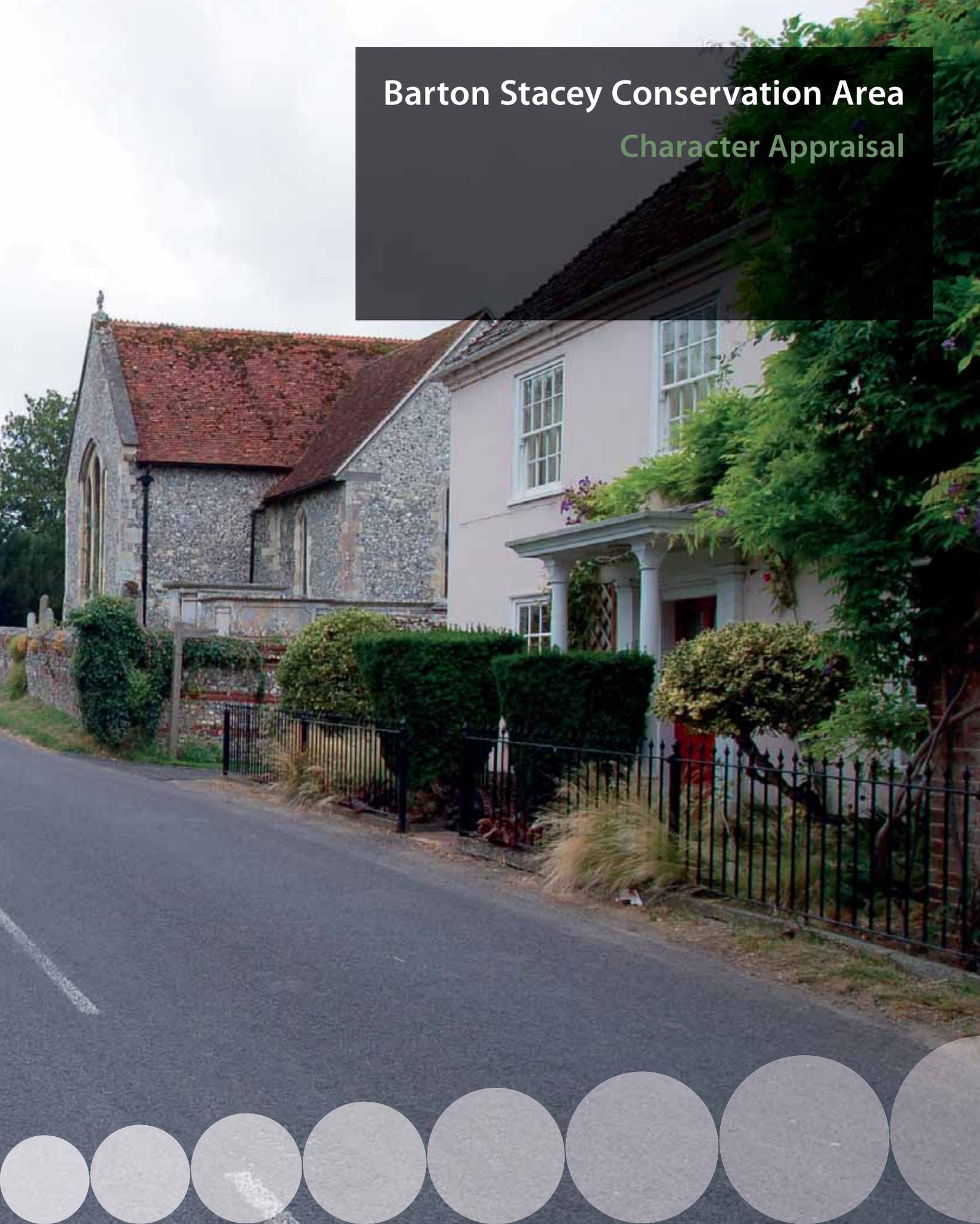


# Barton Stacey Conservation Area

## 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 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 Barton Stacey Conservation Area

### Context

Barton Stacey Conservation Area was originally designated on 25th April 1984 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. The Council carried out a comprehensive review of the conservation area and the boundaries were formally amended by the Council's Cabinet on October 15th 2008. The conservation area includes the historic core of the village.

This Character Appraisal will be a material consideration when assessing future development within Barton Stacey 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 both documents will complement each other.

### Location and Population

Barton Stacey lies south east of Andover, on the southern edge of the valley of the River Dever. The village is intersected by two country roads – one running south from Longparish and the other running east from Chilbolton and Newton Stacey.

The population of Barton Stacey is 982<sup>2</sup>. The economy of the settlement was formerly based on agriculture, but today most of the residents are employed outside the village commuting to Andover, Basingstoke, Winchester, Southampton and as far as London, with a growing number of people working from home.



2 From Hampshire County Council's Small Area Population Forecast (2006-based update).

The village offers a good range of community facilities including the village hall, a public house, village shop, a church and primary school.

