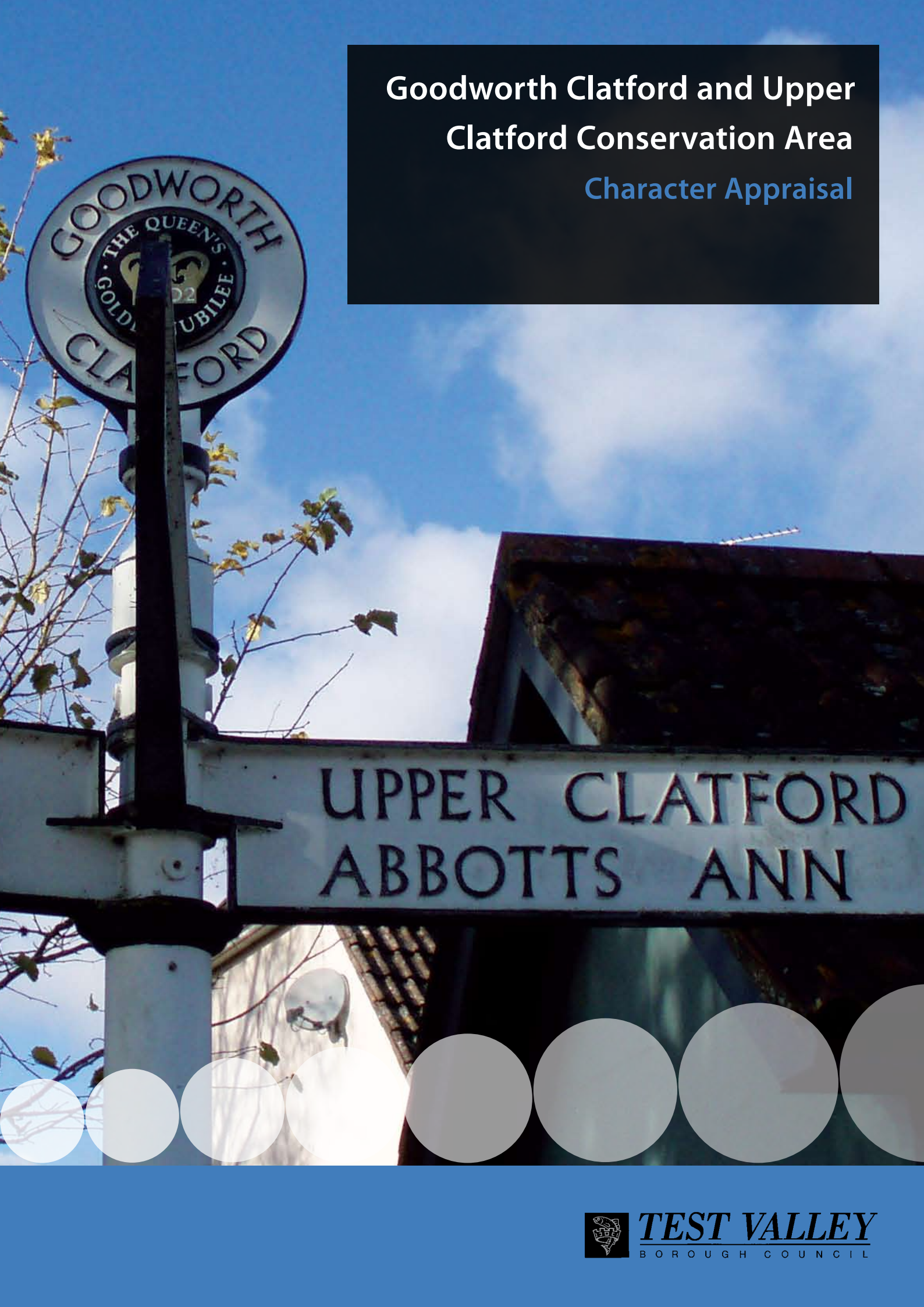


Goodworth Clatford and Upper Clatford Conservation Area

Character Appraisal



1 Introduction

Conservation Areas

A conservation area is an area designated by the local planning authority as one of special architectural or historic interest. Once designated, the local authority has a duty¹ to ensure that the character of a conservation area is preserved or enhanced, particularly when considering applications for development.

Purpose of Character Appraisals

Local authorities are now encouraged to prepare Character Appraisals, providing detailed assessments of their conservation areas. Appraisals enable the local authority to understand the elements that give each area its distinct and unique character, identifying special qualities and highlighting features of particular significance. Those elements include: historic development; landscape and topography; style, type and form of the buildings, and the spaces between buildings; materials, textures, colours and detailing; and less tangible aspects, such as sounds and smells, which can contribute to the special character of the area.

A Character Appraisal is intended as an overview, providing a framework within which individual planning applications can be assessed. It includes text, an appraisal plan, and photographs. It is not realistic to refer to every building or feature within a conservation area – but the omission of any part does not mean that it is without significance.

1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The Goodworth Clatford and Upper Clatford Conservation Area

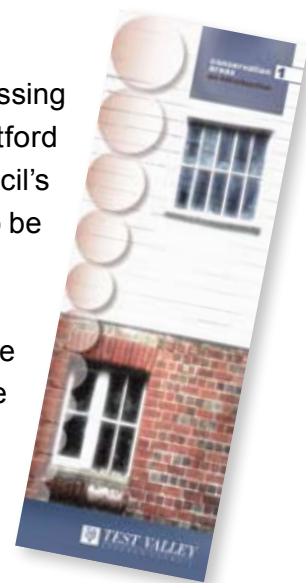
Context

Goodworth Clatford and Upper Clatford Conservation Areas were originally designated on 9th September 1987 in recognition of their special architectural and historic interest.

Local authorities have a duty to periodically review their conservation areas to ensure that they are still relevant and that boundaries are logical and could be defended if a planning appeal were made. Test Valley Borough Council ('the Council') carried out a comprehensive review of the two conservation areas and the two boundaries were formally amended by the Council's Cabinet on the 2nd September 2009. The conservation areas include the historic cores of both villages.

This Character Appraisal will be a material consideration when assessing future development within the Goodworth Clatford and Upper Clatford Conservation Areas. It should be read in conjunction with the Council's leaflet 'Conservation Areas: an introduction', and reference should also be made to policies within the Borough Local Plan.

Character Appraisals are separate from Village Design Statements. While Character Appraisals deal specifically with conservation areas and are produced by local Councils, Village Design Statements cover entire villages and are prepared by the local community. It is anticipated that both documents will complement each other.



Location and Population

The two settlements lie within the valley of the River Anton. Goodworth Clatford is located in the valley bottom, on the western bank of the river, around a mile and a half south of Andover. Upper Clatford lies about half a mile upstream from Goodworth Clatford, on high ground on the western bank of the river.

The combined population of the two settlements is 2,372 (based on Hampshire County Council's Small Area Population Forecasts 2008). The economy of the two settlements was formerly based on agriculture, but today the villages are predominately residential, with people commuting to major centres such as Andover, Basingstoke, Winchester, Southampton and further afield.

Goodworth Clatford offers a range of community facilities, comprising a village hall, two pubs, church and village shop and primary school. Upper Clatford has fewer facilities, including a pub, village hall, church and playing field.

Topography and Landscape

The villages of Upper Clatford and Goodworth Clatford are both located within the Lower River Anton valley floor, and the watercourse meanders through woodland copses and fields surrounded by hedgerows before joining the River Test. This is a relatively narrow valley and the valley floor has an intimate, pastoral character. The earthworks from the dismantled railway and the old canal create a series of linear features along the southern edge of the valley floor and are evident within both conservation areas.²

The settlements of Goodworth Clatford and Upper Clatford cross the valley floor of the River Anton and the historic cores of each settlement are focussed around the bridging points across the Anton.

Goodworth Clatford originally straddled the River Anton, with historic elements on both banks, but later post medieval settlement has developed along the three approach roads, creating a more linear form dispersing up the valley sides.

Upper Clatford also straddles the River Anton and has developed in a westward direction along the Pilhill Brook creating a linear settlement.

2 Test Valley Community Landscape Character Assessment, Vol 1: Description and Classification Landscape Character Types and Areas.

The dominant pattern of local biodiversity and vegetation in this area is permanent pasture with a few patches of woodland. Overall, the area is a continuation of the downs, with relatively dry pastureland reaching the river. Other notable habitats include areas of wet carr woodland, which with hedgerows, link to patches of ancient and semi-natural woodland. A series of bedwork water meadows extend through the valley of the River Anton and combined with miscellaneous valley floor enclosures, form the major historic landscape of the valley floor.³ Extensive areas of 19th century parliamentary field systems flank the valley floor.

The River Anton valley is flanked on the western side by the Thruxton and Danebury Chalk Downland Landscape Character Area, a relatively level landform, broken by several valleys. It is a strong rural agrarian area dominated by large scale arable farming, resulting in a very open exposed landscape. To the east is the Andover Chalk Downland, which is a gently undulating and rolling area of chalk downland with a series of dry valleys running towards the River Anton. It features open areas of arable land, separated by areas of settlement, infrastructure and large farms, creating a fragmented character area of Downland.⁴

The villages are surrounded by countryside, where strict policies apply to contain development.

Historic Development of the Village

Goodworth Clatford

It is generally considered that the name Goodworth Clatford derives from the Old English 'Godanwyro' meaning 'Goda's curtilage' and 'Clat(e)ford' meaning 'burdock ford'. The merged name Goodworth Clatford is shown for the first time on a map of 1579. Goodworth Clatford is partly formed out of what was historically known as 'South Clatford', situated below Upper Clatford within the river valley.⁵

3 Test Valley Community Landscape Character Assessment, Vol 1: Description and Classification Landscape Character Types and Areas.

4 Test Valley Community Landscape Character Assessment, Vol 1: Description and Classification Landscape Character Types and Areas.

5 The Place Names of Hampshire by Richard Coates

Evidence of Bronze Age occupation has been found in the area, along with later Roman occupation.

'Godorde' (Goodworth Clatford) was mentioned in the Domesday Book in 1086, when it was in the ownership of the Church, being a dependency of Wherwell Abbey, and it only came under the Crown during the reign of Henry VIII.

