public footpath passes the back gardens of the houses facing Sandy Lane, and provides a very attractive connection between Vicarage Hill and the southern part of the High Street towards Victoria Hall.
- 4.55 This Character Area has retained the availability and use of allotments and there are 31 plots of varying size in the village allotments in Vicarage Hill.



View to The Common from High Street

4.56 There are many views across the common with both formal and informal paths



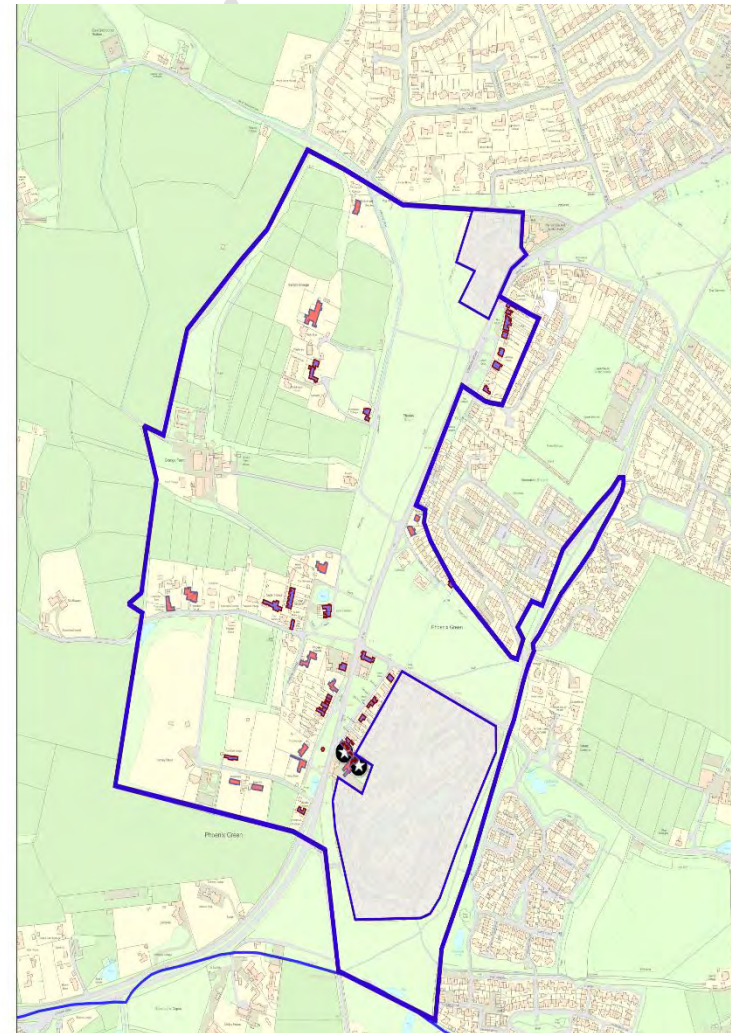
Paths across common



View through common to St John's Church

Character Area 5: Phoenix Green

- 4.57 This character area encompasses the A30 as it leads in a south-westerly direction out of the centre of Hartley Wintney. On the corner with The Common, are rows of well detailed 19th century cottages and houses, set back from the road with small gardens. Further south, the buildings are larger and are also set back from the road with front gardens and a green.
- 4.58 Somewhat overgrown woodland forms the western side of the road, expanding to another block of woodland on the eastern side after passing some modern residential development (not in the Conservation Area).
- 4.59 Around and beyond the junction with Dilly Lane, there are more houses and cottages, including some which are in commercial use. The Phoenix Inn ends the Conservation Area, opposite a pond beyond which are two properties designed by Robert Weir Schultz (Rosemary and Mayfield).
- 4.60 Abundant woodland and other planting in private gardens, as well as the varied greens with their grassy verges, provides a very rural quality to this part of the Conservation Area. An historic World War II pillbox has been renovated.



4.61 The views in Phoenix Green emphasise the large areas of woodland that occur here and prevent coalescence from occurring between this Character Area and the more built-up Character Area 4.



Phoenix Common and path



Green space creating a separation of houses from the A30

5.0 Heritage assets

Building types

- 5.1 The Hartley Wintney Conservation Area is notable for its many historic buildings including those nationally listed.
- 5.2 Due to the way the settlement developed, the medieval former parish church (St Mary's – listed Grade II*) lies within the separate but adjoining Conservation Area (Church House Farm CA). Hartley Wintney is therefore served by a late Victorian church (St John's) on The Common, two 19th century non-conformist churches in the High Street, and a Catholic church in Mildmay Terrace off Mount Pleasant.
- 5.3 Otherwise, most of the historic buildings in the Conservation Area were built as houses or cottages, with the occasional farmhouse and barn (e.g., Causeway Farm or Hare's Farm) or inn (e.g., The Whyte Lion or The Wagon and Horses). This means that the historic buildings are usually no more than two storeys high, usually with steeply pitched tiled roofs, and retain a mainly domestic character. Facing Oak Common is an unusual range of Edwardian red brick properties which were built as shops or commercial accommodation, and which are clearly different from the other historic buildings in terms of their scale and design details. A former brewery, now converted to offices, lies off Cricket

Green and provides an unusual example of a more industrial-type of structure.



Former Nero Brewery – now offices

- 5.4 Victoria Hall is a substantial Arts and Crafts building (listed Grade II), sensitively extended, which functions as the village hall.



Victoria Hall

Listed buildings



Weir's Barn – Phoenix Green

- 5.5 A building or site is listed when it is of special architectural or historic interest at a national level. The National Heritage List for England (NHLE) is maintained by Historic England.
- 5.6 In Hartley Wintney there are approximately 50 listed buildings or structures in the Conservation Area, all listed Grade II apart from The Barn, a Robert Weir Schultz conversion of a 17th century timber-framed building in 1903 which is listed Grade II*. Details of all of these can

be obtained by searching for Hartley Wintney using the link:

<https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>

- 5.7 Examples of particular note that illustrate the rich character and village history are:
- The 16th century timber framed barn of Causeway Farm which underwent a major renovation approximately 10 years ago.



Causeway Barn

- Stone mileposts dating to 1826 along London Road and two K6 telephone kiosks (1935) in the High

Street one of which has recently been modified to contain a defibrillator with the other now operating as a book exchange point.



Listed Mile Marker



Listed Telephone boxes

The Baptist Chapel in the High Street, dating to 1807, with a very plain symmetrical façade.



Baptist Chapel

- Two particularly good farm groups, containing some of the earliest buildings in the Conservation Area. Hare's Farmhouse in Hares Lane dates to the late 17th or early 18th century and presents a well-ordered brick façade to the street. A large timber-framed barn, dating to the 18th century, is close by.
- Causeway Farm dates to the 18th century and is again built from brick, but nearby is a 16th century timber-framed barn and other listed farm buildings.

- The Old Manor House, also in Hare's Lane, similarly dates to the 16th century but has been heavily altered and extended and is now divided into three units.



Old Manor House



White Lion Antiques Centre

- 5.9 At the other end of the Conservation Area, the Phoenix Inn is a much lower and more vernacular building, dating from the 17th century although it was heavily altered in c1900.

- 5.8 Because of Hartley Wintney's location on the former old turnpike road (now A30), there are also a number of purpose-built former coaching inns that are listed. The most substantial of which is undoubtedly the Whyte Lion in London Road (now an antiques centre), marking the bridge over the river Hart and the eastern entrance into the settlement from London.



Phoenix Inn

5.10 The Lamb Inn located in the former centre of the village known as Hartley Row is now used for residential apartments and is the most recently listed building from 2020.



Former Lamb Inn now residential

5.11 Other listed buildings include a number of 18th or 19th century village houses, such as The White House on Cricket Green and the former Council Offices (Monachus House) in High Street, now substantially developed to residential dwellings. Also along the High Street are more modestly scaled groups of listed houses dating to the late 18th or the 19th centuries. Many have been converted to provide ground floor shops, some of which retain well detailed 19th or early 20th century shopfronts.

5.12 Two further houses in the Arts and Crafts style can be found in the Phoenix Green area of London Road (Rosemary and Mayfield, both dated 1908).

A full summary of the Statutory Listed Buildings in Character Areas 1-5 can be found in Appendix E.



Mayfield



Rosemary



Monachus House – formerly Council offices, now residential

Positive buildings

5.13 As part of the Appraisal process a further number of buildings have been identified as making a positive contribution to the character or appearance of the Conservation Area.

5.14 Most of the buildings in a Conservation Area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. The appraisal has identified buildings that make an important contribution to the character of the Conservation Area using the checklist of questions in Table 1 on page 21 of the Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1. And the list of positive contributors is in Appendix F. These positive contributors are regarded as Non-Designated Heritage Assets in their own right in addition to their contribution to the Conservation Area as a designated heritage asset. The appendix is organised by Character Area and then alphabetically by street name.

5.15 In Hartley Wintney all buildings defined as positive are within Character Areas 1-5 of the Conservation Area. The particular attributes used to consider a building as positive include:

- Distinct architectural character usually representing a good example of a local building tradition or technique
- Forming part of an important or prominent group of buildings which are largely unaltered examples of the period
- Interest due to landmark or focal position
- Reflecting an important current or former use
- Attached historical associations with local people or events



Houses on edge of Cricket Green

5.16 Examples of identified positive buildings include:

- Rows of cottages facing Causeway Green, Cricket Green and The Common;

- A number of late 19th century buildings in the High Street, now in commercial use;
- The Edwardian purpose-built shops facing The Common;
- The cottages off Mount Pleasant, in Mildmay Terrace.



And So To Bed Store – built 1896



Oakland Terrace – facing Causeway Green



Cottages on A30 facing the Common

6.0 Management challenges, opportunities and recommendations

Hart District Council has a statutory duty to review the management of Conservation Areas from time to time. The following analysis and recommendations have emerged from the assessment of the Hartley Wintney Conservation Area in the preparation of this proposal.

Key challenges and opportunities

6.1 Key challenges to the preservation of the character and appearance of the Conservation Area include:

- A. The informal use of commons and open spaces as car parking areas
- B. The inappropriate development of private gardens as off-road parking areas
- C. The plethora of highway signage and/or overhead cabling and communications technology
- D. The protection of trees both young and old
- E. The degradation of common land through informal use

6.2 The informal use of commons and open spaces as car parking areas

The existing Article 4 Direction in Hartley Wintney (see Appendix C) was served in January 1998 and has done much to help preserve the historic details of the unlisted family houses in the Conservation Area.

However, more recently with our current economic appetite for home-working, the conversion of agricultural buildings into commercial units, the construction of outbuildings within the curtilage of an unlisted dwelling, has brought with it an increased need for off-road parking. This can adversely affect the appearance or character of the area. As the photographs show, this can relate, for example, to informal parking on the commons and green spaces, and the inappropriate use of private gardens.



Off road parking on Causeway Green



Park Corner Road

The commons and green spaces in particular, are a significant feature of each of the five Character Areas within the village and provide the village with a delightful “Sylvan Way” from the Causeway and Cricket Greens through the Oak Common as far as Phoenix Green. It is therefore possible to walk from one end of the village to the other avoiding the busy main road (A30). It is essential that this aspect of the village must be preserved.



Parking by Lyons, Sleeman and Hoare, Architects

A. The Parish Council would make the following recommendation:

When determining planning applications Hart District Council will look carefully at the proposed parking provision and refuse applications which make use of informal parking on the commons, open spaces and private gardens.

6.3 The inappropriate development of private gardens as off-road parking areas.

Parking is an ever-present challenge in this day and age. Hartley Wintney lies within a rural setting with narrow roads in places, which has not changed markedly since Victorian times. It is difficult to accommodate the parking requirement needed for the increasing use of motor vehicles. An informal solution is increasingly being adopted which makes use of private gardens as off-road parking areas.

It has been suggested that the Hart Parking Provision document is in need of clarification and we would suggest that a review and audit of this document should take place to include mention of the inappropriate use of private gardens which can adversely affect the appearance and character of the area.

B. The Parish Council would make the following recommendation:

That Hart District Council carry out an audit and review of the Parking Provision Standards (2008) to include a section reserved for Conservation Areas with particular reference to inappropriate use of private gardens.



Parking access over common land

6.4 Highways Signage and Overhead Cables

Throughout the Conservation Area, but particularly at junctions and roundabouts, there is a general plethora of highways signs, traffic information, roadworks signage and to a lesser extent, overhead cables and communications technology equipment.

Such street accessories are detrimental to the appearance and character of the area and any measures taken to minimise such signage would be welcomed while recognising the paramount need for the safety of pedestrians, cyclists and other road users.



*Telephone wires in front of
Cricketers PH*



*Telephone wires and satellite dishes in front
of Oakley Place Terrace*



Signage at Dilly Lane and A30

C. The Parish Council would make the following recommendation:

Hart District Council and Hampshire Highways, each where appropriate, to carry out an audit of all highways signage and overhead cables in the Conservation Area and remove any that are unnecessary, excessive, out of date, or not well designed or sited.

In future, Hart District Council will not support the introduction of any such highways accessories which are unnecessary, excessive or not well-designed or sited.

