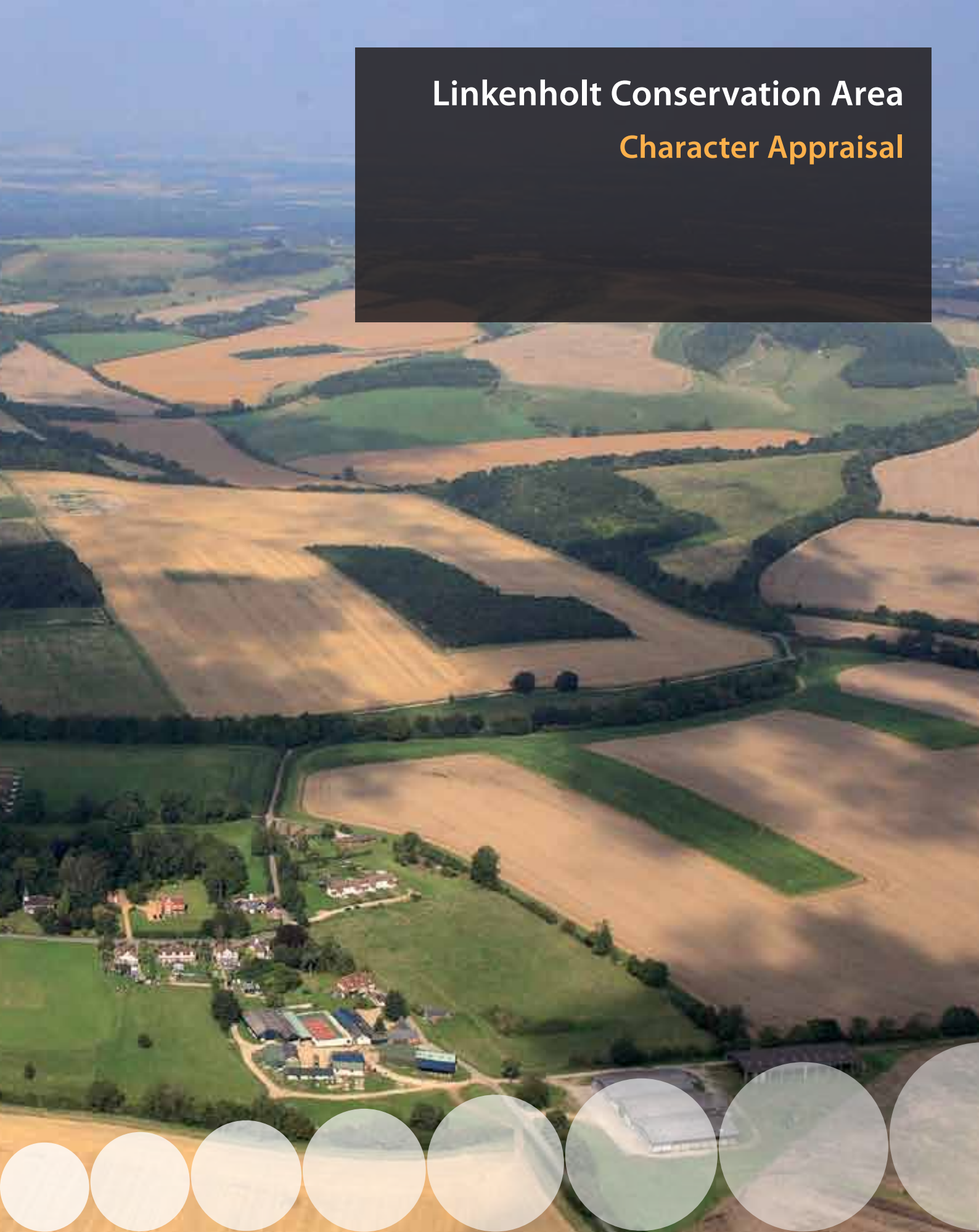


# Linkenholt Conservation Area

## Character Appraisal



# 1 Introduction

The Council has a duty under the Planning Acts to consider designating conservation areas within the Borough and regularly reviews existing conservation areas.

Conservation areas are defined<sup>1</sup> as “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. By designating an area the Council has additional powers through the legislation to control the size of extensions and demolition of buildings within the conservation area and works to trees. Special consideration also has to be given to proposals for development or redevelopment within a conservation area to ensure that its character and appearance is preserved or enhanced.

Conservation areas are living and working communities and the purpose of designation is not to prevent change or natural evolution, but to introduce controls in such a way as to maintain their character and local distinctiveness.

As part of the process of designation, local authorities are advised by English Heritage to prepare conservation area character appraisal for each conservation area, to pick out the special features which contribute to the character of the area. By establishing what makes the place special and distinct, the Council can ensure more effectively that change through development does not undermine this character and can in fact enhance it.

This appraisal should be read in conjunction with policies in the ‘Conserving the Environment’ chapter of the Borough Local Plan, adopted on 2nd June 2006. The appraisal has been the subject of public consultation in April 2010 and was approved by the Council in September 2010.

The Appraisal will be used to guide future development within the conservation area and includes a brief explanation as to how the proposed boundary of the conservation area was drawn up.

For further advice please contact:

**Conservation Officer**

Planning Policy and Transport Service, Council Offices, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ  
01264 368000

.....  
1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69(1)(a).

## 2 Background

Conservation Areas are defined as “*areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance*”<sup>2</sup>. Conservation Areas were introduced in the late 1960s<sup>3</sup> as part of a wider recognition of the contribution made by areas of distinctive character. Although the merits of individual buildings had been recognised for a long time, through the listing process, the value of good quality historic townscape had not been formally acknowledged until that time.

The Council has a duty when designating conservation areas to ensure that the character of the conservation area is preserved or enhanced – particularly when considering applications for development.

