

# Hurstbourne Tarrant & Ibthorpe 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 duty<sup>1</sup> 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; spaces between buildings; materials, textures, colours and detailing, as well as less tangible aspects, such as sounds and smells, which can all 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.

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

## 2 The Hurstbourne Tarrant and Ibthorpe Conservation Area

### Context

The Hurstbourne Tarrant and Ibthorpe Conservation Area was originally designated on 8th September 1976 in recognition of its 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 conservation area and the boundaries were formally amended by the Council's Cabinet on 18th March 2009. The conservation area includes the historic core of both settlements.

This Character Appraisal will be a material consideration when assessing future development within the Hurstbourne Tarrant and Ibthorpe Conservation Area. 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.

Please note that a Character Appraisal is separate from a Village Design Statement. While a Character Appraisal deals specifically with a conservation area and is produced by the Council, a Village Design Statement covers a whole village and is prepared by the local community. It is anticipated that the documents will work in tandem.



### Location and Population

Hurstbourne Tarrant and Ibthorpe both lie in the valley of the River Swift/ Bourne Rivulet. Hurstbourne Tarrant is located on the valley floor around six miles north of Andover and is surrounded by rising ground including Doiley Hill, Hurstbourne Hill and Sheep Down. The hamlet of Ibthorpe lies about one mile upstream from Hurstbourne Tarrant.

The combined population of the two settlements is 786<sup>2</sup>. The economy of the two settlements was formerly based on agriculture, but today the villages are predominantly residential, with residents commuting to major centres such as Andover, Basingstoke, Winchester, Southampton and London and there is a growing number of people working from home.

Hurstbourne Tarrant offers a good range of community facilities including a hall, sports pavilion, public house, village shop with post office, primary school, Church and playing fields which serve both communities.

## Topography and Landscape

Hurstbourne Tarrant and Ibthorpe are located within a shallow winterbourne valley, typical of this part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and Hurstbourne Tarrant is described by Pevsner in 'Buildings of England : Hampshire and the isle of Wight' as "one of the most picturesque villages in Hampshire"<sup>3</sup>. Hurstbourne Tarrant is located on the T-junction formed by the intersection of two roads and has developed subsequently along these roads, extending up the valley sides and along the valley floor. The area called The Dene, to the northeast of the main part of the village is located within a dry valley which once fed into the Bourne valley. (For clarity the watercourse to the north of the A343 road is known as the River Swift and to the south of the A343 it is known as the Bourne Rivulet).

The smaller hamlet of Ibthorpe, to the north west, has extended along the minor road to Hurstbourne Tarrant. On the downs to the north is Faccombe Wood, to the south, Blagdon Copse and Doles Copse.

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2 From Hampshire County Council's Small Area Population Forecast (2008-based update).

3 Pevsner Nikolaus & Lloyd David, (1973) The Buildings of England: Hampshire & the Isle of Wight. Penguin Books. (p.302).

A winterbourne is a seasonal surface stream which retreats underground in the dry summer months and the distinctive vegetation is typical of such seasonal water flow. It is usually classed as wet 'mesotrophic' grassland, with wet summers allowing a continual year round flow of water.<sup>4</sup> There is diverse flora and fauna in such habitats associated with seasonal or permanent water-logging. Due to their unpredictable nature the valley bottoms are kept as pasture reminiscent of older pastoral landscapes.

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

## Historic Development of the Villages

### *Hurstbourne Tarrant*

According to Coates it is generally considered that the name Hurstbourne derives from the Old English 'hysseburna' meaning 'tendrill stream' or 'stream. It has been named variously Hesseburna, Husseburne Regis and Kings Hursborne, reflecting its royal ownership<sup>5</sup>.

At the time of the Domesday Survey the Esseborne (Hurstbourne) Manor, as it was called at this time, was a Royal Manor. The Manor remained in the ownership of the Crown and there is mention in documentation of Henry II having a royal residence in the Manor of Hurstbourne.

From 1177, Hurstbourne Manor was granted to various Knights by the Crown before Henry III finally granted it to Tarrant Nunnery in Dorset in 1266. The Manor remained in the hands of the abbess and convent until the dissolution when it again became crown property and in 1547, Edward VI granted it to William Paulet Lord St. John, who became the first Marquess of Winchester. The Manor remained in the Paulet family until it passed to the Ludlow family – Sir Henry Ludlow being famous as one of the judges of King Charles I. At the Restoration, Charles II reclaimed the Manor from the Ludlow family and it was subsequently granted to another family allied with the Crown. It has passed through several hands since that time, including the Paulets again in the 18th century.

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

5 The Place Names of Hampshire, by Richard Coates.



View north  
from the top of  
Hurstbourne  
Hill

Hurstbourne Tarrant has strong connections with William Cobbett, the radical eighteenth century writer and reformer who referred to the village as 'Uphusband' in his book 'Rural Rides' and described the view north from the top of Hurstbourne Hill immediately to the west of the village as the finest in southern England<sup>6</sup>.

### *Ibthorpe*

The hamlet of Ibthorpe is named from the Old English Ibbaprop, meaning 'Ibba's secondary settlement'.

Ibthorpe is not specifically mentioned at the time of the Domesday Survey, but it appears that the hamlet has always considered itself independent from the Manor of Hurstbourne Tarrant. In the 17th century, the inhabitants of Ibthorpe asserted that they were 'freeholders' and that all the land of the village was freehold, even taking Common Land and divided it amongst themselves<sup>7</sup>. However, by 1669, 'Ibthorpe' is documented as belonging to Boswell and Ludlow in the reign of Charles II.

6 Hurstbourne Tarrant and Ibthorpe Conservation Policy, TVBC (1976)

7 Victoria County Histories, Pastrow Hundred, Hurstbourne Tarrant

Throughout their history, the economy of Hurstbourne Tarrant and Ibthorpe was based on agriculture. In the Middle Ages cereal production reached its height, with great commonly held fields, creating a generally prosperous life for the villagers. Like many villages, Hurstbourne Tarrant and Ibthorpe experienced considerable changes to farm land in the 18th and 19th centuries resulting in increased wealth to the large landowners and improved production, but the displacement of agricultural labourers increased poverty.

The late 20th century and early 21st century has seen some new development within the villages. The most intrusive of this has effectively consolidated the development within the valley and joined Hurstbourne Tarrant with Ibthorpe. Otherwise, smaller areas of new development, generally infill plots or areas of linear development within the villages, have respected the historic character and plan form of the settlements. The exception is the small housing estate to the east of Newbury Road.

## Areas of Archaeological Potential

Most settlements contain archaeological evidence, which helps to explain the origins and way of life of earlier inhabitants. An archaeological audit was prepared for Hampshire County Council (HCC) to inform the development control process. The historic cores of both villages have been identified as Areas of Archaeological Potential<sup>8</sup> (AAP), and these are shown on the Conservation Area map.

In Hurstbourne Tarrant, an area of archaeological potential (AAP) extends from the southeast end of Church Street along both sides of the road to include the church, the earthworks around Parsonage Farm, the regular row on the northeast side of the road, and the row on the southeast side of the road as far as the junction with the modern day main road. To the north of the main road, the AAP continues on the northeast side of the road towards Ibthorpe to the northwest to include the area of earthworks east of the village hall. There is also an AAP which includes the plots along the road to the northeast (A343), as far as The Dene, along with the first few houses along the road to the southwest (A343).

In Ibthorpe, the majority of the conservation area is included within the AAP including all land within the 'loop', which probably represents the original core of the settlement.

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8 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bob Edwards

The AAP also extends along the road towards Hurstbourne Tarrant where there are buildings dating from the 16th and 17th centuries.

Archaeological remains are likely to be found in 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

Hurstbourne Tarrant is located on the valley floor of the River Swift, with the smaller settlement of Ibthorpe lying around a mile upstream to the west.

### *Hurstbourne Tarrant*

The historic plan form of the village of Hurstbourne Tarrant is that of a 'regular row'<sup>9</sup> (i.e. a planned development with regular plots). The village appears to have developed along the main road, the east-west valley road, and around the staggered cross-roads at its centre. Later on buildings were added on what is now the Andover to Newbury road.