The Andover and Redbridge canal which linked Andover with Southampton opened in 1792 and ran through the water meadows to the west of Goodworth Clatford. The canal was not financially viable and by 1847 was bought by the London & South Western Railway. The canal was later filled in and a single line broad gauge railway constructed by the Andover and Redbridge Railway company which was opened in 1865. The line doubled in 1885 but was closed as a result of the Beeching review in 1964.

The Second World War had a lasting impression on Goodworth Clatford. A flying bomb demolished the original Royal Oak Public House, the School and a number of neighbouring properties, including the Old Forge.⁶

Upper Clatford

The hamlet of Upper Clatford is named from the Old English 'Clat(e)ford' meaning 'burdock ford'. 'Upclatford' is first recorded in 1306 and relates to the position further up the Anton valley than Goodworth Clatford, part of which was formed out of South Clatford.⁷

The earliest evidence of occupation in the area dates from the Neolithic Period from which remains have been discovered in the Anton Basin and at Balksbury Camp. Evidence of Iron Age settlements have also been found just west of the village at Bury Hill Fort where an early rampart and ditch has been discovered. Re-occupation of this area continued well into the Roman period and the Fort was reputed to have been used by King Canute in 1016, when he fought in the Battle of Andover.

6 The Upper Clatford and Anna Valley Village Design Statement.

7 Test Valley Borough Council. The Clatfords Conservation Area Policy 1987.

Upper Clatford saw both Roman and Saxon occupation and the first documentary evidence of the village dates from shortly after the Norman Conquest. Although the village was not known as Upper Clatford until the 14th century, the Manor of Clatford was a royal demesne in the hands of Roger Earl of Hereford immediately after the Conquest. The village is mentioned in the Domesday Book as being under the Lordship of William Fitz Obern, the father of the Earl of Hereford. The Manor later passed back to King John and was granted in 1204 to Hugh de Nevill. The Manor was then granted by successive Kings to various Earls and Lords, most notable of which were the powerful Pembroke family, Marshalls of England. Other notable Lords of the Manor were the Sackvilles and Normans, and the residences of Sackville Court and Norman Court bear testimony to this history.⁸

The Andover to Redbridge Canal also ran through the water meadows at Goodworth Clatford to the east of the main street and was later replaced by the railway.

Until the beginning of the last century, Upper Clatford was a quiet agricultural community. In 1815, the Waterloo Ironworks was founded nearby in Anna Valley later known as Taskers. These works became a major source of employment for the villagers until its closure in the late 20th century. Products from the iron works are much in evidence in the surrounding area and there are two fine cast iron bridges in the village – Garden Bridge dating from 1840 and the road bridge at Fishing Cottage dating from 1843. Many of the local cast iron casement windows also came from the works.⁹

Areas of Archaeological Potential

Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. Areas of Archaeological Potential (AAP) have been identified in both Goodworth Clatford and Upper Clatford and these are shown in purple on the Conservation Area maps.

8 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey, 1995.

9 The Clatfords Conservation Area Policy. Test Valley Borough Council 1987.

In Goodworth Clatford, the AAP extends along both sides of the main street thorough the village. Outside the conservation area boundary, the church and manor farm are the focus for a second AAP. A smaller AAP also includes the area of settlement on the eastern bank of the River which includes Fishing Cottage and Rose Cottage some of which lies just inside the conservation area boundary.¹⁰

In Upper Clatford, there are two AAPs. The church, (which now stands in isolation from the main part of the village), and the area immediately surrounding it forms one. It is not certain that the church has always been quite so isolated from development; therefore this area is considered particularly important as there may be evidence of former occupation in this area. The second AAP extends along both sides of the main street through the village to cover the building lines and plots to the rear of these properties. Although there may be little evidence of actual historic building within this AAP, information about the division of plots could still survive. The AAP continues to the south of the development along the main street to include what appeared to be an area of common in the 19th century, and on which there are some slight ‘humps and bumps’ – these may relate to the construction of the railway or earlier canal.¹¹

Archaeological remains are likely to be found in both the villages and any proposals to carry out works which include ground disturbance are likely to require an archaeological assessment. This may conclude that development is inappropriate or needs to be modified.

Form of the Village

Goodworth Clatford is located in the valley bottom of the River Anton, with two distinct areas of settlement to the east and west of the river. Upper Clatford lies about half a mile upstream to the north on the west bank of the River Anton and on the southern bank of the Pillhill Brook.

10 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey, 1995.

11 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey, 1995.

Goodworth Clatford

The historic plan form of the village of Goodworth Clatford is poly focal, (meaning that there was more than one focus of development). There is an area of development around the Church and Manor Farm, located to the east of the river and outside of the boundary of the conservation area and a second area of development to the west of the River in the form of an 'irregular row' (i.e. not a planned development), which is within the boundary of the conservation area. The two parts of the village appear to have developed around the crossing of the River Anton.

Within the conservation area, the main north-south road through the village runs parallel with the course of the River Anton at this point in the river valley. On the eastern side of this street around the junction with Church Lane, is an irregular row of dwellings with the properties running back to the river, which forms the rear boundary. The Tithe Map of 1845 shows the canal constructed on the rear parts of these properties, but it appears that the boundaries of the plots continued to run to the river beyond the canal at this time. The canal was replaced by the railway which ran along the same route.

To the south of the road junction, the boundaries run at an angle to the road. On the western side of the street there is almost continual occupation along the length of the village, but the plots are irregular in size, being either square or oblong in shape, and there is no apparent common rear boundary.¹²

The church is positioned away from the main part of the village on the eastern side of the river, with the Manor Farm adjacent. In 1665, the Hearth Tax records two settlements – Goodworth and Clatford - and it is assumed that these represent the two areas of settlement on either side of the river at this time. The Hearth Tax records two settlements of almost equal size, but by the 19th century, the Tithe Map certainly suggests that the settlement on the western side of the river was the largest.

There are four entrances into the Goodworth Clatford conservation area, marking the transition from countryside to the built environment:

- i. Longstock Road runs north-south through the village. The road forms the main street entering the built environment at the northernmost and southernmost points of the settlement.

¹² Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historic Survey, 1995.

- ii. Church Lane – this forms the eastern entrance into the village off the A3057 Romsey Road and links the development around the Church and Manor to the area of the village on the western bank of the River Anton.
- iii. Barrow Hill – forms the western entrance into the village and descends the valley side through 20th century development into the historic core of the village.
- iv. Green Meadows Lane – this road to the east of the river terminates in an old footpath which crosses the River Anton at the northern end of the village, leading on to Longstock Road. This route appears on the Tithe Map of 1845 and probably gave access to the mill on the River Bank to the east of the main road.

Upper Clatford

The planform of Upper Clatford is that of a regular row (i.e. planned development with regular plots) with periphery greens. The street running north-south through the village is lined by properties which form regular rows.

On the west side of the street the plots have a common rear boundary which narrows at the southern end.

On the east side of the main street, the properties are bounded at the rear by the canal, so this row appears narrower than the western side, but similar to those plots in Goodworth Clatford, it is possible the river once formed the rear boundary. Two lanes at right angles to the main street lead to the canal. There is more evidence of regular sub-division on this eastern side of the road.

It is interesting to note that the majority of the older houses in the village, on both sides of the road, are aligned with their gable ends onto the street.

At the northern end of the village, the street turns towards the west and opens into a square green which is overlooked on the western side by the Manor. At the southern end of the village is another area of green near the church which stands alone between two courses of the river.

What is particularly important about the manner in which both the villages of Goodworth Clatford and Upper Clatford have developed in the 21st century is that the historic plot boundaries have generally been retained. Both villages have undergone development in the 20th and 21st centuries and this is beginning to erode the historic planform, particularly through infill and from backland development of larger plots. Further such modern development within the two villages could lead to the historic boundaries becoming unrecognisable and should be avoided as these traditional plots are presently an important feature of both the conservation areas.

There are six entrances into the Upper Clatford conservation area, generally marking the transition from countryside to the built environment:

- i. Foundry Road – this road enters into the village in the north and is the only road which does not enter the settlement through countryside, having travelled through Anna Valley immediately prior to entering the village.
- ii. Balksbury Hill – this descends into the village from the north, crossing the Pillhill Brook to terminate at the junction with Foundry Road.
- iii. Red Rice Road – enters the village from the west, past Bury Hill and runs through Clatford Green.
- iv. Water Lane – this road enters the village from the east, having crossed the flood plain of the River Anton.
- v. Norman Court Lane – this lane runs north-south, parallel with the River Anton along the eastern side of the river floodplain, entering into the conservation area for a short distance, passing Norman Court prior to turning to the east to its junction with the A3057.
- vi. Longstock Road – this road forms the southern entrance to the village, having passed through a short area of open countryside having left Goodworth Clatford to the south.