In order to do this, it is important to understand what it is which gives the area its distinct and unique character. This is derived from a number of factors including its historic development, landscape and topography, the style, type and form of the buildings, spaces between buildings, materials, textures, colours, detailing and less tangible aspects such as sounds and smells which can contribute to the special character of the area.

Local authorities are now encouraged to prepare Character Appraisals for each of their conservation areas to identify these special qualities and to highlight features of particular significance. By establishing what makes the conservation area special, the reasons for designation become clearer to those who live, work or propose to carry out development within it. The appraisal is intended as an overview, providing the framework within which individual planning applications can be assessed.

---

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

3 Under the Civic Amenities Act 1967

When determining applications, the planning authority considers factors such as size, scale, materials and design in order to assess the likely impact of the proposed development on the character and appeal of the conservation area. The Borough Local Plan includes policies on design and conservation of the cultural heritage which area also used to guide individual planning applications. The Character Appraisal has been written to be read in conjunction with Local Plan Policies and advice contained in the Council's leaflet 'Conservation Areas – an Introduction'<sup>4</sup>. The appraisal includes text, an appraisal map, and photographs to pick out those features which contribute to the special character of the conservation area. It is not realistic to refer to every building or feature within the conservation area – but the omission of any part does not mean that it is without significance.

.....  
4 Which is available on the Test Valley web site [www.testvalley.gov.uk](http://www.testvalley.gov.uk)

## 3 The Linkenholt Conservation Area

### Location, Setting and Population

Linkenholt is a small village situated at the most northerly point of Hampshire; about nine and a half miles north of Andover close to the Berkshire and Wiltshire border and is within the Wessex Downs Area of Outstanding Natural Beauty. The village lies in within the Parish of Linkenholt, on a minor road, which runs east-west to the villages of Littledown and Netherpton, and is close to Upton and Hurstbourne Tarrant.

The population of the parish of Linkenholt is 58 (based on Hampshire County Council's Small Area Population Forecasts) having dropped from 88 in 1901<sup>5</sup>. Linkenholt is an estate village and the economy is still largely based on agriculture, with some people out-commuting to major centres such as Andover, Winchester and Salisbury as well as Basingstoke.

The village offers a limited range of community facilities, comprising the Church, shop, cricket ground and pavilion.

### Topography and Landscape

Linkenholt is situated on chalk downland known as the Linkenholt Downs and forms part of the North Wessex Downs Area of Outstanding Natural Beauty. Both the gently undulating topography to the north and the escarpment to the south is a result of the underlying chalk, which is responsible for the system of dry river valleys through the landscape. The dominant pattern of local biodiversity and vegetation is open arable areas or unimproved grassland, with some woodland. The woodlands, including important patches of semi-natural ancient woodland, are mainly small copses and game spinneys, often linked together across the landscape by thick hedgerows and shelter belts. This woodland incorporates tree species such as Ash, Field Maple and Yew, with a small incidence of Oak. There is diverse flora and fauna, particularly in those habitats associated with the unimproved grassland areas, which are rich in a mixture of grasses and herbs.<sup>6</sup>

5 From the Victoria County History of Hampshire & the Isle of Wight. Volume 4, Linkenholt p.324.

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

Most of the approach roads into the village are narrow country lanes, often flanked by hedgerows, trees or shrubs, creating a rural character, which is continued into the village itself. The village occupies an elevated position with commanding views over the surrounding countryside and is one of the highest villages within Hampshire at about 660 feet.

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

## Historic Development of the Village

It is generally considered that the name Linkenholt may derive from the Old English word Hlincenholt *hinca holt* meaning 'managed woodland on a terrace or bank'.<sup>7</sup>

There is documentary evidence of Bronze Age settlement in the surrounding landscape, and a stretch of Grim's Ditch to the south of Linkenholt.<sup>8</sup>

Linkenholt was granted to the Abbot and convent of St. Peter of Gloucester in 1081 and remained with the Abbot and convent until the Dissolution when it became Crown property. In 1545 Henry VIII granted Linkenholt to his favourite Thomas Lord Wriothesley. The estate changed hands many times over the next 130 years and was then sold in the late 17th century to the Colsons of Swanage and Dorchester who retained it until 1886 when it was sold to John Radcliff of Hyde, Wareham. The estate was then sold to Charles Julius Knowles in 1898<sup>9</sup>. The estate was then bought by Roland Dudley - an entrepreneur and Engineer in the late 19th century who carried out significant improvements to the estate and was allegedly the first man in the country to use a combine harvester<sup>10</sup>. The estate was then bought in the 1960s by Herbert Blagrove – a keen cricketer, race horse owner and philanthropist who set up the Herbert and Peter Blagrove Charitable Trust to provide funds for organisations helping disabled children and injured jockeys. The estate was sold as a complete unit in 2009.

---

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

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

9 From the *Victoria County History of Hampshire & the Isle of Wight*. Volume 4, Linkenholt p.324.

10 From the sale particulars *The Linkenholt Estate* (for sale by Public Auction 2nd October 1964 by Jackson Stops & Staff – London. Held by Hampshire County Council Records Office.