## Topography and Landscape



Barton Stacey is located within an open chalk down area, east of the River Test Valley and south of the River Dever. It comprises an elevated and rolling landscape which slopes down towards the River Test in the west. The landscape is predominantly arable, with large fields, but poor hedgerow boundaries have created expansive areas with long views across open countryside. Groups and belts of trees exist sporadically throughout the area, but with a higher instance east of Barton Stacey, often associated with farmsteads<sup>3</sup>.

The northern part of the village lies within the edge of the River Dever Valley Floor and the dominant landscape pattern of this area is permanent pasture interspersed with patches of woodland. The pastureland helps to create a strong sense of intimacy and enclosure, contrasting with the more open arable valley sides of the open chalkland to the south.

The village is surrounded by countryside, where planning policies apply to contain development.

## Historic Development of the Villages

It is generally considered that the name 'Barton Stacey' may derive from the Old English 'Barton' meaning 'barley farm' and 'Stacey' which is a corruption of the family name of Roger de Saci who was the tenant landowner in the village in 1199<sup>4</sup>. There are at least five barrows on the crest of Barton Stacey Down and Barton Stacey Hill overlooking the village.

The area has been populated for thousands of years, as demonstrated by the burial barrows on Moody's Down which can be traced back five thousand years to the Neolithic Period. Roman Roads also run close to the village and it is possible that villa settlements or even a Roman camp could have been located close by.

3 Test Valley Community Landscape Project, Volume 1

4 The Place Names of Hampshire, by Richard Coates.

The first documentary reference to Barton Stacey is within the Anglo Saxon chronicles of 855, which mentions the manor of 'Bethune'. At the time of the Domesday Survey, the manor was held by the Crown and was later granted to Roger de Saci by King John in 1199. At this time, the estate was called the manors of Barton and Newton – the village of Newton Stacey lying to the west – but soon became known as Barton Stacey only. At the time of the Domesday Survey, there was a church, valued at 15 shillings, as well as three mills, ploughland and pannage (pasture land) for pigs<sup>5</sup>.

The next few hundred years saw the manors of Newton and Barton changing hands many times and these transfers are well recorded. During the medieval period, the villages consolidated into a linear form around the north-south road, with farms and houses lying close to the road with deep strips of land behind. By the eighteenth century, Barton Stacey was a substantial and flourishing village with two malhouses, a brewery and a number of farms.

In 1792, the village suffered a devastating fire. A spark from the blacksmith's shop started a fire which spread rapidly along the village street. At this time, most of the buildings would have been constructed of timber frame and almost all would have had thatched roofs. One person died and many houses were destroyed, but the Hampshire Chronicle later recorded: "*...by the generosity of the gentry and the public in general in the neighbourhood, the whole has been rebuilt in better style*". It is likely that many of the replacement buildings, which still exist within the village street today, were constructed on the sites of these earlier dwellings.

There were also serious fires in the village in the nineteenth century. These occurred in the 1830's during the agricultural riots in Hampshire, and in 1886 when the village school was destroyed. The school was rebuilt in the same year and the building still exists, but is now used for commercial purposes.



Former school

In recent years Barton Stacey has developed a close association with the Army, a link which goes back to the seventeenth century, when Charles I kept soldiers at Newton Stacey and nearby Bransbury.

The late 20th century and early 21st century has seen some new development within and on the edge of the village, including a large element of new housing off Bullington Lane to serve Ministry of Defence (MOD) needs. There has also been development of smaller infill plots of Gravel Lane.

5 Victoria County History.

## 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 core of the village has been identified as an Area of Archaeological Potential<sup>6</sup> (AAP), and this is shown on the Conservation Area map.

In Barton Stacey, the AAP lies both sides of the main north south street, covering the regular row of plots along the east side, up to the back lane, and the road frontage on the western side of the road, to a general line along the rear boundaries. It appears that the street south of the church was the principal area of historic settlement in the village, and therefore, anywhere along the road frontage is of high archaeological potential. The area also extends to the southern return of the back lane around the development on the eastern side of the main street. The area surrounding and including the church, is also included, especially the area to the west of the church where there are earthworks.

Two additional AAPs exist to the south of Wades Farm and the eastern side of the main street in the vicinity of the church.

Archaeological remains are likely to be found in the village, 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 should be modified.

---

6 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1995

## Form of the Villages

The plan form of the village of Barton Stacey can be described as a 'regular row'<sup>7</sup> – a planned development with regular plots. The main north south street has a staggered crossroads within the northern half of the village. To the south east of this junction is an area of development, alongside the main street, which is quite regular and is bounded on the west and south by a back lane. On the west side of the main street, south of the church, is a block of properties with long linear plots with a common rear boundary. These are followed by further properties with similar rear boundary lines, some of which have plots double the width of others, perhaps indicating an amalgamation of smaller plots. Further south, the plot sizes become more square and shorter in length and Wades Farm is located in this area. North of the church are several small square plots, all of which are occupied. Opposite, lie a couple of small plots, which may be post-medieval roadside encroachment.

