

**LONGSTOCK AND LECKFORD CONSERVATION POLICY**

## CONSERVATION POLICY

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## INTRODUCTION

This policy document for Longstock and Leckford is part of the Borough Council's continuing programme, as approved in 1979, for conservation area designations throughout Test Valley. The study describes the villages and their history and identifies the conservation areas. It also explains the special planning controls which result from designation.

Conservation of the environment is one of the most important functions of local planning authorities. To be successful it must be the concern of all of us who value our towns and villages, which have evolved over centuries and contain many beautiful and historic areas. Their individual character is due to a highly diverse combination of buildings, trees and spaces.

Historic buildings have been at the forefront of conservation, as a tangible record of our architectural and social history. Since 1947 the Secretary of State has compiled Lists of Buildings of Special Architectural or Historic Interest for each locality. Buildings included on the Statutory List enjoy legal protection under the Town and Country Planning Acts and are classified into Grades I, II\* and II to show their relative importance. In recent years the Department of the Environment has been progressively revising the Lists throughout England and Wales. The revised Lists for Longstock and Leckford were approved by the Secretary of State in 1984 when the number of statutorily listed buildings in the villages was increased substantially.

The concept of conservation areas is a more recent innovation. Prior to 1967 the emphasis was on the preservation of individual buildings as distinct from areas. The Civic Amenities Act 1967 imposed a duty on local planning authorities to "determine which parts of their areas were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance, and to designate such areas as conservation areas". These powers have been expanded and strengthened in subsequent Planning Acts and at present there are more than 6,000 conservation areas in England and Wales; of these 253 are in Hampshire and 29 in Test Valley.

In defining areas of special architectural or historic merit there can be no standard specification as naturally there will be many different kinds. The boundary of any conservation area should reflect the factors which give a place its unique and "special" character. Thus, significant groups of buildings, architectural style, historic settlement pattern, spaces, trees, etc., all have to be taken into account following detailed surveys and an examination of

historical records. The intention is to identify core areas of particular interest. This need not include every single historic building in the vicinity of the village and does not mean that occasional poorly designed or unsightly buildings will be excluded if they lie within the core. Neither will it necessarily include all of a village or the surrounding countryside, as there are parallel planning policies which protect the countryside against inappropriate development.

Conservation policies are designed to complement rather than substitute for, other planning policies. This document is NOT a village plan or a local plan and therefore is not concerned with the principle of whether development takes place. It will, however, have much to do with the form that any such development should take, including alterations or extensions to existing buildings. Particular attention is given to such matters as design, scale, location, use of materials and effect upon the street scene.

# LONGSTOCK

## Historical Background

There is evidence that the Longstock area has seen human habitation since the Neolithic age; a long barrow of this date has been found at Waters Down Farm. Use of the landscape by man has been continuous; for example, an extensive field system from the Iron Age exists at Hazel Down Farm, now preserved as a Scheduled Ancient Monument, and the remains of a Roman Villa was found south west of the village in 1922.

Between the village and the river at the northern end of the village is "The Moat", a rectangular earthwork known as Danish Dock. Local tradition attributes the construction of this to King Cnut. Built around the year 1000, it might be one of only two such remaining docks on the upper reaches of English rivers. A similar dock survives at Willington on the Bedfordshire Ouse. There was much fighting in the neighbourhood at this time and a battle took place at Sceorstan between Cnut and Edmund Ironside in 1016 at which Cnut was defeated. It was reported at the time that Cnut then travelled towards Winchester and harboured himself at a safe place, possibly Longstock.

An important road passed through Longstock just below the "Moat". As the crossing was quite wide, the route across was marked with stakes and the name of the village supposedly developed from this. In the 11th century it was known as "Stokes", but by the 14th century it had become the more familiar "Longstoke".

At the time of the Domesday survey in 1086, the village of Longstock was held for the King by Hugh, the son of Osmund. There were originally two manors at Longstock; Upper Manor and Lower Manor (also known as Longstode Harangod or Harington after the Haringod family who owned the manor in the 13th and 14th centuries). This explains why there is an Upper Manor Farm and a Lower Manor Farm in the village.