6.5 The Protection of Trees, both Young and Old

Trees both young and old, make an important contribution to the special character of the Conservation Area. They support the fight against climate control and provide wildlife habitat for a variety of species. Young specimens are as important as older ones. Without them, older trees lost to disease or damage in the future would have no replacements. All trees within the Conservation Area should therefore be afforded high levels of protection, and felling of trees should be exceptional. This should include any proposals to fell trees on proposed development sites. A link to more information on the HDC web site is listed below:



Edge of cricket green

<https://www.hart.gov.uk/countryside-and-leisure/green-spaces-and-nature/trees-and-hedges/conservation-area-trees>

D. The Parish Council would make the following recommendation:

Planning applications involving any amount of tree surgery should first require a report and advice from an arboriculturist. All applicants should refer to Hart District Council's webpage (see above) for advice and guidance. Felling of such trees should be carried out only as a final measure.

All trees within the Conservation Area must be afforded Tree Protection Orders.

All young trees should be afforded Tree Protection Orders to ensure that there will be a 'next generation' to maintain the character and habitats of the area.

6.6 The degradation of common land through informal use

Although the establishment of informal pathways in areas of green space around the village does not generally impact on the character of the area and occasionally can even improve it there are some areas where their use is inappropriate and should be discouraged and controlled. This would ensure that these areas are not continually degraded and their appearance made worse.



Informal path in front of the War Memorial

E. The Parish Council would make the following recommendation:

In key areas where the historical character and setting needs to be maintained the use of railings should be made to encourage people to use the appropriate supplied pathways.

7.0 Future Management

7.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Hart District Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally.

A review should include the following:

- A survey of the Conservation Area and other village areas previously not included to determine appropriate recommendations for any changes to the character areas or categorisation of buildings contained within them;
- A revised Character Appraisal document;
- An agreed communication plan to the local community.

7.2 It is expected that any review should continue to be carried out by representatives from the Parish Council and local community under the guidance of the District Council. This would enable the local community to become more involved with the process and would raise public awareness of what it is about the character or appearance of the Conservation Area which should be preserved or enhanced.

APPENDICES

Appendix A	History
Appendix B	Maps
Appendix C	Article 4 Directions
Appendix D	Policies
Appendix E	Statutory Listed
Appendix F	Positive Contributors
Appendix F	Links to key documents
Appendix G	Contacts and acknowledgements

Appendix A: History

History

At the time of the Domesday Book in 1086, what was to become Hartley Wintney, was probably a small Saxon settlement surrounding a Saxon church on the site of the present St Mary's Norman church. Its name has Saxon origins with the meaning 'The deer pasture near Winta's Island'.

The Norman established a manor there in the 11th century and in the 1190s this family subsequently gave land to the Cistercians to found a Priory of Nuns. The Priory was located on a marshy island near the river Hart close to where the M3 now passes. The Priory acquired more land mainly from the de Bendeng family who had acquired it through marriage to the FitzPeter family. The nuns became the Lords of the Manor of Hartley Wintney for the next three hundred years until the Dissolution of the Priory in 1536. At this time the village was known as 'Hartley Monialium'.

The Nuns had the Saxon church on the hill replaced by the present stone building in the mid 13th century supported by the de Herriard family. However, at this time the church was a simple building with just a nave with no transepts or tower.

When the Priory closed in 1536 as part of the dissolutions of the monasteries, the manor and its lands were given to Richard Hill, the Sergeant of King Henry VIII's Cellar. The Priory became a farm and its site is now marked by the buildings of Wintney Farm, now severely compromised by the close proximity of the M3 motorway.

After the death of Richard Hill in 1539, who left a son Henry Hill and other children, his widow Elizabeth soon re-married Sir John Mason of Hartley Wintney, a diplomat and spy, with whom Elizabeth I stayed after visiting Odiham in 1560. The Manor of Hartley Wintney was settled on John Mason in the same year.

John died in April 1566 and was buried in St Paul's cathedral which was destroyed during the Great Fire of London in 1666. John had no surviving children but had adopted Anthony Wykes son of his half-brother, Christopher Wyckes as his heir. By a deed of 1590, Anthony granted Hartley Wintney Manor to his son John Mason, who sold to Edward, 11th Lord Zouche, some years later.

The manor remained in the hands of the Zouche family of Bramshill until the 1720s when, on the death of the last representative of the Zouche family, the manor was thrown into Chancery. It was purchased from Chancery about 1745 by Sir Paulet St. John who built his manor house at Dogmersfield.



Dogmersfield Manor House

The manor had a number of owners until it came into the hands of the Zouche family of Bramshill in the early seventeenth century; the manor was thrown into Chancery in the early eighteenth century. It was purchased in around 1745 by Sir Paulet St. John who was already Lord of the Manor of Dogmersfield. It passed to his son, Henry Paulet St John, in 1780 and subsequently to his grandson, also Henry, who by marrying Jane Mildmay in 1786 added the Mildmay name to his own as Sir Henry Paulet St John Mildmay.

Dame St John Mildmay was famous in Hartley Wintney for the Mildmay Oaks. In 1807 Admiral Collingwood, who was in command of the Navy after the battle of Trafalgar, was appealing to landowners to plant oaks: "What I am most

anxious about" he wrote, "is the plantation of oak in this country. We shall never cease to be a great people while we have ships and we cannot have ships without timber. Lady Mildmay responded to his appeal by instructing her Steward in Hartley Row to plant out acorns. She echoed Admiral Collingwood's words in explaining her planting activity: "Because in a hundred years' time our country may need to build more ships." Ironclad ships proved her wrong, but no other action could possibly have earned her so much posthumous gratitude from the descendants of her tenants.

During the late 17th and 18th centuries, the location of Hartley Wintney village moved down the hill to the road that had developed connecting London to the West Country (the modern A30). Various tenant farmers (the Taplins, Hares, Thackhams, Thumwoods, Hewetts and the Souths) developed the land and provided a further impetus to the establishment of the present village centre.

A new turnpike road provided in 1737 vastly improved both the local network and provided connections to both London and Bristol which helped the local farmers transport their produce. New inns were built along the route including the Whyte Lion close to the bridge over the river Hart and the Phoenix Inn at the other end of Hartley Wintney.

Hartley Wintney's most famous resident General Henry Hawley built his residence at West Green House in the 1720s. Henry Hawley rose to become chief of the British Army but he forever carried the sobriquet of 'Hangman Hawley' for his part

in the Battle of Culloden in 1745. Hawley led a cavalry unit at the Battle which lasted less than an hour and ended in a decisive government victory. Jacobite losses were estimated at between 1,200 and 1,500 dead, many of whom were killed during the pursuit that followed. Many of the Jacobite wounded left on the battlefield were also killed. His sobriquet was given because of his disciplinary methods, and there is evidence he bears some responsibility for the killing and hanging of Jacobite wounded after Culloden.



West Green House

In Victorian Hartley Wintney there was a substantial rise in the number of houses built and it is these that give Hartley Wintney its characteristic Victorian 'feel' particularly around the village Cricket Green. The Cricket Green itself has achieved notoriety in that it lays claim to being the oldest continually played on ground in Britain starting in 1770 only a few years after Cricket had been introduced as a main sport.

Whilst Hartley Wintney was a relatively prosperous village in Victorian times, it still had its share of poor and a workhouse was built in the late 18th century on land now occupied by the golf club. Following the 1834 Poor Act, a more substantial workhouse was built to replace the existing one and it was enlarged to become the Union Workhouse for many of the surrounding parishes. In 1871 the Workhouse was demolished and a new Workhouse opened in Winchfield.

The coming of the railway in 1838 when a station was built at nearby Winchfield, encouraged further growth in the village.

The education of children had already begun in the village by the time Victoria came to the throne in 1837 with the building of a parochial school in 1831 endowed by Augustus Hill Bradshaw who lived at Hartley Grange. A few years later, in 1845, a new infant school was also built on the same site. Then, as the population increased, a new mixed school was built to take all of the children from Hartley Wintney. This school was partly funded by the sale of the Workhouse.

The increasing population also meant that St Mary's Church was becoming insufficient to cater for all comers. In 1870 this resulted in the building of a new church, St John's, on the Common near the village schools.

The site of the old Hartley Wintney Workhouse was used by Lord Calthorpe to build a nine hole golf course for his Elvetham Estate workers but this was never particularly popular until it

was opened up to all in the early twentieth century. In the late twentieth century this was expanded to an 18-hole course.

In the early 20th century new houses were provided for the middle classes including the Arts and Crafts style cottages such as Rosemary and Mayfield which were designed by the renowned Robert Weir Schultz. It is notable that during the first world war Schultz changed his name to just Robert Weir to counter the anti-German sentiment of the time. At the same time, large red brick detached Edwardian villas were built for new residents many of whom commuted to London from Winchfield Station.

In the 20th century the village has seen a number of developments including the building of housing on the northern slopes in the 1960s, the opening of the dual carriageway on the A30 at Hartfordbridge (which saw the destruction of the White Hart Inn which was the last lodging place of Sir Walter Raleigh on his way to London to be beheaded!), and the opening of the M3 in 1971.

Further housing development has carried on in the 21st century with major new developments such as St Mary's Park and Hartley Row Park.

Several books have been written by the Hartley Wintney Heritage Society which cover the history of the village in more detail.

These are:

The Old Village of Hartley Wintney by David Gorsky

Early Victorian Hartley Wintney by Andy Morris

A Victorian Heritage of Hartley Wintney by Andy Morris

Hartley Wintney Building – Then & Now by Andy Morris & Nick Maslin

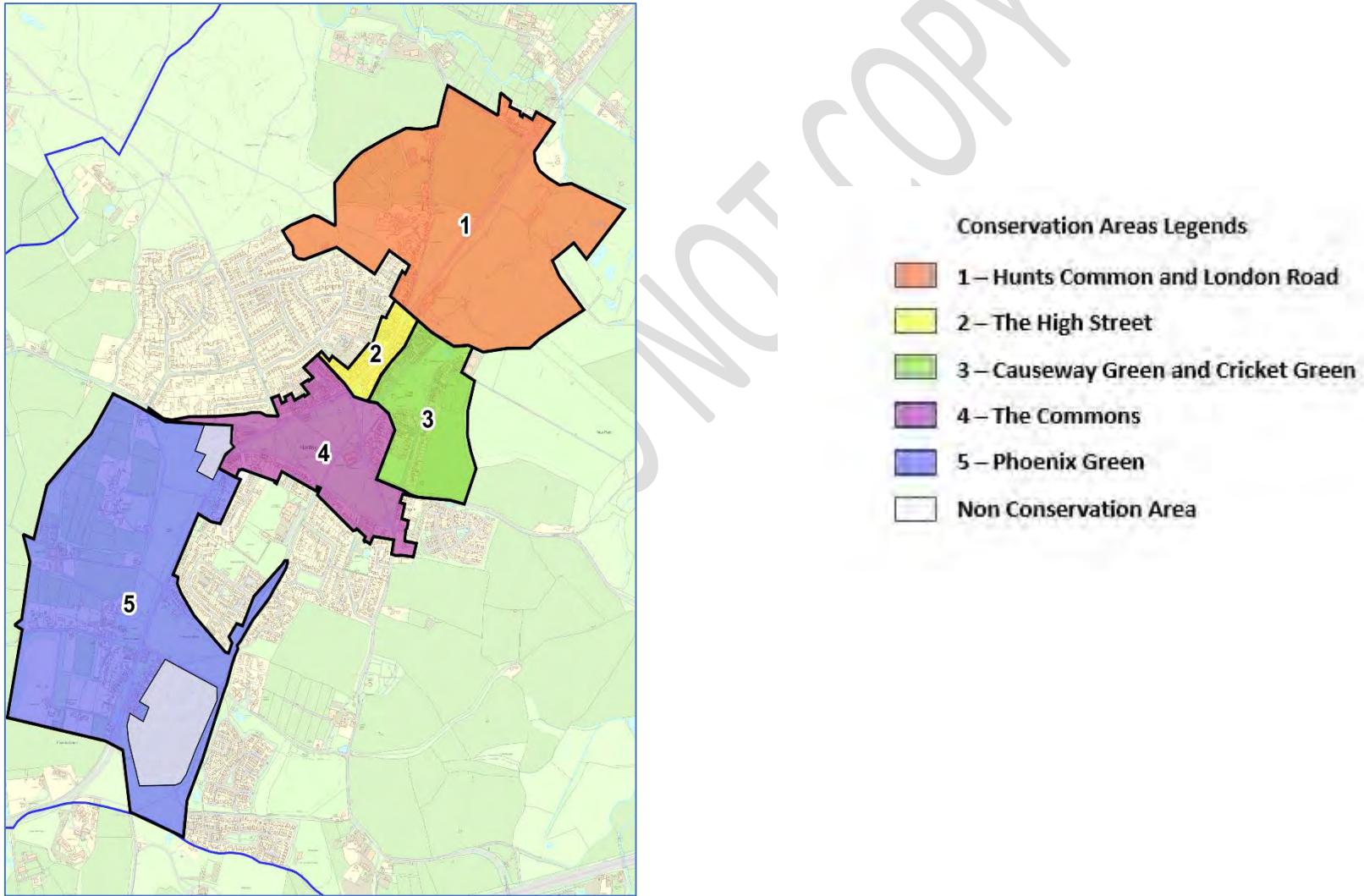
Hartley Wintney Landscapes – Then & Now by Andy Morris & Nick Maslin

All of the above are available to purchase from the Heritage Society Website at <https://www.thwhs.org.uk/>