3 An Appraisal of the Conservation Area

Key Characteristics of the Conservation Area

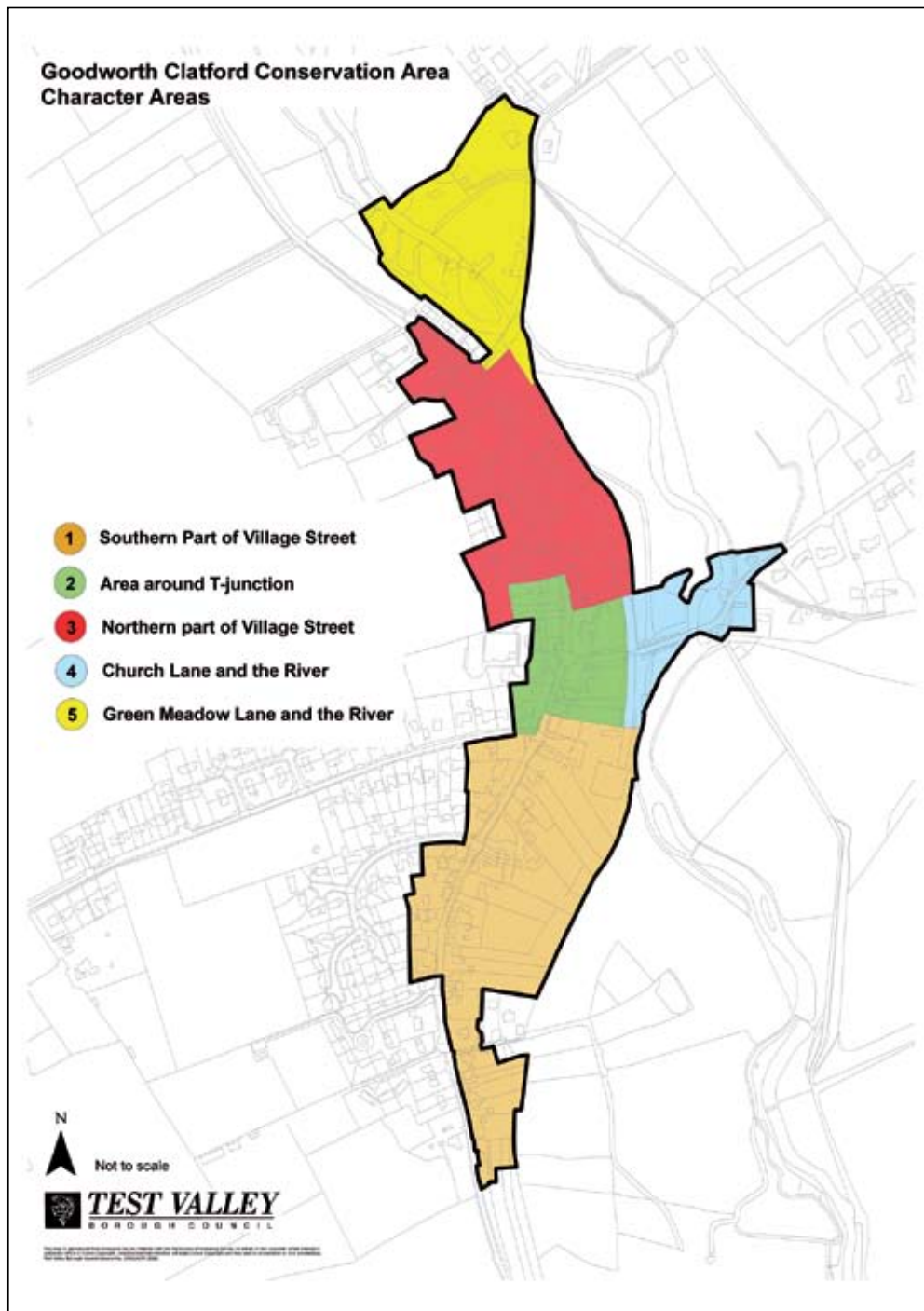
- Located within part of the valley of the River Anton, with development generally focussed on the western side of the valley flood plain within both villages.
- Newer development is generally interspersed among the historic development except for Above Town and Red Rice Road in Upper Clatford and Barrow Hill, St. Anne's Close and Cottage Green in Goodworth Clatford.
- Most buildings are in residential use.
- A number of large imposing houses exist in Upper Clatford, relating to the historic landed gentry and the historic farmsteads within the area.
- There are 49 listed buildings within the Goodworth Clatford and Upper Clatford conservation areas of which The Church of All Saints in Upper Clatford is listed Grade II*. The remainder are listed Grade II. Listed buildings are shown in red on the Character Appraisal maps at the end of this document.
- There are 77 buildings of local interest within the two conservation areas. These are unlisted buildings which do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character and appearance of the conservation area. Buildings of local interest are shown in black on the Character Appraisal Maps.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.
- Several examples of historic farm complexes survive.
- Older cottages are generally built to a long, low linear floor plan and are mainly timber framed or brick and flint in construction, with thatched or tiled roofs.
- Historic buildings in Upper Clatford are often positioned 'end on' to the street.

- In both villages, buildings often abut the pavement edge forming an intimate streetscene.
- Boundaries to plots are traditionally formed by cob or brick or brick and flint walls or hedgerows.
- Major key buildings: Yew Tree Cottage, Green Meadows Barn, Royal Oak Public House, Village Club, Queen Anne Cottage, The Cottage, Flint House and The Lawns in Goodworth Clatford. Bury Hill Farm, All Saints Church, Clatford Manor House, Norman Court, The Old Rectory and Sackville Court in Upper Clatford.

For this appraisal, Goodworth Clatford and Upper Clatford have been looked at separately. The quality of the buildings, landscape and setting has been considered together.

Goodworth Clatford

Goodworth Clatford is divided into 5 character areas and these are described separately: Southern part of the Village Street; Area around the T-junction; Northern part of Village Street; Church Lane and the River; Green Meadow Lane and the River.



i Southern part of the Village Street

This is a long linear character area, running south along the valley road (which runs mainly parallel to the River Anton at this point). The area is characterised by historic plots with boundaries that run at angles to the road, generally with common rear boundaries on the eastern side. However there is some evidence of garden extensions which are starting to alter the character of this part of the conservation area. On the western side, the plots are more irregular in size, being either square or oblong in shape, and there is no apparent common rear boundary. Buildings generally front onto the road, forming an intimate streetscene, with the more significant buildings often set back slightly from the public highway. There is some modern infill development in this area, and where this has occurred, it is generally set back from the road which has led to the sub-division of historic plots. This area includes properties on both sides of Longstock Road as far as Avondale on the western side and then extends further southwards on the eastern side up to Honeysuckle Cottage.

There are 11 listed buildings in the character area, all listed Grade II and these are generally simpler, historic 'cottage' type development, scattered along the length of this part of the street. Fourteen buildings have been identified as buildings of local interest, for the contribution they make to the historic environment. These include Laburnum Cottage, Westcott, Lavender Cottage, The Clatford Arms, Flint House, Harkaway and Honeysuckle Cottage. Together with the listed buildings, the buildings of local interest, form important groupings throughout the length of this part of the conservation area.

The scattered listed buildings along this part of the north-south road through the village help to form a narrow intimate streetscene, as they are built close to the road frontage on both sides of the street. The Lawns (Grade II) is probably the most significant listed building within this part of the conservation area and dates from the early 19th century. It is constructed of brick and tile, with flint banding on the end elevation to the side road, and has a symmetrical front, bay windows to the ground floor and a tiled canopy on posts to the doorway. This building is set back some considerable distance from the main road and has a substantial northern boundary brick wall to the Barrow Hill road.



The Lawns

The other listed buildings within this character area are generally simpler cottages dating from between the 17th and 18th centuries and demonstrate the use of typical traditional local materials, including timber framing, cob, brick, slate and massive thatched roofs – often with traditional wrap over ridges.



Queen Anne Cottages

Queen Anne Cottages (Grade II) is particularly notable for its timber-framed construction with projecting oriel windows and its prominent position on the roadside, which, along with the adjacent white rendered and thatched 'The Cottage' (Grade II), provides the termination for views through several parts of the streetscene – looking both north and south.



Goodworth Clatford Cottage

Goodworth Clatford Cottage (Grade II) is built at right angles to the roadway and dates from the 18th century with later extensions. It is typical of many of the listed buildings within the village, and includes rendered walls, with some exposed timber framing and a massive thatched roof.



Flint House

Flint House has been identified as a building of local interest and is particularly prominent within the streetscene. It is a substantial dwelling built of brick dating from 1871, and is a more imposing building than the surrounding small historic cottages and complements The Lawns (Grade II), adjacent. It is set back from the road within a large garden and is a substantial two storey house of flintwork with red brick banding and corner detailing and has a clay tiled roof. This imposing building includes a series of traditional outbuildings and

part of a cob boundary wall with traditional tiled capping on the road side. This house contributes to the homogeneity of the historic streetscene at this point, fitting in seamlessly with the adjacent Farmhouse Cottage and The Lawn and Flint Cottage opposite, all of which are Grade II listed buildings.

The Village Club on the eastern side of the road was built in 1923 at the expense of Sir Alfred Yarrow (the marine engineer and shipbuilder who lived nearby at Green Meadow). The hall, built in the Arts and Crafts style of brick with tile creasing and hipped roofs, includes distinctive leaded light windows with mullions and transoms and has a rustic wooden porch. The hall includes a billiard room, sports pavilion and adjoining caretaker's cottage. It has been identified as a building of local interest.



Village Club

There is an eclectic mix of buildings on the eastern side including two modern properties - Millsom House (built around 1985) and Dalveen (built originally as a bungalow in the late 1960's with a later 1st floor extension). Next to this are Millbourne North and South - a pair of cottages built in 1910 by Mr. Bevis.¹³ The walls to these cottages were built using a new improved cob/withchett method which involved ramming damp chalk into wooden shuttering. Buildings constructed using this method have thinner walls and squarer corners than older traditionally built cob buildings.¹⁴

Madehurst and Hay Green adjacent consist of a pair of cottages built after World War II which have been altered and extended. The gardens were enlarged eastwards after the railway line was removed in the 1960's. Honeysuckle Cottage is one of the most interesting buildings at the southern tip of this character area, and is constructed of chalk cob. It was possibly built originally as a railway cottage with a thatched roof although the roof has now been replaced with slate. The cottage has been extended and restored sympathetically. The precise date of construction is not known but the cottage appears on the 1867-1893 Ordnance Survey map.

The other buildings of local interest also contribute to the homogeneity of this historic streetscene, representing simpler 19th century cottages located between the listed buildings. These non-listed buildings generally complement the adjacent historic buildings, through the use of traditional materials and detailing, including such as the use of thatch (at nos. 1 and 2 Lavender Cottages).



Nos 1 and 2 Lavender Cottages

13 Information supplied by Goodworth Clatford Parish Council.

14 Test Valley Borough Council - The Clatfords Conservation Policy. 1987 p.6.

Key Characteristics

- Part of the historic linear development of the village along the north-south valley road.
- The traditional historic plot sizes are still identifiable.
- Generally simple historic cottage type dwellings built of various traditional local materials.
- Mixture of listed buildings and buildings of local interest.
- Intimate urban character to the streetscene, with buildings located close to the road.

ii The area around the T-junction

This character area incorporates the area around the T-junction, where Church Lane meets Longstock Road, and forms the north-south Village Street. This area was heavily damaged by a flying bomb in the Second World War; therefore, the majority of development was built after World War II. The boundaries of historic plots shown on the Tithe Map of 1845 are generally visible on a modern map, but have been subdivided and altered to such an extent that they are no longer visible on the ground.