## The Area Today

Situated on the western side of the valley of the River Test, Longstock is a long linear village. The parish includes some properties at the western end of Stockbridge and a number of cottages scattered along the road north to

Longstock. It is not however until around South Lodge that the settlement becomes more compact. South Lodge can therefore be taken to mark the southern extent of the main village.

The southern part of the village contains a number of properties which were built or converted for use as fishing lodges, mainly during the late 18th or early 19th centuries.

South Lodge is an attractive 19th century house rendered with a tile roof and a central porch having Tuscan pilasters. Test Lodge is a fishing lodge built early in the last century and is a large two storey cottage built of rendered chalk cob with a thatched roof in the cottage orne style. Numbers 1 and 2 The Grange date from the late 18th century and in c.1800 were the centre of the Longstock Fishing Club, the oldest club on the Test. Poplar Farmhouse is a 16th century timber-framed thatched cottage with brick, flint and plaster infill panels.

Just south of the church the village street climbs slightly, bends and has a number of bushes and trees which obscure the view of the church and cottages beyond which lies the ancient, more compact part of the village.

St. Mary's Church is a replacement of an earlier medieval church on the same site. The present church, designed by the famous Victorian architect, William White, was constructed between 1876 and 1880. Built of flint and brick with stone dressings and tile bands, it has an old plain tile roof and a shingled spire. Pieces of 15th century stonework and a 13th century window and piscina survive in the vestry. The font dates from the 15th century and the bells are dated 1591 and 1617. The Old Vicarage behind the church was built to serve the first church in the early 19th century. It is brick built with a slate roof, sash windows and a six panel door in a timber Doric doorcase with a tall entablature and a small, flat hood.

Opposite the church, Church Farmhouse dates from the 16th century and although some alterations did take place in the 18th century, little has been done to affect the character of the cottage since that time. The cottage retains much of its timber frame with brick infill panels and still has its original three bay plan with smoke passage / bay, whilst the roof has recently been

re-thatched. Alongside Church Farmhouse is an old red telephone box which is one of only six in Test Valley which the Department of the Environment has statutorily listed and so saved from replacement.

Church Cottages date from the 17th century, the earliest part being timber framed, with later 18th century extensions of chalk cob on each side.

The War Memorial is situated opposite the road which crosses the River Test to Leckford. On the northern corner is the Peat Spade public house - an attractive mid 19th century building, it retains its original cast-iron latticed windows which contribute greatly to its character. Barn Cottage and Old Thatch are both timber-framed cottages dating from the 16th century with thatched roofs.

Charity Farmhouse appears to date from the 17th century though it probably has an earlier timber-framed core. This large house has early chequer brickwork and a tiled roof. Alongside the farmhouse is a late 17th century or early 18th century timber-framed, weather-boarded thatched barn, which is aisled with a queen-post roof.

Although the majority of the buildings in Longstock have thatched roofs, north of Charity Farmhouse every single cottage is thatched (except the modern "New Cottages" at the far end of the village). These thatched cottages are a particularly impressive sight, especially when seen from across the fields to the west. David's Cottage dates from the 17th century and is built of flint with brick dressings. It still retains two of its original 3-light casements in the eyebrow dormers. St. Catherine's Cottage also dates from the 17th century, but has a timber-framed core, though it was encased in the 18th century with brick and flint, now colourwashed. Also dating from the 17th century are numbers 11, 11A and 12, originally one building, which was extended and divided in the 18th century. The cottages retain their timber frame and have brick infill panels. Hobbies (No. 10) was constructed in the 18th century of chalk cob and rendered, except for the front elevation which has rustic flint nodules. Corner Cottage (No.6), so called because of its position on the inside corner of a bend in the road, was constructed in the 18th century of brick and flint and is the last old cottage at the northern end of the village.