Appendix B: Maps

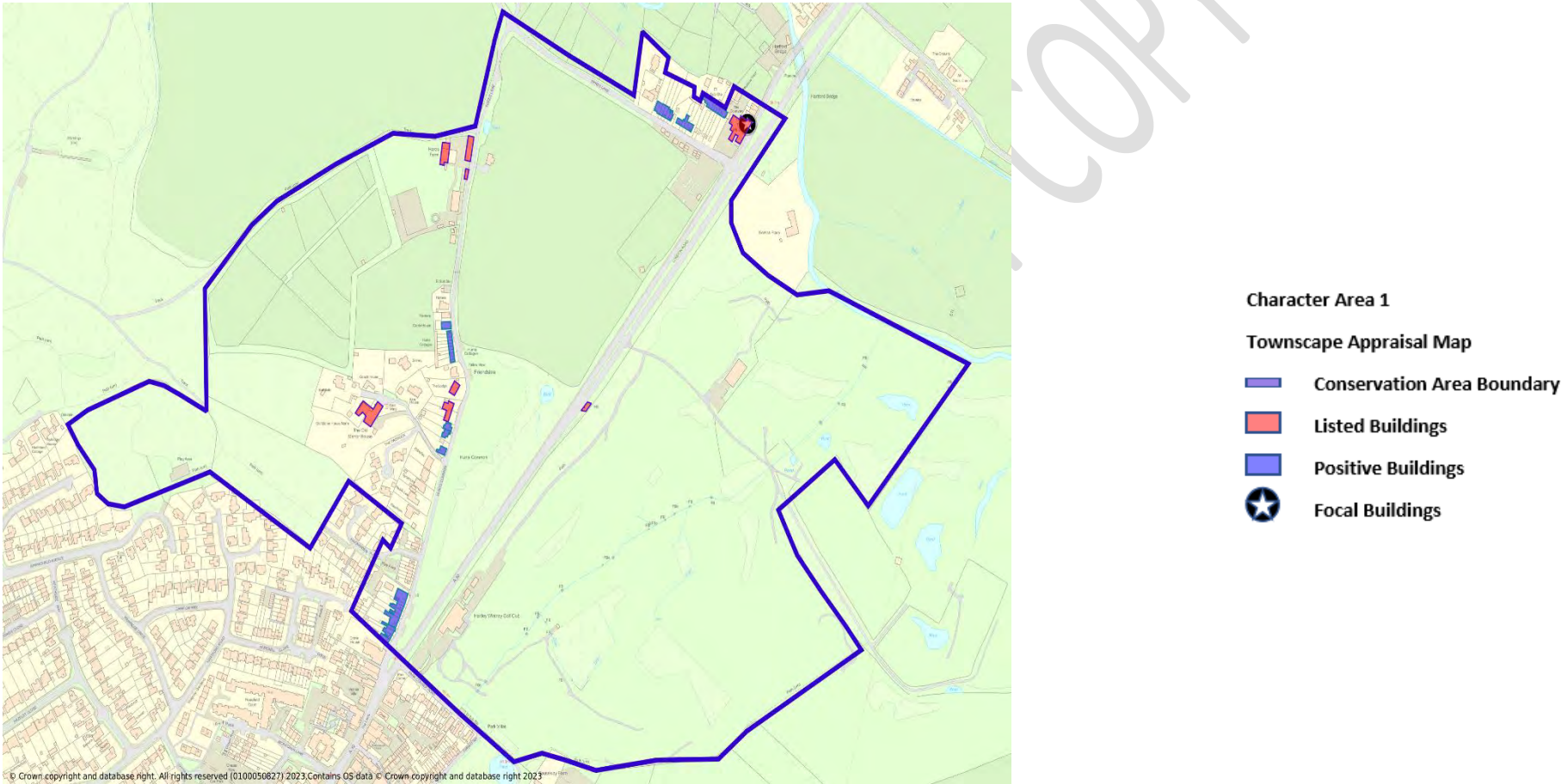
Note: All maps have been produced using Parish Online Digital Mapping Software

Appendix A: Hartley Wintney Conservation Area – 5 Character Areas

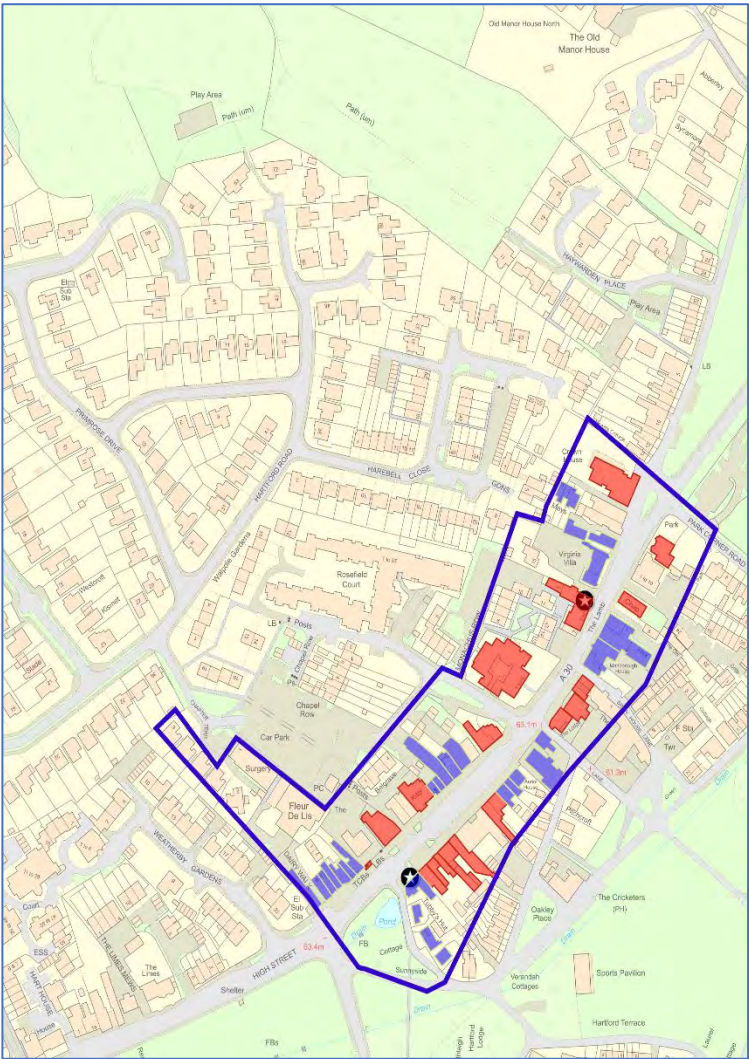


Appendix A: The 5 Character Areas

Character Area 1: Hunts Common



Character Area 2: The High Street



- Conservation Area
- Character Area 2
- Townscape Appraisal Map
- Conservation Area Boundary
 - Listed Buildings
 - Positive Buildings
 - Focal Buildings





Conservation Area

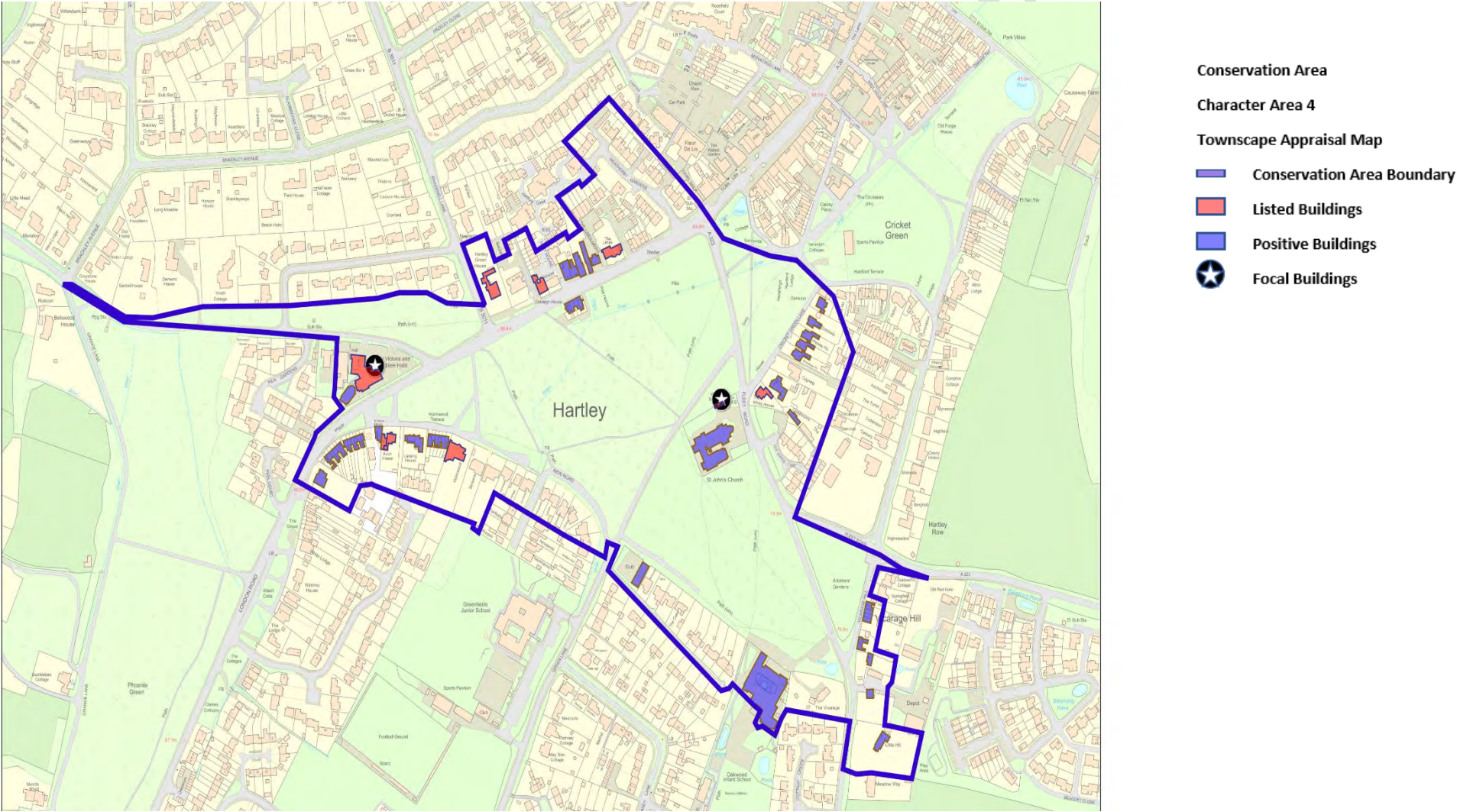
Character Area 3

Townscape Appraisal Map

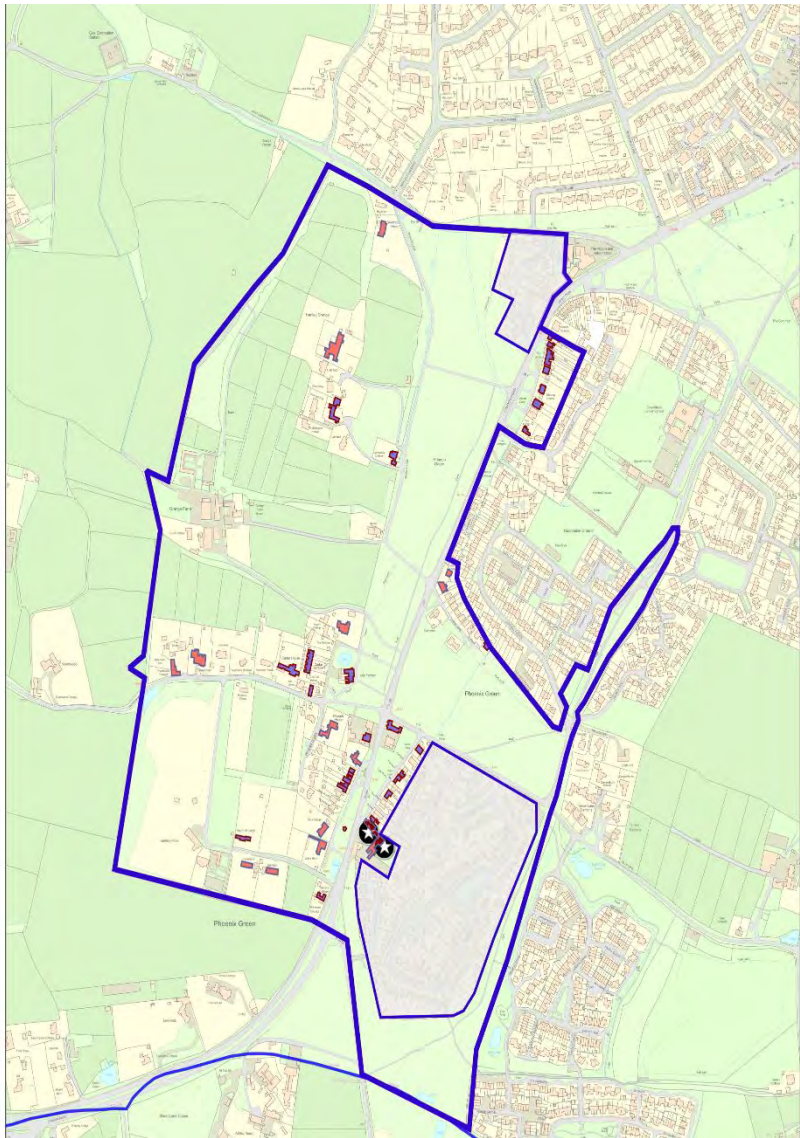
 Conservation Area Boundary

 **Listed Buildings** Positive Buildings
Focal Buildings

Character Area 4: The Common



Character Area 5: Phoenix Green



NOT COPY

- Conservation Area
Character Area 5
Townscape Appraisal Map
- Conservation Area Boundary
 - Listed Buildings
 - Positive Buildings
 - Focal Buildings

Appendix C:

Article 4 Direction

Appendix C: Article 4 Direction

Details of the existing Article 4 Direction in the Hartley Wintney Conservation Area

Article 4 Direction served 23rd January 1998

This Article 4 Direction covers all unlisted residential properties in use as a single family unit i.e., not flats or in multiple occupation, where different legislation applies.

