

Longparish Conservation Area

Character Appraisal



1 Introduction

Conservation Areas

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

Purpose of Character Appraisals

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

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

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

2 The Longparish Conservation Area

Context

Longparish Conservation Area was originally designated on 27th April 1983 in recognition of its special architectural and historic interest.

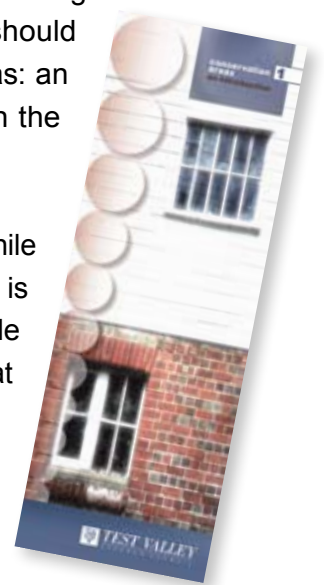
Local authorities have a duty to periodically review their conservation areas to ensure that they are still relevant and that boundaries are logical and could be defended if a planning appeal were made. Test Valley Borough Council ('the Council') carried out a comprehensive review of the conservation areas and the boundaries were formally amended by the Council's Cabinet on the 30th July 2009. The conservation area includes the historic core of the village.

This Character Appraisal will be a material consideration when assessing future development within the Longparish 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.

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 the whole of a village and is prepared by the local community. It is anticipated that both documents will work in tandem.

Location and Population

The parish covers an area of around 2,000 hectares lying along the River Test and is located about 5 miles east of Andover. Development has occurred in a linear pattern along the river valley bottom adjacent to the winding B3048, between Hurstbourne Priors and Wherwell. The name 'Longparish' has been used since around the 16th century to cover all these settlements – reflecting the three mile stretch of road on which the hamlets are located. It is a classic example of a series of linear settlements which have joined up to become one village, without an obvious centre.



The population of Longparish is 678². The economy of the settlement was formerly based on agriculture, but today the village is predominantly residential, with people commuting to major centres such as Andover, Basingstoke, Winchester, Southampton and London and there are also a number of people who work from home.

Longparish offers a good range of community facilities, scattered through the four hamlets, comprising the Parish Church, the village hall, two public houses, the village shop, children's playground, playing field, cricket pitch and the Church of England Primary school with the Community hall and play group.

Topography and Landscape

Longparish is located within the upper portion of the valley of the River Test. This part of the valley floor, which varies in width, is a complex, meandering river system, with many small tributaries and secondary streams, in addition to the main river course. At this point, the valley of the Test is over half a mile wide and most of the village is on the west side of the river amid the small flat grazing fields of the valley floor.

A Site of Special Scientific Interest (SSSI) has been designated to cover the River Test, to include the running water, marginal vegetation and adjacent habitats, including woodland, unimproved grassland and reedbeds.

On either side of the valley are low ridges about 80 metres high, fairly continuous and open on the south side and more broken to the north and west, where Longparish is bounded by the Harewood Forest. On the sloping sides of the valley, arable crops are grown in large fields, mainly enclosed by hedges³. The area is dominated by pastoral agriculture with frequent patches of woodland, contrasting with the open areas of arable fields which rise from the valley floor onto the chalk downland to the east and south. To the north and west are the Harewood Forest Wooded Downs, the largest tract of woodland within Hampshire outside the New Forest. The whole area within this part of the Upper Test Valley has a strong sense of seclusion and tranquillity; generally undisturbed by modern development.

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

3 Longparish Village Design Statement 2003.

There is diverse flora and fauna, particularly in those habitats associated with seasonal or permanent water logging. Many of the wet meadows are typical traditionally grazed hay meadows that are becoming increasingly rare due to agricultural pressures. These areas are dominated by fine leaved grasses and have a variety of flowering plants, including orchids. Areas of wet carr woodland are also notable, which, with hedgerows, link to patches of ancient and semi-natural woodland and provide an important wildlife resource⁴. Poplar, alder and willow commonly line watercourses and the field boundaries are predominantly formed by hedgerows, which include fine specimen hedgerow trees. Throughout the valley, large individual tree specimens exist, especially within the parkland areas linked to Longparish House and Middleton House.



Middleton House parkland

The Upper Test Valley forms a generally intimate, enclosed and tranquil character area. The settlements within this part of the Test Valley were originally small nucleated villages, traditionally perched on the gravel shelf just above the valley bottom or along the valley sides, and the hamlets which make up Longparish are typical examples of this. Some limited expansion during the 19th and 20th centuries has resulted in areas of linear development along the road network. The roads generally follow the river on both sides of the valley just above the floodplain and are also typically perched on the gravel shelf itself. Those roads which cross the valley floor and continue up the valley sides were originally the drove roads⁵.

Longparish is designated as countryside in the Local Plan so strict policies apply to contain development.

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

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

Historic Development of the Village

Longparish has evolved from four historical settlements: Forton, Middleton, West Aston and East Aston. The name of Longparish does not appear to have been used until about the middle of the 16th century⁶ and before that the whole parish was known as Middleton, meaning ‘middle farm’, perhaps deriving from ‘middel haema’ meaning near the boundary of the people of Middle(ton)’, and this name survives as that of a hamlet in the parish. Three hamlets called ‘tun’ are strung along the River Test at this point: East Aston, deriving from Estetun, meaning ‘east of the farm’ or ‘east farm’; Middleton; and Forton, meaning ‘ford farm’. Estetun was recorded as two tithings in the 14th century, named Estetun and Westaston and it could be that the present West Aston was once Westaston⁷.

In the Domesday Book, only ‘Middeltune’ is mentioned, but there are references to the other settlements of East Aston, West Aston and Forton in medieval documents such as the cartulary of Wherwell Abbey, which owned all of Middleton (later Longparish) Manor until Henry VIII dissolved the Abbey in 1536. At this time, the King granted the Manor to Thomas West Lord De La Warr and it remained within this family until 1695. After this date, the Manor passed through several hands.

Until recently Longparish has depended on agriculture, fishing and milling. Two mills were mentioned in the Domesday Book and today Upper Mill has been restored and part of another mill survives in Lower Mill House⁸. In the Middle Ages, cereal production reached its height, with commonly held fields, generally creating a prosperous life for the inhabitants of the area. Like many villages, Longparish experienced considerable changes to farm land in the 18th century resulting in increased wealth to the large landowners and improved production, but the displacement of agricultural labourers and increased poverty among the poorest. Until the 1940s, the majority of villagers were employed in the village, either on the many farms or by the large estates of Middleton House or Longparish House. However, today, a high proportion of the working population commute to larger local centres in Hampshire and Wiltshire and beyond. Longparish still retains a good range of community facilities and services.

6 Victoria County History – Longparish.

7 The Place Names of Hampshire by Richard Coates.

8 Longparish Village Design Statement, 2003.

There has been some late 20th century and early 21st century development within Longparish, including a larger area of new houses at North Acre to the north of the B3048 and a cluster of modern dwellings on Southside Road in Middleton. There are also areas of scattered linear modern development through the valley, particularly at West Aston and Middleton and some modern infilling in all four hamlets.

Areas of Archaeological Potential

Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. Areas of archaeological potential (AAP) have been identified within Longparish and these areas are shown on the Conservation Area map.

East Aston: An AAP covers the park around Longparish House, the area to the northeast, within which the settlement earthworks survive and the road frontage, including the houses and gardens fronting the B3048. Another AAP covers the land to the rear of plots forming the 'irregular row' to the northeast of the B3048. The area around Upper Mill is also covered by a separate AAP as the mill may be a replacement of an earlier structure⁹.