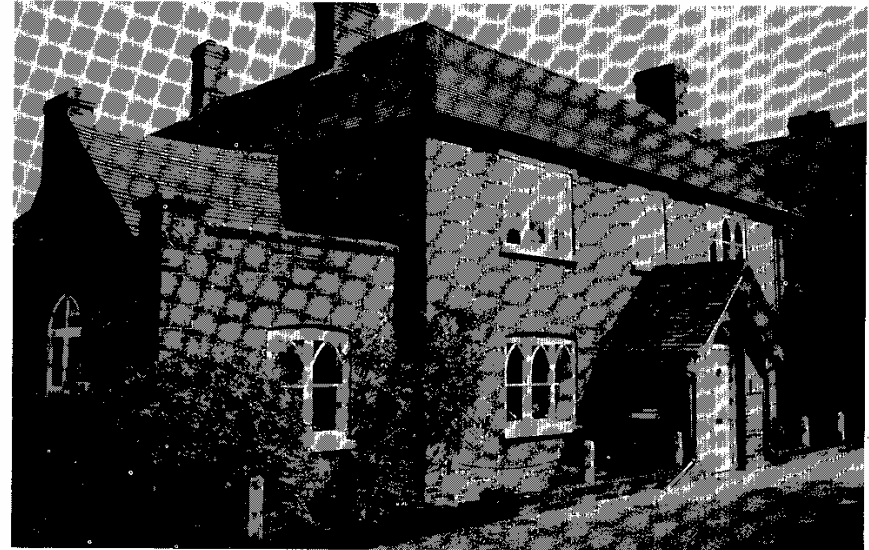
Church Cottages

## LONGSTOCK CONSERVATION AREA BOUNDARIES

The boundaries of the conservation area include those buildings and spaces which contribute to the historic and/or the architectural character as defined by the historical linear form of the village and the river and flood plain to the east.

The key to maintaining the character of the village and enhancing its environmental quality lies in the retention of those features that contribute to its identity. These are:-

- the linear form of the settlement with buildings and hedgerows close to the roadside;
- the landscape setting formed by the flood plain of the River Test to the east and open farmland on the raised land to the west.



The Grange

# LECKFORD

## Historical Background

There is evidence that the area around Leckford was settled since at least the Neolithic period, and a number of barrows dating from the Bronze Age have been found near New Farm and Kitemore Cottages. There is also evidence of an Iron Age field system south east of the village.

The first written evidence of the village dates from 947 when King Edred granted ten manors at Leckford to the mass priest Edulf on condition that five should go to St. Mary's Abbey, Winchester when he died. In 1086, at the time of the Domesday survey, the manors were still held by the Abbey and the manor was known as "Leckford Abbess". They continued in that ownership until the dissolution in 1539.

The manor of "Leckford Richards" or "Riches" was owned by William de Leckford early in the 13th century - this probably took the form of a "carucate" of land (as much land as could be tilled by one plough in one year). In 1315 a mill-pond in Leckford was held by Richard de Leckford and there is evidence he owned other land in the parish a year later; thus it is likely that he gave his name to the manor - though the reverse is also possible.

The two manors eventually merged and were known as Leckford Abbess and Riches until earlier this century.

The other five manors in Leckford which were granted to Edulf by King Edred were later given to the New Minister of Winchester (later called Hyde Abbey). The manor known as "Leckford Abbotts" was held by the Abbey until the dissolution.

The village was known as Leghford or Legford in the 10th century; Lechtford or Lecford in the 11th century and Lekford in the 14th century.