- Class A The enlargement, improvement or other alteration of the frontage* of a dwelling or building within the curtilage of a dwelling, including works affecting a frontage* roof slope (*In respect of side extensions, these are covered where they are in front of the rear wall of the dwelling*);
- Class B The erection, construction, alteration or demolition of a porch on the frontage* of a dwelling;
- Class C The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage* of a dwelling;
- Class D The exterior painting of any part of the frontage* of a dwelling or building within the curtilage of a dwelling (*This requires consent where it involves either a painting scheme dramatically different from the existing or involves areas*

of the building not previously painted);

- Class E The erection, alteration or removal of a chimney or building within the curtilage of a dwelling;

* **Frontage** refers to the elevations or roof slope of the dwelling which face a highway, a footpath, a bridleway, a waterway or a public open space. In respect of side extensions, these need permission where they would be forward of the rear wall of the dwelling.

The **curtilage** is the contained area around the dwelling.

Appendix D: Policies

Appendix D: Policies

The national planning policy context

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Hartley Wintney Conservation Area. It is in conformity with Historic England Conservation Principles, Policies and Guidance. A link to this is available below:

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

The local policy framework

The documents referenced below provide a firm basis on which applications for development within the Hartley Wintney Conservation Area can be assessed. The omission of any feature in either the appraisal or the management recommendations does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

It should be read in conjunction with the wider development plan policy framework as set out in The Hampshire County Structure Plan (Review) 1996-2011 and Hart District Council's Local Plan (Strategy and Sites) 2032, adopted 30th April 2020.

In the Local Plan, the more general Proposals Map and Inset Map No. 14 confirm that the following policies apply to the whole settlement of Hartley Wintney, including the Conservation Area:

General: Policies

NB2 Landscape;
NBE5 Managing Flood Risk;
NBE6 Water Quality;
NBE9 Design;
NBE10 Renewable and Low Carbon Energy;
NBE11 Pollution, previously policies GEN 1 – 12.

Conservation: Policies

NBE3 TBHSPA;

NBE4 Biodiversity;
NBE6 Water Quality;
NBE8 Historic Environment, previously CON 4-9,13.

Rural economy: Policies

SS1 Spatial Strategy and Distribution of Growth;
H3 Rural Exception Sites;
HS Gypsies, Travellers and Travelling Showpeople;
ED2 Safeguarding Employment Land and Premises;
ED3 The Rural Economy;
NBE1 Development in the Countryside;
INF2 Green Infrastructure, previously RUR 2-38

Transportation: Policy

INF3 Transport, previously T1, 2, 5, 14 and 15

- INF8 Safeguarded Land for Education (previously DEV20) and covers land at Jubilee Field, Hartley Wintney;
- Policy ED4 Town, District and Local Centres (previously URB 3, 4, 8 and 15) applies to sites in the High Street commercial core.

Appendix E: Statutory Listed

Listed Buildings

This list shows the statutorily listed buildings which are Designated Heritage Assets within the five Character Areas

The list has been compiled using information compiled from the national list which is compiled by the Secretary of State for Culture, Media and Sport (DCMS).

All are listed as Grade II unless otherwise noted.

Character Area 1: Hunts Common and London Road

Hares Lane

The Whyte Lyon - C18, early C19. A wide fronted coaching inn alongside the main road. The central, older, block is of 3 storeys, 2:3 windows: at the south-west side a taller (early C19) 2 storeyed extension of 4 windows; at the north-east side the old block continues at a lower level at 2 storeys, 1 window and extends again (still lower) at 2 storeys, 3 windows. Red tile roofing with hipped ends, brick dentil eaves. Walling is painted brickwork (Flemish bond), flat rubbed arches, bands at 1st and 2nd floors in the central section, plinth. Sashes, the northern bay of the south-west part has a large Victorian doorcase, with a moulded canopy on brackets and a plain door. Beyond the projecting central-part there is on the ground floor a bay window flanked by 2 modern lights, beneath a tile roofed canopy on brackets. The northern bay of the 3-storeyed unit has a wide elliptical arch (carriage entrance) with stone keystone and impost blocks. A plain doorcase follows, and at the centre of the northernmost part there is a coupled doorway within a pitched roof porch, with 6-panelled doors. The south-

west gable has a Venetian window with impost bands on each floor, set within a slightly projecting wall.

Hares Farm – Large Barn - C18. Timber-framed barn of 6 bays with slightly later 2 bay extension to the east; aisle on the south side with gabled entrance at the 3rd bay from the west. Red pantile roof, slate over aisle east of entrance. Queen post truss. Walls are boarded on 3 sides with red brick walling (Monk and Flemish Garden Wall bands) to aisle and lower part of gable ends.

Hares Farm – Small Barn - C18. 2 bay unit with timber-frame. Red tile roof, half-hipped, reaching to a low eaves at the north aisle. South wall in red brickwork (Flemish bond with blue headers). Frame exposed on east wall with red brick infill and low wall in Flemish bond. Boarded outshot at west end.

Hares Farmhouse - Late C17 or early C18. 2 storeys and attic. (Basement at rear), 5 windows (3 dormers). Symmetrical facade. Red tile roof with end gables, hipped to dormers, modillion cornice. Red brick walls (Flemish bond, with the headers at gable ends), 1st floor band, rubbed flat arches, plinth. Mullion and transom casements. Doorcase has a fully moulded canopy on curved brackets, with a panelled soffit and panels above the door, glazed head, 3-panelled door above 3 stone steps. Rear (north) elevation has 3 gables tile-hung to 1st floor level, the walling below being rendered. Casements in regular but not symmetrical arrangements of 3 windows; plain central door. Small modern additions at each end.

Hunts Common

The Lodge - Early C19. 2 storeys, 3 windows. Red tile hipped roof, brick dentil eaves. Red brick walling (Flemish bond), rubbed flat arches to 1st floor, wedge-shaped stone lintel (with

central keystone) to ground floor. Plinth. Sashes. Trellis porch on 3 steps, enclosing 6-panelled door. Modern set-back addition at west end.

Fern/Harebell Cottages – (Originally listed as Hares Lane Cottages 1 & 2). Range of two cottages. Circa C17, C18 and C19. Red brick with timber-framing to right with brick infilling. Clay plain tile gable-ended and hipped roofs. Brick axial stack. PLAN: Range of two cottages. EXTERIOR: 1 storey and attic. Asymmetrical 3-window range; 2- and 3-light casements and plank doors; timber-framing on first floor on right with curved tension-braces and brick infilling; ground floor replaced in brick; lower brick range on left with gable to right. INTERIOR. Not inspected. The 2 bay range to the right-hand end of Nos. 1 and 2 Hares Lane, known as Harebell Cottage, is a separate dwelling and is not of special interest. At its junction with Nos. 1 and 2 Hares Lane, Harebell Cottage incorporates a storey post and attached curved tension brace which are elements of a timber frame, the greater surviving portion of which forms part of the front of No. 2 Hares Lane.

Old Manor House - C16, C17, circa 1900. A building of many extensions from the oldest part, now the south-east corner. The south east facade has a 4-gabled front, the oldest being the 2 at the south side (of 2 storeys and attic). The other 2 (the eastern- most of circa 1900) having 2 floors. Red tile roofing, the gables being tile hung (in decorative bands). The ground floor of the 2 old bays has modern inserted bays of slight projection, the walling between having substantial vertical timbers closely arranged (C16) with herringbone brick infilling; above the 1st floor is jettied, with a moulded board supporting an exposed timber frame (bricknogged) of C17 style. Mullion and transom casements. The western of the 2 eastern gables

retains old tile hanging at the top but the walling is red brick and there is a 2-storeyed bay of circa 1900, the easternmost of the (circa 1900) is of ½ timber-frames with red brick infill of various patterns; large mullion and transom lights. Central modern timber-framed porch. Inside the south corner has a dragon beam. The substantial rear extensions are of late C19, with red tile roofing, brick dentil eaves, red brick walling and casements, all being divided into flats and a large house. The oldest part was a farm.

Milestone 36 - 1826 milestone of square section, placed diagonally, being rounded at the top and on the front of the upper part, leaving a triangular chamfer below the curve, which carries the number of the stone. On the top, in lower case lettering, are the words: Parish of Hartley Wintney: on the curved face in caps the word- LONDON. The east and west faces bear the names of destination, together with mileage figures, as follows: East face: Basingstoke 9: West face : Hartford Bridge ¼

Character Area 2: The High Street

North East Side

Crown House - Late C18. 2 storeys, 5 windows. Red tile roof, brick dentil eaves. Red brick- work (Flemish bond), rubbed flat arches. Sashes in reveals; 2 ground floor bows with cornice and pilasters. Wide porch of 2 columns, 2 pilasters in the Tuscan Order. Eastern lower extension of 1 window: western bay is modern. Lead fire-insurance plaque.

The Lamb - The building is the last surviving example of a series of coaching inns located in Hartley Wintney and indicates the history of travel by road in England prior to the

introduction of turnpike roads. The building contains a significant quantity of C16 and C17 timber framing of quality.

Monachus House – (Originally listed as District Council Offices). Early C19. Symmetrical facade of 3 storeys, 5 windows. Slate hipped roof with wide plain eaves. Red brickwork, Flemish bond, with rubbed flat arches, stone cills. Sashes in reveals (Victorian to 1st floor, original to 2nd floor and ends). Porch with slab-like top, with panels and reeding on the thin face, blocking course above, 2 Greek columns and 2 pilasters. Within a round-headed doorway with moulded architrave and impost band (egg and dart), fanlight. Later additions include a short western single-storeyed unit, and a 2 storeyed, 3 window wing on the east, with canopied door.

Cashmere Goose & Dentist Surgery – (Originally listed as Abbey National Building Society & David Lazarus). Early C19. Symmetrical facade of 2 storeys, 1:3:1 windows. Low pitched slate roof, with gabled ends, lowered at wings. Stucco walling, stone cills, plinth. Sashes in reveals. Ground floor shopfront covers the western half, including the central door position.

Veterinary Surgery – (Originally listed as J P Parsons). Early C19. 2 storeys. Former symmetrical front of 3 windows, extended at the west side by 1 window. Low pitched hipped slate roof. Red brickwork in Flemish bond, with rubbed flat arches, stone cills, plinth. Sashes (alternating single and 3-light). Good doorcase in original centre with open pediment, broken entablature above pilasters, arched doorway with fanlight and panelled reveals, 6-panelled door. Western unit of ground-floor is an early shop front. Circa 1840 with a balcony/canopy having pelmet edge and supporting a delicate wrought- iron rail. Below, a symmetrical plain shop front of lesser width, with panelled dado.

National Westminster - Late C18. 2 storeys, 3 windows. Symmetrical front with a later eastern outshot (1 window). Red tile roof. Red brickwork, Flemish bond, rubbed flat arches to ground-floor (eastern opening being wider), cement plinth. Sashes in reveals to 1st floor, modern casements below and bay to eastern addition. Wooden door- case with open pediment, panelled pilasters, arched opening with panelled reveals and fanlight.

Phone Boxes - Telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosks with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

South West Side

Park Corner - Late C18. 2 storeyed symmetrical facade (west) with a central entrance below a blank window, flanked by full height bow-shaped walls containing 1 window. Red tile roof, with curved hips above the bays. Stucco walling; low parapet (or block course), moulded cornice, plain openings with stone cills, plinth. Sashes in reveals (subdivided 1:3:1 panes). Square projecting solid doorway with blocking course, cornice, arched opening on impost blocks, delicate decorative fanlight, and 4 panelled door. The north elevation is important, 1:3 windows on the 1st floor, 2 on the ground floor arranged symmetrically but not in line below the 3, with the same wall features.

Baptist Church - 1807. Plain rectangular building with slate roof, painted brick walls at the long sides containing 2 round-headed windows. Symmetrical front with pediment gables having a cornice on coupled brackets, 4 pilasters with moulded caps, the central 2 joined by an arched architrave above on

upper window. At ground floor a central window flanked by 2 recessed arched frames. Set back on the east side is a plain porch with a fanlight above double doors.

Kenward House & Wings - Early C19. Symmetrical front of 3 storeys, 5 windows. Low-pitched slate roof (C19) with double gables (of wide projection) at each end. Eaves have small brackets in groups of 3 (4 at ends). Stucco walling, with eaves fillet, 1st and 2nd floor bands, and plinth, joined on the same plane by end pilasters. Sashes in reveals. 2 doorways (modern Neo-Georgian) at the 2nd and 4th bay, with pediment, Tuscan order with $\frac{3}{4}$ columns, fanlight, 6-panelled door. To the west a plain 1 storeyed wing brought forward to the footway, with slate-roof brackets as main block, rendered walling. To the east, 2 gabled wings project forward with a gateway entrance between, all being partial survivors of a stable wing: fronts at ground-floor are shops, with an upper sash window on the west side.

A W Porter - Early C19. 3 storeys, 4 windows. Hipped slate roof. Red brick walling (Flemish bond) with flat rubbed arches, stone cills, plinth. Door-case has an open pediment with thin pilaster Order, a round arched entrance with fanlight, later door. The remainder of the ground floor has 3 shop fronts that at the north end (A W Porter & Son) being a good Victorian unaltered facade, with cornice end pilasters, curved tops to windows, panelled dado, detachable shutters.