West Aston: The street frontages on both sides of the road are covered by an AAP which includes the open area between Lower Mill Bungalow and Malthouse Cottage immediately to the north of the road, which has earthworks suggesting that this area may have once been occupied. To the south of the road, the AAP covers the plots fronting the street and the area of development around the T-junction. Archaeology may have been damaged however in the past, due to twentieth century development in this area. Another AAP covers the areas behind the building lines of the row on the south side of the road, and the earthworks to the north, furthest from the road, with the line of the path as the rear boundary as this may have marked the rear line of former plots in this area¹⁰.

9 Edwards Bob (1995) Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bournemouth University.

10 Edwards Bob (1995) Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bournemouth University.

Middleton: The area around the Church and Church Farm forms the southern end of an AAP which takes in the row of properties on the northern side of the road as far as the crossroads. The area immediately south of the road is also included in the AAP as there is a record of a manor house built on dry land close to the road. There is no building currently on the site of this manor which reflects its former status. The land to the north of the main part of Middleton (including the Playing Field) is also covered by an AAP. It is likely that information about how the area was divided into plots may survive¹¹.

Forton: The AAP covers the area of the two rows on either side of the lane which runs parallel to the B3048. The southern boundary of the AAP follows the line of the river which acts as a rear boundary for the southern row, and the common rear boundary of properties on the northern side of the lane forms the northern edge of the northern row. The AAP also includes Forton Farm and the area between the B3048 and the River Test. This area within the road 'loop' is important as it may contain evidence of higher status buildings or religious buildings, which often occupied positions such as this within villages¹².

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.

Form of the Village

The settlements that make up Longparish lie on the northwest bank of the River Test on the first raised ground above the flood plain of the river. The plan form of Longparish can be described as 'polyfocal' i.e. several points, with four historic 'tithings' forming the four individual settlements of East and West Aston, Middleton and Forton¹³.

11 Edwards Bob (1995) Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bournemouth University.

12 Edwards Bob (1995) Historic Rural Settlement in Basingstoke & Deane and Test Valley – An Archaeological and Historical Survey, Bournemouth University.

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

East Aston lies at the north eastern end of the line of settlements along the Test Valley. The most notable feature of this hamlet is the road pattern, with several right angle bends in the road which appear to have been diverted around the park of Longparish House. The settlement pattern consists of an irregular row, with long narrow plots running away from the road. It may have been that this settlement was once a more regular row of development; however there are empty plots which may show shrinkage in size of the hamlet over time. This theory is further supported by the existence of earthworks in the field on the south-western side of the road, which is recognised as an area of shrunken medieval settlement in the Sites and Monuments Record (SMR). To the north of Longparish House, any further evidence of shrunken settlement has been lost through the landscaping of the grounds to this historic property.

West Aston, which lies south west of Longparish House, has two apparently regular rows of development (i.e. planned development with regular plots), although there are several plots at the southern end of the north row which are vacant. North of the regular rows of development is a small cluster of properties in similar sized and shaped plots to those on the southern side of the road, but without the long plots to the rear. It is probable that this settlement is the original historic tithing of West Aston.

Between West Aston and the settlement of Middleton to the south, is a small, separate area of historic settlement with buildings in relatively square shaped plots near the T-junction of the B3048 and Mill Lane. Today, this area of settlement is attached to modern development at North Acre. There is also evidence of earthworks in the field to the north of the road, which may indicate that the northern regular row of development of West Aston formerly extended to this point.

Middleton appears to have been the principal area of settlement within the valley and it is here that the Parish Church stands with its irregularly shaped churchyard. The road through this settlement also turns through two ninety degree bends near the church, forming a 'dog leg'. On the north side of the road, to the east of the church, is a regular row of plots with a common rear boundary line along all but one of the properties. The plot strips are both narrower and shorter than those at West Aston, but are more regular than those at East Aston. Around the area of the cross roads there are several buildings, some in irregularly shaped plots.

Forton is the most southerly of the tithings in the parish and is located off the main road along the valley. The settlement plan consists of a regular row of plots along the north side of the lane which runs almost parallel to the river. These plots have a common rear boundary, with the exception of one central plot. It is possible that there are remnants of another row on the southern side of the road, which has the river as the rear boundary. At the southern end of Forton, at the bend in the lane, is a farmstead.

What is particularly important about the manner in which the four settlements developed into the 21st century is that the historic plot boundaries, frequently with common rear boundaries, have generally been retained and often reinforced. These boundaries and plot areas are still recognisable today and are a feature of the conservation area.

There are a number of entrances into Longparish which lies along the B3048. The main access from the east is from the B3400 Whitchurch to Andover road, and from the west is from the A303. Access from the south of the village can be gained via the C165 'Nuns' Walk' which runs on the opposite side of the valley to the B3048 or from the C87, over Southside Hill and approached from the north by the C87, 'The Middleway', through Harewood Forest.

3 An Appraisal of the Conservation Area

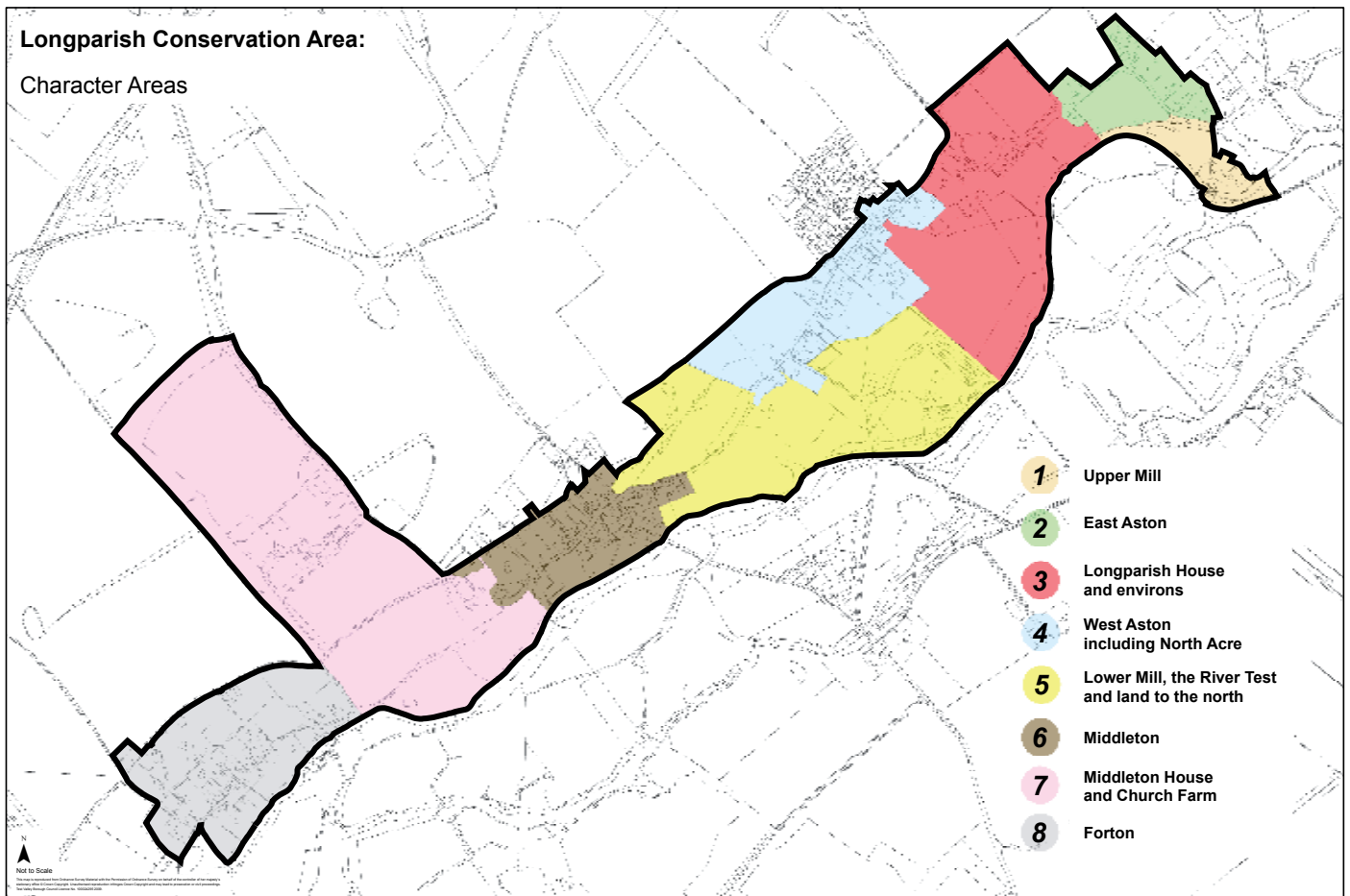
Key Characteristics of the Conservation Area