Along the east-west valley road, to the southeast of the staggered crossroads (Church Street) are two blocks of properties. The one to the north shows evidence of regular division with short plot strips which ascend and butt-up against a scarp slope. The rear boundaries of these plots are connected to a path which leads to one from Ibthorpe Manor Farm along this rear boundary line. This path then swings to the north to join the northeast Newbury Road. This path continues to the southeast to what was the rear boundary of the churchyard. On the southwest side of Church Street, the second block of properties has an irregular shape and irregular plot division. Conversely, directly opposite the church is a small block of properties which have a fairly regular division, but appear to have been historically set back from the stream with open space between.<sup>10</sup>

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9 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bob Edwards

10 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bob Edwards



Along the road to the northwest (Ibthorpe Road) is a block of properties with a common curving rear boundary.

At Hurstbourne Hill there is another block of properties with a common rear boundary which crosses the stream and joins with the boundary of the plots to the immediate south of the crossroads (including the George and Dragon Public House).

### *Ibthorpe*

In contrast, the historic plan form of Ibthorpe is described as an 'agglomeration within [a] loop and irregular row'.<sup>11</sup> The main concentration of the settlement lies within the 'loop' of road to the northern side of the main east-west road through the valley floor. Along the southern side of this 'loop' are three farms adjacent to one another, which probably once equally divided the land in the centre of the loop with strips of land running north-south. It is likely that these farms represent the original settlement on this area of land and probably of the settlement as a whole.<sup>12</sup> To the west of the 'loop' is another area which is bounded by lanes to the west, south and east, with a farmyard (Upper Ibthorpe Farm) situated in the north and Ibthorpe House at the southern tip of this secondary 'loop'. Apart from Ibthorpe Manor Farm to the North east and several cottages to the north, there is very little development outside the main or secondary road 'loop'.

To the southeast of the main part of settlement of Ibthorpe, along the southern side of the valley road leading to Hurstbourne Tarrant, is a section of what may have been a regular row of development, characterised by similar sized plot widths, extending linearly away from the road to the south.

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11 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bob Edwards

12 Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bob Edwards

What is particularly important about the manner in which both the villages of Hurstbourne Tarrant and Ibthorpe have developed into the 21st century is that the historic plot boundaries have generally been retained and often reinforced. The village of Ibthorpe has had less modern development and the historic plan form is therefore more obvious, with many historic open spaces retained. At Hurstbourne Tarrant, there has not been a lot of backland development of larger plots, but where this has occurred, the historic plot boundaries have generally been retained to an extent that the historic plan form can still be traced. These historic boundaries and plot areas are still recognisable in today's landscape and are a feature of both of the settlements.

There are four entrances into Hurstbourne Tarrant, marking the transition from countryside to the built environment:

- I. Hurstbourne Hill (A343) – this forms the southern entrance as the road descends through trees and open valley sides to the village centre.
- II. Newbury Road (A343) – runs northeast to southwest through the village and is bordered by open countryside to the west and east.
- III. Church Street – this forms the eastern entrance into the village and runs along the open valley side, descending into the village just prior to the church.
- IV. Ibthorpe Road – which forms the western entrance to the village, is the transition from Ibthorpe into Hurstbourne Tarrant with an important strategic gap in built development to the northern side of the road which separates the two settlements.

There are two main entrances into Ibthorpe, marking the transition from countryside to the built environment, but five historic track ways into the village also survive within the landscape:

- I. Ibthorpe Road – this is the main east-west valley road and runs along the southern edge of the village.
- II. Track way from the northeast – this descends into the farmyard of Upper Ibthorpe Farm.
- III. Track way from the north west – this becomes the western part of the secondary loop, descending into the valley bottom past Ibthorpe House.
- IV. Windmill Lane.
- V. Dolomons Lane marking the original boundary between Hurstbourne Tarrant and Ibthorpe (hence Boundary and Tollgate Cottages).

## 3 An Appraisal of the Conservation Area

### Key Characteristics of the Conservation Area

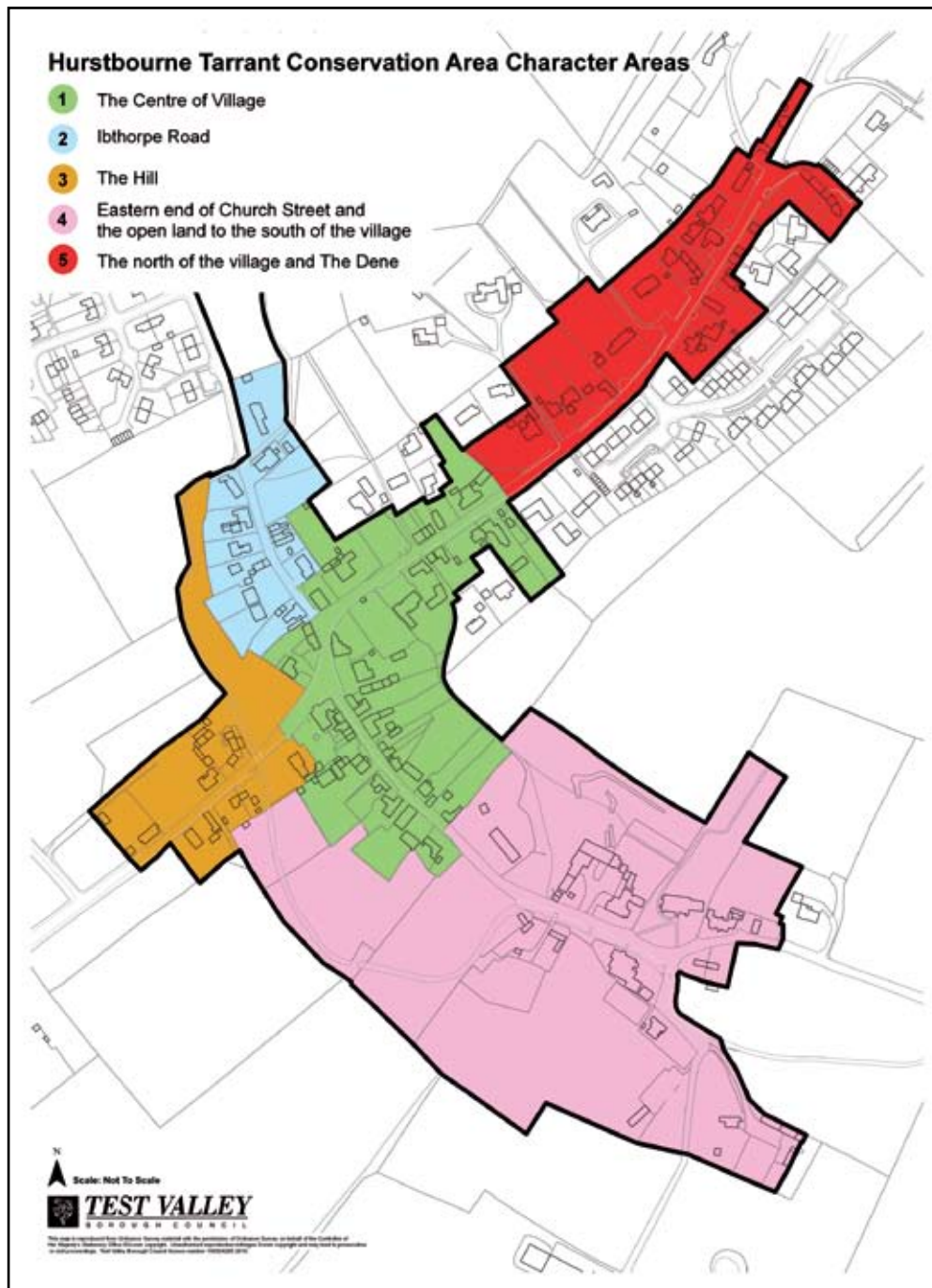
- Lies within part of the Swift/Bourne Valley, with development generally focussed on the northern side of the valley within both villages.
- Newer development is generally interspersed among the historic development except for The Crescent in Hurstbourne Tarrant.
- Most buildings are in residential use.
- A number of larger more important properties are dotted around the villages and were often originally farmhouses.
- There are 92 listed buildings within the Hurstbourne Tarrant and Ibthorpe conservation area boundary, of which The Church of St Peter is listed Grade I; Dalton House, Rookery Farmhouse, Bourne House, Ibthorpe Farmhouse, Ibthorpe House and Ibthorpe Manor Farmhouse are listed Grade II\*. The remainder are listed Grade II. Listed buildings are shown in red on the Character Appraisal Map at the end of this document.
- There are 44 buildings of local interest within the conservation area. These are unlisted buildings of interest which do not have the same protection as listed buildings, but are important nonetheless for the contribution they make to the character or appearance of the conservation area. Buildings of local interest are shown in black on the Character Appraisal Map.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.
- A number of major historic farm complexes survive, with the agricultural buildings generally unconverted and often used for traditional agricultural or associated uses.
- Older cottages are generally built to a long, low linear floor plan and are generally timber framed or built of brick and flint with thatched or tile roofs.
- Boundaries to plots are traditionally formed by cob or brick or brick and flint walls or hedgerows.