Hartley Antiques – (originally listed as Belinda Coote, J McVey). Early C19. 3 storeys, 5 windows. Slate roof. Red brick walling, Flemish bond, rubbed flat arches, stone cills. Sashes. Most of the ground-floor is occupied by a Victorian 'classical' shopfront, with a cornice, frieze, and thin pilasters on each side of windows (one of 2 another of 3 lights), and of doorways

(one square, another round-headed): poorer front at the west side.

Sweet Shop/Cleaners – (Originally listed as Cresta Cleaners & HJ Baldwin). Early C19, 2 storeys, 3 windows. Slate roof. Red brickwork, Dutch flat arches, arched doorway in recessed arch. Sashes. East end shows remains of former elliptical carriage arch, but now has a diminutive but good Victoria shopfront, with simple cornice and 3 windows under cambered heads.

Character Area 3: Causeway Green and Cricket Green

Causeway Farmhouse - C18, mid C19. 2 storeys, 1:1:1 windows. The feature of the front (west) is a tall Dutch gable on the north side, with an oval opening above a first-floor mullion and transom window, below which is a large angular bay with a tiled roof and 3 brick mullion and transom windows. Set back to the south is a lower wing with one window above a large open porch, which has a decorative timber-frame supporting the single-porch roof of scallop tiles. A more southernly wing is a plain design. Red tile roofing. Red brick walls in Flemish bond. Casement windows. Wide boarded door within a 4-centred arch.

Causeway Barn - C16, C17. Early unit of 3 bays, with central entrance projecting to the north, with 1 bay added at a later stage at each side. Old aisle on the north (west side) and later aisles on south side. Timber-frame on low brick wall; Queen Post truss, arch braces to tie-beams, purlins, and upper walls in older part. Walling comprises red brick infill to exposed frame, weatherboarding to gables and entrance, brick walling

to south aisles. Red tile roof, ½-hipped, reaching to low eaves at aisles.

Causeway Cartshed - Early C18. Small timber-framed unit of 3 bays with brick walled addition to south. Red tile roof, to low eaves on the west side. Queen Post truss, with arch bases to verticals and to the open east side. Red brick gables to framed part and to west side, also to walls of south and stables.

Character Area 4: The Common

The Common

White House - Early C19. 2 storeys, 2 windows. Low-pitched slate roof with wide eaves. Painted brickwork, plinth. Casements, some older leaded lights at the rear. Porch at west end has a hood mould above a modern door. Once the schoolmaster's house adjoining the school now demolished; and itself recently altered.

War Memorial - Hartley Wintney First World War Memorial with Second World War additions, which stands to the north of St John's Church.

Holmwood - Early C19. Symmetrical front (north) of 2 storeys, 3 windows, with angular bay extending at west end. Slate hipped roof. Red brickwork, Flemish bond, rubbed flat arches, stone cills, cement quoins. Sashes in reveals. Porch of 2 columns, 2 pilasters, in Tuscan order, square fanlight.

Avon House - Early C19. Symmetrical front of 2 storeys, 3 windows. Hipped slate roof. Rendered walls, stone cills. Sashes in reveals. Porch of Tuscan order, with 2 columns and 2 pilasters, on 3 steps, fanlight within round-headed opening.

London Road

The Limes - Late C18, early C19. Symmetrical 2 storeyed facade with central entrance below a window, flanked on each side by full-height flattened-semicircular projections, each of 1 window. Slate roof. Red brickwork, Flemish bond, header bond in bow sections, stone coping to parapet, rubbed flat arches, plinth. Sashes in reveals, 3-light in bays. Porch with thinly-proportioned Order on 2 columns, architrave to doorway and 6-panelled door with 2 top lights. Set back to the west is a lower later wing of 2 storeys, 3 windows, with hipped slate roof, painted brickwork, cambered openings (Dutch arches), casements with small-paned metal lights. The interior is little altered, having original fireplaces, architraves to doorways, and a wide fanlight to the inner hall.

Oakleigh House – (Originally listed as Premises of Poole & Sons). Mid C19. A house of 2 storeys, 3 windows, with a symmetrical facade. Red tile hipped roof. Stucco walling, blocking course above cornice, and pilasters. Architrave surrounds to windows with keystones, stone cills with tooled face. Victorian sashes in reveals. Round-headed doorway with architrave moulding resting on simple pilasters, fanlight.

Hartley Green House – Early C19. Symmetrical front (south) of 2 storeys, 5 windows. Slate hipped roof. Red brickwork, Flemish bond, rubbed flat arches. Victorian sashes in reveals. Tuscan porch of 2 columns, 2 pilasters, ornate fanlight in round-headed doorway, 6-panelled door. Rainwater head dated 1846.

Victoria Hall - Village hall. 1898; by T.E. Collcutt; extended circa 1970s. Red brick; timber-framed gables with pebbledash panels. Clay plain tile roof with gabled and hipped ends. Axial

-stack with tall moulded brick shaft. Fleche on ridge is missing. PLAN: large rectangular plan hall with narrow aisles on N and S side, and with stage at west end. In about the 1970s a large porch (not of special interest) was built on the east end and a single-storey range was added to the north side. Domestic Revival style. EXTERIOR: Single storey. The large roof is carried down to low eaves on the north and south sides of the hall. 5-bays south side has brick buttresses with timber brackets above, between continuous wooden-mullion windows under the eaves with leaded panes. Larger brick buttresses on right flanking a doorway with 4-centred arch with spandrels, plank door and ornate hinges. Similar door on left to hipped roof porch with timber-framing under the eaves, and tall stack above with large timber-framed dormer to right in main roof. Lower roof to left [W] with hipped end and timber-framed gable with mullion-transom window with leaded panes. East gable end has large 8-light mullion-transom window with depressed 2-centred arch and leaded panes; and with large circa 1970s brick porch (not of special interest) below. Rear [N] has large gabled dormer, timber-framed gable on right and 4-centred arch doorway on left between brick buttresses; circa 1970s single-storey range (not of special interest) obscures centre of north elevation.

Character Area 5: Phoenix Green

London Road – Western Side

Grange Cottage - Mid C19. 2 storeys, 3 windows. Symmetrical front. Red tile roof, brick dentil eaves. Red brick walling in English bond, with rubbed flat arches. Sashes in reveals. Trellis porch.

York House - Early C19. 2 storeys and basement, 3 windows. Slate hipped roof. Stucco: thin projecting band below eaves, 1st floor band, end pilasters, stone cills. Sashes in reveals (2 old). Doorcase has a segmental pediment, a Tuscan order with 4 columns, round-headed opening, panelled reveals, 6-panelled door, all above 2 steps. Later French door with gabled canopy.

Milestone 37 - 1826 milestone of square section, placed diagonally, being rounded at the top and on the front of the upper part, leaving a triangular chamfer below the curve, which carries the number of the stone. On the top, in lower case lettering, are the words: Parish of Hartley Wintney: on the curved face in caps the word- LONDON. The east and west faces bear the names of destination, together with mileage figures, as follows: East face: Basingstoke 8½: West face: Hartford Bridge 1½

Phoenix Inn - C17, and circa 1900. 2 storeys, irregular fenestration. The heavy interior timbers suggest a timber framed house, but the walling is in brickwork. Red tile roof, ½-hipped at north end; 3 tile-hung gables make up the rear elevation, shafted central stack and attached chimney breast to south end (at rear). Rear walling in red brick (Flemish bond) with cambered openings; on the front this is painted. Casements. Good 6-panelled or C18 door at north side of front, the south side is an Edwardian refronting, with ½-timbered gable and a long canopy on brackets, to shelter 3 entrances.

Phoenix Inn Barn - C18. 6 bay barn, attached to the Phoenix Inn at one corner, with westward extensions at a lower level, gabled entrance at 3rd bay from the east. Timber frame, with straight struts to tie-beam, purlins and wall frame. Red tile roof,

½-hipped at east end, and to the lower gable of westward addition. Red brick walling (much altered) pierced by mixed fenestration. The building forms an important northern boundary to the deep forecourt of the Inn.

Thackhams Lane

Hatch House - c1840. 2 storeys. Symmetrical (east) front of 1:3:1:3:1 windows (including 2 angular bays. Hipped slate roofing. Stucco walling; low parapet (blocking course) above a moulded cornice with a deep fillet, 1st floor projecting band, stone cills, plinth. Sashes in reveals. South front of 3 windows, 2 on the ground floor being set in shallow square. Solid bays; the west side has a door- case with a segmental pediment, a pilaster Order, round-headed opening, and a 6-panelled door. High red brick wall with large gate-piers, having moulded stone caps surmounted by ball finials.

Phoenix House - Early C19. 2 storeys, 4 windows. Hipped slate roof, slightly lower at east side. Painted brickwork, projecting band at 1st floor cill level; openings have a moulded cornice above a plain frieze, which acts as a (slightly projecting) lintol. Sashes in reveals. Porch in the Tuscan order, 2 columns before 2 pilasters, framing a square doorway with fanlight.

Thackhams - C17, C19. Large late Victorian addition to a small early western part, of 2 storeys, 2 windows. Red tile roof, massive attached stack on west gable. Red brickwork of mixed bond, at the north side of the west end, a small area of weatherboarded walling above a rendered ground floor. Casements. Plain heavy door frames, with 6-panelled door.

Thackhams Cottage including Barn - Late C16, and circa 1900. Barn of 6 bays, the south part (with an extension to the

east) being altered to a cottage; aisle of 2 bays on the east. Massive timber framing on a low brick wall, with a Queen Post truss, and arch braces to truss and wall frame. Red tile roof, 1/2-hipped at north end, a full hip at south, and a low eaves above the aisle. Most of walling has the frame exposed and bricknogged, but the gables are brick as well as this north side of the west wall; aisle walls are boarded; the cottage part has tile-hung upper walling. Casements in the cottage part, 2 being in small gabled dormers (on each side of the main roof).

London Road – Eastern Side

The Willows - Mainly C18. 2 storeyed L-shaped block, with 3 windows to each main facade (in the internal angle). Red tile roof, massive chimney attached to the north end. Red brickwork (English and Flemish bonds), cambered ground-floor openings (some filled). Casements; No 2 has some early metal lights, No 1 square-leaded panes. Modern porches.

The Cottage - Early C19. 2 storeys, 4 windows. Red tile roof, front gable at west side, brick dentil eaves. Red brickwork, Flemish bond, rubbed flat arches to ground- floor. Casements with square-leaded panes. Doorway has canopy on brackets, narrow pilasters, plain frame and half-glazed door.

The Barn – Listed at Grade II*. Barn, now house. C17 barn. Converted by R Weir Schultz into house circa 1903 onwards, and later extended. Timber-framed on red brick plinth and weather- boarded. Plain tiled roof, half-hipped to left, with projecting wing to right Brick stack on left wing and brick stack on projecting left-hand wing. 3 gabled semi-dormers to left and one in re-entrant angle of right-hand wing. Entrance at right end of left wing, the door with margin-light half-glazing, with

flanking windows and flat hood arch on brackets. Garden Front: Gabled cross-wing to left and veranda along left of wing. The Barn was converted by Robert Weir Schultz and he lived here until his death in 1951. The contents mostly Arts and Crafts in style, were designed by him, colleagues and friends. He also designed the large (7 acre) garden (not listed). A full set of drawings, including details, photographs and correspondence remain at the house which is still in his family.

Mayfield - Cottage. 1908 by Robert Weir Schultz. Red brick with plain tiled roof. Two gabled semi-dormers, pebble-dashed with wide flat brick stack breaking through left of left-hand semi-dormer. Second brick stack to rear. One storey and attic; irregular fenestration with central staircase window and four windows on ground floor. Recessed entrance to left of centre with half-glazed door and deep segmental-hood on trellised porch. Dated 1908 on gable.

Rosemary - Cottage. 1908 by Robert Weir Schultz. Red brick with same rendering. Plain tiled roof, half-hipped to left with cross-gable to right. 1 1/2 storeys; irregular fenestration with 2 small flat-headed dormers on different levels to left and one square-headed semi-dormer further to left. 1 wide casement on first floor of gable, staircase window to left of door and two ground floor windows, one at each end of front. Glazing bar casements. Boarded and studded door to right of centre with deep semicircular hood on timber posts arch.

Grange Lane

Hartley Grange - Country house, subdivided into five dwellings. Circa late C17 or early C18; remodelled and enlarged in 1869 for William Walkinshaw, a Scottish banker; extended in 1893; subdivided 1960. Header-bond blue brick

with red brick dressings, Flemish bond red brick at rear. Plain tile hipped roofs with brick and openwork stone parapets with finials. Axial stacks with grouped octagonal shafts. PLAN: The original house is at the right [N] end; in 1869 it was remodelled, refaced at the front and extended by one bay on the north side and by five bays on the south side, extending to the rear [W]. Remodelling in Jacobean style.

Belswood House - Early C19. 2 storeys. Symmetrical (east) facade of 3 windows, with set-back wings of 1 window. Hipped slate roof with side eaves. Painted brickwork, Flemish bond, plinth. Sashes in reveals (3 light at sides). Tuscan porch, fanlight in round-headed doorway. The small northward wing is the gable end of an earlier smaller house, now incorporated, of 2 lower storeys, red tiled roof.

Appendix F:

Positive contributors

The Hart District Council website MyMaps option can be used to locate a specific building.

List of positive contributors: This list excludes statutorily listed buildings which are Designated Heritage Assets. The list has been compiled using the best practice advice provided by historic England in Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1, 2019 and specifically p20 and Table 1 on page 21.