Ref: 5M70/32

The historic core of the village was the manor and church which originally stood to the north of the current Manor House. The Manor was held successively by the Headings, Wriothesleys (from 1545), the Badds (from 1629 to 1689) and the Worgans (from 1689 to the early 19th century). The Colsons (described above) employed the architect William White to design the Church and possibly the School (which both date from 1871)<sup>11</sup> and also built some estate cottages. The Old Rectory may also be by White. The old Manor House and surrounding cottages (shown on the Tithe Map of 1839) were demolished and a new house was built. By 1886 the Colsons' finances were depleted and the estate was sold. The sale particulars referred to the Manor House as a 'Superior Residence' with a hall, drawing room, dining room, kitchen, wash room, dry cellars in the basement, six principal bedchambers on the 1st floor and four servants' bedrooms and stores in the 2nd storey<sup>12</sup>. This house burned down in 1902. The estate was now owned by Charles Julius Knowles and plans were approved by Andover District Council in June 1905 for a replacement Manor House. This substantial house designed by Charles Watkins MSA from London included four reception rooms, a billiard room, eight bedrooms and bathroom on the first floor and five bedrooms on the 2nd floor. By the time the estate was sold in 1964 the house had been enlarged to accommodate a further ballroom and additional bathrooms.



Linkenholt Church and lychgate

The tithe map shows a small group of buildings to the south eastern edge of the village including The Old Farmhouse (formerly Manor Farm) and associated buildings. The east-west road links the farm to the manor centre with late 19th and early 20th century development along the southern side of the road.<sup>13</sup>



The Old Farmhouse

11 Bullen, Michael et al, *The Buildings of England: Hampshire and the Isle of Wight*, Yale University Press, 2010.

12 Auction document for the Sale of the Linkenholt Estate 16th June 1886. Document held by Hampshire County Council Records Office Ref: 46M84/F54/1.

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

Throughout its long history, the estate of Linkenholt has prospered through agriculture. In the Middle Ages, cereal production reached its height, with commonly held fields, creating a generally prosperous life for the inhabitants of the area. The estate includes over 2000 acres of land (including 411 acres of woodland), a commercial pheasant shoot, 22 houses and cottages, a cricket pitch with pavilion, village shop, a blacksmith and an educational activity centre for disadvantaged children (the latter two are outside the conservation area). Several residents still work on the estate with some commuting to larger local centres in Hampshire and Wiltshire.

## The Plan Form of the Village

The village of Linkenholt is situated in the middle of the estate and is the main area of settlement in the Parish of Linkenholt. It is situated on ground rising to over 200m in height.

The plan form of the village is dispersed and can be described as 'composite' – made up of different types of historic development i.e. not a single plan type. Development is generally one plot deep and built either side of Rockmoor Lane running east to west with scattered development either side of Upton Road. The oldest property is no. 16 (Cleve Hill Cottage) which dates originally from the 16th century with a mixture of properties around the core of the village dating from the 18th to the 19th centuries with later 20th century houses namely No. 21 (Rockmoor) on the far western side of the village, Nos. 9-14 on the southern side of Rockmoor Lane, and New Cottages to the east of Upton Lane. There are two later 20th century properties on the eastern side of Upton Road – Keeper's Cottage and The Bungalow no. 2 Upton Road.



Cleve Hill Cottage

The former Manor Farm – now known as The Old Farm House is at the head of a small coombe (short valley) with a pond at the head<sup>14</sup>.

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



What is particularly important about the way in which the village has developed into the 21st century is that it still reads and functions as an estate village with a variety of houses of different sizes, from the modest cottage to the large Manor House, and with several purpose built estate workers' cottages, a small range of community facilities including the church, (former) school, shop and cricket pitch with its pavilion. The historic plot sizes and boundaries have generally been retained and there has been very little modern infill development within the village.

There are a number of entrances into the village, marking the transition from countryside to the built environment:

- I. Western approach from Littledown to Rockmoor Lane – this narrow country road with high hedges and grass verges climbs gently into the village marking the gradual transition from chalk downland to the village. Moving further into the village, the road and verges widen and it is possible to gain wider views across the open countryside which surrounds the village.
- II. Southern approach – Upton Road. This narrow country road with hedgerows and small trees and arable land either side is rural in character with large, modern farm buildings on the eastern side and a mixture of new and older farm buildings serving The Old Farm House on the western side. Land rises to the north and the most dominant buildings as you move further into the village are New Cottages.
- III. Northern approach from Cleve Hill Down also includes arable fields either side with hedgerows. There are views down the village which terminate at the direction sign at the road junction.



Upton Road view looking north

## Areas of Archaeological Potential

Most settlements contain archaeological evidence which helps to explain the way of life of former inhabitants. Two areas of archaeological potential (AAP) have been identified within Linkenholt<sup>15</sup> which are shown on the Conservation Area map at the end of this document. The focus of the village was the manor and church which were located on land occupied by the current Manor House. The Tithe Map shows a small group of buildings to the south and east of the manor. The other AAP is the area around Manor Farm and the earthworks on the eastern side of the road<sup>16</sup>.

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 needs to be modified.