- Major key buildings: Banktree Farmhouse, Ibthorpe Farmhouse, Ibthorpe House, Ibthorpe Manor Farm and Yewtree Farm in Ibthorpe. Bourne House, St.Peter's Church, Dalton House, Four Winds, Home Farm Cottages, Hurstbourne House, the Congregational Chapel, Parsonage Farm, Rookery House and the School in Hurstbourne Tarrant.

For this appraisal, Hurstbourne Tarrant and Ibthorpe have been looked at separately. The quality of the buildings, landscape and setting has been considered together.

## Hurstbourne Tarrant

Hurstbourne Tarrant is divided into 5 character areas and these are described separately: the centre of the village; IbtHORPE Road; Hurstbourne Hill; eastern end of Church Street and the open land to the south of the village and north of the village and The Dene.



## *i The Centre of the Village*

This area includes most of the historic core of the village and is centred on the staggered crossroads, forming The Square, which is the major focal point within the village. This character area also runs east into part of Church Street along the historic valley road. The area is characterised by a series of linear plots on the northern side of Church Street, and more irregularly shaped plots to the south of Church Street and focussed immediately upon the crossroads. Buildings generally front onto the road, forming an intimate streetscene, with the more significant buildings often set back slightly with a more significant buffer zone to the public highway. There is very little modern infill development in this area, and where this has occurred, is generally 'backland' in nature, thereby not having an immediate impact on the visual character of the conservation area, but has led to the sub-division of historic plots. There is also an instance of a particularly sensitively designed modern infill plot which has been identified as adding character to this part of the conservation area.

There are 27 listed buildings in the character area, including the Grade II\* Bourne House, facing The Square. The remainder are all listed Grade II and represent a mixture of slightly more important buildings, generally focussed on The Square and more modest historic 'cottage' type of development along Church Street. Seven buildings have been identified as buildings of local interest, due to the significant contribution they make to the historic environment, including Fern Cottage, Gaydon House and Alderton House.



Bourne House listed Grade II\* dates from the early 19th century and is located on the north-eastern side of The Square, at the junction with Church Street. It is constructed of brick walls, with some flint banding to the side elevations, and has a hipped slate roof. It has a symmetrical front typical of this period with vertical timber sliding sash windows and a decorative Tuscan style porch with two columns supporting a flat lead roofed

Bourne House

canopy. Associated with this important house is the ancillary stable building, which lies immediately to the northeast, and the tall garden walls, which are particularly prominent within the historic streetscene, especially those fronting onto Newbury Road.

Other significant Grade II listed buildings in this character area include Dene House, Four Winds and The Cedars. Four Winds is the earliest of these, dating from the late 18th century, with decorative brickwork and projecting full height bay windows to the front elevation, with a heavy cornice supporting a slate roof. Dene House and The Cedars date from the early 19th century and are typical of this period, with symmetrical front elevations and stucco (rendered) walls, slate roofs and vertical timber sliding sash windows.

Three further prominent listed buildings feature in this part of The Square – The George and Dragon Public House (PH) and Home Farm Cottages (two dwellings). The George and Dragon PH, a former coaching house, has been an Inn from medieval times and has 16th century timber-frame origins, with a later 18th and 19th century frontage. This building has a particularly prominent location on the southeast corner of the Square on the junction with Church Street. Home Farm Cottages in contrast, are a long 18th century, lower status thatched roof building, prominently sited at the southern side of the Square at the junction with Ibthorpe Road and are particularly visible in long distance views south along Newbury Road.



Dene House



Four Winds, The Square



The George and Dragon Public House



Home Farm Cottages



Old Plough



Shepherds Peace



Alderton House



Gaydon House

A number of important Grade II listed buildings are located together on Church Street, and form an intimate streetscene due to their location on the road frontage on both sides of the street. Martins, the Old Plough and Little Plough were formerly another coaching inn but have now been formed into two private dwellings. This former inn has 16th century origins (with later 19th century additions) including a high wall linking Martins and Little Plough which has 3 blank upper windows, indicating the demolition of part of the former inn building. Shepherds Peace is perhaps the oldest recorded building in this particular area, dating from the 15th century, being a late medieval timber framed thatched hall house. The other buildings generally date from the 18th and 19th centuries and demonstrate the use of typical traditional local materials, including brick and flint, slate and thatch. The lack of any modern infill, apart from the low key industrial building on the southern side of Church Street, has left this historic streetscene particularly intact.

Alderton House and Gaydon House are identified as buildings of local interest. Alderton House appears to have late 18th century origins and is key to the homogeneity of the historic streetscene in Church Street, fitting in seamlessly with the important grouping of historic listed buildings. Gaydon House appears to be early 19th century, with a typical rendered and painted brick exterior with sixteen pane timber vertical sliding sash windows. This property has a prominent position on the northern corner of The Square.



## Key Characteristics

- Part of the historic core of the village, incorporating the staggered crossroads at the centre of the village and part of Church Street.
- The traditional historic plot sizes are still identifiable.
- A mixture of imposing dwellings and simpler historic cottage type dwellings built of various traditional local materials.
- Intimate urban character to the streetscene, with little opportunity for views over the surrounding countryside, apart from out of the southern part of The Square to the southwest.
- Sensitive modern infill plot.

### *ii Ibthorpe Road*

This character area incorporates the western part of the river valley road within the village as it exits The Square and heads towards Ibthorpe. The area is characterised by linear development on both sides of the road which generally dates from the 19th and 20th centuries with one earlier property in evidence. The later infill development is set back from the road, with mature green frontages, with the earlier 19th century development typically located on the road frontage.

There are two listed buildings located within this character area – Bridge Cottage and Willow Cottage which are both listed Grade II. Several buildings of local interest have been identified, including the Church Hall, Victoria House and Rose Cottages, because of their significant contribution to the historic character of the conservation area. The open space between the Church Hall and Rose Cottages and that immediately to the north of Bridge Cottage affords important views into, out of, and through the conservation area.



Church Hall



Bridge Cottage

Bridge Cottage, located adjacent to where Ibthorpe Road crosses over the River Swift, dates from the 17th century and is of timber framed construction. However, in the early 19th century, the building was modernised with the addition of brick walls and a slate roof and the timber frame is now only visible internally. A traditional brick and flint wall forms the front boundary of the property with the road.



Willow Cottage

Willow Cottage, once three cottages but now one dwelling, is located between the Ibthorpe Road and the River Swift. Like Bridge Cottage, it includes a late 17th century timber frame which was clad in the late 18th century. The cottage which has been altered considerably is one storey high with an attic and includes a half hipped roof with five gabled dormers.



Rose Cottages

Rose Cottages form a terrace of typical late 19th or early 20th century terraced cottages, with brick walls and clay tile roofs. The open porches (with lattice work detailing) are key features of these cottages and are particularly prominent. The Church Hall, dating from 1909 is a simple building, but with interesting architectural detailing, such as the use of blue headers to contrast with red bricks and the arched parapet to the wall above the main door, concealing the roof behind.

### Key Characteristics

- Later linear development along the valley floor.
- Two listed buildings.
- Most buildings date from the 19th or 20th centuries.

- Important open space adjacent to the village hall.
- Views into and out of the conservation area over the valley to the southwest.

### *iii Hurstbourne Hill*



Travelling into the village from the south west along the A343

This character area is formed by an area of land to the south of the River Swift, to the rear of the properties on Ibthorpe Road; Rookery House and associated outbuildings on the northwest side of The Hill; and the small grouping of buildings opposite. This small area is the 'introduction' to Hurstbourne Tarrant when travelling into the village from the southwest along the A343, and affords views out over the valley and village to the west, north and east, as the road descends to the crossing of the River Swift.

There are five listed buildings within this area, including the Grade II\* listed Rookery House, the remainder being listed Grade II. Several buildings have been identified as being of local interest, including Merrytree Cottage at the entrance into the village. Only one instance of modern infilling has taken place - Hill House which is located behind the original garden wall to Rookery House, to the southwest of this important listed building.