- Lies within part of the Upper Test River Valley, with development focussed within four settlements on the north western side of the valley.
- The majority of the historic development within the four settlements is one plot deep and respects the traditional plot layout of the village.
- Newer development is generally clustered into specific areas and includes the modern estate at North Acre and modern development in Middleton off Southside Road. There are some instances of modern infill development elsewhere.
- Most buildings are in residential use.
- There are two particularly important country houses and associated parkland within the conservation area.
- Significant open areas of land, which are important to the isolation of each of the settlements throughout the valley.
- There are 64 listed buildings or structures within the Longparish conservation area boundary, of which the Church of St Nicholas is listed Grade I and Longparish House is listed Grade II*. The remainder are listed Grade II. Listed buildings are shown in red on the Character Appraisal Map at the end of this document.
- The more unusual listed structures include the village stocks and a stone cross.
- There are 46 buildings of local interest within the conservation area boundary. These are unlisted buildings of interest which do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character or appearance of the conservation area. Buildings of local interest are shown in black on the Character Appraisal Map.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.

- Older cottages are generally built to a long, low linear floor plan and are generally timber framed or brick and flint in construction, with thatched or tiled roofs.
- Boundaries to garden plots are generally at a low level and consist of low brick or brick and flint walls or hedgerows. Some traditional tall cob or brick walls survive.
- Field boundaries are traditionally formed by native hedgerows.
- Wooded areas are generally found in the vicinity of watercourses.
- Individual mature tree specimens exist within the parkland areas associated with Longparish House and Middleton House.
- Major key buildings: Buckclose House; Church Farm; the Parish Church of St Nicholas; The Cricketers Inn; Forton Farm; Forton House; Longparish House; Lower Mill; Middleton House; the Plough Inn; the Primary School; Upper Mill and Mill House.

Longparish Conservation Area: Character Areas

In the appraisal Longparish is divided into 8 character areas and these are described separately: Upper Mill; East Aston; Longparish House and grounds; West Aston including North Acre; Lower Mill, the River Test and land to the north; Middleton; Middleton House and Church Farm and Forton. The quality of the buildings, landscape and setting are then considered together.



i Upper Mill

This character area is formed by the historic Upper Mill complex which is located to the south of the B3048 adjacent to the River Test within a completely rural environment. The mill and mill house sit within a historic location in the valley floor, adjacent to the River Test and is screened from wider views across the countryside by riverside vegetation and trees.

There is one Grade II listed building within the complex, consisting of the Millhouse and the Mill, joined by a single storey lean-to building. The Mill and Millhouse are isolated from the hamlet of East Aston, on the north bank of the River Test which includes a number of trees.



Upper Mill

The Millhouse and Mill date from the early 19th century. The house, constructed of brick with a part stucco front and hipped tile roof, has early 20th extensions. It is of two storeys with a plain doorway and has casement windows with decorative shutters to the first floor. The front elevation of the house faces northwest on to an open area, with the taller brick mill building located slightly to the southwest. The mill building dating from the 19th century is three storeys high, constructed of brick, with some areas of weatherboarding and has a pantiled roof. The mill is more utilitarian in nature, with larger windows to the ground floor and smaller simple casement windows with cambered arches to the first and second floors. Loading bay doors are a feature at first floor level, on the northwest elevation. The mill machinery including an undershot wheel survives and has been restored to working order.



Upper Mill

What is particularly important about the Mill and Millhouse, is the setting which has retained its traditional character on the edge of the River Test. The mill leat (which served the waterwheel) still survives, along with various sluice gates, and the garden to the Millhouse is bordered by the banks of the River Test on the southern side. A significant length of cob garden wall also survives to the northeast of the Millhouse.

Key Characteristics

- Key mill complex on the banks of the River Test, isolated from other development within Longparish.
- Mill retains historic machinery in working order.
- The mill leat survives.
- The historic river bank setting of the Mill and Millhouse is little changed.

ii East Aston

This character area is located at the northern end of Longparish and is one of the four original 'tithings' or settlements within the conservation area. The character area consists of a short stretch of linear development on the north eastern side of the B3048 and includes three isolated cottages further to the southwest. The field to the south of the road is also included as there may be evidence of historic settlement in this area relating to East Aston.

The properties generally sit on linear shaped plots, running away from the road, with one or two irregularly shaped plots interspersed. The general street scene is of more traditional buildings on the edge or close to the road, with boundaries defined by hedgerow or post and rail fencing. By contrast the fields are generally enclosed by post and rail fence rather than hedgerows, allowing long distance views out of the conservation area to the north, and shorter distance views across the field to the south. Due to the sharp bends in the road in this part of Longparish, important views are also gained through the conservation area, to Woodwalk Cottages, East Aston House and Home Farm Cottage, and to the cluster of cottages adjacent to the eastern entrance gates of Longparish House.

The buildings in this character area vary in age from historic, to 19th century and more modern development. There are six Grade II listed buildings within the character area and five buildings have been identified as being of local interest. There is only a limited amount of modern development in the character area but there is some newer development to the east which is outside the conservation area boundary.



Garden Cottage



Cowlease Cottages



East Aston House



Woodwalk Cottages

Garden Cottage and Cowlease Cottages, in the western part of the character area, date from the 17th century and are timber framed buildings with steeply pitched thatched roofs. Cowlease Cottages has exposed timber framing with brick infill panels and Garden Cottage has a later 18th century brick front with decorative blue brick headers. Adjacent to Garden Cottage is Orchard Cottage which includes an attached barn, which is typical of rural buildings in the late 18th century and is an important survival. The barn element of this building includes weatherboarding with a thatched roof and the adjoining house is of brick and flint with a hipped thatch roof. All three buildings include the use of traditional building materials prevalent throughout this part of the Test Valley.

East Aston House dates from the early 19th century (which was enlarged in 1957 by W.Carpenter-Turner) and is an important house, with rendered cob walls and a slate roof. The front elevation is symmetrical with well detailed casement windows with Gothick pointed window bars and is in contrast with the earlier simpler timber framed vernacular buildings within the character area.