---

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

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

## 4 An Appraisal of the Conservation Area

### Key Characteristics of the Conservation Area

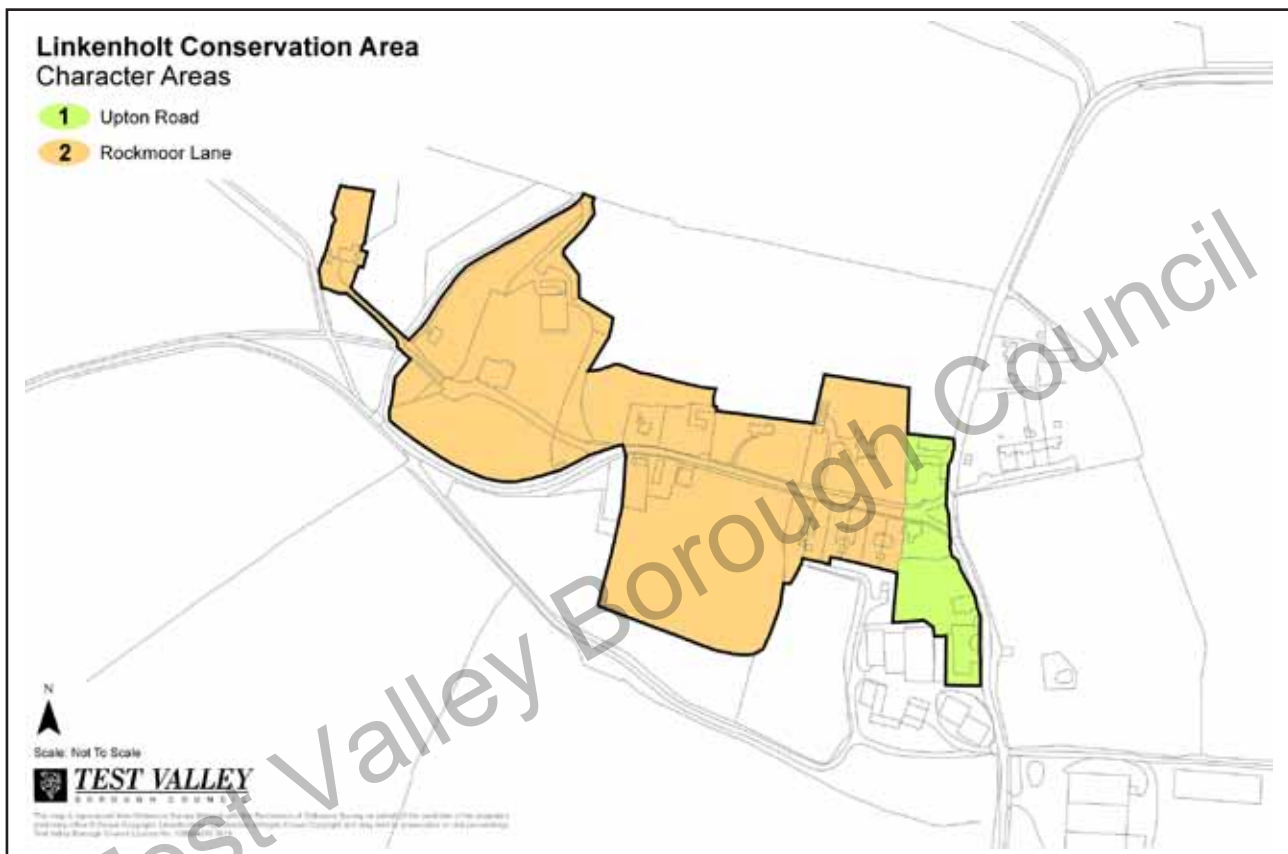
- Situated on an elevated position surrounded by chalk downland, incorporating both open arable land and woodland.
- Buildings date from the 17th century onwards.
- Development is mainly one plot deep.
- Most buildings are in residential use.
- There is a large farm within the village.
- There are 7 listed buildings within the proposed Linkenholt conservation area boundary, which are all listed Grade II.
- There are 9 buildings of local interest within the proposed conservation area boundary. These are unlisted buildings of quality which contribute to the character of the conservation area.
- 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 tiled roofs.
- Boundaries to plots are traditionally formed by hedgerows, brick and flint walls and post and rail fencing.
- The key buildings include the Church of St. Peter, The Old Rectory, The Old Clockhouse, The Manor House and The Old Farm House.



The Old Rectory

## Linkenholt Conservation Area: Character Areas

In the appraisal Linkenholt is divided into 2 character areas and these are described separately: Upton Road and Rockmoor Lane. The quality of the buildings, landscape and setting are considered together.



### *i Upton Road*

This character area incorporates the eastern end of the proposed conservation area and forms the gateway into the village from the south. It is characterised by a mixture of old and new farm buildings associated with The Old Farm House, and a variety of houses and cottages including Jesse Dewey Cottage, The Old Clockhouse, New Cottages (nos. 3-6), Keepers Cottage and No. 2. Buildings vary in age from the 18th to the 20th century. There is a mixture of styles ranging from Jesse Dewey Cottage (No. 8), an early 19th century thatched brick and flint roof cottage with small paned cast iron windows, the Old Clockhouse – built of red brick with slate roof in the early 1900's which formerly served as a garage to The Manor House, a distinctive landmark within the village with its four sided clock tower, central copper cupola and weather vane, to New Cottages – a terrace of four post war purpose built estate workers' cottages with rendered painted walls, porches and clay tile roofs.

Other buildings include The Old Farm House – an 18th century brick and flint house with clay tile roof, fine sash windows and a simple door with a canopy above. There is a range of good quality brick farm buildings to the south of the house one of which incorporates a plaque bearing the date 1900. Properties in this character area are mainly enclosed by hedges, with a flint and brick wall to the side of The Old Farm House and metal railings around The Old Clockhouse. This area also includes the triangular 'green' at the junction of Upton Road and Rockmoor Lane. This an important focal point within the village and includes a seat encircling the tree and cast iron Hampshire direction sign. There are significant views from this point up Rockmoor Lane and Upton Road as well as far reaching views to countryside to the east and south.



The Old Farm House

There are two Grade II listed buildings within this area: Jesse Dewey Cottage and The Old Farm House and two buildings of local interest – The Old Clockhouse and the farm buildings to the south of the Old Farm House.

#### Key Characteristics

- Entrance to the village from the south and north.
- A mixture of properties ranging from the 18th to the 20th centuries including a 19th century thatched brick and flint cottage.
- Key buildings include Jesse Dewey Cottage, the Old Clockhouse and The Old Farm House.
- Boundary treatments include hedges, brick and flint walling and metal railings.
- Views out over countryside to the south and east.



Jesse Dewey Cottage

## *ii Rockmoor Lane*



No. 16 (Cleve Hill)

This character area is the core of the village with the majority of key and listed buildings, mainly built in the 19th and 20th centuries. The oldest dwelling is No. 16 (Cleve Hill) which dates back to the 16th century.