Rookery House (Grade II\*) dates from 1776 and is typically Georgian in style. The house has a symmetrical front constructed of walls of blue headers with red brick dressings and has a hipped clay tile roof with moulded eaves cornice. The windows are tri-partite (apart from the one directly above the front door) – formed from a standard twelve pane vertically-sliding sash window with narrower sliding sash elements, one-pane wide, to either side. The doorcase is imposing with a moulded canopy supported by carved brackets. In addition to architectural detailing, this building is particularly notable for its connections with William Cobbett. He was friends with the owner, Joseph Blount. There is a stable and granary associated with Rookery House which are both listed Grade II as well as significant stretches of historic brick boundary walling which include the carved initials WC (for William Cobbett) 1825.



Rookery House

The road bridge over the River Swift to the north of Rookery House is listed Grade II. It dates from 1831, and is a red brick structure with a single arch with a stone key. The parapet has a rounded stone capping is from the later date and a stone plaque inserted into the centre of this parapet is inscribed “Hurstbourne Tarrant County Bridge, 1831”. The bridge affords significant views to the east and west through the open areas along the valley bottom.



Bridge over the River Swift

Rookery Cottages (Grade II) on the south-eastern side of the road date from the 17th century and are timber-framed with a thatched roof. To the north, on the opposite side of the River Swift lies Brookside (Grade II), an early 19th century house built of brick and slate. These buildings are key features contributing to the character of this historic entrance into the village.



Rookery Cottages

### Key Characteristics

- Gateway into the village from the southwest.
- Important Grade II\* house and associated Grade II listed ancillary buildings.
- Historic brick boundary walls.
- Descends into the valley floor of the River Swift.
- Views over the village and surrounding countryside.

#### *iv Eastern end of Church Street and the open land to the south of the village*

This is a large character area which includes part of the historic core of the village and stretches along the eastern part of Church Street. It also includes the large open land within the valley bottom of the Bourne Rivulet to the south. The area is characterised by random width plots, generally extending away from the road, with very few instances of modern infill development. In addition to the church, the historic built environment consists of a mixture of simple, modest cottage type dwellings, and several larger imposing buildings, such as Dalton House, Parsonage Farm and Hurstbourne House.

The open space around the course of the Bourne Rivulet remains generally in agricultural use apart from the recreation ground to the south of the school. These open areas afford substantial and important views through the valley and out of the conservation area and also form the traditional setting for the two farmsteads of Parsonage Farm and Lower Farm. The white post and metal rail fencing to the river bank to the front of the school is typical fencing prevalent in many villages within Hampshire.

There are twenty listed buildings concentrated within this character area, including the Grade I listed St. Peter's Church and the Grade II\* listed Dalton House. The School has also been identified as a building of local interest.

The Church of St. Peter (Grade I) dates from the late 12th century - (with successive additions in the 13th and 15th centuries) and extensive restoration in 1853 by William White when the chancel was virtually rebuilt. There are six chest tombs (Grade II) within the churchyard which date variously from the end of the 18th century to the mid 19th century. The tombs are all constructed of decorative stone panels and are located to the south of the church.



Church of St. Peter



Dalton House

Dalton House (Grade II\*) is a large, imposing mid 18th century house. The walls are stuccoed (plastered), with the main elevation divided into three bays by shallow pilasters (flat columns) with Venetian style windows in the end bays. The house is set back from the road behind a low brick and flint boundary wall, with a mature hedge behind.



Parsonage Farm



Parsonage Farm Barns

Located between the church and Dalton House is Parsonage Farm, which consists of a Grade II listed farmhouse with an important boundary wall and gate piers and associated Grade II listed barn, stables, granary and service block. The farmhouse (which was built over several periods) dates originally from the 17th century but was remodelled in the early 19th century with a symmetrical brick façade and sixteen pane timber vertically sliding sash windows. The brick gate piers to the pedestrian entrance to the garden immediately to the front of the farmhouse are a particularly important survival, dating from 1685. These, together with the associated brick and flint wall boundary (which encloses the farmyard) and its buildings help to reinforce the historic character of this farm complex. The land immediately to the north and west of Parsonage Farm forms an important traditional open setting to this range of historic buildings.

The outbuildings at Parsonage Farm date from the 17th to 19th centuries and form a particularly important grouping of traditional farm buildings around a courtyard to the west of the farmhouse. The large 18th century timber framed barn has an extensive hipped thatched roof. This is a significant complex of farm buildings which enhance the historic character of this part of the conservation area and their integrity and historic ancillary character should be retained in the future.

Other notable and prominent listed buildings include Hurstbourne House (a 17th century house with later additions), and the simpler vernacular buildings of Riverside Cottage and Church Cottage, both with 17th century origins, and Murle, dating from the early 18th century. The four buildings reflect very different local materials and architectural styles and typify the local historic character of the village.



Hurstbourne House

The Primary School has been identified as a building of local interest. It is a typical mid 19th century utilitarian school building, constructed of brick and flint. It is located opposite the church, adjacent to the course of the Bourne Rivulet and is a prominent building when entering the village from the east.



Primary School

#### Key Characteristics

- Part of the historic core of the village.
- Grade I listed church
- Larger more important dwellings, including Dalton House which is listed Grade II\*.
- Key complex of traditional historic farm buildings within the village, within traditional open settings.
- Farm buildings and farmyard are little altered and retain ancillary historic character.
- The course of the Bourne Rivulet meanders through this area.
- Survival of historic farmyard boundary walls and traditional railings to the river bank adjacent to the school.
- Extensive traditional open spaces within the valley floor.
- Long and short distance views across open spaces through and out of the conservation area.

## v *The north of the village and The Dene.*

This character area consists of a historic linear development, north along both sides of Newbury Road. The historic development is interspersed with modern infill plots. An estate of more modern dwellings exists on the south eastern side of the road and larger backland plots have been developed to the north western side of the road, but both these areas are outside the conservation area boundary. The historic plots are generally linear in nature and can still be traced within the modern day streetscene, running back from the road, but some have been subdivided to create modern infill plots. Buildings are generally built close the road frontage or have significant boundary hedge or tree planting, creating a more intimate streetscene. There are limited views out of the conservation area until reaching The Dene in the north.



Chestnut Cottage

The Dene (just outside the conservation area) is an important open space and forms the northern gateway into the village of Hurstbourne Tarrant.

There are eight listed buildings in this area, all listed Grade II, which are generally simple cottages located immediately adjacent to the road, with the exception of Hurst Lodge and the former Congregational Chapel (Bladon Gallery). In addition, ten buildings of local interest have been identified.

Hurst Lodge, dating from the early 19th century, is the most significant listed building in this character area, being a large detached house, set back from the road, with a tiled roof over a symmetrical facade. Decorative architectural detailing include pilasters, timber vertically sliding sash windows in reveals and a doorway with cornice and pilasters with an ornate timber-framed gabled porch, creating a 'centrepiece' to the design of the front elevation. In contrast, the adjacent 18th century Hurst Cottage is a much simpler brick and flint thatched roof cottage, built close to the road.

Other cottage style listed buildings within this area include: Thatchers Cottage, dating from the 16th century; and Chestnut Cottage and Dene Cottages, dating from the 18th century. These buildings demonstrate a mix of the traditional vernacular local materials typical of this North Hampshire area, with timber framing, flint and brick, thatch and tiled roofs all represented.



Thatchers Cottage



The former Congregational Chapel (now Bladon Gallery) dates from 1840. It is stuccoed with a slate roof and is of classical form with pilasters and pedimented gable, but has Gothic detailing in the panels in the pilasters and in the window tracery. The building is prominent in the streetscene, because of its location close to the road frontage and the way in which it contrasts with the surrounding traditional cottages, in terms of its architectural detailing, built form and mass.