Woodwalk Cottages consist of four semi-detached dwellings in two pairs on a track leading north from the B3048. Although altered and extended these dwellings represent early 20th century workers' cottages and are constructed of red brick with clay pantile roofs, with black weatherboarded detailing and black barge boards and all but one has been extended. The cottages are prominent in views across the conservation area and represent the continuing evolution of this small rural settlement into the last century, and have been included within the conservation area boundary for this reason.

Key Characteristics

- One of the four original settlements in Longparish.
- Mixture of historic properties constructed from the 17th to 20th centuries, about 50% of which are listed.
- Traditional building materials typical of the Test Valley.

- Traditional boundary treatments include hedges and post and rail fences.
- Substantial views are gained across the conservation area and out into the surrounding landscape.

iii Longparish House and grounds, including the River Test

This character area comprises the late 17th century Longparish House (Grade II*) and surrounding parkland to the northwest and southeast. Longparish House sits between the two historic settlements of East Aston and West Aston. The River Test flows through the parkland to the southeast.

Longparish House is a large, important country house, originally built in the middle of the 17th century as a “small sporting box” and altered and extended in the late 19th century. The front of the house is built of painted stucco with a slate roof visible from the road and skirts around the edge of the parkland to the front of the house. This front has projecting wings with two storeys at the centre and towers with steeply hipped roofs to either end. The walls have decorative ‘Tudor’ style hood moulds above the windows, (which are timber sliding sashes) and the classical doorway includes a cornice above.

Some contemporary outbuildings also survive to serve the main dwelling, including an 18th century timber-framed granary with brick-nogging (bricks used as infilling between members of the timber frame), sitting on staddle stones with a half hipped tiled roof. The adjacent stables buildings are more modern, but functional, and sit behind an extensive length of cob boundary wall on the roadside.

What is notable is that the house has retained its parkland setting with a significant open area extending both to the northwest and southeast, incorporating the River Test. Extensive views are gained in both directions across the parkland and out into the countryside beyond.



Longparish House

This parkland area is also traditionally managed, with many surviving mature specimen trees and native boundary hedgerows or traditional post and rail boundary fencing. Longparish House and its grounds are on the Hampshire Register of Historic Parks and Gardens for the important contribution it makes to the cultural heritage and quality of the local environment.

Key Characteristics

- Late 17th century country house with associated outbuildings and parkland.
- River Test incorporated into the private landscape.
- Significant areas of trees and several individual specimen trees.
- Significant private open space.
- Traditional management of the parkland.

iv West Aston including North Acre

This character area incorporates the second of the four historic ‘tithings’ in Longparish, separated from East Aston by the open parkland of Longparish House and the farmland to the north.

The more historic development along the B3048 is locally known as West Aston, with the modern housing estate to the north of this linear development known as North Acre. This recent development, (which is outside the conservation area boundary), is concealed behind historic development on the road frontage, so does not have a detrimental impact on the character of the conservation area. There is one listed building in this area - no. 135 Acre Cottage (which is a 17th century cottage with 18th century cladding) which was included in the conservation area following the boundary review due to its location adjacent to the historic plots fronting the main street.



No. 135 Acre Cottage

Buildings are mostly located to the front of plots, either on the road or with a very small area of front garden, creating a sense of intimacy and enclosure. The historic plot pattern can still be discerned with properties on both sides of the road often having common rear boundaries. There are some opportunities for views over the surrounding countryside – across The Newton, an area of agricultural parkland to the southeast, running down to the River Test, and at the western end of the northern linear development, across pastureland to the north and northwest.

This character area contains a concentration of 18 listed buildings. There are 7 buildings of local interest scattered around the area, along with neutral, more modern development, set back within plots, which unfortunately does not generally reflect the local vernacular building styles or materials. Low picket fencing or native hedgerow generally forms the front boundaries of the plots with the road and a small number of plots have particularly strong traditional boundary features, including substantial cob walls (Newton Cottage) and historic brick walls (Ropers).

There are two particularly important groupings of listed buildings on the road through the settlement. At the northern end in the vicinity of the ‘T-junction’ with the road into North Acre are Yew Cottage, Newton Cottage, the 18th century Cricketer’s Inn, Maiden Cottage and Meadow Lawn House. The latter four are located against the road frontage, creating an intimate and narrow street scene at this point, funnelling the views to the southwest and northeast along the road through the settlement. These buildings represent development in West Aston from the 17th to the 19th centuries and include traditional local materials such as brick & flint and thatch or timber framing and thatch, with the later 19th century buildings being built of brick with tiled roofs. To the southwest of this group are Preston Cottage, Autumn Cottage, Aston Cottage, and Little Newton which date from the 17th and 18th centuries and include traditional local building materials typical of the Test Valley. These important groupings form part of the historic backbone of the village street and reinforce the intimate nature of this part of the conservation area.



Cricketer's Inn



Maiden Cottage



Malthouse Cottage



The Croft

Further southwest is a small group of historic buildings incorporating listed and non listed buildings identified as being of local interest. This group is focussed on the T-junction of the B3048 with Mill Lane. Tudor Cottage, Malthouse Cottage and granary and Cricket Field Cottages are all listed Grade II and date from the 17th century. Complementing these older buildings are 19th and 20th century dwellings – Elm Lodge, Elm Cottage and The Croft and Yew Tree House (which was built in the late 20th century). These later buildings complement the listed buildings and create a continuous linear development on the southern side of the road at this point, in a mix of plot shapes and sizes, but generally being built towards the front of the plot.

Yew Tree House is notable as being larger and more distinctive than the other cottages in this area, set back from the road, with rendered

walls, slate roof and vertical sliding sash windows. The Croft also contrasts with the more historic linear development in being set back from the road with a substantial front garden area, but its impact is reduced by the use of traditional building materials.

Malthouse Cottage (Grade II) with its associated granary building (Grade II) is isolated from the rest of this group on the northern side of the B3048. The cottage is built of brick with a thatched roof and there is a timber framed former malthouse with a tiled roof, retaining its ventilation cap, attached at the northern end of the house. This dwelling, with its attached malthouse and detached timber framed granary in the garden area to the north is particularly prominent in views looking down the street at this point, when travelling along the B3048 or when leaving Mill Lane.

Key Characteristics

- One of the four original settlements in Longparish.



Malthouse Cottage granary

- Linear historic development along the B3048.
- High number of listed buildings, forming the historic street scene.
- Intimate in nature with most historic properties located on the road frontage.
- Historic plot sizes remain unchanged and easily discernible.
- Historic common rear boundaries to plots on the northern side of the road.
- Small number of modern infill plots, generally set back from the road and therefore not generally having a detrimental impact on the historic street scene.
- Low picket fencing or hedgerows to front boundaries.
- Important historic walls.
- Views out of the settlement to the north and south.

v Lower Mill, the River Test and land to the north.

This character area consists of an extensive area of open land to the north and south of the B3048, which separates West Aston from Middleton in the southwest. This character area includes the dwelling of Lower Mill and its immediate environs adjacent to the River Test and the village cricket pitch and pavilion just south of the B3048. The River Test forms the southern boundary of this character area. Field boundaries are generally formed by hedgerows or post and rail fencing and there are areas of more substantial woodland to the north of the B3048.



River at
lower mill

There are no listed buildings within this character area, but one building has been identified as being of local interest. Lower Mill House is a substantial large house, hidden from general view, by mature trees. The dwelling built around a butterfly plan dates from the 1920s and may incorporate an element of the original 18th century 'mill' on this site. The house was designed by Edward Barrow for Major W.T.Whiteley

(formerly of Middleton House) in the Arts and Crafts Domestic Revival style. The house which is two storeys high with attics is constructed of brick with a tiled roof. It sits alongside the course of the River Test and the mill leat and associated water courses are still visible in the garden area.