The area is characterised by linear development on both sides of the road and unlike the surviving historic development to the north and south, this later development is generally set back from the road, with a reasonable garden area between the dwelling and the pavement. The use of hedgerows to form green frontages or traditional walls helps to reduce the impact of this modern development on the wider streetscene running through the conservation area.

There are no listed buildings in this character area, but two buildings of local interest have been identified – The Royal Oak Pub and Olde Rose Cottage. The Royal Oak Pub is not particularly outstanding in its architectural form and detailing, however it does reflect local materials, with the use of clay tiles, rendered walls and relatively steeply pitched roof with a catslide detail. This building is more important in the wider streetscene as it forms the termination of views through the conservation area north and south through the main village street and also forms the gateway into this part of the village after crossing the River on Church Lane.



The Royal Oak Pub

Olde Rose Cottage appears to be a cob building of earlier origins than most of the buildings within the area. It is typically rendered, and has relatively small window openings with deep reveals, set away from the corners of the buildings. The dwelling is mainly concealed behind a mature hedge, with only glimpsed views gained from the main road through the village.



Olde Rose Cottage

There is one further notable item of interest within this part of the conservation area located directly on the junction with Church Lane. The jubilee fingerpost is a typical Hampshire road sign of a white tapering column with three signs for direction. On top of the column is a vertical circular round metal plate with the village name forming the border with a crown motif in the centre.

Key Characteristics

- Generally later development concentrated around the T-junction.
- No listed buildings.
- Most buildings date from the 19th or 20th centuries.
- Limited views through the conservation area.

iii Northern part of the Village Street

This character area forms the northern part of the linear street through the village. The historic development is interspersed with buildings of local importance and modern infill plots. Larger plots have been filled in by modern development on the north western side of the road. The historic plots consist of a mixture of shapes and sizes, with more linear plots on the eastern side of the road running down to the dismantled railway line and river. The majority of the historic plots can still be traced within the current streetscene, but have often been subdivided to create modern infill plots. Development is generally on the road frontage or has significant boundary hedge or tree planting, creating

an intimate streetscene, with very few views out of the conservation area until reaching the northernmost edge of the village.

There are four listed buildings in this area, all listed Grade II, which are generally simple cottages built adjacent to the road. These listed buildings are scattered through this character area and 21 buildings have been identified as being of local interest which contribute to the homogeneity of this traditional village streetscene.



Old Cottage



The Thatchings

The four listed buildings are all modest historic cottage type buildings, which are a feature of this village. Old Cottage, The Thatchings, Yew Tree Cottage and Goodworth Cottage represent the traditional local materials and architectural detailing prevalent within this part of the Test Valley Borough, demonstrating timber framing, rendering, brick and flint, and massive thatched roofs. Small traditional timber or metal casement windows are prevalent, as are the doors which are generally simple timber ledged and braced, and often include small thatched porches over.



Goodworth Cottage

There are twenty one non-listed buildings of local interest in this character area including Sudan, Ford Cottage (formerly Sunberrie House), Mayfly House, March Cottage, Goodworth House, The Laurels, 1 and 2 Laurel Cottages, Yew Tree Barn, Martins Scythe, Foxlea, Yew Tree Barn, 69, 70 and 71 Village Street, Barton Cottage, Jasmine Cottage, Chapel Barn, River Cottage, Westbourne and Dunelm. These properties largely reflect the size and proportions of the older cottages, often with brick walls, sometimes painted or rendered, and clay tile or slate roofs. A few of these buildings include interesting and unusual architectural detailing, such as the decorative metal lattice window at The Yews and decorative timber porch at Yew Tree Farmhouse.

The most distinguished property within this village is Goodworth House, which is set back from the road on higher ground within extensive gardens, with mature trees along the boundary with the village street. Only brief glimpses are gained of this large late 19th century building, which appears to retain much of its original architectural detailing.

Key Characteristics

- Traditional plot sizes are identifiable.
- Some modern 'backland' development.
- Strong frontage treatment – either by the buildings or mature hedgerows and trees.
- Generally simple cottage style buildings.
- Traditional building materials.
- Close knit buildings creating an enclosed character to the streetscene, with little opportunity for views across the surrounding countryside until reaching the northern boundary of the village.

iv Church Lane and the River

This small character area is formed by the line of the dismantled railway, the river meadows and banks to the east and a very small number of buildings on Church Lane. This area is the 'introduction' to the main part of the village of Goodworth Clatford when travelling from the Church and Manor in the east. Views from the river bank and the bridges over the road and former railway are afforded out over the valley and the River Anton to the south and southeast. More limited views are available to the north.

Areas of important open space exist on the western bank of the River Anton to the north and south of Church Lane. The space to the south of the road forms a traditional tranquil river bank setting, home to many water birds. The two road bridges can be viewed from this open space, the larger bridge to the east being particularly substantial in its form and architectural detailing. To the north of the road, the river bank is well planted with trees and a more intimate space has been created for community use.



Rose Cottage

There is one listed building within this area and two buildings of local interest. Rose Cottage (Grade II listed) is located at right angles to Church Lane and dates from the 18th century (with later additions). It is rendered with a thatched roof over. Opposite Rose Cottage are Fishing Cottage and Rushmoor Cottage, both of which date from the late 19th century. These buildings have been identified as being of local interest as

they form a pleasing small group with Rose Cottage around the riverside and associated tributaries at this point.

Key Characteristics

- Generally later development concentrated around the road junction.
- One listed building.
- Buildings date from the 18th to 20th centuries.
- Limited views through the conservation area.

v *Green Meadow Lane and the River*

This is a relatively large but sparsely developed character area centred around Green Meadows - a former mill, the course of the River Anton and associated tributaries and Green Meadow Lane - which terminates in a historic fording point on the river. It includes the grounds to Green Meadows and two other dwellings located to the north and northwest.

The area is characterised by low density development within a traditional riverbank setting, significant mature specimen trees within gardens and more natural wooded areas. Views out over the surrounding countryside to the east, through to the Church and Manor, can also be gained from the northern part of the character area. Green Meadows Lane is a footpath for the majority of its length within the conservation area. The Lane is a more formalised road to the north, where it eventually joins the A3057 Romsey Road. However, the informal trackway through the conservation area terminates at the historic ford of the River Anton, where a footbridge allows pedestrians to cross the river to enter into the northern end of the Goodworth Clatford main Village Street.

There are two listed buildings within this character area, listed Grade II and three buildings of local interest. Green Meadows was once a corn mill on the river. The 18th century mill and mill house were converted in 1921 to a single dwelling for Sir Alfred Yarrow (see the reference above to the Village Club) by the architects Davis & Emanuel and Henry Smart. A further wing was added in 1922. The current house is a picturesque brick and tile structure with leaded casement windows. The mill section was originally thatched with reed and there is an 18th century four bay timber-framed and brick thatched building (recently rebuilt following a fire). There is a 19th century granary adjacent with a hipped tiled roof and boarded walls which sits on staddle stones (both are listed Grade II). The house is only visible in glimpses between mature trees and hedgerows from the adjacent Green Meadows Lane but nevertheless makes an important contribution to the character of this part of the conservation area.



Green Meadows



Meadow Lodge

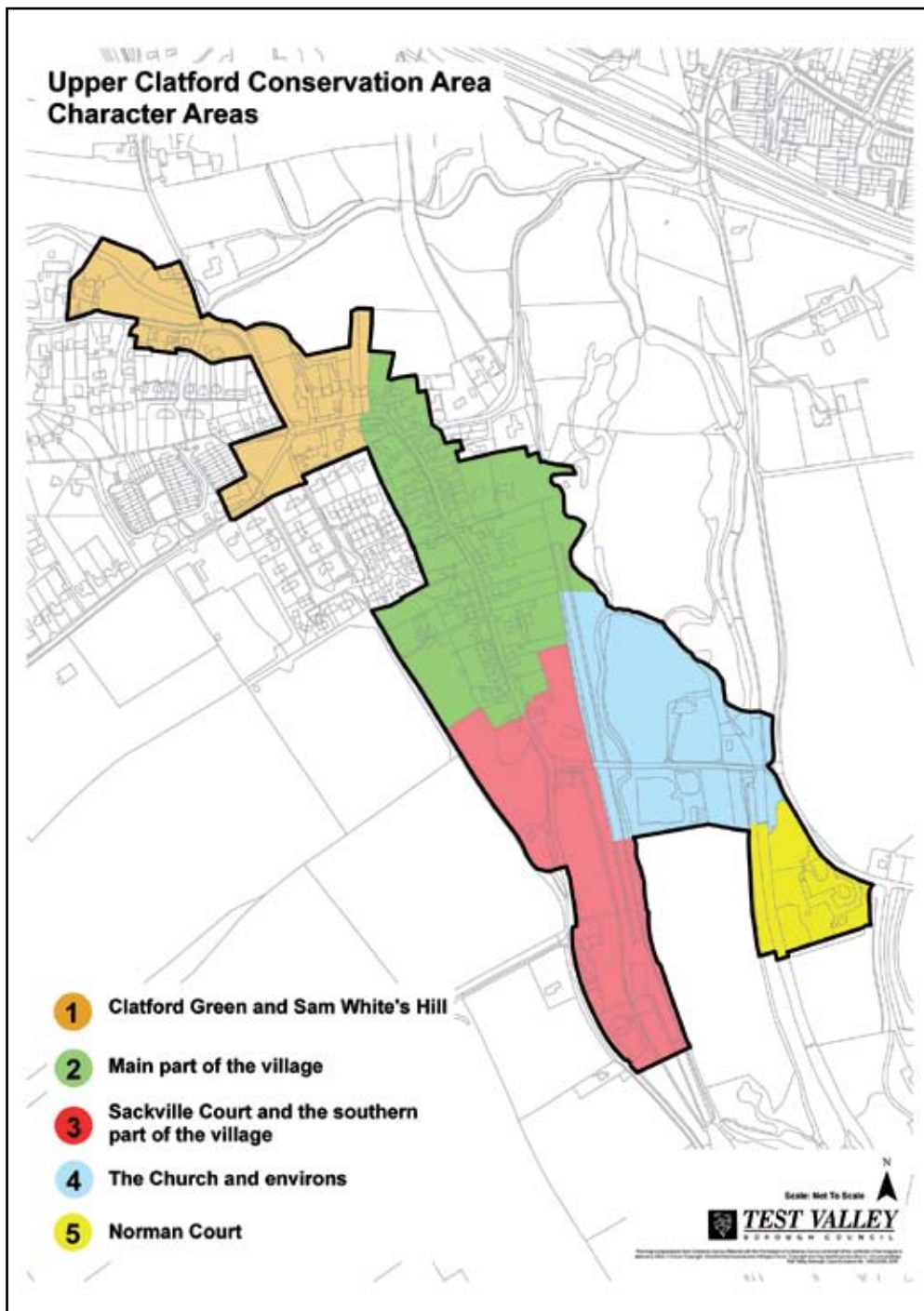
The adjacent Meadow Lodge to the north is a late 19th century dwelling. What is particularly special about this building is the survival of decorative architectural detailing from the period, including a cast iron veranda to the front of the building.