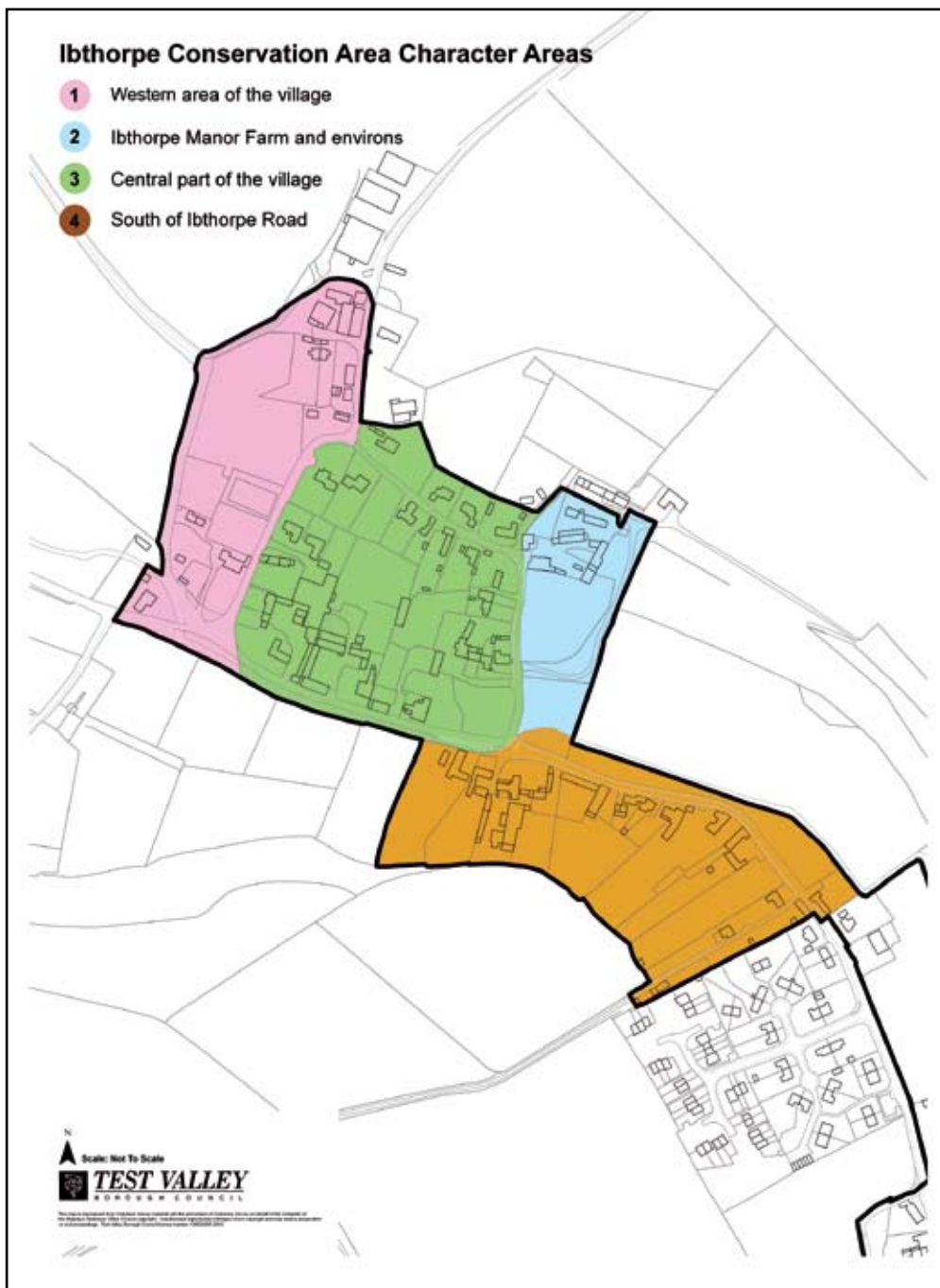
Bladon Gallery

### Key Characteristics

- Traditional plot sizes are identifiable.
- Some modern 'backland' development and modern urban estate development (just outside the conservation area).
- No particularly identifiable 'building line' with buildings randomly placed within the plots.
- Strong frontage treatment – either by the buildings or mature hedgerows and trees.
- Generally simple cottage style buildings with the occasional larger more imposing building interspersed.
- Urban character to the streetscene, with little opportunity for views across the surrounding countryside until reaching The Dene in the north.

## Ibthorpe

Ibthorpe is divided into 4 character areas and these are described separately: western area of the village; Ibthorpe Manor Farm and environs; central part of the village; and south of Ibthorpe Road.



## *i Western area of the village*

This area incorporates the subsidiary western 'loop' created by Horseshoe Lane, Ibthorpe Road and the track ways running north into Upper Ibthorpe Farm. The area is dominated by Ibthorpe House and its environs in the southern part, which face on to the western road junction of Horseshoe Lane and Ibthorpe Road and together form the gateway into the village from the west, along with White Hart House. The traditionally grazed open space to the rear of Ibthorpe House, on the valley side, is important to the setting of this significant building and to the character of the conservation area which has historically developed around agriculture. Upper Ibthorpe Farmyard to the north of the area, includes several farm buildings which appear on the Tithe Map of 1838.

There are three listed buildings in this area, with Ibthorpe House listed Grade II\*. A number of buildings of local interest have been identified, including those creating the Upper Ibthorpe Farm complex and associated farm cottages.

Ibthorpe House, (Grade II\*), is important both for its architectural detailing and its historic association with the author Jane Austen and the painter Dora Carrington. The house, dating from the mid 18th century is a typical larger farm



Ibthorpe House

house of the period with symmetrical façade, high quality brickwork and decorative door case. It is located within a well maintained garden setting, with a substantial listed boundary wall of flint and brick and a kitchen garden wall of cob with a tile capping. Jane Austen's brother married Mary Lloyd (daughter of the tenant Martha Lloyd) and Jane is said to have been a frequent visitor and may have written here and based some of her books on the area. Dora Carrington lived here in the early twentieth century.

In contrast, Corner Cottage (Grade II), located adjacent to the Upper Ibthorpe Farm complex is a small late 18th century flint and brick cottage with a thatched roof. The cottage is in a particularly prominent position on the corner of Horseshoe Lane as it turns to the east.



Corner Cottage



Upper Ibthorpe Farm



Upper Ibthorpe Farm barns

Upper Ibthorpe Farm forms the upper part of this character area and consists of a pair of late 19th century farm cottages with associated outbuildings, a cartshed and two timber framed barns, the latter of which are shown on the 1838 Tithe Map. None of these buildings are listed, but are of local interest and are considered to enhance this part of the conservation area, particularly as part to the fact that the farmyard is still used in a traditional manner. The survival of this traditional farm complex is important to the history of the village, (the development of which has been dominated by agriculture) and helps to reinforce the rural character of the settlement.

#### Key Characteristics

- Entrance to the village from the west.
- Several key listed building.
- Important group of non-listed buildings creating a farm complex.
- Important traditionally managed open space.

## *ii Ibthorpe Manor Farm and environs*

This character area is formed by the historic Ibthorpe Manor Farm complex and its setting which is located at the eastern end of the village. It is the only built element to the east of Horseshoe Lane, north of Ibthorpe Road. The complex consists of Ibthorpe Manor Farmhouse and a series of ranges of historic barns to the north and east, all of which form an enclosed farmyard area. The farm sits within a historic location slightly up the valley side to the north of the course of the River Swift and the open land to the east forms an important traditional open landscape setting.

There are three listed buildings within the complex - the farmhouse is listed Grade II\*. The stable to the north and the barn to the east are both listed Grade II. One further outbuilding located to the north of the farmhouse and at the bend of Horseshoe Lane has been identified as a building of local interest (currently used as staff accommodation).

Ibthorpe Manor Farm is a distinctive building dating from the early 18th century and is constructed in brick, with decorative blue headers and a tiled roof. It has a relatively plain door case with carved brackets supporting a hood and also has traditional vertically sliding sash windows. The farmhouse which was extended and refurbished c. 2007, sits within a garden area which stretches to the south and is enclosed by a farm access track running from Horseshoe Lane to the farm buildings to the rear.



Ibthorpe Manor Farm

The barn and stable buildings to the north and east of the farmhouse date from the 18th century with late 19th century additions and alterations. The barn has five bays of the original historic timber-frame surviving, which is weather boarded and has a large hipped thatched roof. In contrast, the stable is constructed of flint and brick with a large half-hipped thatch roof. These farm buildings form a historic complex of farm buildings, 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.



Ibthorpe Manor Farm barns

### Key Characteristics

- Important complex of traditional historic farm buildings at the eastern end of the village.
- Significant Grade II\* farmhouse building.
- Farm buildings and farmyard are little altered and retain the historic character and setting of the farmhouse.