There are four entrances into Barton Stacey, marking the transition from countryside to the built environment:

- I. Bullington Lane – this forms the eastern approach into the village and connects the historic settlement to the newer 20th century MOD development to the east.
- II. The road from Newton Stacey and Chilbolton – forms the western approach into the village and is bordered by open countryside and mature trees.
- III. Northern end of the main street – this forms the northern entrance into the village and travels through farmland between boundaries of mature trees on its approach to the settlement.
- IV. Southern end of the main street – the southern approach to the village also runs through open countryside on its approach, but wider views are gained over hedgerows and there is a lack of mature trees. At the transition from open country to the built environment, a more significant boundary consisting of mature trees exists on the eastern side of the road.

Despite later development it is significant that the historic plot boundaries are still recognisable and this is a characteristic feature of development within Barton Stacey, which should be respected when further applications for development are considered.

---

7 From the report commissioned by Bournemouth University for Hampshire County Council, Historic Rural Settlement in Basingstoke and Deane, and Test Valley 1995

### 3 An Appraisal of the Conservation Area

#### Key Characteristics of the Conservation Area

- The conservation area lies within a shallow dry valley in chalk downland on the edge of the River Dever.
- The historic settlement has developed in a linear pattern, north-south along the main street.
- Newer development is interspersed among the historic development and a large area exists to the west of the original settlement off Bullington Lane.
- Most buildings are in residential use.
- A number of more significant properties are dotted around the village.
- There are 24 buildings or structures within the Barton Stacey conservation area boundary which are statutorily listed. These are buildings of national importance and Listed Building Consent is required to carry out any works which affect the character or appearance of the building. The Church of All Saints' is listed Grade II\*. The remainder are listed Grade II and of these nine are tombs within the churchyard. Listed buildings are shown in red on the Character Appraisal Map at the end of this document.



Group of chest tombs within churchyard

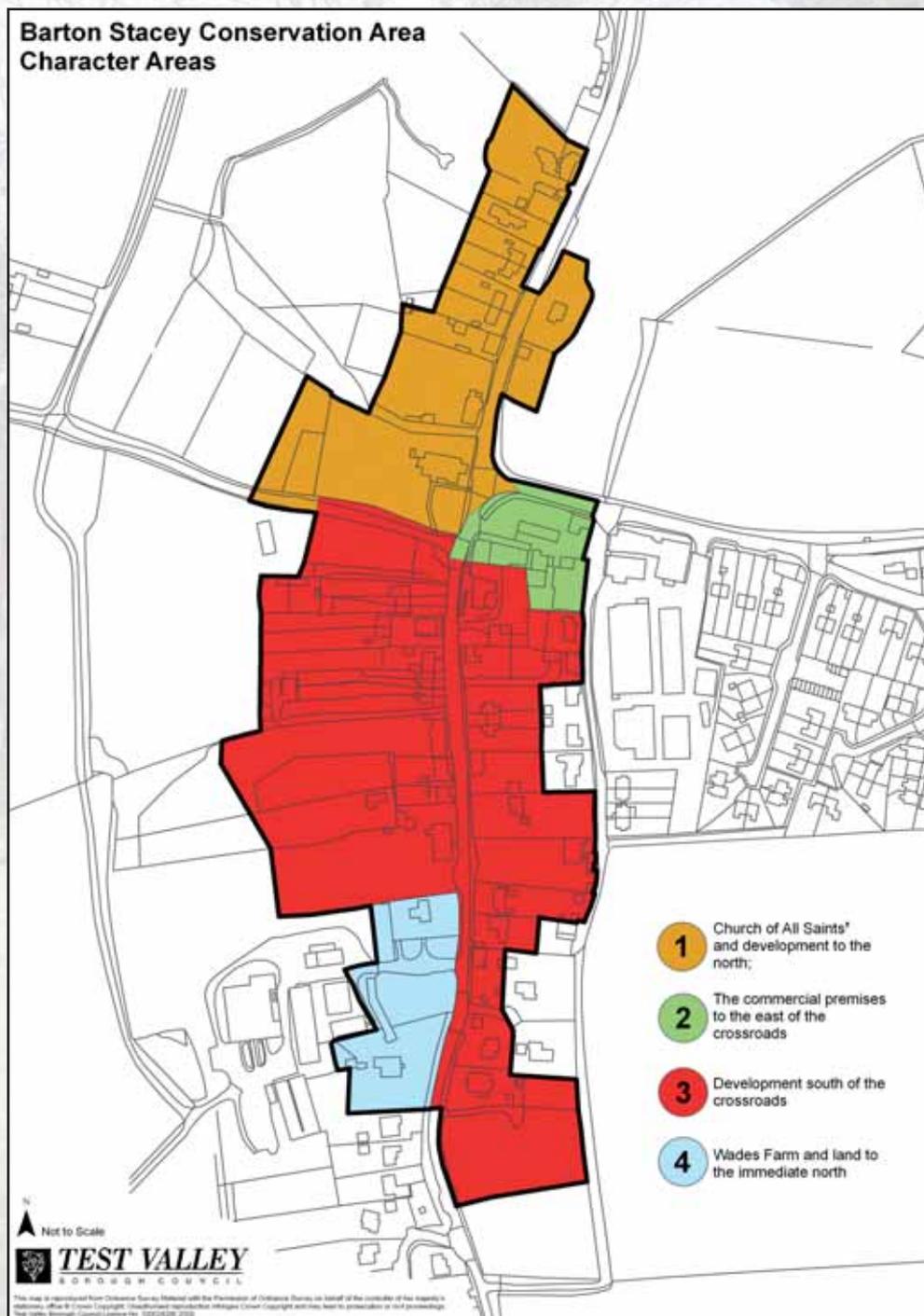
- There are 20 buildings of local interest within the conservation area boundary. (This number breaks down terraces into individual properties). These are unlisted buildings of interest which do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character or appearance of the conservation area. Buildings of local interest are shown in black on the Character Appraisal Map at the end of this document.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.
- The older cottages and houses all date from the 18th century and are generally constructed of brick, brick and flint, or rendered and painted brick and have clay tile or slate roofs.
- Boundaries to plots are traditionally formed by brick walls or hedgerows.
- Major key buildings: Church of All Saints', The Malt House, The Old Plough, The Old Vicarage, Wades Farmhouse, The Swan Inn, The Old School House and The Old School Room.
- Other key manmade features include: The table tombs in the churchyard; the churchyard wall and remains of the medieval cross.