## The Area Today

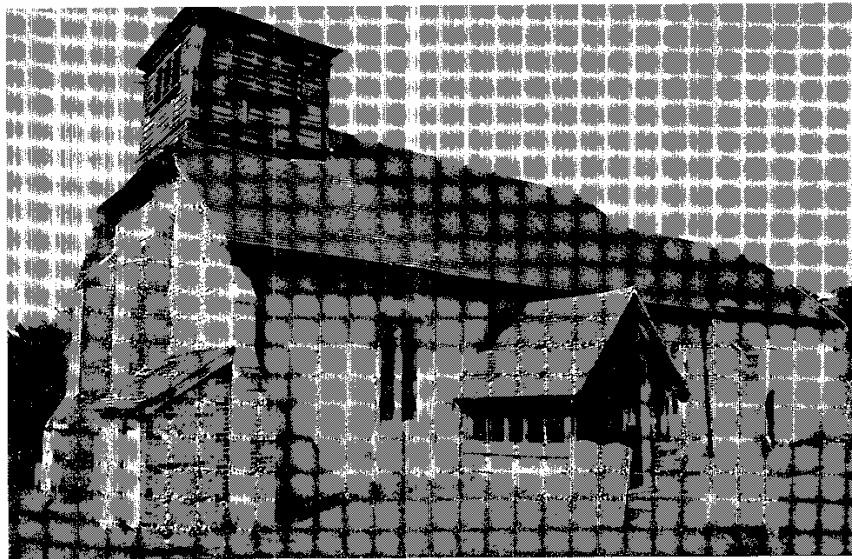
Leckford lies on the eastern bank of the River Test, and it is smaller and more compact than Longstock, its neighbour across the valley. The village is situated at a point where a small subsidiary valley joins the valley of the River Test. Development is mainly along the A3057 Stockbridge to Andover road (Leckford Lane) and Winchester Street which runs east from the village to the Leckford Hut.

The entrance into the village on the road from Andover is quite sudden; the tree lined and canopied road bends slightly and descends into the village, whereupon the vista opens out and houses are visible each side of the meandering road with the church in the distance. The first property in the village is Abbotts Manor. This farmhouse dates from the mid 18th century but it may have an earlier core. Situated opposite is Ashorne where two thatched chalk cob cottages have been converted into one. Adjacent are Numbers 16 - 19, a row of 16th century cottages constructed of exposed timber framing with both wattle and daub and brick infill panels. A long thatched roof covers all the cottages. Opposite lie some attractive brick and flint faced estate cottages with slate roofs. The Post Office and shop on the corner of Winchester Street and Leckford Lane, though built in this century, has a steeply pitched plain clay tile roof and rendered walls which fit in well with the character of the village.

The former village school is constructed of brick and flint with a steeply pitched slate roof. It is now used as the village hall and club. Church Cottage, opposite, is a timber framed thatched cottage which, unusually in this area, is weatherboarded and painted white. Set back from the main road is Maytree Cottage, built of flint and brick with a thatched roof.

The Church of St. Nicholas dates back to the 13th century, but was largely rebuilt in the 16th century and further restored in the 19th and early 20th century. Built mainly of rendered flint and stone dressings, with brick

repairs, the church has a plain tile roof and a weatherboarded bellcote at the west end. The chancel is set off-centre to the south so that the south wall of the church is continuous. The church retains many early windows, eg. a 16th century square headed 3-light cinquefoiled window at the east end and a similar 2-light window above a 13th century 2-centred, 2-order doorway. The chancel contains a 16th century screen, Italian stalls and a reading desk incorporating parts of a 15th century screen. A 13th century Purbeck stone font with blind arcading on a large column and a moulded base sits beneath the bellcote and 16th century pews remain at the sides of the church.



St. Nicholas's Church

Past the church the road turns a sharp s-bend. In the middle, close to the road, are numbers 28 and 29 Leckford. Number 28 dates from the 17th century and has a timber frame with brick infill panels, cast iron casements and a thatched roof. Number 29 was built a century later; it also has cast iron windows, but is built of brick with a plain tile roof. Set up on a hillside are two early 19th century rendered chalk cob houses. The thatched Fishing Cottage was built as a fishing lodge in the cottage orne style and is very similar to Test Lodge in Longstock. The Old Rectory is now used as the Leckford Estate office. It has a slate roof and a six panel half glazed door with a rectangular fanlight over, set in a panelled reveal with pilasters each side, and french doors and sashes with narrow side panes. Abbess Lodge, situated on the inside of the sharp bend is an attractive cottage with decorative brick chimney stacks.