### *iii Central part of the village*

This character area incorporates the central loop of the village and is dominated by the three farms around which the historic plan form of the settlement developed. To the north of the main complexes of farm buildings, (within the central area created by the loop of Horseshoe Lane) plots have historically been carved out of what once was associated farmyard or farmland. These plots are of a random size, generally one deep, with buildings often fronting onto Horseshoe Lane. Further subdivision of these historic infill plots has taken place to create modern infill.

This central area retains its rural character, with two of the three farms still being used for agriculture or having diversified into other complimentary uses, such as equestrian. Importantly, the central part of this character area is still open space, forming the historic farmyard and farmland areas associated with the farm complexes. The main road is dominated by the three farmhouses and associated farm buildings which are located towards the road edge and the open setting formed by the course of the River Swift and the ascending valley side to the south. In contrast, Horseshoe Lane is lower key, with smaller cottages type, variously placed within garden areas. Boundaries to plots are generally hedges or low walls, with few modern close boarded fences, thereby retaining the rural intimate nature of this narrow lane.

There are 25 listed buildings within this character area, of which Ibthorpe Farmhouse is listed Grade II\*. One building of local historic interest has also been identified – a cob barn to the north of and associated with Ibthorpe Farmhouse. Where modern infill has taken place, this has generally followed the form of the historic infill, by nibbling away at the edges of the central open space, with dwellings in plots fronting on to Horseshoe Lane. Importantly, there has been very little modern infill development within the central open space or onto the one remaining piece of open space fronting Horseshoe Lane to the north, (lying between Swallowdale and The Cottage).

Ibthorpe Farmhouse (Grade II\*), dates from the early 18th century and is a distinctive building constructed of decorative brickwork with a tiled hipped roof. The building includes decorative architectural detailing such as carved brick dentil eaves, a decorative door case and vertically sliding sash timber windows, and is located within a traditional open garden setting which stretches to the east. Associated with the farmhouse are stables, a cartshed and kitchen garden wall located to the north and west of the farmhouse - all of which are listed Grade II. This important complex of buildings sits within the easternmost third of the central loop and is prominent in views when travelling west along Ibthorpe Road.



Ibthorpe Farmhouse

The central ‘third’ of this character area is dominated by the large historic farm complex of Yew Tree Farm. This complex is formed of six Grade II listed buildings, including the early 18th century farmhouse, and associated 18th and 19th century barns (2), a stable building, stables and barn building and a granary. The farm buildings are generally constructed with a timber-frame or flint and brick with thatched roofs. The farm buildings are particularly notable for the manner in which they enclose a large farmyard space off the main road and for the extensive thatched roof. To the north of this enclosed farmyard is a further open farmyard space, with a link through to Horseshoe Lane in the north. This central ‘third’ of the character area is important because of its openness and the fact that the historic plan form is clearly recognisable, with only two historic infill plots extending into the area at the northern boundary.



Yew Tree Farm



Banktree Farmhouse

Banktree Farm (Grade II) is located in the westernmost third of this central character area and completes the dominance of agriculture on the historic plan form of the village. Dating from the early 18th century, the farmhouse is built of brick with a thatched roof. Associated with this dwelling are two stable buildings constructed of flint and brick with hipped slate or tiled roofs which are also listed Grade II. Additional modern farm buildings create a farmyard area to the rear of the farmhouse.

The other listed buildings within this character area are of a simple cottage style and have developed within individual infill plots fronting on to Horseshoe Lane, either within the main central loop area or on the north side of Horseshoe Lane at the 'top' of the loop. Some of these cottages have developed as farm workers' dwellings for example, Banktree Cottages, dating from the 17th century, constructed of timber framing with a thatched roof. Similarly, the later 1 & 2 Horseshoe Lane are typical simple 19th century workers' cottages, the character of which could easily be destroyed by ill-conceived large modern extensions and improvements. Other cottage style listed buildings within this area include Poore's Cottage, The Cottage, Horseshoe Cottage, Bridle Cottage and Lime Cottage. These buildings date variously from the 17th to the 19th centuries and demonstrate a mix of the traditional vernacular local materials typical of this north Hampshire area, with timber framing, flint and brick, thatch and tile all represented. Together, these buildings help to form an intimate rural streetscene on this narrow lane.



Poore's Cottage



Lime Cottage



Modern infill has taken place in vacant plots adjacent to the historic infill development off Horseshoe Lane and has probably reached the limit of what this character area can accommodate without destroying the historic plan form created by the three farm complexes and associated agricultural open spaces. The infill has generally reflected the traditional materials of the area and the plot sizes are similar to the adjacent historic plots. Traditional boundary treatments have also been generally retained, such as hedgerows and walls, helping to reinforce the rural nature of this character area.

#### Key Characteristics

- Three major farm complexes, historically splitting the central area into 'thirds'.
- Historic infill of the more open central space along the outer edges fronting on to Horseshoe Lane.
- Retention of a large area of historic central open space behind Yew Tree Farm, with links through to Horseshoe Lane to the north.
- Some modern infill, but this is generally concealed from wider views through and into and out of the conservation area.
- Strong boundary treatments – both man made and natural.
- Views out of the conservation area across open countryside to the south.
- Twenty-five listed buildings, including one Grade II\*.
- Simple cottages and more distinctive farmhouses.
- Unconverted traditional historic farm buildings still in agricultural or associated rural use.

#### *iv South of Ibthorpe Road*

This character area incorporates the buildings on the southern side of Ibthorpe Road, the main east west road through the village and extends north of this road to include the course of the River Swift.

This area is characterised by the linear historic development on the southern side of the road with views out into the open valley side to the north and glimpsed views between plots to the hillside to the south. The eastern entrance into the village and into this character area is formed by the prominent opposing positions of Tollgate Cottage and Boundary Cottage on the edge of the main road. Buildings are generally either directly on the road frontage or within small front gardens, with boundaries formed by hedgerows or traditional garden walls.

Important open spaces have been identified and include the area of Adams Farm and Holmlea, which allows views to the south and creates a traditional open agricultural setting, as well as the area of allotments between Old Malt Cottage and The Old House.

There are fourteen listed buildings within this character area, all listed Grade II. Three buildings of local interest have also been identified. Importantly, there is no modern infill development within this area, thereby allowing the historic rural nature of the streetscene to be retained, including the traditional plot sizes and the open spaces between.



Tollgate Cottage



Boundary Cottage



The allotments between Old Malt Cottage and the Old House

The listed buildings are generally simple cottages, with associated outbuildings. The earliest of these date from the 16th century, as represented by The Old House, Boundary Cottage and Tollgate Cottage, and are timber framed with thatched roofs. The later 19th century buildings continue the timber-frame theme, but there are also examples of brick and flint construction, as demonstrated by the addition to the earlier Adams Farmhouse (which includes a 15th century cruck frame) and the listed barn at Homelea.



The Old House

#### Key Characteristics

- Key historic gateway at the eastern entrance to the conservation area.
- Historic linear development south of River Swift and the main road.
- Fourteen listed buildings.
- No modern infill development.
- Important open space adjacent to Old Malt Cottage and The Old House including the allotments.
- Mature hedgerow boundaries and historic walls.



Barn at Homelea

# Materials, Textures, Colours & Detailing

## Introduction

By necessity, builders in the past tended to use materials that were available locally, such as timber, cob and thatch. There are several fine examples of buildings dating from the 15th, to 19th centuries in Hurstbourne Tarrant and Ibthorpe, as well as the church which has late 12th century origins. These include both simple cottages and grand, larger houses and display traditional construction techniques and good 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 repairs or considering extending or altering historic buildings within the villages, 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.

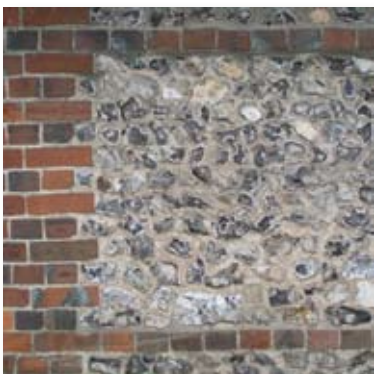


Timber framing, Boundary Cottage

## Walls

Older properties within the village are generally timber framed, with a variety of materials used for the infill panels, including wattle and daub, brick and flint.