An interesting feature of this part of the conservation area is the small stream along the northern edge of the B3048. Adjacent to this stream is the Ash Burn Rest – comprising two wooden seats and an interlinking wooden structure centred around a drinking fountain with a cup on a chain. This structure was restored in 2006 and is a prominent feature at the roadside. Slightly to the southwest on the same side of the road, is a grindstone. The Reverend Henry Burnaby Greene, an incumbent of St. Nicholas for 63 years in the 19th century was responsible for erecting both the Ashburn Rest and the grindstone. Both these structures relate to the social history of Longparish and their retention within the street scene is therefore, particularly important.



Ash Burn Rest



Village Grindstone

Key Characteristics

- Dominated by extensive open space to the south of the B3048.
- The River Test forms the southern boundary.

- Imposing early 20th century house.
- Small areas of woodland.
- Ash Burn Rest and grindstone – important features in the street scene.
- Village cricket pitch and pavilion.

vi Middleton

This character area is formed by the third of the historic 'tithings', located to the southwest of West Aston. The main concentration of development is around the crossroads of the B3048 with Sugar Lane and Southside Road. This character area includes the Church and the River Test forms the southern boundary. Parkland to Middleton House lies to the southwest of this character area.

Along the northern side of the B3048, the historic plots have developed in a linear manner in a south-westerly direction, away from the crossroads, with long linear north-south rear gardens with a common rear boundary. This area of historic development terminates at the bend in the road, and provides access to the Church and School. Buildings are generally located towards the front of the plots, often with small areas of front garden, creating a sense of enclosure on the northern side of the street with few opportunities for views into the surrounding countryside. To the south of the B3048 is a long terrace of modern development which abuts the open area containing the school playing field.

The development northwest, away from the crossroads, along the southern side of B3048 and southeast along Southside Road has taken place within squarer plots. This part of Middleton consists mainly of modern infill development which generally does not reflect the traditional vernacular character and materials of the area. There is no common building line in this part of the settlement, with the older historic buildings of local interest towards the fronts of plots, and modern development set back. The boundary of the conservation area terminates on the bridge over the River Test, providing views along the watercourse to the northeast and southwest.



Lower Farm Cottage

This area includes Lower Cottage in Sugar Lane, a late 18th century brick cottage with a hipped thatched roof with a catslide (roof covering one side of a roof and continuing at the same pitch over a rear extension).

Traditional boundary features are low hedgerows or walls, with some instances of picket fencing and post and rail fencing to non-domestic open areas. Mature trees are dotted through the area and more dense vegetation is found on the river bank of the Test.

There are twelve listed buildings within this area, including the Church of St. Nicholas, (listed Grade I). Other listed buildings are Grade II and include the village stocks (a modern copy) and the stone cross near the church. A number of locally important buildings are dotted amongst the listed buildings, demonstrating more diversity of housing styles than is found elsewhere within the conservation area. Notably, many of the late 19th and early 20th century buildings are terraced in form, including Park View Cottages and Gladstone Terrace (which is outside the conservation area).

The Church of St. Nicholas dates from the 12th century (the nave) with alterations and additions in the 13th century (chancel), 16th century (tower), 18th and 19th centuries (vestry and porch). The church is constructed of flint and stone rubble walls, with stone dressings and buttresses with a tiled roof over. There are two lych gates into the churchyard, both dating from the 19th century. Within the churchyard is an interesting rare cast iron grave marker dated 1832. The church is prominent and important in views across the open space to the southwest. Near the Church is the Primary School rebuilt in 1957 and extended in the 1990's with a hipped roof pavilion and verandah.



Church of St. Nicholas

The village stocks (Grade II but remade in 1990) are located just outside the churchyard at the eastern end. They date originally from the early 19th century and consist of two round headed posts with slots which accommodate two horizontal boards with four holes spaced along the joint. To the northeast is located a stone cross (Grade II), erected in 1867 in memory of Mrs Burnaby Greene. The cross has a slender octagonal and tapered stone shaft supporting a 'saxon cross-within-a-circle'. The square base on which the shaft is located is inscribed VIA CRUCIS VIA LUCIS.

Adjacent to the church and to the north is the former Rectory (Grade II) now known as Woodbury House. This imposing house was built in 1923 by William Gover of Winchester for the Rev. Henry Burnaby Greene and is constructed of painted brick with some rendering and has a hipped slate roof. The casement windows consist of leaded lights within frames which have rounded corners, giving this building a distinctive character. The eastern side has a slate roofed verandah supported on slender timber poles. This dwelling is set back from the road and concealed from general view by mature boundary hedge and tree planting, affording only the briefest of glimpsed views of the building within.



Woodbury House

The other listed buildings in this character area are generally modest cottages, fronting the roadside and often form contiguous groupings with some of the non listed buildings of local interest. These buildings date from the 17th, 18th and 19th centuries and include local vernacular buildings materials such as timber framing, brick, thatch and clay tiles.



Fellmongers Barn



The Old Curacy



Chapel House



Plough Inn



Stream House

Chapel House, the Plough Inn and Stream House are three of the most notable non-listed buildings and have been identified as being of local interest. Chapel House on Southside Road is a converted Methodist chapel building, with lancet windows and a gabled porch dated 1865. Many of the original architectural features of the chapel have been retained, including the delicate pointed arched head windows and porch with wavy bargeboards. This building has an idyllic setting, with pedestrian and vehicular access from the road into the garden via small bridges over a clear stream. Stream House is a large late 19th century dwelling on the western corner of the crossroads. The flank wall lies adjacent to the B3048, thereby further reinforcing the building's dominance on this part of the street scene. The building is rendered with a slate roof and vertical sliding sash windows. The front of the building is set back from Southside Road behind a small area of garden. The Plough Inn which dates from the 18th century is a significant and substantial building on the main street being three storeys in height and constructed of brick with flint banding, was remodelled in the early 1900's with a pair of full height canted bay windows, gabled porch and a tile hung gable. The building stands on the edge of the road and, together with White Windows adjacent, is prominent in views through Middleton along the main street.

Key Characteristics

- Clearly discernible historic plot, plan form and sizes, with common rear boundaries in areas.
- 12th century Church.
- Smaller cottages with intimate street frontages on the northern side of the road.
- Traditional vernacular building materials, including brick, flint, thatch and clay tile.
- 20th century infill to the northwest and off Southside Road.

- Individual specimen trees dotted through the area, with more substantial vegetation on the riverbank.
- River Test forms the southern boundary.
- Traditional boundary treatments of low hedges, walls, picket fencing and post and rail fencing.

vii Middleton House and Church Farm

This character area consists of the early 19th century Middleton House (Grade II) and surrounding parkland. Church Farm, with its outbuildings have also been included within this character area as it relates to, and contributes visually to the extensive open area to the south of the B3048, which is a natural extension of the parkland to the south of Middleton House.



Middleton House

There are five listed buildings within this character area, all listed Grade II. Two buildings of local interest have also been identified. The area also incorporates important planned parkland providing the setting to Middleton House with a boundary of ancient woodland. The River Test forms the southern boundary to the character area.

Middleton House is a large, distinguished country house, which dates from the early 19th century and was altered and extended in the early 20th century. It has cream stucco walls with a slate roof, which contains dormer windows behind a stone balustraded parapet. The front elevation faces southeast and has a two storey centrepiece with two storeyed wings. The windows consist of 12 paned, vertically sliding timber sashes and the door is within a Greek Doric porch with fluted columns.