Leckford Abbas is a medium-sized country house set up on the hillside in a landscaped garden. The house was designed by Sir Bannister Fletcher in 1901. Built of rendered brick and stone with a plain tile roof, in a roughly Elizabethan style, features include an Ionic porch with columns and entablature and double doors in Art Nouveau style, right of which is a niche with a further single Ionic pilaster and entablature. Above the porch is a 7-light mullion and transom window and on each side Dutch gabled bays; to the left a circular billiard room projects forward with a copper dome, round headed dormers, and a vent cupola.

Winchester Street runs at right angles to Leckford Lane in a south easterly direction. The first property is the White House, built in the early 19th century of rendered chalk cob; it has a slate roof, a modern front door set in a 19th century doorcase with panelled reveals under a large moulded flat hood on console brackets. A high cob wall with a thatched coping, which is statutorily listed, surrounds the front of the property.

Number 12 is a chalk cob cottage with a thatched roof. Numbers 8-11 are a row of cottages similarly constructed of cob, but with a slate roof. Number 5 and Forge Cottage were a house and smithy, but are now converted into two cottages. These brick built 18th century cottages have flint and brick dressings and a tile roof.



## LECKFORD CONSERVATION AREA BOUNDARIES

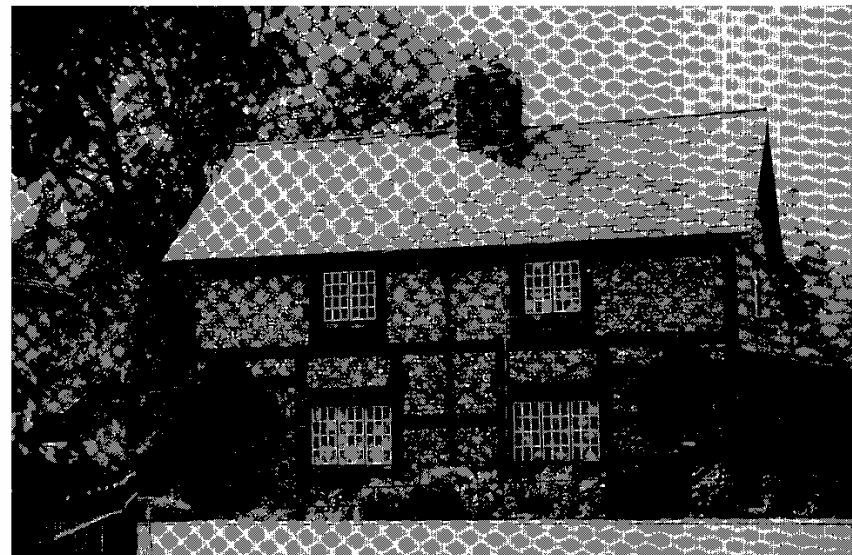
The boundaries of the conservation area include those buildings and spaces which contribute to the historic and/or the architectural character as defined by the extent of the historical form of the village.

The key to maintaining the character of the village and enhancing its quality lies in the retention of those features that contribute to its identity. These are:

- The compactness of the small area of the village at the junction of Leckford Lane and Winchester Street.
- The landscape setting formed by the woodland to the west and the open farmland on the hillsides to the east.



Numbers 16-19, Leckford



Numbers 23 - 24 Leckford

## FURTHER READING

The Victorian History of Hampshire and the Isle of Wight  
ed. William Page, 1911

Buildings of England : Hampshire and the Isle of Wight  
Nikolaus Pevsner / David Lloyd, 1976

Hampshire Treasures Survey, Volume 8 : Test Valley, North  
Hampshire County Council, 1984

"Our Village" - Longstock  
Compiled by Winifred G. Beddington, 1951

Longstock Through the Looking Glass  
ed. by Jim Cozens, 1978

## PLANNING POLICIES AND CONTROLS

Planning policies for the conservation areas will seek to preserve and enhance their special character. They are complementary to existing land use and countryside policies contained within the Mid Test draft Local Plan and the Mid Hampshire Structure Plan. These two documents currently provide a detailed and up to date framework for development decisions affecting the Longstock and Leckford areas, although they will in due course be superseded by the Test Valley Borough Local Plan, currently in preparation. The designation of a conservation area automatically brings into effect certain planning controls which include:-

- a) limits on normal permitted development tolerances;
- b) restrictions on demolition of buildings and structures; and
- c) restrictions on felling and other tree work.