The use of brick and flint for building frontages is prevalent in Hurstbourne Tarrant and Ibthorpe and has been used on many simple cottages and the more distinctive houses throughout the two villages. Flint occurs naturally within the downland chalk landscape and provided a readily available building material, which was widely used in traditional vernacular buildings up to the 20th century. The flints were normally 'knapped' or dressed to provide a flat, often 'squarish' shaped outer surface, which created a regular 'plane' to the wall. Bricks were initially used to create the 'corners' of buildings and the more structural elements such as lintels and door openings, but were later used to create decorative patterns.



Brick and flint wall, Yew Tree Farm

There are several fine examples of buildings constructed of brick in Hurstbourne Tarrant and Ibthorpe – predominantly using red brick sometimes including blue brick headers and details including flush red quoins, rubbed flat arches, dentilled eaves and moulded string courses. The most distinctive brick buildings include Rookery Farmhouse, Bourne House, Parsonage Farm, Ibthorpe House, Ibthorpe Manor Farmhouse and Ibthorpe Farmhouse.



Red and blue brickwork,  
Four Winds

There are also examples of brick and cob buildings which have 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 village or on parts of dwellings which originally served an ancillary purpose such as a granary or store. Weatherboarding is also prevalent on the surviving unconverted agricultural buildings which are a significant feature, within both villages.



Weatherboarding, Parsonage Farm

## Roofs

There are a number of examples of thatched roofs within the conservation area. 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 if possible be disturbed.

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



Thatch, Homelea



Rethatching Church Farm



Clay tile roofing, Parsonage Farm

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 tiles (mainly handmade) are 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 street scene; therefore, its use is discouraged within the conservation area.

## Windows

Windows are a critical element to the design of a building and even subtle changes can significantly alter its 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 detailing found in storm proofed windows. Likewise, the position of the window in the wall, (whether flush or set in a reveal) and the form of the glazing bars can affect the play of light and shade. Installation of the wrong style or design of window can have a significant impact on the appearance of the building.



Former Congregational Chapel  
(Bladon Studio)

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



Sash window, Hollies

The more distinguished buildings of the late 18th century or 19th century in the conservation area include small paned timber vertically sliding sash windows which demonstrated the wealth of the owners of the time (for example at Northwood Bannuts and the Manor House.).



Metal casement window, Maltings

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

## Doors

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 have been replaced with modern replicas with inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the more significant buildings, reflects the styles and periods of the buildings and the social context in which they once stood.



Door and porch, Edrup

## *Garden Walls, Fences and Other Means of Enclosure*

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



Wall to Hurstbourne House

There are several examples of historic flint, cob or brick boundary walls in the village, but these are generally to the more important buildings such as the church, Ibthorpe Manor Farmhouse, Ibthorpe House Parsonage Farm and Hurstbourne House. The majority of properties, including modern dwellings, have retained a historic method of defining the boundary, either with brick or brick and flint walls, or with hedgerows. There is an unfortunate move towards the use of close boarded fences of various heights and these are alien features, detracting from the historic character of the conservation area.

### Key characteristics

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

## *The Contribution of Trees*

A significant part of the character of the village is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it, 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 area. The most significant trees and groups of trees are shown on the Character Appraisal map. Trees form important backdrops to the village on the valley sides. Large important tree specimens are scattered through the built-up area of both villages, within gardens, and are also associated with the church and its environs in Hurstbourne Tarrant and the land north of Ibthorpe House.

Hedgerows are a predominant boundary feature throughout both villages in residential areas and throughout the peripheral agricultural land. The hedgerows and associated hedgerow trees are a particularly important survival of the agrarian history of the villages and help to retain the verdant nature of the conservation area, linking it seamlessly to the surrounding countryside.

## *Open Spaces*

Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. Important open areas are shown on the Character Appraisal map.

Historical open spaces in Hurstbourne Tarrant include the area on the south of Church Street, including the course of the River Swift, land around Lower Farm, land to the north and west of Parsonage Farm and The Dene. Important open spaces in Ibthorpe include the land to the east and south of Ibthorpe Manor Farm, the residential curtilage of Ibthorpe Farm House, the land immediately to the north of Yew Tree Farm (within the central 'loop'), land to the north of Ibthorpe House, land to the east and southeast of Adams Farm and the allotment area.

The Bourne Rivulet/River Swift runs along the valley bottom through the two villages. It is a winterbourne and a key source of biodiversity within the conservation area, supporting many types of wildlife and plant life.



Long view to Church



Topiary Hedge



Open space outside walled garden to Ibthorpe House



River Swift



View from Hillside to Church Street

### *Important Views*

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

### *Other Issues Affecting the Conservation Area*

Hurstbourne Tarrant has experienced greater erosion to its historic character than neighbouring Ibthorpe. This is probably due to its location at the crossroads of the valley road and main north-south route. Modern development has generally taken place off Ibthorpe Road and Newbury Road and is represented by infill plots, backland development and one instance of a more urban estate area. However, this modern development is generally well screened (apart from The Crescent and Dene Rise) and set back from road frontages and therefore has not affected the intrinsic historic character of the conservation area.

There has only been a limited amount of modern development within the historic core of Ibthorpe, mainly on small infill plots dotted around the village, but development has generally respected the historic plan form. However, the continuation of small modern infill development could permanently erode the historic character of this unusual settlement which evolved around the farmhouses and associated ancillary buildings and the traditional open spaces created within such a plan form.

Generally the modern infill properties have been carefully considered in terms of architectural design and detailing and are generally sympathetic to the historic character of both villages. However, there are some unfortunate designs of both new dwellings and extensions to existing dwellings in respect of non-traditional scale, massing, design and use of materials, which should not be repeated in the future.

There are features within the conservation area which have suffered the wear and tear of time – this is more noticeable in Hurstbourne Tarrant where the gradual erosion of historic building detailing by the insertion of PVCu 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 often replacement with modern and inappropriately detailed fences.

The most intrusive features within the conservation area are the prevalence of overhead wires, which are particularly dominant within the historic streetscene, but the cost of re-routing these wires underground is expensive and likely to be prohibitive.

As with any other developed area, Hurstbourne Tarrant and Ibthorpe are under pressure from modern living. The key pressures on the historic villages are:

- Parking – cars can dominate streetscene and detract from the traditional rural character and the need for such transport in rural areas is likely to continue in the future. The loss of boundary treatments, such as traditional walls or hedgerows often occurs with the need to provide off road parking and this can be detrimental to the character of the two villages.
- Inappropriate modern infill dwellings or extensions to both listed and unlisted buildings of local interest which are not sympathetic to 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 etc. can have a significant cumulative impact on a historic area. Care needs to be taken to ensure that outbuildings are in proportion and subservient to the scale of the main building. The insertion of rooms above will be discouraged.
- The general survival of the historic plan form of both villages, means that the capacity for new development within the boundaries of the conservation area is restricted and significant new development could be detrimental to the historic character and plan form of the villages – either within or on the edge of the existing built environment.
- The existence of a number of complexes of historic farm buildings may give rise to pressure for conversion of agricultural 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 inappropriate openings and modern detail are avoided. These complexes of buildings are often prominent within the streetscene and have a great historic relevance to the development of the villages.
- 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 conservation area. The retention of any existing historic buildings in 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.
- Specifically at Hurstbourne Tarrant there may be pressure to redevelop the yard and industrial buildings adjacent to Church Farm Cottage on Church Street. This area is important as it extends beyond the rear building line of the historic properties fronting on to Church Street. Any new development should take into account the urban grain and historic plan form of this part of the village and the exposed nature of the site from the river valley to the rear.

- Ibthorpe may also come under future pressure for development, especially within the central part of the historic loop, incorporating areas to the rear of Yewtree Farm and Ibthorpe Farm, along with the conversion of many of the agricultural buildings still presently in traditional use. Inappropriate development or conversion would be detrimental to the historic character of this village
- The area between Hurstbourne Tarrant and Ibthorpe, incorporating the open valley side to the north of Ibthorpe Road and the land adjacent to and behind Bridge Cottage, is particularly important in retaining a visual separation between the two communities. The character of the area has already been eroded in part with construction of Dines Close, and any further development of this type should be avoided. These open areas also contribute towards the historic setting of the conservation area.

Notwithstanding this, development on the edge or immediately outside the conservation area boundaries should also be avoided as this can have a detrimental impact on views into and out of the conservation area, something that national government guidance on the preservation and enhancement of conservation areas seeks to resist.