To the northwest of the house is a small early 19th century timber framed granary with a half hipped tile roof and walls of wavy elm boards.

What is notable, is that the house has retained its parkland setting with a significant open area extending to the north, with a traditional 'ha-ha' (ditch and wall) separating the more formal garden area to the rear of the house from the agricultural parkland beyond. To the front of the house is an area of traditionally managed and grazed parkland with mature individual tree specimens. The B3048 road is hidden from view by a length of mature hedge, allowing views south from the house to be terminated by the River Test and associated riverbank vegetation. Extensive views can be gained to the north and south across the parkland and includes glimpsed views of the church to the southeast. Middleton House is also on the Hampshire Register of Historic Parks and Gardens.



Ha-ha

The Church Farm complex sits to the eastern end of the open area to the south of the B3048 and consists of a farmhouse (formerly two cottages), a stable and cart shed and a granary, all listed Grade II. Two ancillary outbuildings to the farm, adjacent to the road, have been identified as being of local interest, due to their use of local materials and their ancillary use to this important farm complex.



Church Farm House and Barn

Church Farm House dates from the 18th century, with a 19th century extension, and is constructed of brick, with rendering to the later, slightly taller, part, and has a hipped thatched roof. The stable block and cart shed lie to the southwest of the farmhouse on the edge of the open area. Dating from the early 19th century, they are constructed of brick with boarded walls and a hipped thatch roof. The cart shed has a timber frame of three bays and is open to the north.

The orientation of the stables and cart shed to the farmhouse help to form the traditional farmyard setting.

The granary is located within an open setting, in the field area to the southwest of the farmhouse. This small square building dates from the 18th century and sits on 12 staddle stones. It is of timber frame construction with boarded walls and a half hipped tiled roof.



Granary - Church Farm House

It is particularly significant that the traditional open setting of this farm complex, (on the edge of a significant open space), has not been changed by inappropriate management of the land or intrusion by modern development.

Key Characteristics

- Middleton House: an early 19th century country house with associated outbuildings and parkland.
- River Test incorporated into the landscape and setting of the country house.
- Significant areas of trees and individual specimen trees.
- Traditional management of the parkland.
- Important farm complex in traditional open setting.
- Important views through the conservation area.

viii Forton

This character area is formed by the fourth and last of the historic 'tithings' in Longparish. The settlement is located to the southwest of Middleton, separated from this northern settlement by the parkland in front of Middleton House.

Forton is the only one of the four settlements located off the B3048, on a lane that loops round from and back to the main valley road. The settlement sits on slightly lower land away from the main road to the north giving it a hidden, intimate quality.

Forton consists of low density, scattered historic development, with little modern infill having taken place. Development is located on either side of the lane through Forton, traditionally towards the front of plots, and is generally formed of simple, vernacular historic cottages, with one farm complex off the southern bend of the lane. Mature trees and hedgerows are predominant throughout the settlement, adding to its 'hidden' quality. In common with the other three settlements, traditional plot boundaries consist of low hedgerows, brick walls or picket fences, enclosing small front gardens.

Large historic undeveloped areas exist within the settlement, encompassing the gardens to Forton House and Eastfield House, along with areas of traditional pastureland dotted through the settlement, to the north and south of the lane. These open areas afford limited views through this part of the conservation area and more long distance views to the south and west. The B3048 forms the northern boundary of Forton, with the mature roadside hedgerow allowing glimpsed views across the landscape to the north. The southern boundary to Forton is formed by the River Test.



Queen Anne Cottage

There are twenty two listed buildings within this area, (all listed Grade II), forming the greatest concentration within Longparish. One of the earliest buildings is Queen Anne Cottage and No.2 (now one house), which mainly dates from the 16th century (though there are remnants of an earlier building), and is a typical timber framed building of three bays, with brick and flint infilling, with a thatched roof. Later additions include a brick chimney with a stone plaque inscribed NP 1702.

The main grouping of listed buildings is on the lane running through the village. This forms an intimate and contiguous grouping of traditionally detailed vernacular buildings representing the development of the settlement from the 16th to the 19th centuries. The location of the buildings towards the front of the plot funnels views through the settlement. Open spaces around these historic buildings on the southern side of the road are important and form the traditional riverside setting of the settlement, allowing views south across the countryside.



1 - 5 Forton, including Cherry Tree Cottage

The Forton Farm complex is located on the prominent south-eastern corner of the settlement, and consists of an 18th century house and associated L-shaped barn and stable around a farmyard enclosed by a brick boundary wall. The house has a stucco façade which dates from the 19th century and a slate and tiled roof. Decorative brickwork with blue headers on the side elevation is visible from the lane and an element of timber-framing exists within the north east gable. The 18th century barn is an eight bay timber framed structure, with aisle and two large wagon entrances. The walls are weather boarded and the roof covered with pantiles. A low wing connects to the stables which sits at right angles to the massive barn building and is also of timber frame, but has a herringbone 'nogging' or infill of brick and flint and a half hipped thatched roof.



Forton Farm

Forton House, to the north of the main settlement, adjacent to the B3048, is the most significant building in Forton. It dates from the early 19th century and is of painted brick with a slate roof supported on coupled carved brackets at the eaves. It is a substantial building with a tall main block and lower rear extensions. The triangular-headed doorway is contained within a stucco porch supported by two plain columns. The building stands within extensive landscaped grounds with mature specimen trees. A high wall provides privacy from the adjacent road.



Forton House

Several late 19th century or early 20th century buildings of local interest are scattered along the main street and are generally simple, vernacular cottages, being pairs of semi-detached dwellings, constructed of brick with a slate roof.



Buckclose House

The most notable of these buildings is Buckclose House, which is located at the north-western point of Forton on the lane, as it bends back towards the B3048. Plans for this substantial house were drawn up in 1914 by the architects Brown and Barrow for J.M. Pillans esq. in the Arts and Crafts style, reminiscent of the style of Lutyens' small country houses. It is a rendered building with steeply pitched clay tile roofs to the various elements. The front elevation has large, attached chimney stacks, part render and part brick, with the eastern end being a projecting timber framed two storey structure with large gable. The windows are traditional, small paned leaded casements and there is a substantial oak planked front door under a flat roofed porch. The garden is surrounded by a high thick hedge to the roadside, and the timber gates to the vehicular access are particularly decorative, reflecting the style of the main house. The small outbuilding to the west of the main house is attached to the dwelling by a high thatched cob inner garden wall. This dwelling sits isolated from the other development at this end of Forton within a large garden area, with important open space to the north and east.



Buckclose House

Key Characteristics

- One of the historic settlements within Longparish.
- Isolated from the main road, giving it an intimate hidden quality.
- Generally low density development with large undeveloped areas, to the north and south of the main lane.
- Many historic buildings, interspersed with buildings of local interest.
- 22 listed buildings.
- Buckclose House: a particularly important Arts and Craft style house.
- Small number of modern infill plots which generally respect the historic plan form and layout of the village.
- Intimate views across the central part of the settlement, but wider views out across the various open spaces and beyond the conservation area boundaries.
- Low walls, picket fences and hedgerows form boundaries to the plots.
- The River Test forms the southern boundary of the settlement.
- Areas of mature trees dotted through the settlement.

Materials, Textures, Colours and Detailing

Introduction

Builders in the past tended to use materials which were available locally, such as stone, timber, cob, flint and thatch. It is interesting to note that building stone was extracted from pits on common land currently owned by the Parish Council. There are several fine examples of buildings dating from the 16th, 17th and 18th centuries in Longparish. These include both simple cottages and larger, more prestigious 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 any repairs or considering extending or altering historic buildings within the village, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important buildings.