Key Characteristics

- The course of the River Anton meanders through this area.
- Two listed buildings and three buildings of local interest.
- Traditional building materials.
- Mature specimen trees and wooded areas.
- Historic crossing of the river.
- Intimate green lane.

Upper Clatford

Upper Clatford is divided into 5 character areas and these are described separately: Clatford Green and Sam White's Hill; Main part of the village; Sackville Court and the southern part of the village; The Church and environs and Norman Court.



i Clatford Green and Sam White's Hill

This area incorporates the northern part of the village to the point where it joins with the adjacent Anna Valley settlement. The area includes the linear development on either side of the main street as it turns to run east west including Clatford Green - an important open space, and Sam White's Hill, to include the junction and the road bridge over the Pilhill Brook. The conservation area boundary has been revised to run along the rear boundary of the properties to the north of the main street, incorporating the curve of the track into the rear of Bury Hill Farm and has also been revised to delete the area of modern development to the immediate southwest of Clatford Manor.

It is still possible to identify the historic plot sizes within this character area and Clatford Green forms a particularly important open space, dominated by a mature avenue of trees on raised banks either side of Red Rice Road. Further mature trees are dotted around this open space, giving the feeling of a park.

There are three listed buildings within this character area, all of which are listed Grade II. Five buildings of local interest have also been identified. Modern development has intruded into the conservation area generally within the Bury Hill Farm area, but is also prominent outside the boundaries around Clatford Green.

Clatford Manor House (Grade II) is a mid 18th century dwelling which has now been converted into flats. This is an imposing building in a prominent position on the edge of Clatford Green and is viewed through the avenue of trees lining Red Rice Road. The building is constructed of brick and tile and is notable

for the quality of its detailing, including fine brickwork, timber vertically sliding sash windows and doorcase with pediment, cornice, frieze and pilasters.



Clatford Manor House

Bury Hill House (Grade II) is an 18th century property located in a prominent position within the streetscene on a corner of the main road through the village and visible as a termination of views northeast through the Clatford Green area. The House is constructed of brick, including blue headers with red brick dressings which include quoins (corner details) and cambered rubbed brick arches to the ground floor window openings. This is another significant building within this small village, reflecting the historic relationship of Upper Clatford and the importance of agriculture in the development of the settlement.



Bury Hill Farm House

By contrast, No. 134 (Grade II), located opposite Bury Hill Farm a small late 18th century cob cottage with a thatched roof. The cottage is in a particularly prominent position within the streetscene, with the end elevation abutting the pavement.

Cophall Place is a unlisted late 19th century building constructed of brick (which has been painted) and has a clay tile roof. It has some high quality detailing, including brick pilasters with decorative acanthus leaf capitals, high quality metal casement windows, (possibly made at the Taskers foundry close by), as well as quality timber sliding sash windows typical of the period.

Key Characteristics

- Entrance to the village from the northwest and north.
- Significant and prominent listed buildings.
- Important high quality buildings of local interest.
- Important open space with an avenue of mature trees at Clatford Green.
- Views into, out of and through the conservation area.
- Intrusion of mid 20th century development outside the boundary of the conservation area.

ii Main part of the village.

This character area incorporates the main street through the village, which runs north-south. The conservation area boundary is generally tightly drawn along the rear boundaries of the historic plots on the western side, but has been extended to include the small track running west and an area of open space. On the eastern side, the boundary is drawn along the line of the tributary of the River Anton, running to the east of the dismantled railway, before turning east to enclose the watermeadow to the rear of the church. The boundary of this character area continues along the route of the old railway.

This area is characterised by the linear historic development along the main street, which creates an intimate and enclosed streetscene, with only glimpsed views out over the landscape to the east. The more significant views out of the conservation area to the west are gained only at the end of the track to Mount Villas and the associated open space to the south. Buildings are generally quite tightly grouped and located directly on the road frontage or within small front gardens, with boundaries often formed by hedgerows or traditional garden walls. The older dwellings are often 'end on' to the road.

One important open space has been identified to the south of Mount Cottages and this has been included due to its connection with open space to the south, part of the third character area. Unfortunately non-traditional land management is creeping into this area which is considered to be inappropriate and needs controlling to retain the traditional rural and open setting of this part of the conservation area.

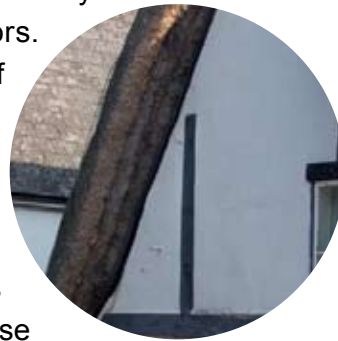
There are twenty one listed buildings within this character area, all listed Grade II. Twenty four buildings of local interest have also been identified. There has been a significant amount of modern infill in this area. Development has generally not conformed to the traditional position of dwellings, with some unfortunate examples of backland development which is out of character with the manner in which this historic village has developed.



The Old Forge

The listed buildings are generally simpler cottages, often with associated outbuildings. The earliest of these appear to date from the 17th century, but it is likely that many of the buildings have earlier interiors.

An important characteristic of many of these older vernacular cottages is the fact that the end elevations generally abut the road, as demonstrated by Reed Cottage, Hope Cottage, The Old Forge, The Old Post Office, Lovells Cottages and Garden Cottage. These cottages generally date from the 17th century or very early 18th century and are constructed of building materials traditional to this area, including timber-framing, cob, brick walling and massive thatched roofs. Reed Cottage has perhaps the most spectacular of these roofs, with historic layers of thatch visible and the roof touching the road.



Layer of thatch,
Reed Cottage



Reed Cottage

The Crook & Shears Public House (Grade II) is a substantial thatched building. It is the only pub within the village and is prominent within the streetscene, especially in views west along the historic track leading towards the valley bottom, which today serves several residential properties. Unlike the smaller cottages, this building faces the road and has a substantial presence within this part of the village.



The Crook and Shears Public House

Berwick House (Grade II) is a larger 18th century dwelling which is more imposing than the earlier simple vernacular cottages on the village street. The house is unusually set within a garden area, away from the road frontage. It is constructed of flint and brick (now painted) with some small areas of timber framing visible at the gables. Pounceys Cottages (Grade II) are constructed of brick and flint - a historic building material characteristic of this part of Hampshire. These materials are particularly striking in views through the village particularly when they have been left unpainted.



Berwick House



Pounceys Cottages



Sunnyside and
Mount Villas

Anchor View, Lee View, Sunnyside, Mount Villas & Hill View are all non listed buildings of local interest which represent the late 19th and early 20th century development within the village. These buildings are typical of the period, being semi-detached brick workers' cottages. These buildings retain some original features, such as timber vertically sliding sash windows and traditionally detailed doors and boundary treatments. However, erosion of this

historic detail has already begun and if allowed to continue could become a prominent and unwelcome intrusion within the historic streetscene.

Key Characteristics

- Traditional plot sizes are identifiable.
- Some modern 'backland' development.
- Intimate streetscene, with buildings often abutting the pavement edge.
- Use of traditional building materials, including thatch, brick and timber framing.
- Generally simple cottage style buildings with some large imposing buildings interspersed.
- Higher density development with little opportunity for views across the surrounding countryside.
- One area of open space.

iii Sackville Court and the southern part of the village.

This character area incorporates the southern part of the village and is dominated by the two large houses and outbuildings - Sackville Court and The Old Rectory. This area has remained largely undeveloped in the past. Only two other buildings feature in this area namely Rawlinson Cottage (Grade II) and The Willows (local interest) and it marks the transition from countryside to the more built up parts of the village to the north. There are also two historic important open areas in this area – one to the west of the road rising up the valley side opposite the road junction and an area immediately to the north of The Old Rectory. These areas reinforce the rural and low density nature of this character area and provide views into, out of and through the conservation area. There is a heavy belt of mature trees and vegetation on the eastern boundary of the area which covers part of the dismantled railway and a tributary of the River Anton. Field boundaries retain hedgerows and plots include traditional man-made boundary features such as brick walls and iron fencing.

There are five listed buildings within this character area, all of which are listed Grade II. Three buildings of local interest have also been identified – these include the outbuildings to Sackville Court and the Old Rectory, and The Willows - a thatched dwelling at the southernmost point of the conservation area. Importantly, there is no modern infill development within this area, thereby allowing the historic rural nature of the streetscene to be retained. This includes the traditional plot sizes and the open spaces between, thus retaining the historic and traditional settings of The Old Rectory and Sackville Court on this edge of the floodplain location.

The Old Rectory (Grade II) is an 18th century house with later alterations. It has a stucco (rendered) front with a tiled roof. The front ‘north’ elevation, dates from the 19th century and the centrepiece has a substantial projection and a lower western element. The windows are particularly fine with triple vertically sliding sash units each side of the centre and tall ground floor windows. Adjacent to the rectory is a narrow early 19th century stable block (Grade II), constructed of brick and tile and which backs on to the road. This building, together with boundary brick wall and a substantial cob garden wall returning along the southern boundary of the site enclose the garden to the south of the main house.



The Old Rectory

The Old Rectory stands at the northern end of substantial grounds which incorporate a small tributary of the River Anton over which is an iron footbridge made by Taskers (Grade II). The bridge is dated c.1840 and is formed of two arches, oval in form, with decorative scrolls in the spandrels. A panelled beam passes over the two arches, above which is a rail with slender balusters, with plain verticals between, tied together by cross braces.