The Swan Inn

## Barton Stacey Conservation Area: Character Areas

In this appraisal Barton Stacey is divided into 4 character areas and these are described separately: Church of All Saints' and development to the north; The commercial premises to the east of the crossroads; Development south of the crossroads; Wades Farm and land immediately to the north. The quality of their buildings, landscape and setting are considered together.



*i Church of All Saints' and development to the north*



This area includes the historic core of the village to the north of the staggered crossroads, extending north to the end of the built development on the western side of the road. The church sits on the prominent corner of the crossroads, surrounded by the churchyard with its historic wall. The area is characterised by buildings set towards the front of the plots or abutting the road in some cases and the plots are a more square shape. Except for one instance, only a single dwelling sits within each plot, running back from the road. Low density development of one or two plots on the eastern side of the road gives this part of the village a particularly rural feel.

About half the buildings are listed, with All Saints' Church listed Grade II\*. The Malt House, Yew Tree Cottage, The Granary and Wheat Cottage are all listed Grade II. The Old Malt House to the rear of Wheat Cottage is identified as a building of local interest due to its significant contribution to the character of the conservation area. The modern infill development generally respects the rhythm of spaces found around the more historic buildings, being positioned towards the front of plots with substantial rear gardens. However, Yellow Lodge is out of character within this street scene due to its design, form and positioning within the plot.

The earliest part of All Saints' Church dates from the 12th century and was extended from the 13th, 15th and 16th centuries, with a major restoration carried out in 1877. The church consists of a chancel, nave with north and south aisles, transepts, a tower and a south porch. The western tower was added around 1610 and has a castellated parapet and an octagonal stair turret which is incorporated within one of the massive diagonal buttresses. The churchyard is surrounded by an early 19th century brick and flint boundary wall and at the south east corner, adjacent to the road junction, mounted on the wall is a fragment of a medieval cross said to be from Llanthony Abbey in Gloucestershire. In the churchyard are nine early 19th century Grade II listed stone table tombs – each being rectangular in shape with various carved decorations.



Chest tombs

The churchyard is surrounded by an early 19th century brick and flint boundary wall and at the south east corner, adjacent to the road junction, mounted on the wall is a fragment of a medieval cross said to be from Llanthony Abbey in Gloucestershire. In the churchyard are nine early 19th century Grade II listed stone table tombs – each being rectangular in shape with various carved decorations.



The Malt House

The Malt House (Grade II) is a significant early 19th century building with a stucco front, timber sliding sash windows and a decorative doorway. It occupies a prominent position within the streetscene on the road frontage adjacent to the church and is located within extensive gardens. The roadside wall is also listed and is constructed of brickwork with buttresses framing panels and a decorative brick course under the tile capping.



Wheat Cottage

Wheat Cottage by contrast is a simpler building dating from the early 17th century with later alterations. It is constructed of various materials and includes a timber frame with panels of plastered wattle and daub and red brick and knapped flint. The windows are metal casements with diagonal leading or wood casements with small pane glazing.