There are five Grade II listed buildings within the character area, including: The Old Rectory, St. Peter's Church, The Old School House, No. 16 (Cleve Hill) and No. 17.

The character of this part of the village is derived not only from the individual buildings but also the spaces between. Buildings on the northern side of Rockmoor Lane occupy large plots and there is a belt of mature trees to the rear which provide a distinctive backdrop to the buildings.

The Old Rectory was built in 1870 of red brick with clay hanging and roof tiles in the Domestic Revival style. It is two storeys high with an attic and includes irregular gabled features. The upper storey is tile hung and there are a variety of window types including casements and sash windows. The Rectory occupies a large plot and is surrounded by a high hedge. There is a large red brick outbuilding within the grounds which was formerly used for stabling.

St. Peter's Church (1871) designed by William White incorporates a Norman doorway, window and font from the old church. It is a charming flint building with stone dressings and a tiled roof. The bell turret with its exposed timber frame and broach spire covered with shingles is another distinctive landmark within the village. There is also a lych-gate with details echoing those of the Church. Adjacent to the Church is the Old School House, also built in 1871 and also likely to have been designed by William White. This tiny school, described by Pevsner as being "unquestionably more fun"<sup>17</sup> than the church, is also built of uncoursed flintwork with brick dressings, includes gothic windows and an octagonal spire also covered in shingles. The school was designed to accommodate 30 children, but closed in 1938, to be used temporarily as the estate office, but more recently has been extended to form a dwelling.



St. Peter's Church lych gate

The Church and Old School House form an attractive group at the centre of the village. The Churchyard is enclosed by a hedge and includes several mature specimen trees and a denser belt of trees to the rear.

Nos. 16 (Cleve Hill) and 17 form an interesting pair of Grade II listed cottages on the southern side of Rockmoor Lane which back on to the cricket field. They occupy smaller plots than those on the northern side of the Lane. No. 16 which is situated at right angles to the road is a single storey thatched cottage with



Rockmoor Lane No. 17

attic and is a timber framed hall-type house with later brick cladding and chimneys at either end. It is surrounded by a hedge and includes a simple picket gate. No. 17 which is built close to the road is a late 18th century brick and thatched cottage with a symmetrical front and outshots at either end.

.....  
 17 Pevsner, Nikolaus & Lloyd David. *The Buildings of England: Hampshire and the Isle of Wight*, Penguin Books, 1973 (p.319).

In addition, eight buildings have been highlighted as being of local interest. These include Nos. 9 - 14 which are three pairs of early 20th century estate workers' cottages on the southern side of the lane. They are set well back from the road, occupying generous plots and include post and rail fencing which allows glimpsed views of the mature gardens. The houses are built of brick with sham timber framing (a half timbered style of decoration with plaster panels) and clay tile roofs. No. 14 includes the shop and several of the houses have been carefully extended respecting the style, form, scale and materials of the original houses.

The Manor House is the most distinctive of the unlisted buildings within this character area and possibly merits consideration as a listed building in its own right. It is a large early 20th house occupying a large plot with a low hedge and gates to the front providing open views of the house. There is a dense hedge and high gates to the main entrance and several mature trees mainly to the rear of the house. The house, which has forty two rooms, is in a free Queen Anne Revival style and was designed by the London architect Charles Watkins in 1905. Built of brick with tile hanging on the first floor and a clay tile roof, there are



The Manor House

two projecting ground floor bays and a lead covered central porch to the front with stumpy columns and there are mullioned and transomed windows throughout. The house was extended in 1935 to include a ballroom and the house includes an early form of secondary glazing. There is a pair of semi-detached cottages built of brick and flint under a slate roof in the grounds of the Manor House which are mainly hidden from view from the road

No. 21 Rockmoor Lane (known as Rockmoor) is located at the most westerly point of the village and replaces a former engine house. It was built after the Second World War for the estate manager. The cottage which is traditionally designed is constructed of brick and flint with rendered walls and has a thatched roof with two chimneys. The cottage which is set in attractive gardens is considered to be of local interest for the contribution it makes to the character of this part of the conservation area.



Also in this part of the conservation area is the cricket field, occupying a prominent place in the centre of the village. It has a single storey red brick pavilion with a slate roof and decorative ridge. It plays an important part in the community life of the village.

#### Key Characteristics

- Mixture of properties of varying ages and styles constructed from the 17th to the 20th centuries.
- Key buildings include The Manor House, The Old School House, St. Peter's Church, The Old Rectory and Nos. 16 and 17.
- Development is mainly one plot deep.
- Panoramic views out of the village to the south and west.
- Two small cottages Nos. 16 & 17 are built close to the road.
- Traditional boundary treatments.
- The cricket field, pavilion and church are key community facilities.

# Materials, Textures, Colours and Detailing

## Introduction

By necessity builders in the past tended to use materials which were available locally, such as timber, flint and thatch and these have been used in the older buildings within the village (such as nos.16 and 17). There are examples of buildings ranging in date from the 17th to the 20th centuries in Linkenholt – including simple cottages and the 20th century Manor House, and they display traditional construction techniques and strong 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 and these are clearly evident on the later buildings.

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

## Walls

Older properties are constructed mainly of brick and flint, with some evidence of timber framing. Flint occurs naturally within this chalk landscape and provided a readily available building material, which was widely used locally in traditional vernacular buildings up to the 20th century. The flints were normally 'knapped' or dressed to provide a flat, outer surface, which created a regular 'plane' to the wall. Bricks were initially used to create the corners of flint buildings and elements such as door and window openings. This technique has been used for example at Jesse Dewey Cottage.