Designation brings a presumption that the design of new development will be sympathetic to and enhance the character of the area; furthermore, there will be extended opportunities for public comment on proposed development. You are strongly advised to consult the Planning Department before **ANY works are undertaken to ANY building, structure or tree.**

### 1. Demolition

All buildings including walls within a conservation area are protected by law from demolition. The only exceptions are certain very small or temporary buildings. Anyone intending to demolish all or part of a building within a conservation area must first apply for consent from the Borough Council.

### 2. Listed Buildings

Buildings which are statutorily listed as being of special architectural or historic interest by the Secretary of State are additionally protected, and it should be noted that this applies to interiors as well as exteriors. Prior listed building consent must be obtained from the Borough Council before any works to alter, extend or demolish any part of a listed building are commenced. Such works could include external redecoration, re-roofing, the alteration of doors and windows, or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.



Number 8, Longstock

### 3. New Development and Alterations to Non-Listed Buildings

Designation of an area as a conservation area does not preclude the possibility of new development within the area; what is important is that new development should be designed in a sensitive manner having regard to the special character of the area.

Similar considerations apply where alterations or extensions are proposed to existing buildings of local interest or other non-listed properties in the area. Although a few minor works are regarded as "permitted development", and may be carried out without the need for planning permission, regulations have recently been strengthened in conservation areas and, in many cases, formal consent will be required. Owners should therefore check with the Planning Department at an early stage when considering works to their property.



Number 29, Leckford

Detailed applications will be required to show the relationship of any proposal to its site and surroundings to ensure that new development "fits in" by reflecting traditional building forms and the use of local or compatible materials. Outline applications will not be accepted.

Where development involving building work is proposed, the Borough Council, mindful of the archaeological potential, will ensure that adequate time is allowed for excavation/investigation of selected sites before and during development and may attach conditions to planning permission, as appropriate.

#### **4. Opportunities to Comment on Proposed Developments**

The Borough Council is required to advertise applications for development affecting a listed building or the character of a conservation area in order to allow opportunities for public comment. Notices are placed in the Andover Advertiser and on or near the land to which the application relates. Twenty one days are allowed for the public to inspect the details of the application and to make representations to the Borough Council.

#### **5. Trees and Landscape Features**

In conservation areas all trees are protected broadly as though they were subject to Tree Preservation Orders. The only exceptions are some very small specimens, such as garden fruit trees. The Borough Council must be notified at least six weeks before a tree is proposed to be felled, uprooted or pruned in any way (unless being done in connection with a previously approved development).

The retention of trees and hedgerows is generally encouraged, but where development proposals would involve their removal, this should be clearly indicated as part of any detailed planning application. A landscaping scheme should include an accurate survey of existing features showing their location, height, spread and species, together with any new planting.

Not only are there important groups of trees within and adjacent to the conservation areas, but there are certain open areas which contribute significantly to the character of the villages. Because of this it is improbable that any new development will be permitted on them. The Borough Council would therefore wish to see them retained and enhanced accordingly. The river valley of the Test has been designated as an Environmentally Sensitive Area and the interests of nature conservation are paramount in this area.

#### **6. Advertisements**

Due to the predominantly residential and rural nature of Longstock and Leckford, there are relatively few business signs in the area. Signage should continue to be kept to a minimum and strict controls concerning the display of outdoor advertising will be applied within the conservation areas, similar to those operating in other rural areas of the Borough.