Sackville Court (Grade II) dates from the early 18th century and is constructed of brick walls of blue headers with decorative red brick dressings with a tile roof. This building forms the 'end-stop' to the main linear development on the road through the village. However, this building is concealed from views through the main street and is only visible and prominent in views from the

south on entering the main built up area of the village. Therefore, the setting of this building is enhanced by the open space to the west, rising up the valley side, and the immediate open garden area to the front, enclosed by a brick wall to the roadside and a hedgerow adjoining the large 19th century arched bridge over the dismantled railway and tributary of the River Anton. The eastern boundary is formed by a belt of mature and dense trees and vegetation on the former railway line.



Sackville Court

Key Characteristics

- Two large dwellings with associated historic settings.
- Traditional boundary treatments, including brick walls, metal railings and hedgerows.
- Two major important open spaces, still managed traditionally.
- Mature trees and vegetation.
- Views into, out of and through the conservation area.

iv The Church and environs.

This character area incorporates the Church of All Saints and its open setting, which lies between the main watercourse of the River Anton to the east, and a tributary running adjacent to the dismantled railway line in the west. A second tributary forms the northern boundary of the conservation area at this point and encloses the traditional floodplain meadow within which the Church sits. To the south of the Church are a series of ponds within the floodplain. Extensive long distance views are gained into, out of and through this valley bottom location.

There are two listed buildings within this character area - the Church which is listed Grade II* and the iron road bridge over the River Anton, listed Grade II. Two buildings of local interest have been identified – Fishing Cottage and the associated modern garage building. In addition, the substantial many arched brick bridge over the tributary of the River Anton and the dismantled railway line is also an important and significant structure in this area.

The Church of All Saints dates from the 12th century, with the tower added in 1578 and the porch in the 18th century. The Church underwent significant extension and restoration during the late Victorian period and a modern church room has been added to the north elevation. The building is constructed of flint, with some walls rendered, and has a tiled roof.



The Church of All Saints

The road bridge over the River Anton is a cast-iron structure made by the local firm of Taskers in 1843 and is listed Grade II. It is a double span bridge formed of arched frames with decorative diminishing circles in the spandrels. The arches rest on cast plates with a panelled decoration. A series of slender moulded columns linked by three horizontal rails form the edges of the bridge. This bridge forms an important social and industrial link to the valley's past and is also prominent in views through the conservation area at this point.



Taskers Bridge

Fishing Cottage located to the west of the River, forms a gateway into the valley bottom at this point, along with Taskers Bridge and is a building of local interest. It is a modest white rendered cottage fronting the road with an extensive garden area to the south. To the north of the road, set back and with a backdrop of mature trees, is a large modern garage building which has been thatched. These buildings enhance this particular part of the conservation area.

Key Characteristics

- Open floodplain and water meadow setting, still traditionally managed.
- Grade II* listed Church.
- Important listed iron bridge.
- Substantial unlisted 19th century arched brick bridge.
- Extensive views across open spaces.

v Norman Court

This character area is formed by the historic Norman Court and the associated farm building complex (and its setting) which is located on the eastern bank of the River Anton. It is the only built element to the east of the River Anton within the conservation area. The complex consists of Norman Court House and a large range of historic barns lying immediately to the south, which form an enclosed farmyard area. The farm sits within a historic location on the edge of the floodplain to the east of the course of the River Anton within this important traditional riverside landscape setting.

There are two listed buildings within the complex - Norman Court House and the associated range of barns - both listed Grade II. Norman Court Lodge and an outbuilding, located to the southeast and south of the main house respectively, have been identified as buildings of local interest.



Norman Court Farm House

Norman Court House is an important building dating from the early 18th century and is constructed in brick, with the walls of decorative blue headers with red brick quoins (corner details) and high quality 'rubbed brick' surrounds to the Victorian casement windows. The tiled roof is hipped with a decorative dentilled brick (resembling teeth) course at the eaves. The building has a classical Victorian doorcase, with pediment, pilasters and panelled reveals. The front of the House looks south over the farmyard area and sits at the south-eastern corner of a garden which is enclosed from the road by an extensive high brick wall.

The range of barns and stables to the south of Norman Court house, date from the 18th and 19th centuries. It is a continuous range of buildings, with the three 18th century barns adjoined at their ends and arranged in a 'zig-zag' form. The barns include timber framing with brick plinth walls and are weather boarded with a tiled roof. The largest includes six bays, with aisles. The 19th century range of buildings is laid out in three angles in a 'horseshoe' shape, to enclose the courtyard on the eastern side – attached to the 18th century barns at the northern end. These later buildings are constructed of brick, with tiled roofs which have hipped dormers. These farm buildings form an important complex which enhances the historic character of this part of the conservation area and their integrity and modest ancillary character should be retained in the future.



Norman Court barns

Norman Court Lodge is a late 19th century building which forms the westernmost side of the farmyard enclosure. This is a single storey dwelling with a steeply pitched tiled roof and prominent chimney. This building would probably have provided ancillary accommodation in relation to the running of the farm and is important in the historic evolution of this complex.

Key Characteristics

- Important complex of traditional historic farm buildings on the east bank of the River Anton.
- Significant early 18th century Grade II listed dwelling.
- Farm buildings and farmyard are little altered and retain ancillary historic character to the farmhouse.
- Extensive brick boundary wall to road.

Materials, Textures, Colours and Detailing

Introduction

By necessity, builders in the past tended to use materials which were available locally, such as timber, cob, flint and thatch. There are several fine examples of buildings dating from the 17th to 19th centuries in Goodworth Clatford and Upper Clatford, the Church of All Saints which dates from the late 12th century. These range from simple cottages to prestigious larger houses which display traditional construction techniques and fine architectural detailing. With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials such as Welsh roof slates and stock bricks became available to builders.

Before carrying out any repairs or considering extending or altering historic buildings within the village, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important buildings.

Walls

Older properties are generally timber framed, with a variety of materials used for the infill panels, including wattle and daub, cob, brick and flint. Later buildings were constructed of brick and flint, as well as newer methods of cob construction (notably at Goodworth Clatford) which were been rendered or painted. Paint colours are generally restricted to subtle shades of cream, grey or off white.

Weatherboarding is a detail found on the converted agricultural buildings within the two villages and on parts of dwellings which originally served ancillary purposes, (such as stores or barns). Weatherboarding is also prevalent on the surviving unconverted agricultural buildings which are a significant feature, within both villages.



Timber framing,
Queen Anne Cottages



Brick and Flint, Flint Cottage

Roofs



Thatched roof,
Old Cottage

A number of roofs in the village are thatched. Evidence indicates that long straw was the prevailing thatching material in the area. Since the middle of the last century, combed wheat reed has assumed greater prominence and is now the main thatching material in the village. The practice when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed.

The majority of thatched buildings in the conservation areas are listed. A change from one thatch material to another or a change in style of the thatch will inevitably alter the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of thatch material and would need compelling evidence in support of such a change.

As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in Test Valley have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush' and 'wrap-over' (i.e. sits flush with the main roof slope). Combed wheat reed on the other hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Council encourages the use of flush and wrap-over ridge on both long straw and combed wheat reed roofs.



Clay tile roof, Old School

Clay tiles (mainly handmade) were also commonly used in the village, with natural slate used from the 19th century onwards. There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and can often appear prominent within the historic streetscene, therefore, its use is discouraged within the conservation area.

Windows

Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This produces a more harmonised design. The position of the window in the wall, whether flush or set in a reveal and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.



Leaded window, Sackville Court



Hampshire casement window,
Crook and Shears Public House

There are a number of traditional styles of window within the two conservation areas, including timber windows with traditionally glazed leaded lights formed of individual 'quarries' of glass (individual diamond or square pieces of glass) with lead 'comes' (the lead which connects the individual pieces of glass together); and cast iron framed and small paned windows, often with decorative window 'furniture', i.e. catches and window stays. One of the styles found in the conservation area is commonly termed the 'Hampshire casement'. This is a well proportioned single glazed timber window with a single horizontal glazing bar equally dividing the panes.

In the grander buildings of the late 18th century or 19th century the prevalent window style for the more significant buildings in the conservation area were, timber vertically sliding sash windows with small panes, which demonstrated the wealth of the owners of the time (for example Bury Hill Farmhouse, Clatford Manor House and The Old Rectory).



Sash window, Clatford
Manor House



Iron casement windows, Wressle Cottage

There are some examples of iron casement windows in dwellings, especially within Upper Clatford such as Wressle Cottage, which are likely to have been made in the local Taskers ironworks to the north-east in Anna Valley. These metal windows should be retained as far as possible as they contribute to the character of the village and are important as they were made locally.

The majority of windows in Goodworth Clatford and Upper Clatford are of a reasonable standard of design. Fortunately, the use of non-traditional materials, such as PVCu in both villages has so far been largely avoided. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.

Doors



Porch detail, Forsythia Cottage

Doors and associated architectural detailing are important features which often complete the 'character' of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with inappropriately detailed modern replicas. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the more significant buildings reflect the styles and periods of the buildings and the social context in which these buildings once stood.

Garden Walls, Fences and Other Means of Enclosure



Picket fence and gate,
Porch Cottage

Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the villages. Many historic boundaries remain, defining the original plot sizes and are natural or man made.

Significant walls – (in both length and height) - are generally found relating to the more significant properties and farms within both villages. The walls are generally constructed of brick, with some flintwork evident.

On the whole the majority of properties, including modern dwellings, have retained a historic method of defining the boundary, either by brick or brick and flint walls, or by hedgerows. There is an unfortunate move however towards the use of close boarded fencing of various heights and this is an alien feature, detracting from the historic character of the conservation areas.

Key characteristics

- Most of the older buildings in the villages are constructed of materials from local sources.
- Predominant construction materials include timber framing with various infill materials, including brick, flint and wattle and daub, or brick or cob. Thatch is the major material on the older buildings, followed by clay tiles and slate to the later buildings.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Garden walls and hedges are enclosure features and are particularly important as they contribute significantly to the character of the conservation areas.

The Contribution of Trees and Open Spaces and Biodiversity

A significant part of the character of the villages is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within them, including the watercourses.