Upton Lane, brick and flint wall to Old Farm House

Later buildings were often constructed of brick only and include details such as tile hanging (at The Manor House and The Old Rectory), sham timber framing (to the upper storeys at Nos. 9 -14 Rockmoor Lane) or painted render (as at Nos. 21, 3-6 New Cottages and Gardeners Cottage). Paint colours are generally restricted to subtle shades of cream or off white.

## Roofs

There are a few examples of thatched roofs within the conservation area (notably No.8 Jesse Dewey Cottage, Nos. 16, 17 and 21). Evidence indicates that long straw was the prevailing thatching material in the area, however since the middle of the last century combed wheat reed has assumed greater prominence and is now the main thatching material in the village. The practice when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed.



Thatched roof:  
Jesse Dewey Cottage

Three of the four thatched cottages in the proposed 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 thatching material and would need compelling evidence in support of such a change.

As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in Test Valley have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope as at Jesse Dewey Cottage). 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 be overly prominent, therefore its use is discouraged within the conservation area.



Thatched roof: no.21

## Windows



Metal casement window, Jesse Dewey Cottage

Windows are a critical element of a building's design and even small changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame opening and fixed lights flush with the frame, in contrast to the modern storm-proofed detail windows. This produces a more harmonious design. Likewise, both the position of the windows in the wall, whether flush or set in a reveal and the form of the glazing bars, affect the play of light and shade, contributing to their character.

There are a number of traditional styles of window within the conservation area, these are mainly constructed of timber but there are also some examples of metal casement window (for example at Jesse Dewey Cottage).



Sash window, Old Farm House

In the late 18th century or 19th century traditional small paned timber vertical sliding sash windows are the prevalent window style in more polite buildings. The Old Farm House incorporates several fine examples of vertically sliding sash windows.

The majority of windows in Linkenholt are of a reasonable standard of design. Some non-traditional materials, such as PVCu have been used for example at nos. 3-6 New Cottages but have been largely avoided on the older properties. 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 the use of 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.

It is interesting to note that the windows to The Manor House include some early examples of double glazing - which appear to have been included on the plans for the original house approved by Andover Rural District in June 1905<sup>18</sup>.

18 Refer to plans held by the Hampshire Records Office Ref. 17M73/BP49 House Linkenholt 1905.

## *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 frequently replaced with poorly designed modern replicas. The associated architectural detailing of simple cottages, including porches and canopies, reflect the style and period of individual buildings and the social context in which these buildings once existed.



Rockmoor Lane, no.17

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

In Linkenholt part of the character of the conservation area is derived from the continuity of boundary treatments – notably hedgerows and post and rail fencing with some brick and flint walling. This may be due in part to the fact the village is still in single ownership and there has been less of a tendency for householders to individualise their boundary treatments.

The majority of properties in the village have retained an historic method of defining the front boundary to the garden. In Linkenholt, this is generally using simple post and rail fencing which is attractive and simple and allows views of the gardens or open countryside beyond, or hedgerows which provide a seamless link with the field boundaries. There are also examples of brick, or brick and flint walls as at The Old Farm House, and metal railings, around The Old Clockhouse.

### Key characteristics

- Most of the older buildings in the village are constructed of materials from local sources.
- Predominant construction materials are brick or brick and flint with a limited number of examples of timber framing. The majority of roofs within the village are covered with clay tiles, with thatch evident on four of the cottages, and slate on later buildings such as The Old Clockhouse and farm buildings at The Old Farm House.
- Windows and doors are generally traditionally designed and made of timber.

- Garden walls, hedges and post and rail fencing are important enclosure features which contribute to the character of the proposed conservation area.
- The contribution of trees and open spaces and biodiversity

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*



Tree, Upton Lane, Old Farm House

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 including a number of fine specimen trees in the parkland associated with the Manor House. Trees form important backdrops to the village as well as to the rear of the property boundaries. A few larger individual tree specimens are dotted through the conservation area within gardens.

Hedgerows are common boundary treatments throughout the 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 agricultural history of the village and help to retain the rural character of the proposed conservation area.

### *Open Spaces*

Open spaces within the proposed conservation area are important as they help to define the built environment and create a sense of place. Historic open spaces include the small triangular 'green' at the junction of Upton Road and Rockmoor Lane; open countryside surrounding the village; the fields to the south of New Cottages; the open space around the churchyard; the open setting around The Manor House and the cricket ground .

### *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 east

### *Other Issues Affecting the Conservation Area*

There has been very little modern development within the major historic core of the village.

Boundary treatments are important components which contribute to the character of the village – notably the hedgerows and the post and rail fencing, which allows views of the open countryside beyond or through to gardens. Loss of these features and their replacement with inappropriately detailed high walls or close boarded fencing could have a detrimental effect on the character of the village and should be resisted therefore.

As an estate village Linkenholt has been more carefully managed than other villages within the Borough (where properties are in separate ownership), but nonetheless care needs to be taken to ensure that future management is as effective as it has been in the past. The key pressures on the village are likely to be:

- Parking – cars can dominate the streetscene and detract from the traditional rural character. The need to provide off road parking can lead to the loss of boundary treatments, such as traditional fencing, walls or hedgerows which could be detrimental to the character of the village.
- Inappropriate modern infill dwellings or large, poorly detailed extensions to both listed and unlisted buildings of local interest can be unsympathetic to or out of keeping with the character of the historic buildings and the streetscene. Care needs to be taken that such development is of a suitable scale, form and detailing to preserve or enhance the character of the area.