Character Area 1: Hunts Common and London Road

Hares Lane

Numbers 1-8: Cottage row: Early C19. Two storeys, red orange brick, part painted render. Plain tile roof half hipped to one end over lower addition. Casement windows to first floor, some leaded, mixed fenestration elsewhere. Modern porches.

Numbers 9-13: Regular cottage terrace, early C19 extended to ends in C20. Two storeys, red orange brick with low pitched slate roofs. Two large front of ridge stacks to centre section of terrace. Modern casement windows, a mix of timber and plastic. Modern pent roofed porches of traditional style, with a mix of modern doors.

Numbers 14-17: Early C19 cottage row, originally three cottages now extended to ends. Low pitched slate roof with terracotta ridges, hipped to one end, gable to the other. Double ridge stack to left, single ridge stack to right, originally to the end of the row. C20 three-light, timber, leaded casements with mix of C20 pent roof and gabled porches and timber and glazed doors.

Hunts Common

Cable Cottage: Detached two storey cottage originally built in 1860 as part of the gas works set up to supply Hartley Wintney.

Hunts Cottages: Terrace row early-mid C19, aka Gasworks cottages. Two storeys with gabled slate roof and ridge stacks. Mixed fenestration and some modern porches.

Manor Cottage: Early C19 house. Hipped slate roof, brick dentil eaves, two storeys sash windows.

3-4 Hunts Common: Early C19 cottage pair now called April cottage and Orchard cottage). Two storeys, originally symmetrical with hipped slate roof and central stack, now extended.

Numbers 6 and 7 Hunts Lane: Early C19 villa with small cottage attached. Villa painted brick with low pitched hipped slate roof and deep eaves. Small pane timber sashes in rendered surrounds, one either side of central panelled door under modern gabled porch. Cottage to left one bay, red brick, hipped tiled roof and modern windows.

Numbers 8-11 Hunts Lane: Early C19 cottage terrace originally symmetrical with central arched carriageway now infilled. Further cottage to right end. Two storeys red orange brick, painted over in part. Low pitched hipped slate roof. Small pane timber sash windows under gauged brick heads survive for majority. Modern timber windows to cottage at right end.

Numbers 12, 13 and 14 Hunts Lane: Early C19 Regular cottage row, two storeys red brick with stucco front elevation. Simple plat band cornice to pitched tile roof. Triangular pediments on corbel brackets over the doors to three of cottages. Modern fenestration but with sashes surviving to number 12.

Character Area 2: The High Street

Cricket Green

Freelands: C19 cottage whitewashed brick, with low pitched slate roof and two end stacks. Two storeys. Plate sash timber windows two over two, with cambered heads to ground floor. Central porch and panelled door with dentil bargeboards.

Sunnyside: C19 Villa. Two storeys, red brick under hipped slate roof with bracketed eaves. Corbelled stack to centre of front roof slope. Symmetrical elevation with two small pane (8 over 8) timber sashes on first floor under gauged brick cambered heads. Two canted bays at ground floor under hipped slate roofs with timber small-pane sash windows, centre windows 10 over 10. Door to right hand return elevation.

Old Forge Cottage: Mid C19 building possibly earlier that became forge in early C20. Two storeys, painted brick, red tiled roof with end stacks. Small extension to right end. Modern small pane timber casement windows. Relief panel to centre of first floor depicting an anvil.

High Street

DEVA Antiques: Early C19. 2 Storeys and attic, 2 windows. Tall elevation. Red tile roof with elaborate dentil eaves. Red brick walls. Sashes. East end has round arched doorway. Known as Corner House. High Street (south side)

Waggon and Horses PH: C18 brick and painted render, gabled tiled roof with rendered end kneeler and stack. Two storeys and attic with dentilled eaves and 3 gabled dormers. Timber small-pane sash windows in open boxes with painted moulded frames on first floor, two fixed pane ground floor windows with small pane upper lights. Moulded string over ground floor raised over central entrance in flat-topped open porch.

Timber windows (formerly The Crown PH): Late C19 commercial building. 3 storeys with painted roughcast and applied timber frame over ground floor of red brick and green glazed tiling of former shopfront. Hipped slate roof, with rendered stacks. Timber sash windows small pane upper lights over plate lower lights. Modern plate glass shopfront with painted timber door in moulded four centred arched surround.

Mays Cottages: (Entrance by Crown House): Three two storey red brick cottages with slate roof originally built in the 1890s.

Monachus Cottage: (15 High Street): A red brick cottage built about 1824 by Thomas White for William Collins. The cottage has the long slope of the main roof at the back which sweeps down to cover the scullery thus reducing the number of windows.

Virginia Villas: Villa pair, late C19. Two storeys between three storey, end-gabled wings. Red brick, painted render dressings and machine tiled roofs. Pierced decorative timber bargeboards to gables. Corbelled end stacks to return elevations with a further two corbelled stacks to centre; one each on the front and rear roof slopes. Symmetrical elevation with plate sash timber windows under gauged brick heads with painted keystones. Two storey canted bays to each end flanked by timber panelled and part glazed doors in porch recesses with painted render, moulded arches and pilaster piers.

HW Barbers (formerly the old post office): Hartley Wintney dry cleaning; Hart Carpet Services: Late C19 commercial building. Two storeys, red brick with plain tiled roof and ridge cresting. End stack to right and gable range to left with decorative pierced bargeboards. First floor plate sash timber windows; ground floor has one square and one canted brick bay with shop windows above and canted bay in the gabled range all linked under continuous pent roof with fish-scale tiling. Shop windows in traditional style but modern, in timber, recessed door. Enamel post office sign at first floor to right.

74 Lloyds Pharmacy: Good quality Early C20 commercial building (a former bank) in a "Wrenaissance" Neo classical style. Single storey with attic, red brick with orange brick dressings to oculi and stone dressings to door and ground floor windows, and stone moulded plinth. Stone capped, panelled parapet. Machine tiled hipped roof with dentil end

stack. Coved painted render cornice to base of parapet containing lion head decorations. Ground floor small pane timber sashes in open boxes with simple stone keystones and stone panels below. Small paned glazing to oculi. Central glazed door in stone bolection moulded surround under a broken segmental pediment on foliage console brackets. Rectangular stone panel above containing painted stone blank cartouche with shell and scroll mouldings to frame.

Moutan; Good Taste Bakers; Tesco Express/ Post Office: C18 and C19 re-fronting of possible earlier building. Two storeys with plain tile roof, hipped to left end behind brick parapet and with a small, central, cross ridge stack. Modern timber small pane sashes to first floor of Moutan and Good Taste over modern timber traditional style shopfronts below. Half glazed narrow door to left end in modern pedimented surround with fluted pilasters and glazed over-light. Two, C19 timber, small pane sashes with painted render plat band above below parapet. Modern shopfront below

Hartley Fish and Chips: Two storey continuation of adjacent building under plain tiled roof at same height with painted render plat band to base of parapet and end stack. Three, modern, timber, small pane sashes to first floor. Ground floor projecting square bay modern shopfront in traditional style with timber arched glazing. Panelled timber door to left with traceried over-light under flat porch canopy on scroll brackets above fluted piers.

Body Image/ Acorn Rentals: Mid C19 two storey painted render with gabled slate roof behind decorative parapet and cornice. Gabled front range parallel to street with bracketed eaves to gable end, lower range to rear. Long and short quoins to corners and decorative corbel cornice to base of parapet. Three first floor windows, that to centre blocked with decorative segmental pedimented surrounds containing interlocking strong motifs. Side pilasters to windows decorated with Greek Key pattern. C19 or early C20 shop front below with blind box above canted glazed timber shop windows, one either side of central recessed glazed double door.

Hartley Wintney Butchers: Mid C19 former cottage pair contemporary with Auriol Wine next door. Two storeys painted brick with low pitched concrete tile roof and cross ridge stack at junction with next door property. Two outer timber plate sash windows 2 lights over two with two blocked windows between on first floor. Modern square bay glazed shop windows across ground floor with a pair of timber panelled and part glazed doors to centre.

Auriol Wine: Mid C19, two storey painted brick with slate roof and boxed eaves. Massive cross ridge stack to right. Two timber plate sashes with margin lights to first floor above square glazed bay shop window below. Part glazed, part panelled timber door.

Mimi: Early C19 two storeys brick, plain tile roof with cross ridge stack. Modern small pane two light timber casements to first floor with central blocked window. Modern timber

shopfront with two angled bays to ground floor and central glazed door under an over-light.

Methodist Church: Late C19 Perpendicular style with gable and set back to street. Red brick with stone dressings including bands, finials windows and door surround. Angled corner buttress either side rising to form slender octagonal turrets under stone spire finials. Two further buttress piers flanking central entrance and principal, 4-light window under a 4-centre arch and with cusped ogee tracery. Two narrow single lights above between upper and lower stone bands in gable apex. Central window flanked by single lancet windows under pointed arch heads and with stone flush quoins. Leaded glazing with ogee pattern trefoil tracery. Gabled porch to stone dressed double doors centrally placed with continuous stone band and moulded strong linking to flanking windows. Central approach up a flight of steps from the street between stepped brick walls with attached returns and further access to right side flanked by low brick piers under stone pyramidal caps.

Po Lee Chinese restaurant (formerly Hollands blacksmiths): Late C18 two storeys. Two storeys with red brick first floor, painted brick below to part and painted render for remainder. Low pitched, hipped slate roof with coupled brackets to eaves. Angled corner elevation with three modern timber small pane sash windows to street front at first floor and one to side, all under cambered rubbed brick heads. Ground floor modern plate glass shop windows with end piers either side of glazed

entrance on the angled corner. Part glazed part panelled door to left on street front under cornice hood on brackets.

Marlborough House: Late C18/early C19 town house now offices. Two storeys, painted render with paired bracketed eaves to low pitched hipped slate roof. Street elevation with large full height canted bay to right and slender pilaster piers to ends. Flat band over the ground floor. Timber plate sash windows throughout with recessed, 4 panel timber door under a fanlight to left approached up 4 steps and under a cornice hood on console brackets. Tented lead-roof iron veranda to rear.

Charlton Grace Blanksons and Helping Hands (formerly Fitches grocers): Late C18/early C19 origins and probably the service range to Marlborough House. Two storey painted render under hipped slate roofs, single storey to end (Charlton Grace) red brick now painted and with flat roof. Simple cornice to eaves and end pilaster piers. First floor modern UPVC casement windows, modern projecting timber and flat roof shop fronts below. Small-pane, modern fixed bow window to Charlton Grace.

High Street - Webbs Mews

3 Nearly New, 4 Brides of Odiham, 5 TA DA Beauty: Early C19 terrace. Two storeys red brick with low pitched slate roof and end cross ridge stack to right, further stack on rear slope left of centre. Five small pane (8 over 8) timber sashes without horns on the first floor, later, 19th or early C20 shop front

below. Glazed canted bay timber shop windows in traditional style but modern with recessed, glazed doors.

The Hartley Clinic: Late C19 two storeys and attic in gable end. Red brick with machine clay tile roof. Perpendicular to Street with return elevation forming part of Dairy Walk. Modern sash windows to front, tripartite timber plate sashes with horns on return elevation. Front elevation with substantial decorative end piers supporting a steep gable pediment with moulded, egg and dart pattern edges and a panel of dogs-tooth pattern brickwork. The piers contain arched panels at ground floor and terracotta decorative floral panels. Modern timber shopfront in traditional style with glazed door and panelled stall risers.

Character Area 3: Causeway Green and Cricket Green

Cricket Green

The Cricketers PH: Late C19 in Neo Baroque early C18th style. Two storeys red brick with painted render corner piers under hipped slate roofs with painted dentil eaves. Square, central stack on elevation facing the green with painted render dressings above striking central semi-circular pediment/arch. Three small pane timber sash windows on first floor, the outer ones 6 over 6 the central one 8 over 8 in painted architrave surrounds; the central window with a stepped keystone. Small rectangular painted render panels with architrave surrounds between windows on first floor. Ground floor fenestration irregular comprising small pane timber sashes in architrave

surrounds with stepped keystone heads. Part panelled part glazed timber door to right in lugged architrave surround under segmental head. Return elevation has 6 first floor sashes in architrave surround and shallow segmental heads enclosing keystones. Ground floor has flat roofed porches on Tuscan columns flanking a shallow curved bay with fixed, small pane timber windows and central arched light.

1 and 2 Cricket Green Cottages: C19 cottage pair much extended and adapted in C20. Painted brick and render with concrete tile hanging to first floor right and return. Low pitched, slate roof with central brick, cross- ridge stack. Originally two light timber small pane casement windows, majority now replaced in UPVC. Entrances to side elevation now modern.

Alton Lodge: Substantial house of C18 origins, with C19 alterations including re-fronting in 1860. Two storeys and attic over basement with two small two light casement dormers. Red brick with red tile roof and large end stacks. Central C18 pediment with dentils and central oculus. Two large full height canted bays flank the entrance and contain timber plate sashes with margin lights. Part glazed panelled door in an architrave surround under an entrance porch with ogee canopy on Doric piers. Gabled single storey ranges attached to either side of earlier origins with dentil decoration to gables. Brick dwarf wall supporting iron railings with urn shaped standards.

20-29 Cricket Green: Mid C19 symmetrical 2 storey block, with windows arranged 1:3:1. Red and blue brick with slate roof

and coupled gable to centrepiece. Casement windows with stone quoins. Central solid-wall porch.