### Key Characteristics

- Part of the historic core of the village.
- Generally single dwellings with square shaped plots, located either within the front half of plots or immediately adjacent to the road.
- There is a small number of modern infill plots which generally respect the historic plan form and layout of the village.
- Downland setting provided by the open nature of the eastern side of road.
- The Church and churchyard are the most prominent features within this character area.

### *ii The commercial premises to the east of the crossroads*

This character area incorporates a small piece of land to the east of the 'stagger' in the crossroads. The land originally contained the School House and School, but now encloses commercial premises. This is a very prominent plot within the streetscene, located opposite the church and at the crossroads and incorporates significant mature trees.

There is one listed building within this area – The Old School House which is surrounded and concealed from wider views by modern development associated with the commercial premises. It dates from the late 18th century and is constructed of brick, with blue headers for decoration, with a tiled roof.

Important views are gained of the church from adjacent to the school room building as the road gently slopes down to the staggered crossroads. Views are also allowed across the important open space to the north of Bullington Lane, as well as across the open countryside to the northeast. These views help to reinforce the important historic character of this rural conservation area with the traditional prominent and significant church building at its heart.



Old School House building in factory yard

### *iii Development south of the crossroads*

This large character area includes part of the historic core, and stretches south along the main street through the village. The area is characterised by linear plots, extending away from the road. There is little 'backland' development to the western side, however, the subdivision of plots on the eastern side has created a large amount of modern backland development fronting on to Gravel Lane, which is at odds to the historic planform of the village, with dwellings fronting onto the main street. The historic environment consists predominantly of simpler cottage type dwellings, with several more significant buildings, such as The Old Plough and The Vicarage. There is some modern infill on the western side of plots, generally following the random frontage building line of the more historic development with individual vehicular accesses. However the area of development called 'Ashfields' located around the southern end of this character area consists of a number of houses grouped around a common shared access, which is alien in character to the linear historic development which is a characteristic feature of the settlement.



The Old Plough

There are seven listed buildings within this character area (which are all Grade II) and 15 buildings have been identified as being of local interest, due to the significant contribution they make to the character of the conservation area. This number includes individual properties within terraces.

Of the listed buildings, The Old Vicarage and The Plough are notable for the high quality architectural design and detailing. The Old Vicarage dates from the 18th century and has a 19th century stucco exterior (render lined out to look like stonework) with a hipped slate roof. It has 12 pane timber sliding sash windows and a decorative porch and doorcase. Within its grounds, to the rear, appears to

be the associated coach house – an important survival to the social history of the building and the village. The Old Plough dates from the early 19th century and has brick walls, with a decorative dentilled (projecting) brick course under the eaves and a tiled roof. It has more simple traditional casement windows and the decorative iron bracket for the former pub sign still exists on the front façade. Adjacent to the Old Plough is Virginia Cottage (early 19th century) built of brick with a tiled roof.



The Old Vicarage

Other notable and prominent listed buildings include The Swan Inn (late 18th century), Ash Farm House (early 19th century with recent 21st century additions) and Grange Cottage (dated 1813) – which are all on the eastern side of the main street. The three buildings vary in terms of historic status in their architectural style and reflect the historic character of the village.



Virginia Cottage

Of the buildings identified as being of local interest, Chestnut Cottage and Wades Cottages, form a terrace of 19th century 'workers cottages' and have particular group value, and in addition with Wareham Cottages to the north, represent the 19th century development of the village.

The important open space immediately to the north of Wareham Cottages, which runs in a linear manner to the west, (away from the crossroads) is particularly important in affording views out of the conservation area to the chalk downland in the west. Conversely, it also allows views into the village. This open space also reinforces the importance and prominence of All Saints' Church within the village streetscene, on the opposite corner to the north.

Gravel Lane to the east forms the boundary of the built environment of the village and allows panoramic views to the east and south across the traditional surrounding arable farmland of the chalk downs.

#### Key Characteristics

- Part of the historic core of the village.
- Traditional plots are identifiable.
- Increasing incidence of 'backland' development to the east side – out of character with historic linear development of the village.
- No particularly identifiable 'building line' with buildings randomly placed within the plots, but generally towards the main street.
- Generally simpler, modest cottage style buildings with more significant building interspersed.

- Built up character to the streetscene, with little opportunity for views across the surrounding countryside from Gravel Lane.

*iv Wades Farm and land to the immediate north.*



Wades Farmhouse

Wades Farm and associated historic farm buildings and The Forge to the north, form a significant and important group of buildings within the village, and therefore merits its own specific character area. The Farm appears to be the only working farm left in the village and the high status farmhouse, associated mature tree copse and rural ancillary outbuildings (whether historic or modern), both within and outside the conservation area, lend a different character to the south western end of the main street.

Wades Farmhouse is a particularly distinctive early 19th century building, with associated architectural detailing including the use of Flemish bond to the brickwork with decorative blue header bands. It has a decorative door and doorcase, and twelve pane timber sliding sash windows. It has the character of a manor house, set back from the street frontage within formal grounds.