Trees and Hedgerows

It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation areas. The most significant trees and groups of trees are shown on the Character Appraisal maps. Trees form important backdrops to the villages on the valley sides. There are also a number of large important tree specimens scattered through the built area of both villages, within gardens, within the flood plain of the river, and are also associated with the church and its environs as well as Clatford Green.



The contribution made by trees,
Primavera



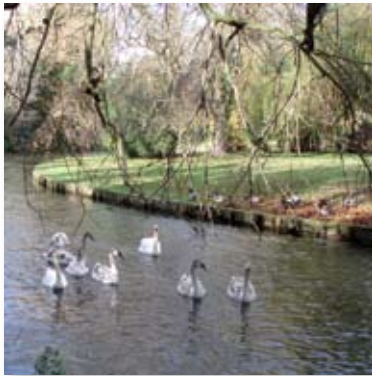
Clatford Green



Boundary hedge at The Willows

The predominant boundary feature found around residential properties in both villages and surrounding peripheral agricultural land are hedges. The hedgerows and associated hedgerow trees are particularly important survivals of the agrarian history of the villages and help to retain the verdant nature of the conservation areas, linking the two villages seamlessly to the surrounding countryside.

Open Spaces



River Anton
next to Green
Meadow

Open spaces within the conservation areas are important as they help to define the built environment and create a sense of place. The most important open areas are defined on the Character Appraisal maps.

Historic open spaces in Goodworth Clatford include the area around Green Meadows, the site of a mill, the course of the River Anton – (especially the open space to the south of Church Lane) and the land to the rear of the Village Club. Important open spaces in Upper Clatford include the land around and to

the south of the church, the land to the north of The Old Rectory, the area to the south of Mount Villas and Clatford Green.

Other Natural Features

The River Anton runs along the valley bottom alongside the two villages and associated conservation areas. The Pillhill Brook also runs through the northern part of Upper Clatford. Both watercourses are a key source of biodiversity within the conservation areas, supporting many types of wildlife and plant life.

Important Views

The most important views looking into, out of and through the two conservation areas are shown on the Character Appraisal maps. These contribute to the character and setting of the conservation areas and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.



View north along the River Anton behind the Village Club

Other Issues Affecting the Conservation Area

Goodworth Clatford has suffered greater erosion of its historic character than neighbouring Upper Clatford. Some of this is due to the destruction of buildings in the historic core of the village around the crossroads of Longstock Road and Church Lane by the Flying Bomb in World War II. Modern development has taken place throughout the village and is represented by infill plots, backland development and a denser form of estate development to the west. However, this modern development is generally well screened and set back from road frontages and therefore has not affected the intrinsic historic character of the conservation area.

At Upper Clatford the majority of modern development has taken place on small infill plots dotted throughout the settlement, which have generally reflected the historic planform, although the gradual development of backland plots is starting to erode this. The majority of modern development has taken place in the northwest in Anna Valley and off Red Rice Road.

There have been some small scale changes such as the insertion of modern windows which if allowed to continue unchecked could permanently erode the historic character of the two conservation areas. Careful consideration should be given therefore when dealing with proposals for development to assess the likely impact in relation to the historic plots and planform of the two villages.

Modern infill properties within both conservation areas have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the village. However, there are some examples of new dwellings and extensions to existing dwellings which are less successful in terms of their scale, massing, design and choice of materials, and care needs to be taken to ensure that any future development is designed more sympathetically.

There are features within the conservation areas which have suffered the wear and tear of time – this is more noticeable in Goodworth Clatford where the gradual erosion of historic building detailing by the insertion of plastic windows and loss of traditional boundary treatments, for example, is more prevalent. There is also the unfortunate piecemeal loss of hedgerows to residential boundaries and their replacement with modern and inappropriately detailed fences.

As with any other developed area, Goodworth Clatford and Upper Clatford are under pressure from modern living. The key pressures on the historic villages are:

- Parking – cars can dominate the streetscene and detract from the traditional rural character of the villages, and the need for such transport in rural areas is likely to continue in the future. The demand for off-road parking often entails the loss of boundary treatments, and opening up property frontages which can have a detrimental impact on the character of the conservation areas.
- Inappropriate modern infill dwellings or extensions to both listed and unlisted buildings which are not sympathetic or in keeping with the character of the historic buildings and streetscene.
- The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu.
- The requirement for new domestic outbuildings such as garages and sheds can have a significant cumulative impact on a historic area. Care needs to be taken to ensure that outbuildings are subservient to and in proportion to the scale of the main dwelling - the insertion of rooms above will generally be discouraged.

- The survival of the historic plot plan form of the villages means that the capacity for new development within the boundaries of the conservation areas is restricted. Subdivision of these historic linear plots and introduction of backland development will be discouraged as this is likely to alter the historic planform.
- The existence of historic farm buildings and outbuildings within the village of Upper Clatford, including those at Norman Court, may give rise to pressure for conversion of the buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that the insertion of inappropriate openings and modern detail is avoided. These ancillary outbuildings, though not necessarily always prominent within the main streetscene have great historic relevance to the development of the village. Any proposed conversion proposals of the 18th century barns at Norman Court would need to be considered extremely carefully.
- It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the two conservation areas. The retention of any existing historic buildings on these areas should be a key aim, thereby allowing a more sympathetic and sensitive integration of any new development into the character of the surrounding historic environment and landscape.
- The area between Goodworth Clatford and Upper Clatford, incorporating the open valley bottom and recreation ground, is particularly important in retaining a visual separation between the two communities. These open areas also contribute towards the historic setting of the two conservation areas.

Notwithstanding this, careful consideration should be given to the likely impact of development on the edge or immediately outside of the conservation area boundaries as this can have a detrimental impact on views into and out of the conservation areas.

4 Summary

Upper Clatford has not experienced significant inappropriate modern change. The village is also fortunate that the properties and surrounding amenity spaces are generally well maintained. There has been more erosion of the historic character of Goodworth Clatford due in part to the damage done in World War Two and the consequences of later modern development. However, the area has not suffered from irrevocable damage and many parts have retained the intrinsic historic character typical of the valley village. It is important that care is taken when carrying out works to unlisted buildings of local interest in both villages to ensure that they continue to contribute to the historic character of the two conservation areas.

Character

The Clatfords are both historic villages, mainly linear in form, set within the valley of the River Anton and are surrounded by agricultural land and downland. They are essentially quiet and residential in character; and have not altered significantly as a result of late 20th century development or modern living. The villages are prosperous and of considerable architectural and historic interest with buildings dating back mainly from the 16th to the 20th centuries. The Clatfords developed slowly as two separate villages consisting of a variety of one and a half and two storey cottages, farmhouses and outbuildings as well as a number of more distinguished buildings built along a series of narrow roads and lanes. The villages still maintain a strong rural character.

Goodworth Clatford developed around two main focal points – the Church and Manor and the historic crossings of the River Anton, linked by the main north-south Village Street. The historic character and planform of the village has generally been preserved, even though the settlement has undergone greater pressure for change than Upper Clatford.

Upper Clatford is a historic village which has also experienced some growth – mainly outside the conservation area. The village developed along the main street which runs in a linear north-south direction, with a strong intimate character, reinforced by groupings of buildings along the main streets and pockets of more isolated development within the river floodplain - including the 12th century Church and Norman Court.

Although the economy of both settlements was formerly dependent upon agriculture, the majority of people now work away from the villages or are retired. Upper Clatford is predominantly quiet and residential in character. Goodworth Clatford retains much of its intimacy, but has been more altered by 20th century development, which has perhaps led to a more thriving village streetscene, with a greater range of community facilities.

Reason for Designation

The Clatfords consist of a mixture of buildings of varying ages and styles but are probably best known for the number of timber framed, thatched cottages. There are also a number of large distinctive historic houses including Clatford Manor House, Sackville Court, the Rectory and Norman Court as well as the 12th century Church of All Saints and both villages are surrounded by open space and traditional water meadows which contribute to their setting. There are a number of characteristic building materials and architectural features including thatched and clay tiled roofs, traditional timber and metal windows, simple doors and porches of varying designs which are important components contributing to the overall character. There is also a strong sense of enclosure provided in part by brick and flint walls, well established hedgerows, mature gardens and trees. These features all combine to reinforce the rural character of the two villages and are worthy of preservation and enhancement. It is important that their significance is understood and taken into account when future development is considered. It is often the small insensitive changes that can cumulatively undermine the character of the two conservation areas.

Boundary Review

When the Conservation Areas were designated in 1987 boundaries were drawn more loosely than they would be today and included buildings of varying quality as well as extensive areas of countryside. When they were reviewed, care was taken to avoid duplication with other land use policies and designations. A comprehensive review was undertaken by Consultants on behalf of the Council in 2007, to check that there were no anomalies with the boundaries. The quality of buildings and features were carefully assessed to identify the contribution (or otherwise) that they made to the character of the Conservation Areas.

As a result of the review, the boundaries at Goodworth and Upper Clatford were revised. Development of limited architectural or historic interest and fields on the periphery were removed but the historic cores of both villages were retained.



View north into Upper Clatford conservation area

Conclusions

Despite some limited development, there has been relatively little change in the Clatfords since the conservation areas were designated in the 1980's and they still clearly warrant designation.

The character of Goodworth Clatford and Upper Clatford is derived from a combination of factors, which have been identified in this appraisal. These factors include the setting, layout and historic development of the villages as well as the quality and variety of their architectural style, materials and detailing. When considering new development, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Area is to be preserved or enhanced.

Consultation Undertaken as Part of the Review

- Consultation with representatives from Goodworth Clatford and Upper Clatford Parish Council early in the process.
- Details of the review and exhibition were advertised in the Parish Newsletter and on the Parish and the Borough Councils' web sites.
- A copy of the draft appraisal and exhibition was put on the Test Valley Borough Council web site.
- Individual letters were sent to all property owners within the Conservation Area informing residents about the Review, inviting them to the exhibition and giving them the opportunity to comment.
- Posters were displayed on local notice boards.
- An exhibition summarising the appraisal and boundary changes was held at Upper Clatford Village Hall on the 23rd February 2009.