Laurel Cottage: Mid C19. Two storeys painted brick under a slate roof. Sash windows with keystones and porch to entrance.

33 and 34 Cricket Green: Early C19 two storeys, red brick with red tile roof. Casement windows and simple central door. Garage opening to east. Stack originally served a bread oven.

1-6 Oakland Terrace: Early C19 cottage terrace. Two storey, red brick with low pitched slate roofs. 4 cross ridge multiple stacks regularly placed. Regular façade each cottage comprising 1 small pane two light timber casement window on each floor under cambered brick heads and a timber door, panelled or flush panelled under a painted render arched head.

7-12 Oakland Terrace: Mid C19 cottage row. Two storeys, red brick, one cottage now painted render and with blue brick strings to ground floor one numbers 8 and 9. Low pitched slate roof with 3 substantial brick stacks in the front slope with coggled brick heads and a further two in the rear slope. Six first floor timber sashes, that to number 12 modern with thick glazing bars, that to number 7 a plate sash, all under segmental arched heads. Ground floor more mixed with projecting extension to numbers 10, 11 and 12 under a slate pentice. A mix of timber and part glazed doors, mostly modern and two small modern porches to centre.

Lyons Sleaman Hoare Architects (former Nero Brewery): Originally part of the Hartley Wintney brewery dating from c1830. Red brick with slate roof retaining some of the original brewery features. Green painted windows and entrance.

Cottages by Causeway Farm: Estate cottages including two pairs of semi-detached estate cottages. 1907. Brown brick, red tiled roofs with exposed rafter feet and substantial square stacks centrally placed. Two storeys with paired shaped gables. Originally three-light small pane timber casements under gauged brick soldier course with moulded tile hood above. Some now altered or replaced. Entrances to side elevations in brick porches or lean to extensions.

Penny Row Cottages: A row of ten red brick cottages built at right angles to the road known as Eighteen Penny Row. All were built in the Victorian period probably in the 1840s.

Verandah Cottages: Mid C19 cottage terrace of three properties. Two storeys, red brick with low pitched slate roof and terracotta ridge cresting. Large front pitch stack to left and further end stack to right with corbelled decorative tops. Three first floor timber small pane sash windows (8 over 8) under rubbed brick segmental heads with rendered and painted keystone. Ground floor projects under slate pent roof that wraps around left corner with later, timber sash windows. Mix of glazed and panelled timber doors.

Heathleigh: C19 villa. Two storeys red brick with some stone dressings and low-pitched hipped slate roof with clay tile

ridges. Square stacks with dentil brick decoration. Timber, plate sash windows under segmental heads, tripartite windows on first floor, canted bays to ground floor under slate fish-scale roofs with stone decoration to window surrounds. Left hand return elevation has gabled brick porch under fish-scale pattern slate roof to door.

Hartford Lodge: C19 villa. Red brick with black slate roof. Wood sash windows and central covered porch. Prominent position overlooking Cricket Green, Verandah Cottages and Oakley Place.

32 Cricket Green: Early C19 formerly three cottages now one. 2 storeys red brick under slate roof. Casement windows plain door under bracketed canopy.

Ash Cottage: Early C19 two storeys rendered brick under slate roof, modern pitched porch formerly known as Mount Pleasant.

Coronation and Longfield Cottages: Late C19 early 20thC estate type cottage pair. Two storeys red brick with paired "M" gables to centre, applied timber with painted render infill on timber brackets. Symmetrical front with wings recessed to either side. Modern, small-paned casement windows, with two projecting three-light bays on brackets to centre of first floor. Panelled timber doors to re-entrant angles either side of central bays under hipped roofed, open porches with timber posts.

Upton Cottage: Mid C19 villa. Two storeys, painted render and quoins, low pitched, slate roofs with boarded eaves and exposed purlin ends. Red brick stack to left and to rear centre. Modern two-light first floor casements in raised, lugged surrounds, three-light casements on ground floor in canted bays. Later, modern central pedimented bay containing 6-panel timber door.

Cricket Green Lane

Westover: Late C19 villa. Two storeys, gable end facing street. Red orange brick with rendered quoins. Machine tile roof with boxed eaves and decorative, pierced bargeboards to gables. Tall corbelled stack to right slope with offset below. Modern casement windows, small pane to first floor of front, mullioned below in small canted bay under fish-scale tiled roof. Door to left in re-entrant angle with pent roofed, glass porch

Cricket Green House: Early C19 cottage with prominent position overlooking the cricket green and pavilion. Two storeys with painted brick and red tiled roof. Second storey veranda centrally located over front entrance.

Cricket Club Pavilion and Cricket Green: Late C19/early C20 pavilion, extended. Two storey central gabled range flanked by single storey hipped roof wings. Red brick with weatherboarding to first floor of central range. Slate roofs with hips to either side extending over a veranda supported on braced timber posts. Timber, tripartite plate sashes with glazed modern doors to centre.

Hardings Lane

Pitchcroft: Late C19/Early C20. Pitchcroft single storey roughcast with hipped machine tiled roof. Small slender corbelled brick stacks. Octagonal turret under pyramidal roof to corner. Timber mullion and transom casement windows.

Cricketers Green Cottage – adjacent to Pitchcroft: Late C19 painted brick with low pitched slate roofs. Two storeys with modern timber casement windows and modern gabled brick porch.

Hartford Terrace

Innings, 3 and 4 Hartford Terrace Cottages: C19 terrace originally 4four now three. Two storeys red brick with low pitched slate roofs. Substantial front and rear slope stacks to right, cross ridge stack to left. Four small pane (8 over 8) timber sash windows to first floor under segmental heads. Four ground floor sashes similar. Three, timber, panelled doors, two flush and one fielded.

5-8 Hartford Terrace Cottages: C19 terrace of 4 properties. Two storeys, red brick with low pitched slate roof. Two substantial front slope stacks with corbelled heads. Each cottage comprises one small paned (8 over 8) timber sash window on each floor under segmental brick head and a flush panelled timber door. The exception being number 8 which has a modern brick porch and door.

Mildmay Terrace

1-20: Mid-late C19 terrace. Two storeys, red brick with render left hand return. Low pitched slate roof, part replaced with five substantial brick stacks in the front slope. Timber small pane sash windows to first floor, regular façade.

Mount Pleasant

Anchorage: Late C19 villa. Orange brick with hipped machine tile roofs. Corbeled stacks to sides. Sash window fenestration originally small pane, two of which remain on first floor front, remainder now plate under segmental heads. Front elevation with full height square bay to left ground floor canted bay to right. Style is influenced by work of Philip Webb

The Turret: Late C19 villa. Orange brick with stone dressings and painted render above. T plan with render wing to rear. Applied timber framing to gable in Old English revival style, hipped tiled roof with ridge cresting and corbelled stacks to sides. Moulded brick string over ground floor under diagonal brick band. Distinctive hexagonal turret bay to left corner under pyramidal roof. Timber plate sash fenestration in stone surrounds on ground floor with 4-centre arched heads

Cotterston: Late C19 villa in traditional style. Orange brick and painted render with applied timber framing to gables. Red tile roof with moulded bargeboard and boarded eaves. Tripartite timber plate sash windows to first and second floors under cambered heads in full height square bays to left. Single storey

ground floor bay to right. Central recessed entrance porch under arched head with part glazed timber doors.

Carbery: Late C19 villa. Orange brick with stone dressings. Hipped machine tile roof with ribbed and corbelled stack to front slope, further corbelled stack to rear. Timber plate sash fenestration in stone surrounds with corbelled cills and timber fielded panel door under hipped roof open porch to left.

Oakley Place

1-5 Oakley Place: Cottage row, mid C19th two storeys. Red brick with blue brick strings linking windows at heads and cills. Low pitched slate roof with massive cross ridge multiple stacks to left, centre and right. Timber small pane sash windows under cambered gauged brick heads; 6 to first floor, 4 to ground floor. C20 brick projecting ground floor extension to number 5 with part glazed modern doors. Part panelled and part glazed door to others in small lean-to porches or recessed.

Park Corner Road

Park Corner Cottage: C18 two storeys with rendered brick walls and tiled roof. Mixed sash and casement windows with door in modern porch.

1-4 Park Place and Park Corner Cottages: C19 painted brick with clay tiled roof and stacks to end and rear. Large open gable to centre with diagonal brick cogging, brick dentils to eaves to left. Two storeys to No 4 String Cottage, single storey and attic with through eaves dormers with weatherboarding to

right. Mixed timber fenestration including modern small pane timber casements. Timber small pane sash windows in gable range with diagonal brick head to ground floor. Door to number 4 in round arch porch recess, timber panelled and with glazed traceried fanlight. Two arched openings to left leading to Park Place. Numbers 1 and 2 to left are a cottage pair painted roughcast and painted brick. Two storeys under low pitched slate roof with ridge cresting and cross ridge stack left of centre. Small paned timber sashes (6 over 6) under rendered heads on each floor. C20 gabled porch and modern door to left (No 1). Timber 4 panel door under transom light and flat hood to right (No 2).

1 and 2 Lake View Cottages: C19 cottage pair. Two storeys of red brick under a low -pitched slate roof with boxed eaves and three cross ridge stacks. Three timber sash windows to first floor under arched heads with painted render keystones. Two small- pane (6 over 6) and one plate sash to right. Ground floor, two tripartite small pane sashes to left, C20 single storey brick extension to right with plate casement window. Timber flush panelled doors under distinctive timber gabled porch hoods on brackets with rendered arch above.

Former Methodist Church now Hartley Motors: 1875. Red brick with yellow brick dressings to windows and corners and blue brick strings. Simple gothic revival style with two lancet windows flanking roundel window above all under a yellow brick gothic relieving arch. Slate roof with diagonal brick cogg to eaves. Fixed small pane lancet windows to side

elevations with yellow brick dressings. Continued as a church until 1905 when new chapel was built in the High Street.

3 and 4 Park Villas: Mid C19 villa pair. 2 storeys. Red brick under hipped tiled roof with central corbelled cross ridge stack and further stack to rear. Timber sash fenestration including tri- partite mullion sashes to first floor with small pane sashes to side elevations. Ground floor bay windows with stone dressed heads. Timber panelled doors to side elevations in gabled brick porches with bargeboards.

1 and 2 Park Villas: Mid C19 villa pair. 2 storeys. Red brick under hipped tiled roof with central corbelled cross ridge stack and further stack to rear. Timber sash fenestration including tri- partite mullion sashes to first floor with small pane sashes to side elevations. Ground floor bay windows with stone dressed heads. Timber panelled doors to side elevations in gabled brick porches, that to left (No 1) C20.

Character Area 4: The Common

Church Lane

Little Hill: 1936, Neo Georgian style. Painted render with hipped slate roof. Small pane timber sash windows, timber door in shallow columned porch flanked by pilaster piers.

Oakwood School: Late C19 school. Red brick with machine tiled roofs, Hall and classroom ranges around central yard. Timber small-pane multi-light windows.

Cricket Green

Oakways: Late C19 house. Two storeys painted render with large, machine tiled half hipped roof. Gabled bay to front elevation with painted weatherboarding and tall red brick stack in front roof slope to left. Small-pane timber casements, that to first floor in gable projecting on brackets. 4-light ground floor window under moulded head.

Datchets: Late C19 House in vernacular revival style. Two storeys, painted render with gabled, red tile roofs. Stacks to left side. Double gable to front. Timber casement windows, with staircase window to left hand return.

Wesley House: Late C19 house in Old English Revival style. Two storeys with gable front. Painted roughcast and machine tiled roof. Stacks to right hand side. Timber casements of mullion and transom “cross” form.

Woodside: Late C19 house in Old English revival style. Two storeys, roughcast with corner quoins and red brick with applied timber frame and painted render infill to projecting first floor and gable. Hipped machine tiled roof with two corbelled brick stacks to right hand side. Timber casement windows in mullion and transom “cross” form, that to ground floor of the gable 4-lights and in a projecting square bay under a tiled pent roof. Door to centre left under projecting first floor.

Broad oak: Late C19 house in Old English revival style. Two storeys, roughcast and red brick with applied timber frame and painted render infill to projecting first floor and gable. Hipped machine tiled roof with two corbelled brick stacks to right hand

side. Timber casement windows in mullion and transom “cross” form, that to ground floor of the gable 4-lights and in a projecting square bay under a tiled pent roof. Door to centre left under projecting first floor.

Walburton: Large, late C19 house. Two storeys with three storeys in gabled wing to right. Red-orange brick on ground floor and angled bay in re-entrant angle, painted roughcast above over moulded string course. Machine tiled roof with moulded bargeboards to gables and tall brick stacks with roughcast tops to right and rear. Timber mullion and transom “cross” casement windows with the second-floor window in the gable containing stained glass. Further stained glass in upper lights of other windows. Timber, panelled entrance door in brick angled bay in re-entrant under a 4-centr arch.

Colebourne: Late C19 substantial house. Two storeys long rectangular plan. Red brick with roughcast in gables and applied timber to projecting bay. machine tiled, gabled roof. Two tall, through eaves corbelled stacks to right with smaller, cross ridge stack between. Casement windows.

Fleet Road

St John's Church: 1870 using C13 Gothic Revival style. Red brick with polychrome stone dressings to window heads. Canted east end under three gables and pyramidal slate roof with decorative quoins and offset buttress piers. Two light lancet windows with quatrefoil windows above. Stone panels in apex of gables. South gable containing large paired lancets

flanking lobed roundel window. South porch with stone slab roof and ridge crest, moulded decorative eaves, stone dressed offset buttresses and stone dressed arched and columned entrance. Polygonal SW tower.