The range of outbuildings associated with Wades Farmhouse is not listed, but consists of older, historically detailed ancillary buildings as well as modern structures. These buildings are typical of the evolution of a rural farm and provide the correct setting for this important farmhouse.

Adjacent to the farmhouse, to the north, is The Forge (Grade II), dating from the 18th century with later additions. It relates more readily to the environs of Wades Farmhouse than the higher density development to the north along the main street.



The Forge

### Key Characteristics

- Significant complex of buildings at the western end of the village.
- Important Grade II Farmhouse and associated ancillary buildings.
- Formal setting to the main house.
- Mature trees
- Important open spaces.



View into the village towards Wades Farm

# 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 17th (those which escaped the fire) to 19th centuries in Barton Stacey. These include both simple cottages and larger more imposing 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 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.



The Old Plough brickwork detail

## Walls

Due to the fact that most of the historic properties in the village core date from a similar period, (being late 18th century onwards), there are few instances of timber framing, with properties generally of brick construction. There are examples of brick and flint; plain brick, often with decoration using blue headers; or brickwork which has been rendered or painted and sometimes 'lined out' to look like stonework. Paint colours are generally restricted to subtle shades of cream, grey or off white.



Detail of brick and flint churchyard wall

Weatherboarding is a detail found rarely within the village, and is probably limited to agricultural buildings at Wades Farm and the Granary at the northern end of the village.

## Roofs

Due to the fire in the 18th century which destroyed nearly all the dwellings in the settlement, unusually for a village within Test Valley there are no instances of thatch.

Clay tiles (mainly handmade) are 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 unduly prominent; therefore, its use is discouraged within the conservation area.



Church roof detail

## 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. Likewise, 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.

There are a number of traditional styles of window within the conservation area, 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, (such as Wheat Cottage), 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.



Wheat Cottage casement window

In the late 18th century or 19th century the more significant buildings in the conservation area included traditional small paned timber vertically sliding sash windows which demonstrated the wealth of the owners of the time (good examples of these can be found at The Malt House and Wades Farmhouse).



The Old Vicarage sash window

The majority of windows in Barton Stacey 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, 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.



Chalk Dell porch

## 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 are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the higher status buildings, reflect the styles and periods of buildings and the social context in which these buildings once stood.

## 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.



Church flint and brick wall

Generally the majority of properties, including modern dwellings, have retained an historic method of defining the boundary, either by brick or brick and flint walls, or by hedgerows. The brick garden wall to the Malthouse is a notable example. There is an unfortunate move towards the user of close boarded fencing 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.
- The predominant construction material is brick, with flint work or decorative brickwork enhance the elevations. Examples of rendered brickwork also exist which are sometimes made to look like stonework.
- Clay tiles are the major roofing material.
- 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.

### 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. There are fewer mature specimen trees within the village than in other settlements in the area. The trees are generally located on the boundaries of the roads entering the village from the north and west. In the south, there is a mature tree boundary to Barton Cottage, forming a natural end-stop to the village area and a copse of trees in the Wades Farm area. Mature trees do feature quite prominently at the western end of the churchyard and descend to the valley bottom. Surprisingly, several important tree specimens with significant prominence within the village also exist within the commercial area to the east of the staggered crossroads.



Church framed by trees

Hedgerows are a predominant boundary feature outside of the main historic core of the village, both for residential areas and agricultural land. The hedgerows and associated hedgerow trees are a particularly important survival of the more agrarian history of the village and help to retain the verdant nature of the conservation area, outside of the more built up section of the main street to the south.



## Open Spaces

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

Historical open spaces in Barton Stacey include the areas to the south west of the staggered crossroads and around Wades Farm. There are also important open spaces outside the conservation area boundary, such as the area to the northeast of the crossroads and west and northwest of development on the western side of the main street. These open areas help to retain the rural setting of the conservation area and the open views across the chalk downland.

## 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.



View looking south into conservation area

## Other Issues Affecting the Conservation Area

Barton Stacey is fortunate in that it has not suffered extensively from inappropriate modern development within the main historic street of the village. Therefore, the intrinsic character of the village and the historic character of the conservation area has experienced little change over the last twenty years. The most significant area of modern development has taken place on the eastern side, fronting on to Gravel Lane, to the south of the village or beyond the conservation area boundary to the east.

Further development in the conservation area will only be considered if it would preserve or enhance the character and appearance of the area, and would respect the form and layout of the historic street, block and building pattern.

The majority of the modern infill properties have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the village. However, there have been some poor designs of both new dwellings and extensions to existing dwellings which have failed to respect the scale, materials, massing and design of the main 'grain' of the village. Care needs to be taken to ensure that development in the future makes a positive contribution.

There are features within the conservation area which have suffered the wear and tear of time. There has also been unfortunate piecemeal loss of hedgerows to residential boundaries and their replacement with modern and inappropriately detailed fences.