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Appraisal Map



Produced and designed February 2010 by:

**Planning Policy Design & Conservation
Test Valley Borough Council
Duttons Road
Romsey
Hampshire
SO51 8XG**

Telephone: 01794 527700

Fax: 01794 527874

Email: planningpolicy@testvalley.gov.uk

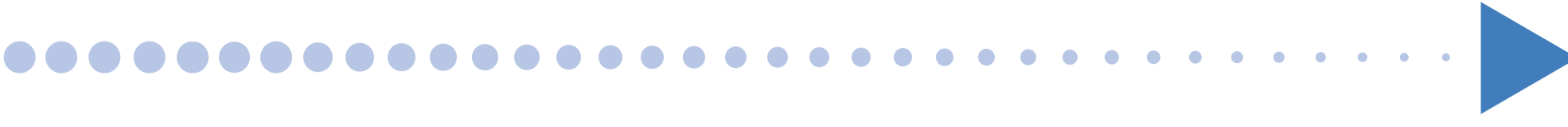
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Goodworth Clatford Conservation Area Character Appraisal

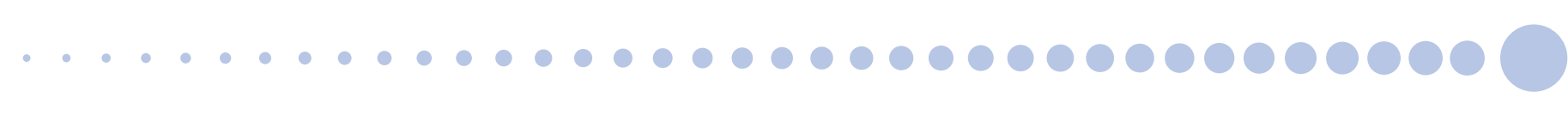
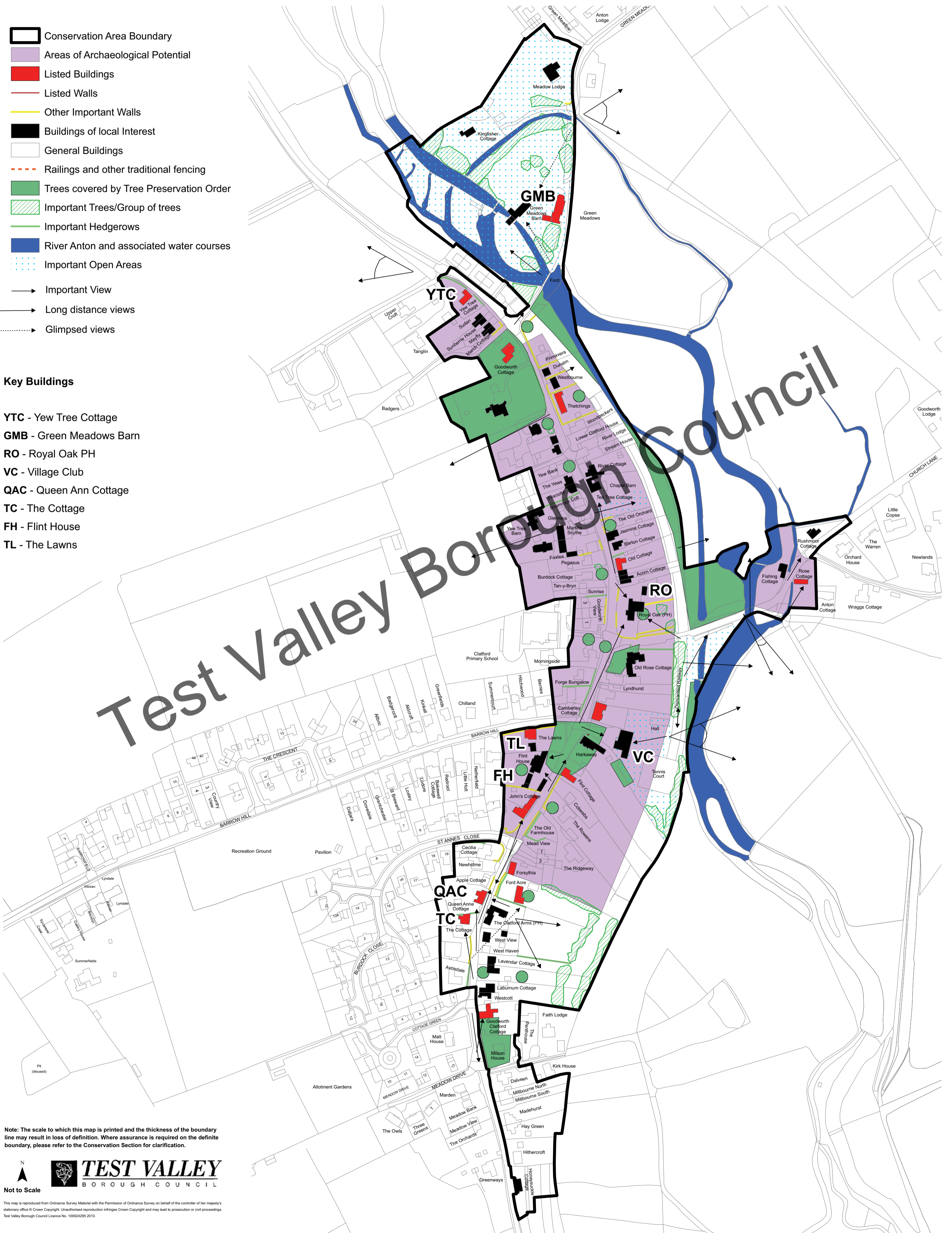


- Conservation Area Boundary
- Areas of Archaeological Potential
- Listed Buildings
- Listed Walls
- Other Important Walls
- Buildings of local Interest
- General Buildings
- Railings and other traditional fencing
- Trees covered by Tree Preservation Order
- Important Trees/Group of trees
- Important Hedgerows
- River Anton and associated water courses
- Important Open Areas
- Important View
- Long distance views
- Glimpsed views

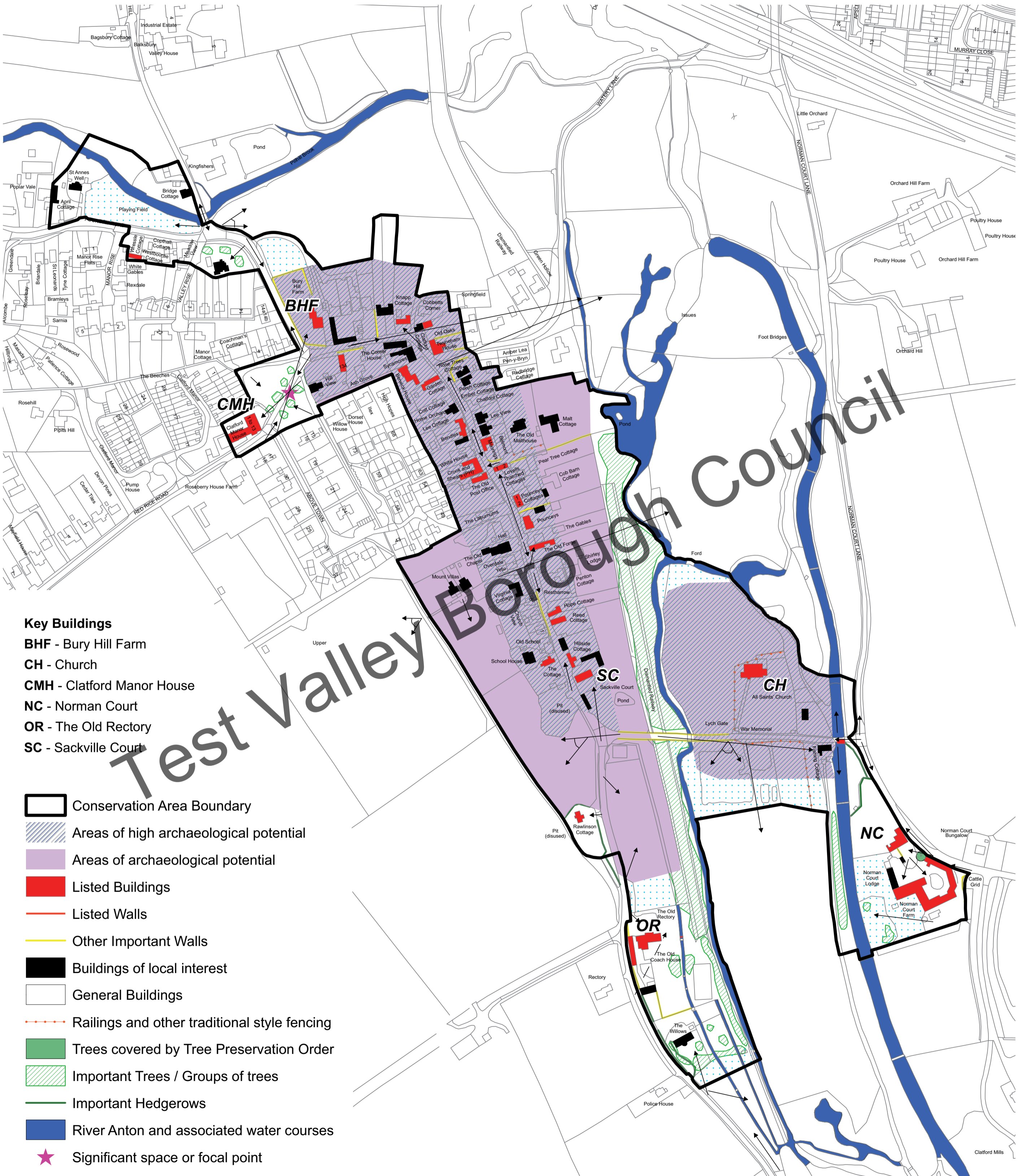
Key Buildings

- YTC - Yew Tree Cottage
- GMB - Green Meadows Barn
- RO - Royal Oak PH
- VC - Village Club
- QAC - Queen Ann Cottage
- TC - The Cottage
- FH - Flint House
- TL - The Lawns

Test Valley Borough Council



Upper Clatford Conservation Area Character Appraisal



Note: The scale to which this map is printed and the thickness of the boundary line may result in loss of definition. Where assurance is required on the definite boundary, please refer to the Conservation Section for clarification.



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