Green Lane

W.I hut: Originally installed in January 1921 (one year after the Hampshire Federation of Women's Institutes was formed in Winchester) the ex-army hut originally from Salisbury Plain was formally opened on 30 September 1921 by the Hon Mrs Calthorpe, attended by a large crowd of members and guests. During WWII the WI Hut became a NAAFI providing goods and canteen services to the troops and has survived intact other than a recently installed new roof in 2019.

High Street A30

Red House (The Petfood Kingdom): Late C19. Red brick under low-pitched, half-hipped slate roof with terracotta ridge cresting and decorative bracketed eaves. Two large ridgeline stacks with brick nail-head decoration one to each end. Timber plate sash windows under arched gauged brick heads to first floor. Ground floor projects under tiled pent roof with modern timber plate glass shopfront windows, canted to either side of timber and part-glazed central entrance door.

Millbank House (Mackenzie Smith and Odiham Cottage hospital Charity shop): Late C19 commercial building in Old English revival style. Red -orange brick below with decorative close stud timber framing above, infilled with herringbone brick

and with ogee braces. Diamond bracing to panels above central carriage entrance. Timber frame coving with painted render infill over ground floor and reeded brackets. Hipped plain tile roofs. Two storeys and attics in two, hipped-roof dormers. Timber casement windows, leaded to first floor with decorative moulded sills. Timber shop fronts to ground floor, that to right with mullions, that to left plate glass. Reeded panel timber half-glazed door to right in pilaster piers surround and under shallow cornice hood on brackets. Glazed door to left. Large planked double doors to waggon or carriage entrance with corbel brackets and bumper posts to base of jambs.

The Taj and Body Reset: Mid and Late C19 house and commercial building. Two storeys, red brick to left painted to right. Timber frame to centre of full height bays. Hipped plain tiled roof with central cross-ridge stacks. Brick dentil eaves with roughcast coves to full height canted bays under hipped roofs to right. Timber fenestration a mix of small pane sashes and plate sashes in full height bays. Modern plate glass shopfront windows to ground floor in canted bays with modern glazed and part panelled doors. That to the right (The Taj) in a round arched painted rendered surround with pilaster piers.

1-4 Prince's Cottages: Early-mid C19 cottage terrace. Orange-red brick on rendered plinth with some blue-grey brick headers in wing at left end. Two storeys under low pitched hipped slate roof one square and one rectangular cross ridge stack on front range and further large cross ridge stack to left hand rear range under a corbelled top. Majority of windows

timber small pane sashes (8 over 8) under segmental heads. Four windows replaced in UPVC. Timber four panel doors under shallow flat hoods on timber brackets to front range; part glazed and timber door in gabled brick porch to left return (No 1).

London Road

1-6 Holmwood Terrace: C19 cottage terrace. Two storeys, red brick under slate roof with 6 cross ridge stacks. Two light, small pane casement windows under rendered heads, majority timber. Mixed, timber panelled doors under rendered heads.

Lansing House: Substantial house, late C19. Red brick with painted timber frame infilled with render in gables. Plain tiled roof with cross ridge stack to centre left, tall brick stack to right and further stack to left. Timber bargeboards to gables, one to either end. Timber casement windows, mullion and transom "Cross" pattern with leaded upper lights, canted bay to ground floor right.

CA' Pietra (Formerly Stone Style): Late C19/early C20. Two tall storeys painted brick with hipped slate roof. Four giant pilaster piers with simple Tuscan style capitals. Timber casements under painted gauged brick heads the outer windows on the first floor originally with small pane upper lights and "cross" pattern. Timber and glass shopfront windows to ground floor under small pane fixed lights. Central glazed door.

1-6 Albion Place: Cottage terrace mid-late C19, Red brick under slate roof with 6 corbelled, cross ridge stacks. Regular front each cottage comprising one window on first and ground floor. Two-light, timber, small-pane casements under arched heads. Timber panelled doors a mix of C20 and older C19 4-panel type.

7-12 Albion Place: Cottage terrace mid-late C19, Red brick under slate roof with 6 corbelled, cross ridge stacks. Regular front each cottage comprising one window on first and ground floor. Two-light, timber, small-pane casements under arched heads for majority, one replaced with UPVC. A majority of timber panelled doors in a mix of C20 and older C19 4-panel type with one UPVC door.

Jubilee Hall: Constructed in 2012 and a stunning complement to the listed Victoria Hall to which it is joined.

Beech Cottage: C19, two storeys red brick under hipped slate roof with corbelled rear stack. Timber plate sash windows with modern entrance door under transom light and in flat roofed porch on two columns.

Vicarage Lane

1-5 Vicarage Hill: Mid C19, two storey cottage row. Red-orange brick under slate roofs with painted render gables to front, through-eaves dormers. Four, square, corbelled, cross-ridge stacks. Each cottage comprising one window on each floor with front entrance door. Casement windows with segmental heads to ground floor. All modern replacements

with mixed style modern timber doors. Cottages extended to rear.

7-8 Vicarage Hill (Hill Cottage): Former cottage row. Late C19 two storeys red-orange brick, painted on return front with machine tiled roof. Two square, cross-ridge stacks. Two light, timber small pane casement windows, three on each first floor, with those to the ground floor under cambered heads. Panelled part-glazed modern door to left of centre, further door in porch addition to right end.

9 Vicarage Hill: Late C19 cottage in Old English revival style. Single storey and attic with large timber framed gable dormer to front. Red -orange brick with plain tiled roof, hipped over set back single storey side ranges. Corbelled, cross ridge stack to left of centre with taller, slender stack to right roof verge in front slope. Timber leaded casement windows to ground floor, three-light, leaded metal window in gable dormer. Central timber door.

Nursery Cottage: C19 used as nursery from c1840. Two storeys, red brick with dentil brick eaves to tile roof. Central, dentilled, cross-ridge stack. Small pane timber casement windows majority two light but with three-light window on ground floor.

Character Area 5: Phoenix Green

Croft Road

The Croft Lodge: House 1900 by Robert Weit Schulz for AW Pearce. Arts and Crafts revival style. Two storeys, render and brick, with full height bays containing elm boarded gables to front.

Grange Lane

Candle Cottage: C19 former game keeper's cottage. Two storeys, brick with tiled roof and sash windows.

West Cottage: C18. Two storeys, brick with tiled roof and four stacks. Windows and central door in flat topped porch. Formerly the gardeners house to Hartley Grange

London Road

We Are One: C18 barn to rear with C19 house to front. Painted render, over stone to rear with gabled plain tiled roof. Front range hipped slate roofs with deep eaves containing paired brackets. Range to rear with opposing gabled bays and buttressed. Angled offset buttress to end. Three-light arched, Gothic style casements to both floors on north side. Formerly a Primitive Methodist Chapel. Front range mixture of timber casements and sash windows with full height canted bays either side of central entrance.

Rose Cottage: Early C19 labourer's cottage. Two storeys, painted brick with slate roof windows.

World War II Pillbox: Type 24 construction – official designation FW3/24 with an irregular hexagonal shape comprising of five faces of 2.4m in length, a rear face of 3.96m and an entrance 61cm wide. Built between June and August 1940 as part of the last line of defences should invasion occur and renovated in early C21.

1-2 Albert Cottages: Late C19 early C20 estate style villa pair. Two storeys red brick with rendered quoins and yellow brick dressings. Painted render to right hand return. Double pile plan with parallel range slate roofs and two gables to front, each with highly decorative pierced timber bargeboards. Substantial corbelled stacks to centre at front and rear. C20 casement windows with rendered corbel sills and label hood moulds above. Doors in single storey pent roof porches set back at either end. That to left with shaped parapet and flush panelled timber, that to right C20.

1-2 Jolly Farmer Cottage: Late C19 substantial house. Two storeys, red brick below timber frame with painted render infill above, with cross bracing. Tile hung to first floor rear. Slate hipped roofs with cross ridge stacks. Mixed small-pane timber fenestration, some sashes and some mullion and transom square bay windows under pent roofs on ground floor.

Red Lodge: Late C19 house. Two storeys with brick corbel string over ground floor. Red-orange brick under hipped slate roofs with decorative brick dentil eaves. Large corbelled and dentil decorated stacks on the ridge to the left and set back on the side slope to the right. Timber plate sash windows under

cambered rubbed brick heads in full height canted bays either side of central entrance. Canted glazed and timber porch with dentil and bracketed eaves containing timber panelled double doors. Further canted bay on left hand elevation.

1 and 2 East View Cottages: Late C19 early C20 cottage pair. Two storeys red brick under slate roof with corbelled brick stacks to end in front slope. Symmetrical elevation each cottage comprising two timber plate sashes under cambered heads on the first floor and ground floor canted bays under hipped roofs. Paired round arched recessed entrances to centre with timber and part glazed doors.

Phoenix Green

Phoenix Cottage: Late C19 early C20 house. Orange red brick with roughcast gables and plain tiled roof with pierced terracotta ridges. Two storeys “T” plan with corbelled stacks to left and rear centre. Small pane timber casement fenestration, that to first floor in gable under segmental rubbed brick arch with painted render keystone and herringbone brick infill. That to right in timber gabled dormer. Ground floor canted bay window under pent tile roof with fish-scale pattern. Door to right in arched recess porch.

Klere View: Late C19 former cottage pair extended in C20. Two storeys. Red-orange brick under slate roof, hipped over extension to left. Large, square, corbelled, cross ridge stack to centre of older range with further cross ridge stack to left. Small pane timber casements, two lights under cambered

heads to first floor of older range, three lights under cambered heads to left. Two, two-light cambered head casements on ground floor of older range with further window in slate pent roof porch. Small canted bay ground floor window to left with modern hipped roof porch in extension to left end.

Fairview: Late C19 house. Two storeys, orange-red brick under half hipped machine tile roof. Front elevation under half hip with stepped corbels to eaves and stack to left. Timber plate sash windows under gauged brick heads with keystone on first floor. Canted ground floor bay to left under pent roof with door in arched porch recess to right.

West Lea: Late C19 early C20 house. Two storeys. Blue-grey vitrified header brick with red brick dressings under concrete tile roof with end stacks. Symmetrical front with plate glass timber sashes under arched heads with painted render keystones to first floor. Ground floor canted bays to either side of central entrance. Part glazed timber door in glazed and timbered gabled porch.

Primrose and Marella Cottage: Late C19 house. Two storeys red brick with plat band over ground floor under a slate roof with decorative pierced wavy edged bargeboards to gables. Fine substantial cross ridge stacks with strings and corbel decoration grouped to centre. Timber casement windows, mix of old and replacements under arched and flat gauged and rubbed heads.

Thackhams Lane

Cedar House: Mid C19 (c 1859) remodelling of earlier cottage in its core. Two storeys painted stucco with slate roof and sash windows.

Cedar Terrace: C19 workmen's cottage row. Two storey brick with slate roof.

Old Post House: Early C19, two storeys redbrick with hipped slate roof. Victorian timber sashes with modern ground floor bay. Door in porch with thin Tuscan order.

The Grove

Whiteoaks: C 1860 and built as the Royal Oak Inn. Two storeys, painted render under hipped slate roof with brick stack to left. Modern plate sash windows. Central timber panelled and part glazed door with transom light under flat cornice hood on console brackets.

1-2 The Grove: C19 Cottage pair. Two storeys red brick under slate roof with end cross ridge stacks. Two-light small pane timber casements under segmental heads, those to right C20 with top hung lights. Paired doors, timber and part glazed, C20 under flat hoods on brackets.

3-7 The Grove: C19 cottage row, altered in C20. Two storeys, red brick under slate roof with gabled end bays with decorative bargeboards. Two corbelled cross ridge stacks either side of centre with further stacks to ends. Originally regular symmetrical elevation with two-light, small pane timber

casements under segmental heads and canted full height bays under slate roofs with timber mullion and transom casements in each gable end. Left hand gable end now radically altered with square projecting brick extension to ground and remodelled bay above. Timber doors, mixed pattern some panelled with the originals under flat roof cornice hoods on brackets.

White Lodge: Late C19 villa. Two storeys painted render under hipped slate roofs with large brick corbelled stacks left and right of centre to rear slope. Three-windowed front, with full height canted bays either side of centre containing timber plate sashes and with string course over ground floor. Central first floor window timber small pane sash (6 over 6) above shallow pitched porch with inset panels and timber door.

Wintney House: House, C19 altered in C20. Painted render front under cement tile roof with exposed rafter feet to part, brick side elevation. Corbelled stack to right hand side. Two storeys and attics in gables to either end. Timber plate sashes, those on ground floor in projecting square bays under tiled roofs with bracketed eaves. C20 panel door with flanking margin lights under modern, wide, shallow pediment.

York Lane

Acorn Cottage: House, C19 with possible C18 core. Painted brick under a slate roof.

Appendix F: Links

Appendix F:

Links to key documents referenced in this review

Hart District Council Local Plan

<https://www.hart.gov.uk/planning-and-building-control/planning-policy/plans-and-policies>

Hartley Wintney Neighbourhood Plan

<https://www.hart.gov.uk/planning-and-building-control/planning-policy/plans-and-policies>

Hartley Wintney Design Guide

<https://www.hart.gov.uk/sites/default/files/2023-06/Hartley-Wintney-Neighbourhood-Plan-Building-Design-Guidelines.pdf>

Planning Policy Framework

<https://www.gov.uk/guidance/national-planning-policy-framework>

Historic England

<https://historicengland.org.uk/>

Appendix G:

Contacts and acknowledgements

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