## 4 Summary

### Character

Hurstbourne Tarrant developed from Church Street around the central crossroads, north into The Dene. The historic character and plan form of the village has generally been preserved. On balance, Hurstbourne Tarrant has undergone more pressure for change than Ibthorpe as a result of its position on the main road. Buildings within the conservation area range in date from the 15th century to the 20th century, with the exception of the church, which dates back to the 12th century.

Ibthorpe is a historic village which has not been altered significantly by modern living. The village is located within the valley of the River Swift and is surrounded by agricultural land and downland. The built form developed around the farmhouses and associated ancillary buildings within a central area, together with linear development along the southern side of the valley road. Many of the historic plots can still be traced in the topography of the village today.

Although the economy of both settlements was formerly dependent upon agriculture, the majority of people now work away from the two villages. What is important about agriculture in Ibthorpe is that the working farms remained within the village environment until late into the 20th century and continue

to form a significant part of the historic character and fabric of the village. Ibthorpe is predominantly quiet and residential in character with a strong rural nature, reinforced by the quantity of trees and hedgerows throughout the village and the surviving traditional farm buildings.



Ibthorpe Manor Farm, view across the fields

## Reason for Designation

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’. Hurstbourne Tarrant and Ibthorpe are historic settlements within the valley of the River Swift the general plan form of which has changed only very little over the centuries. The village consists of a mixture of buildings of varying ages and styles, but is probably best known for the number of farm complexes associated with imposing farmhouses and traditional cottages around which the settlement developed. Other distinctive architectural features include boundary walls and hedges and traditional doors and windows. There is a strong sense of enclosure provided by well established hedgerows to many boundaries, mature gardens and large specimen trees.



Hurstbourne House and Church

These features all contribute to the character of the two villages and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of a conservation area.

## Boundary Review

When the Conservation Area was designated in 1976, the boundaries were drawn more loosely than they would be today including buildings of varying quality, as well as extensive areas of open space on the edge of the built environment. A comprehensive review was undertaken by consultants on behalf of the Council in 2006, to check that there were no anomalies with the boundaries and to avoid duplication with other land use policies and designations. The quality of buildings and features were carefully assessed to identify the contribution (or otherwise) that they made to the character of the Conservation Area.

As a result of the review, the boundaries at Hurstbourne Tarrant and Ibthorpe were revised removing newer housing which did not meet the criteria for inclusion as well as fields on the periphery. Although this land provides the natural setting to the village, it is protected from inappropriate forms of development under other countryside restraint policies within the Local Plan. The review also identified a number of buildings of architectural and historic merit on the northern end of Newbury Road up the Dene and the conservation area was therefore extended to include these buildings. The conservation area is long and linear in form, following the main roads through the two villages and as a result of the review now includes a cross shape centred around the main junction at Hurstbourne Tarrant incorporating part of the new additions to the conservation area.



## Conclusions

There have been few major changes within Hurstbourne Tarrant and Ibthorpe since the Conservation Area was designated. Hurstbourne Tarrant and Ibthorpe are of significant architectural and historic interest and clearly still merit designation as a Conservation Area.

The character of Hurstbourne Tarrant and Ibthorpe 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 in the two villages, 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 Hurstbourne Tarrant Parish Council early in the process.
- The review and exhibition were advertised in the Parish Newsletter and on the Borough Councils' web site.
- A copy of the draft appraisal was put on the Test Valley Borough Council web site with links to the Parish Council web site.
- Individual letters were sent to all properties 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 Hurstbourne Tarrant Village Hall on the 14th October 2008.



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# Appraisal Map



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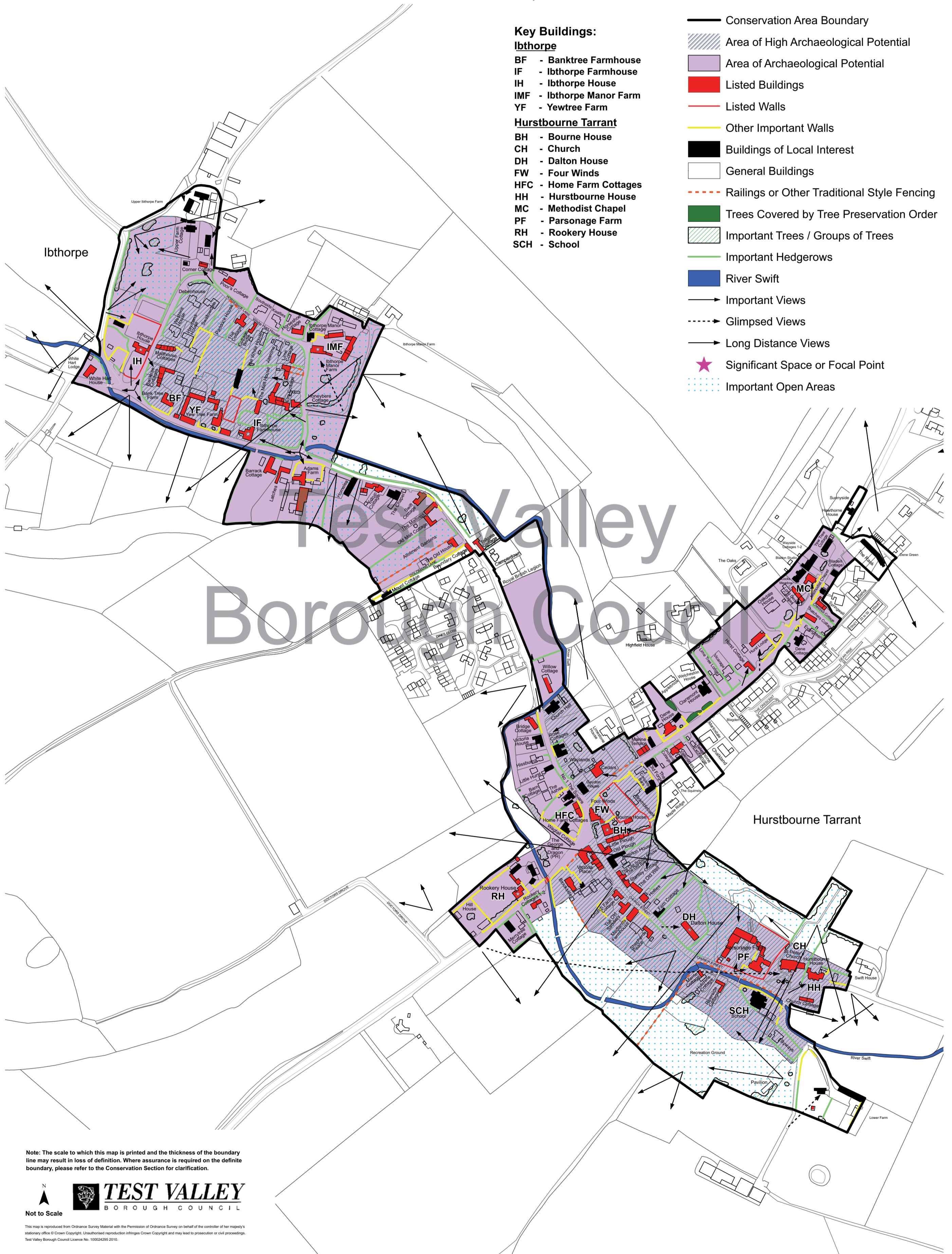
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# Hurstbourne Tarrant & Ibthorpe Conservation Area Character Appraisal



## Key Buildings:

### Ibthorpe

- BF - Banktree Farmhouse
- IF - Ibthorpe Farmhouse
- IH - Ibthorpe House
- IMF - Ibthorpe Manor Farm
- YF - Yewtree Farm

### Hurstbourne Tarrant

- BH - Bourne House
- CH - Church
- DH - Dalton House
- FW - Four Winds
- HFC - Home Farm Cottages
- HH - Hurstbourne House
- MC - Methodist Chapel
- PF - Parsonage Farm
- RH - Rookery House
- SCH - School

- Conservation Area Boundary
- ▨ Area of High Archaeological Potential
- ▨ Area of Archaeological Potential
- Listed Buildings
- Listed Walls
- Other Important Walls
- Buildings of Local Interest
- General Buildings
- - - Railings or Other Traditional Style Fencing
- Trees Covered by Tree Preservation Order
- ▨ Important Trees / Groups of Trees
- Important Hedgerows
- River Swift
- Important Views
- - - Glimpsed Views
- Long Distance Views
- ★ Significant Space or Focal Point
- ▨ Important Open Areas

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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