One of the most intrusive features within the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic streetscene. The commercial yard area next to the Old School House and adjacent to the Church also detracts visually from the quality of the centre of the conservation area, due to the nature and scale of the modern commercial buildings on site and open storage of materials. Enhancement of the screening of this area and modification of storage regimes and building maintenance would help to enhance this part of the conservation area and to safeguard any further erosion of the setting of the Old School House and Old School Room.



Factory yard as seen from the Church

As with any other developed area, Barton Stacey is under pressure from modern living. The key pressures on the historic village 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 can be detrimental to the intrinsic character of the village.
- 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, sheds and other outbuildings 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 be discouraged.
- The general survival of the historic plot plan form of the village means that the capacity for new development within the boundaries of the conservation area is minimal and significant new development would be detrimental to the intrinsic historic character and plan form of the village.
- The existence 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 detailing is avoided. These complexes of buildings are often prominent within the streetscene and have a great historic relevance to the development of the village.
- Subdivision of the historic linear plots and introduction of backland development should be avoided as this alters the historic planform of the village.

Notwithstanding this, development on the edge or immediately outside the conservation area boundary could have a detrimental impact on views into and out of the conservation area, which national government guidance on the preservation and enhancement of conservation areas seeks to resist.



The Old Vicarage porch



Yew Tree Cottage porch

## 4 Summary

### Character

Barton Stacey is a historic village the centre of which has not been altered significantly by late 20th century development or modern living. The village is located within a dry valley and is surrounded by agricultural land and downland. The built form developed along the original north-south road, and many of the historic plots can still be traced in the topography of the village today. Buildings date generally from the late 18th to 20th centuries, with the exception of the church, which has its roots in the 12th and 17th century and Wheat Cottage which appears to have escaped the fire. The special character of the village relates to the fact that it does not show the organic growth and wide period range of buildings of many other villages in the Test Valley, but has a streetscene which has developed from a specific point in the late 18th century, due to the fire.



### 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*'. Barton Stacey is a historic settlement within the chalk downland, 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 its brick and tile cottages, generally dating from the late 18th and 19th century after the great fire. Other distinctive and architectural features include boundary brick walls and hedges and traditional doors and windows.

These features all contribute to the character of the village 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 conservation areas.

## Boundary Review

When the Conservation Area was designated in 1984, the boundaries were drawn more loosely than they would be today to include buildings of varying quality, as well as extensive areas of countryside. When the latest review was carried out, 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 2006, to check that there were no anomalies with the boundaries. The quality of buildings and features were considered carefully to assess the contribution (or otherwise) that they made to the character of the Conservation Area. As a result of the review, the boundaries at Barton Stacey were cut back, removing newer development and fields on the periphery, but retaining the historic core of the village.

In summary, the conservation area is linear in form and mainly incorporates the older properties on either side of the Main Street. The northern boundary is formed by the Old Malt House and Chalk Dell and the southern boundary terminates at Wades Farm and Barton Cottage. The eastern boundary is defined by Gravel Lane.

It is clear that Barton Stacey is of significant architectural and historic interest and still warrants designation as a Conservation Area.

The character of Barton Stacey 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 village as well as the quality and variety of its architectural style, materials and detailing. When considering new development in the village, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Areas is to be preserved or enhanced.



Chalk Dell

## Consultation Undertaken as Part of the Review

- Consultation with representatives from Barton Stacey Parish Council early in the process.
- The review and exhibition were advertised in the Parish Newsletter and a copy of the draft appraisal was put on the Test Valley Borough Council web site with links to the Parish Council web sites.
- 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.
- The exhibition summarising the appraisal and boundary changes was held at Barton Stacey School on the 10th June 2008 and the Village Hall on the 11th June 2008.



View looking back towards village

## 5 References

Charles Mynors (2006), *Listed Buildings, Conservation Areas and Monuments*, 4th Edition, Sweet & Maxwell.

Coates, R. (1989) *The Place-Names of Hampshire*, B.T. Batsford Ltd., London.

Department of the Environment/Department of National Heritage (1994), PPG 15: *Planning and the Historic Environment*.

Department of the Environment, (1990), PPG 16: *Archaeology and Planning*.

Department of the Environment, (1991) *Planning (Listed Buildings and Conservation Areas) Act 1991*.

Edwards. B, (1995) *Historic Rural Settlement in Basingstoke & Deane and Test Valley: An Archaeological and Historical Survey*, Bournemouth University.

English Heritage, (2006), *Guidance on conservation area appraisals*, English Heritage.

English Heritage, (2006), *Guidance on the management of conservation area appraisals*, English Heritage.

Hampshire County Council *Structure Plan 2000-2011*.

Hampshire County Council, *Hampshire Treasures*, [www.hantsweb.gov.uk](http://www.hantsweb.gov.uk)

HCC, Countryside Agency, TVBC, (2004) *Test Valley Community Landscape Character Assessment, Vol 1: Description and Classification of Landscape Character Types and Areas*. Prepared by Kirkham Landscape Planning Consultants, Gifford and Parishes Miller Associates.