- 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 materials such as PVCu can have an adverse impact on the character of buildings of architectural or historic interest.
- Satellite Dishes – these alien modern additions to historic buildings can be detrimental to their traditional character and can be particularly dominant in views up and down the street. Careful consideration needs to be given therefore to their siting.
- The requirement for new domestic outbuildings such as garages and sheds can have a significant cumulative impact on the character of an historic area. Care needs to be taken to ensure that outbuildings are proportionate to the scale of the main dwelling – the insertion of rooms above such buildings will be discouraged.
- The survival of the historic plot and plan form of the village is important. Subdivision of historic plots and the introduction of backland development will be discouraged.
- There are some older farm buildings associated with The Old Farm House and there may be pressure in the future to convert these buildings to other uses, whether commercial or domestic. It is important that any conversion scheme respects the agricultural character of these buildings and that the insertion of inappropriate openings and modern detail is avoided. These buildings are important as they are often prominent within the streetscene and have historic relevance to the development of the village.

Development on the edge or immediately outside of the proposed conservation area boundary needs to be handled carefully as this can have a detrimental impact on views into and out of the proposed conservation area. This is supported by national government guidance which seeks to preserve and enhance the character and appearance of conservation areas and their setting.



## 5 Summary

### Character

Linkenholt is an estate village which has retained its character as a small agricultural settlement which has not altered significantly in the past 50 years or so. The village is located in an elevated position and is surrounded by chalk downland within the North Wessex Downs Area of Outstanding Natural Beauty. The village developed along the original east-west road, and evidence of historic plots can still be traced in parts of the topography of the village today. Buildings date generally from the 17th to the 20th centuries and are relatively modest in terms of size and architectural form – key buildings include St. Peter’s Church, the Manor House, the Old Farm House, the Old School House, the Old Rectory and the Old Clock House. Linkenholt retains the character of a small rural settlement with a strong community feeling, with a limited range of local services.

### Reasons 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’<sup>19</sup>. Linkenholt is an historic settlement within the North Wessex Downs Area of Outstanding Natural Beauty, the general plan form of which has changed little. The estate village consists of a mixture of buildings of varying ages and styles, including some fine brick and flint thatched or tiled roofed cottages, the Church, Manor House, the Old Rectory and the Old Clockhouse. Other distinctive architectural features include open fencing, and traditional detailing on the buildings including timber doors and windows. The village has retained a verdant and rural character, enhanced by the survival of boundary hedgerows and mature trees within gardens.

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.

---

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

## Conclusions

Apart from extensions to existing dwellings, and a new house on the north of the village, there has been relatively little change in the village and the area warrants designation as a conservation area.

The character of the village is derived from a combination of factors which have been identified in this appraisal. These factors include the village's setting, layout, planform and historic development, as well as the quality and variety of architectural style, materials and detailing and the natural environment. When considering new development in the village, it is crucial to understand, be aware of and work with these features if the special character and setting of the proposed conservation area is to be preserved or enhanced.

## Consultation Undertaken as Part of the Review

- Consultation with representatives from Linkenholt 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 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.
- The exhibition summarising the appraisal was held at Linkenholt Cricket Pavilion on the 20th April 2010.

## 7 References

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

Ekwall E. The Concise Oxford Dictionary of English Place Names. Fourth Edition Reprinted 1985. Oxford University Press.

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

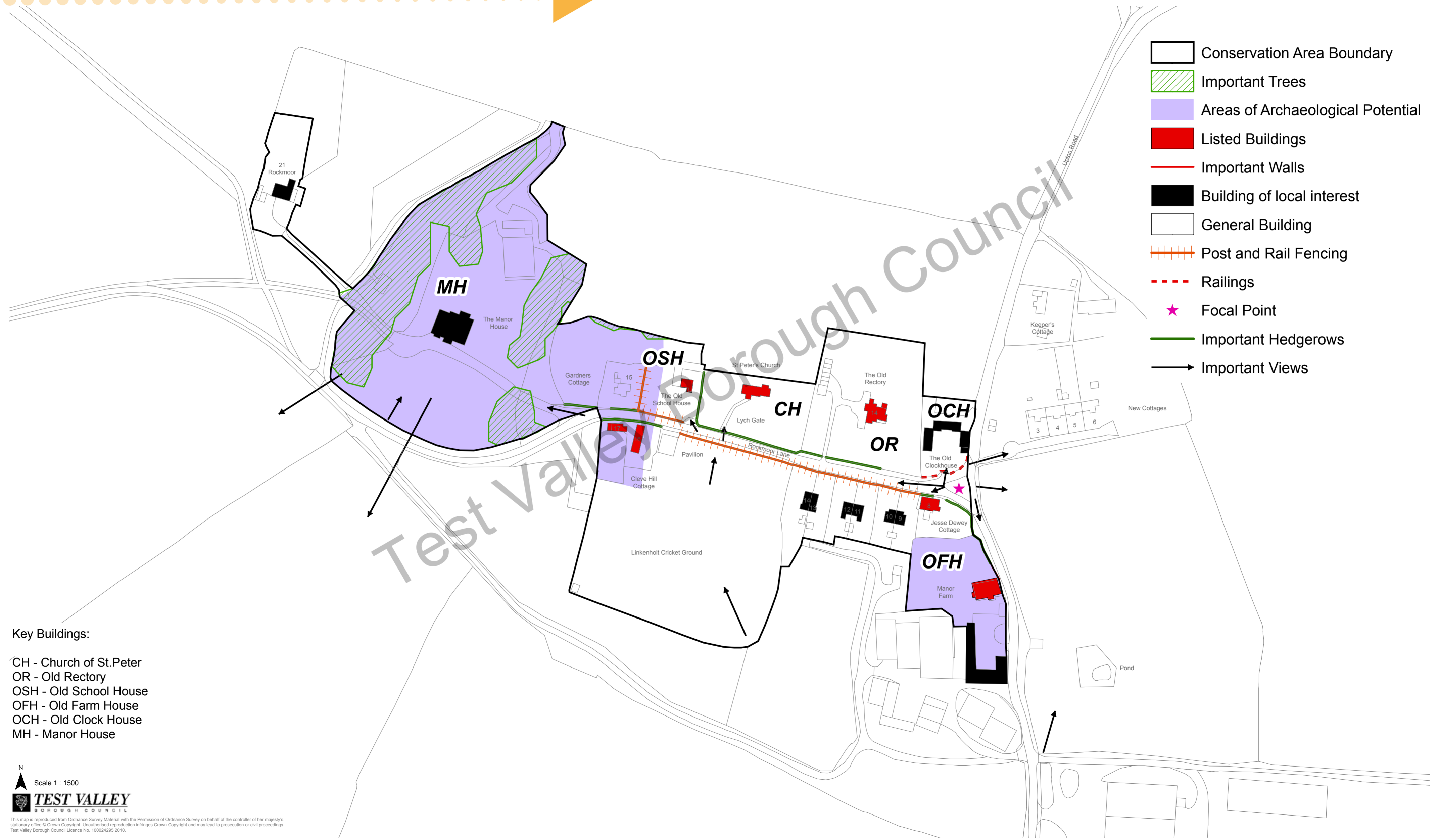
Hampshire County Council, Hampshire Treasures, [www.hantsweb.gov.uk](http://www.hantsweb.gov.uk)