Walls

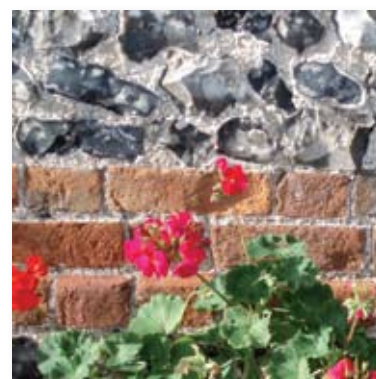
Older properties are generally timber framed, with a variety of materials used for the infill panels, including wattle and daub, cob, brick and flint. Later buildings were constructed of brick and flint, or cob which has been rendered or painted. Paint colours are generally restricted to subtle shades of cream, grey or off white. More significant buildings often utilised blue headers (ends of bricks) to create decorative patterns and red bricks are used as corner detailing.



Timber framing:
Inglenook Cottage Forton



Cob wall: Stableyard at
Longparish House



Brick and flint wall:
Test View Cottage

Roofs

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



Thatched roof:
The Old Curacy

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

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

Clay 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. This material has a much heavier profile than clay tiles and can often appear prominent within the historic street scene therefore, its use is discouraged within the conservation area.



Clay tiles:
The Cottage

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 harmonious 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.



Casement window: Rose Cottage

There are a number of traditional styles of window within the conservation area, mainly timber windows painted white with traditional small paned windows, often with decorative window 'furniture', i.e. catches and window stays. One of the styles found in the conservation area is commonly termed the 'Hampshire casement'. This is a well proportioned single glazed timber window with a single horizontal glazing bar dividing the panes equally. In the late 18th and 19th century more prosperous buildings in the conservation area included small paned, vertically sliding sash windows made of timber, which demonstrates the wealth of the owners of the time.



Sash window: Cricketers Inn

The majority of windows in Longparish 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.

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 sometimes replaced with modern replicas with inappropriate detailing. The architectural detailing of simple porches to modest vernacular cottages, or more 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.



Thatched porch:
No. 5 Forton

Garden Walls, Fences and Other Means of Enclosure

Garden walls, traditionally detailed fences and other means of enclosure such as hedges are important components which make a significant contribution to the character of the village. Many historic boundaries still remain which define the original plot sizes.

One particularly attractive, traditional boundary is the thatched or tiled cob wall which is prevalent throughout the Test Valley and there are some important surviving examples within Longparish. These types of wall generally define the gardens or original farmyard areas and there are good examples at Preston Cottage, Newton Cottage and to the boundary of the stable yard of Longparish House. There are also good examples of traditional brick boundary walls, including that at Ropers in West Aston, which is of considerable height along the road and continues around the rear garden area. Farmland is still generally defined by either hedgerow or traditional post and rail fencing.



Traditional picket fencing:
Little Newton

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

Key characteristics:

- Most of the older buildings in the village are constructed of materials from local sources.

- Predominant construction materials include timber framing with various infill materials, including brick, flint and wattle and daub, or cob. Clay tile is the major roofing material within the village, with thatch evident on some of the older buildings, with the use of slate on later buildings.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Garden walls and hedges are important enclosure features which contribute to the character of the 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, including the watercourses.

Trees and hedgerows



Parkland at Longparish 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. Trees form important backdrops to the village on the valley sides as well as the significant concentration along the River Test watercourse. Large individual tree specimens are scattered through the village, within gardens and are a particular feature of the parkland at Longparish House and Middleton House.



Hedge: Preston Cottage

Hedgerows are the predominant boundary features 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 agrarian history of the village and help to retain the verdant nature of the conservation area linking it seamlessly to the surrounding countryside.

Open Spaces

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

Historic open spaces include the field to the south of the road at East Aston, the parkland to the north and south of Longparish House, land to the rear of The Newton, open land between West Aston and Middleton, parkland to the north and south of Middleton House, and the remaining open areas in Forton located between the B3048 and the River Test.



Parkland at Longparish House

The important open spaces continue immediately outside the boundary of the conservation area in many areas and create the historic pastoral river valley setting.

Other Natural Features

The River Test is the most important natural feature in the conservation area and runs the full length of the village along the valley bottom. The River Test has shaped the way in which the settlements developed along the valley and historically lead to the creation of mills and associated water catchment at various points. The River Test is a key source of biodiversity within the conservation area, supporting many types of wildlife.



View south-west along the River Test

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 down Forton main street

Other issues Affecting the Conservation Area

It is fortunate that the character of Longparish has not been adversely affected by extensive inappropriate modern development either along the B3048, or within the four historic settlements. As a result the character of the conservation area has suffered little over the last twenty years. The most significant area of modern development has taken place outside the conservation area boundary (to the north of the B3048 at North Acre and on The Common at Middleton). Care needs to be taken to ensure that new development is of a high quality and respects the character of the historic environment.

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 are some less successful examples of both new dwellings and extensions to existing dwellings in terms of their scale, massing, design and use of non-traditional materials and care needs to be taken to prevent development of this sort in the future.

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



Overhead wires

The most intrusive feature within the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic street scene but the cost of routing these underground is prohibitively expensive.

As with any other developed area, Longparish is under pressure from modern living. The key pressures on the historic village are:

Parking – cars can dominate the street scene and can detract from the traditional rural character. The need for such transport in rural areas is likely to continue in the future. Pressure for off-road parking can lead to the loss of boundary treatments, such as traditional walls or hedgerows 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 in keeping with the character of the historic buildings and street scene.

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) can have an adverse impact on the character of the conservation area.

The requirement for new domestic outbuildings such as garages and sheds can have a significant cumulative impact on a historic area. The Council will not look favourably on large two storey outbuildings such as garages with offices or hobby rooms above.

The 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 limited. Significant new development could be detrimental to the historic character and plan form of the village.

The existence of complexes of historic farm buildings (i.e. Forton Farm and Church Farm) may give rise to pressure for conversion of buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that the insertion of inappropriate openings and modern detail is avoided. These complexes of buildings are often prominent within the street scene and have great historic relevance to the development of the village.

It is anticipated that there will be pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any existing historic buildings on these areas should be a key aim, thereby allowing a more sympathetic and sensitive integration of any new development into the character of the surrounding historic environment and landscape.

Development on the edge or immediately outside the conservation area boundary needs careful handling to ensure that the character and setting of the conservation area is not adversely affected and important views are not lost. This is in line with national government guidance on the preservation and enhancement of conservation areas.

4 Summary

Character

Longparish is a historic conglomeration of four settlements, which have not altered significantly by development or modern living. It is located within the Upper River Test Valley and is surrounded by agricultural land and downland. The built form developed along the original road system to the north of the River Test. The historic plots can still be traced in the topography of Longparish today, within the four settlements and evidence of former historic plots can still be seen in the open spaces between. Buildings generally date from the 16th to the 20th centuries, with the exception of the Church which can be traced back to the 12th century.



Church, Church Farm and open space between

Longparish consists of a mixture of buildings of varying ages, sizes and styles including two large country houses as well as a mixture of houses, cottages and farm buildings. The most significant buildings being the Church, Middleton House, Longparish House, Buckclose House, Church Farm, the Cricketers Inn, Forton House, Forton Farm, Lower Mill, Longparish Mill and the Mill House, the Plough Inn and the Primary School. There is a strong sense of history in each of the four settlements.