Test Valley Borough *Local Plan*, adopted 2006.

Victoria County History, Volume 4, *Thorngate Hundred, Barton Stacey* pp.417-422.



# Appraisal Map





Produced and designed March 2009 by:

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

**Telephone: 01794 527700**

**Fax: 01794 527874**

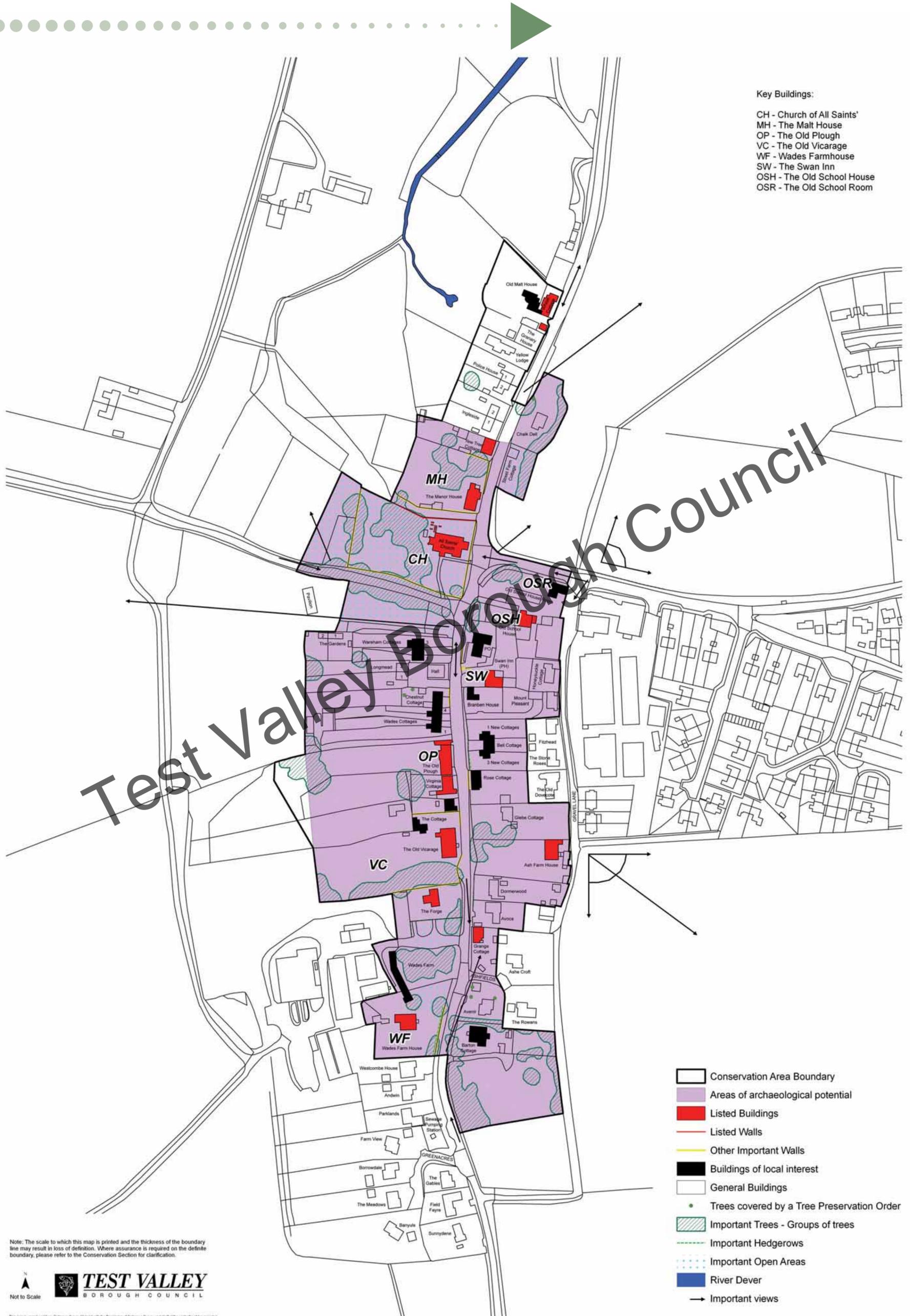
**Email: [planning@testvalley.gov.uk](mailto:planning@testvalley.gov.uk)**

**Internet: [www.testvalley.gov.uk](http://www.testvalley.gov.uk)**

This document can be purchased from Planning Reception (at the address above) at a cost of £15.

The Ordnance Survey mapping included in this publication is provided by Test Valley Borough Council under licence from the Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice should they wish to licence Ordnance Survey mapping for their own use.

# Barton Stacey 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.



This map is reproduced from Ordnance Survey Material with the Permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Test Valley Borough Council License No. 10028207 2008.