## ENVIRONMENTAL ENHANCEMENT

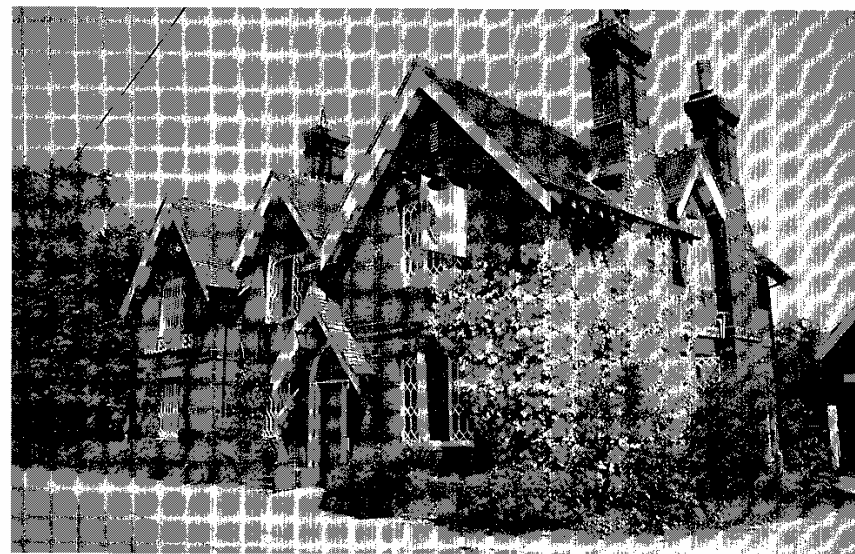
In addition to the legal consequences of the designation of a conservation area, it is important that action is taken to preserve and enhance the character and appearance of the area. It is not just the buildings which are important. A number of more general improvements to footpaths, bridleways, open areas or tree planting may contribute to the overall attractiveness of a place. Special financial assistance is available from central government in certain circumstances. However, in the case of Longstock and Leckford the source of any grant aid is likely to come from the Borough Council and the County Council and is summarised below :-

### 1) Historic Building Grants

Under the Local Authorities (Historic Buildings) Act 1962 both the Borough Council and the County Council are empowered to contribute towards the cost of essential repairs to historic buildings. The offer of grant-aid is entirely discretionary and the amount of grant will be related to the nature and extent of repairs to be carried out. Works regarded as coming within the normal maintenance liability of an owner are not eligible.



Abbess Lodge



The Peat Spade

### 2) Environmental Enhancement Grants

The Borough Council and the County Council have funds for environmental enhancement projects, which may be initiated by Longstock and Leckford Parish Councils, voluntary groups or individuals. Such work is not limited to only the conservation area, but projects within the village centres are certainly encouraged. Such works include tree and shrub planting, the removal of eyesores, the provision of appropriate surfacing and street furniture, and clearance of waterways and footpaths.

## APPENDIX : Trees in Conservation Areas

The Town and Country Planning Act 1971 (Section 61A) requires anyone who proposes to "top, lop, uproot or wilfully damage or destroy" a tree in a conservation area to give six weeks notice to their district council (in this area, Test Valley Borough Council). This requirement is intended to give the district council a final opportunity to serve a Tree Preservation Order (TPO) before work is commenced. Work may not be commenced within the six week period without consent.

If the work to a tree in a conservation area is begun without the six weeks notice, the person carrying out the work becomes liable for penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of giving notice of consent, further notice must be given. The particulars of a notice are recorded by the council in a register open to public inspection. "Notice" forms are available from the Planning Department, Test Valley Borough Council, Duttons Road, Romsey.

The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the Authority to decide whether to dispense with a requirement to replant with a tree of appropriate size or species.

There are certain categories of trees that are exempt from all tree preservation or conservation area controls; these are summarised below.

### Main exemptions

- i) Trees of less than 75mm in diameter, 1.5m above ground level ( or 100mm where the act is carried out to improve the growth of other trees);
- ii) Trees cultivated for fruit production that are growing or standing in an orchard or garden;
- iii) Trees cut down in accordance with a forestry dedication covenant or Forestry Commission plan;

iv) Trees cut down by a statutory undertaker (such as British Telecom or river authority); and

v) Trees which need to be felled to enable development to be carried out following the granting of planning permission.

## FURTHER INFORMATION

Information on legal requirements and development matters should be addressed to the Area Planning Office at Junction Road, Andover (Tel.No. Andover 64144). Advice on building work, repairs and details of grants are available from the Design and Conservation section at the Planning Department, Duttons Road, Romsey (Tel.No. Romsey 515117).