Although the economy was formerly dependent on agriculture, milling and the fisheries, the majority of people now work away from the village. Longparish still has the character of a rural settlement with a strong community, supported by a good range of local community facilities.



Longparish Primary School

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’. Longparish is distinctive from other conservation areas within the Borough in that there are extensive areas of open space between the settlements which have been retained within the conservation area. These include areas of parkland associated with Middleton and Longparish House, farmland still managed in the traditional way and areas of land with stretches of river associated with Lower Mill and Upper Mill. These areas of land are inextricably linked with the buildings and contribute significantly to the long linear character of the Longparish conservation area.

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

Boundary Review

The Conservation Area was designated in 1983. A comprehensive review was undertaken by Consultants on behalf of the Council in 2007, to check that there were no anomalies with the boundaries and to avoid duplication with other land use policies and designations. The quality of buildings and features were carefully assessed to identify the contribution (or otherwise) that they made to the character of the Conservation Area. It was concluded that Longparish has not changed significantly or been altered through inappropriate modern development so only minor changes were recommended to the conservation area boundary.

It was considered appropriate to retain open space on the edge of and between the settlements in the conservation area, as this open land contributes inextricably to the character of ‘Longparish’. This land provides the natural setting of these settlements within the river valley. As they are still managed in a traditional manner this land serves to enhance the historic character and setting of the conservation area.

As a result of the review, the boundaries were revised to include the gardens to the rear of Middleton House and Middleton Park; land immediately to the rear of Lower Farm Cottage Middleton; land immediately adjacent to Upper Mill and the associated watercourse; the addition of Acre Cottage (No. 135 North Acre); the rear garden to Yew Cottage and Woodwalk Cottages, East Aston.



Woodwalk Cottages

Conclusions

There has been little change in Longparish since the Conservation Area was designated. Longparish is of significant architectural and historic interest and clearly still warrants designation as a Conservation Area.

The character of Longparish 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 their architectural style, materials and detailing. When considering new development, it is crucial to understand, be aware of and work with these features if the special character of the Conservation Area is to be preserved or enhanced.

Consultation Undertaken as Part of the Review

- Consultation with representatives from Longparish Parish Council early in the process.
- Details of the review and exhibition were advertised in the Parish Newsletter and on the Parish and the Borough Councils' web sites.
- A copy of the draft appraisal was put on the Test Valley Borough Council web site.
- Individual letters were sent to all property owners within the Conservation Area informing residents about the Review, inviting them to the exhibition and giving them the opportunity to comment.
- Posters were displayed on local notice boards.
- An exhibition summarising the appraisal and boundary changes was held at Longparish Village Hall on the 19th January 2009.



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Appraisal Map



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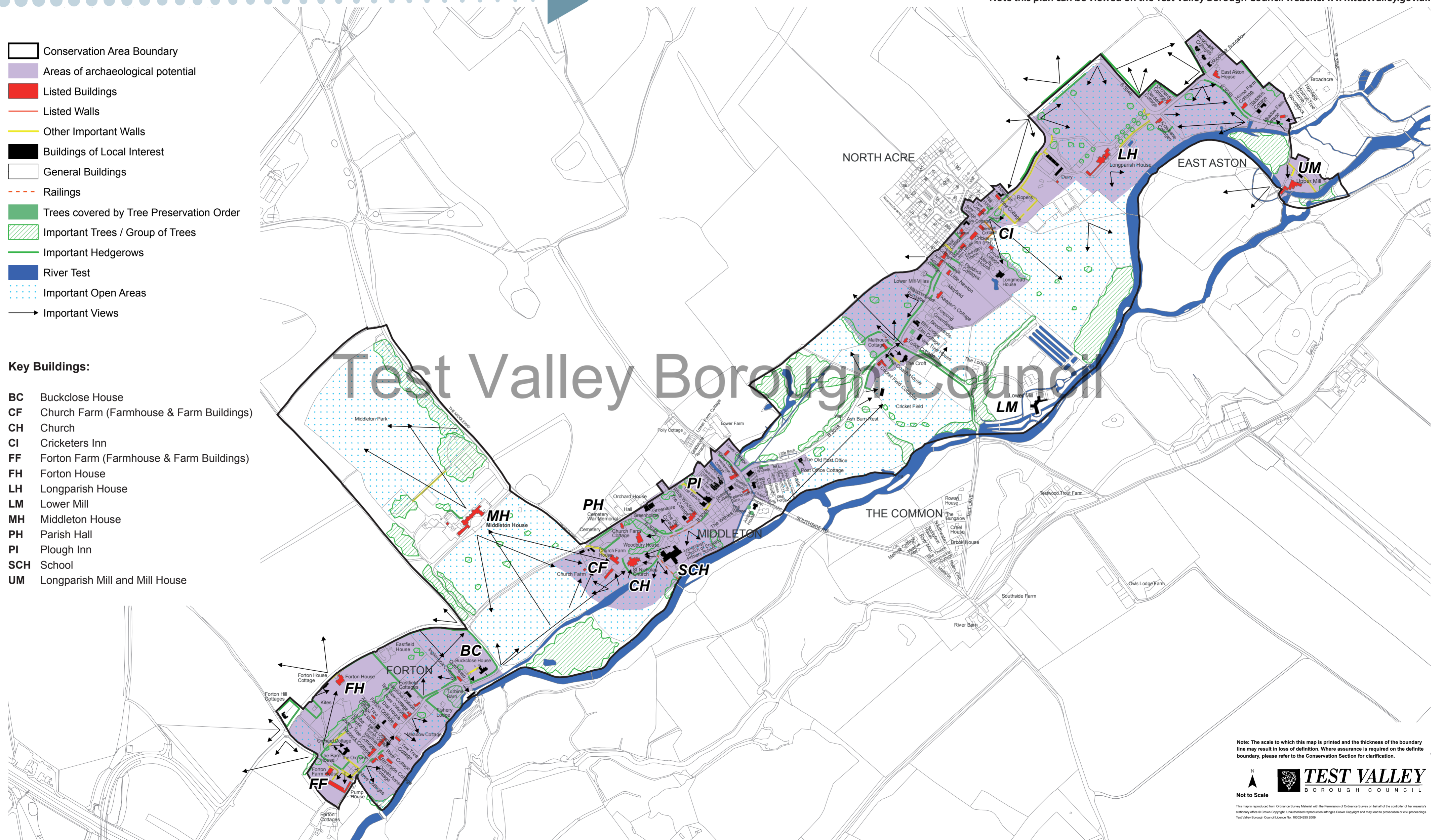
Longparish Conservation Area Character Appraisal

Note this plan can be viewed on the Test Valley Borough Council website: www.testvalley.gov.uk

-  Conservation Area Boundary
-  Areas of archaeological potential
-  Listed Buildings
-  Listed Walls
-  Other Important Walls
-  Buildings of Local Interest
-  General Buildings
-  Railings
-  Trees covered by Tree Preservation Order
-  Important Trees / Group of Trees
-  Important Hedgerows
-  River Test
-  Important Open Areas
-  Important Views

Key Buildings:

- BC** Buckclose House
- CF** Church Farm (Farmhouse & Farm Buildings)
- CH** Church
- CI** Cricketers Inn
- FF** Forton Farm (Farmhouse & Farm Buildings)
- FH** Forton House
- LH** Longparish House
- LM** Lower Mill
- MH** Middleton House
- PH** Parish Hall
- PI** Plough Inn
- SCH** School
- UM** Longparish Mill and Mill House



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



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