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.

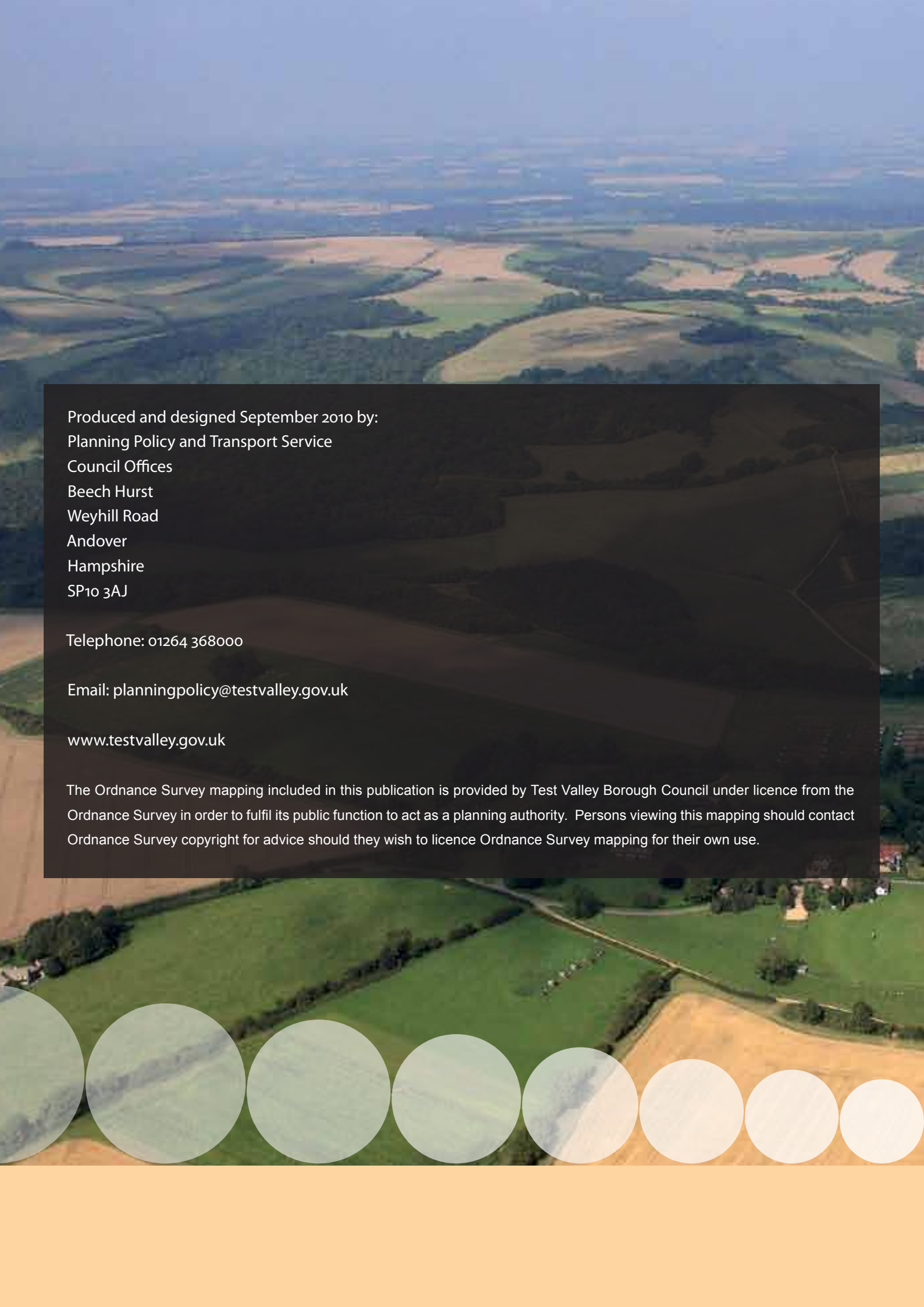
Victoria County History, Volume 4, Linkenholt p.324.

# Linkenholt Conservation Area Character Appraisal



Test Valley Borough Council





Produced and designed September 2010 by:  
Planning Policy and Transport Service  
Council Offices  
Beech Hurst  
Weyhill Road  
Andover  
Hampshire  
SP10 3AJ

Telephone: 01264 368000

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

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

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.

