

# **WEST TYTHERLEY**

## **Conservation Area Policy**

# **WEST TYTHERLEY**

## **Conservation Area Policy**

Following a period of public consultation this policy was adopted by Test Valley Borough Council on 24th April 1991, the date of designation of the West Tytherley Conservation Area.

J. B. Pybus, Dip.TP, MRTPI,  
Chief Planning Officer,  
Test Valley Borough Council,  
Council Offices,  
Duttons Road,  
ROMSEY,  
Hampshire SO51 8XG.

Price £3.00

## INTRODUCTION

This policy document for West Tytherley is part of the Borough Council's continuing programme, as approved in 1979, for Conservation Area designations throughout Test Valley. The study describes the village and its history and proposes the designation of a Conservation Area. It also explains the special planning controls which would 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 are 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 List for West Tytherley was approved by the Secretary of State in 1986 when the number of statutorily listed buildings in the village 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 7,000 Conservation Areas in England and Wales; of these nearly 300 are in Hampshire and 36 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.

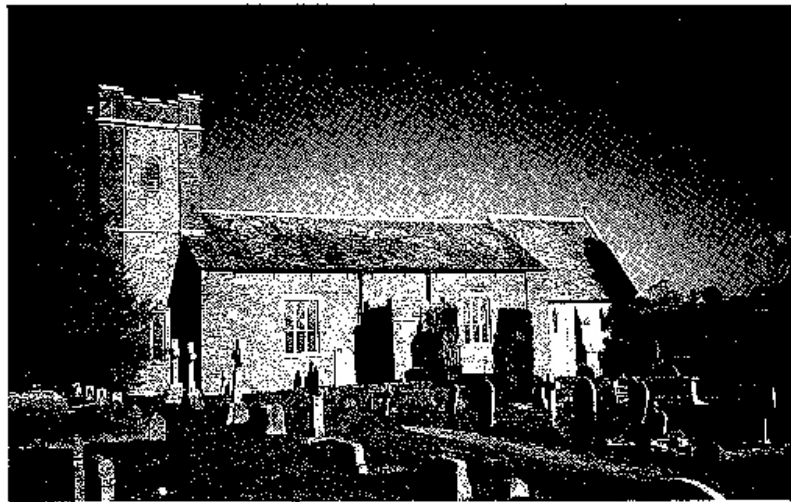
Conservation policies are designed to complement rather than substitute for other planning policies. This document is NOT a village plan or a local plan and therefore is not concerned with the principle of whether development takes place. It will, however, have much to do with the form that any such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

## THE CHARACTER OF THE VILLAGE

### Historical Background

Situated 7 miles north west of Romsey, near the border with Wiltshire, the parish of West Tytherley covers a rural area of arable land with some grazing and woodland. The name Tytherley actually means 'young wood', as the surrounding forest may well have been when the name was recorded in the Domesday Book, as 'Tederleg'.

Evidence of settlement in the area goes back to the late Bronze Age, with a socketed spearhead dated between 950 and 700 BC having been found at the southern end of the village, and 'Celtic' fields to the north. At the time of the Domesday Survey Norman Court was recorded as the property of Waleran the Huntsman. Norman Court and West Dean manors continued in the ownership of the Waleran family until the 16th century.



St. Peter's Church

During the late 11th century the church at West Tytherley was a chapel of Mottisfont, but in the mid-12th century the advowson was granted to the church of St. Denys in Southampton. Later it was transferred to the lord of the manor. The site of old St. Peter's Church is indicated by a slight platform in the old burial ground, and a print of the building in the present church vestry shows a simple structure with nave, chancel, south porch and a small wooden bell turret at the west end. It continued in use until 1833 when the nave of the new church was opened. A number of fittings and monuments were transferred to new St. Peter's, including the black marble Norman font, and several 17th century memorial slabs to the Whitehead family. This part of the building is Georgian in character with a west gallery and some original box pews. The chancel is much later (1877) and is quite different in style - limestone on a brick plinth, with Bath stone dressings and a red tiled roof. New windows may also have been provided to the nave at this time.

Before the 19th century domestic buildings in the village were usually constructed of local materials, as the cost of imported goods would have been very high. The lack of any suitable building stone gave rise to a strong timber-framed tradition; oak was the preferred material, with wattle and daub or lath and plaster being used for the infill panels. These panels were often replaced with brick when its production became widespread at the end of the medieval period. Chalk cob and flint were also used. Long straw thatch would have been the usual roofing material - later this may have been replaced by plain clay tiles or Welsh slate.

Church Farmhouse is the village's oldest building, having been built c.1300, although it has been significantly altered and extended since then. Brick walls encase a timber-framed core; parts of the roof date back to the 14th century. The farm buildings, although much later, are also of interest. The brick barn dates from the mid 18th century, and the cartshed and stables from c.1800.

## The Area Today

Approaching from the open countryside to the south east along the Coach Road, Arthur Mee, in "The King's England: Hampshire and the Isle of Wight", described West Tytherley as lying "lonely and lovely among the trees .... with the plain 19th century church watching over it from the hill."

The scene has changed relatively little, and the open approach along the Coach Road is a most significant feature of the village, as is the view back from St. Peter's churchyard. The mid and late 18th century barn and cartshed at Church Farm form prominent roadside features.

Beyond the church, Coach Road is narrow and secluded, the older buildings on the west side set above the level of the lane which is enclosed by banks, walls and hedges.

On the corner of the Coach Road and Dean Road is Pennycot. This is a 17th century timber framed building with brick infill panels and an old plain tile roof, a style that can be seen in various forms throughout the village. Opposite is a tree-lined track which runs west to Norman Court Saw Mills, and Home Farm. Southerly Cottages and the Garden House date back to the 16th and 17th centuries, whilst Home Farm consists of mainly 19th century buildings. To the south, Dean Road climbs gently upwards until it reaches Nos. 5-9 The Common, a thatched terrace of late 18th century almshouses of colour-washed brick.



Numbers 5-9 The Common

Here the view once again opens out to the south east. There are several other buildings of local interest along Dean Road, including a good group of 19th century farm buildings at Poplar Farm, and Farthings Corner, a thatched house whose much altered exterior conceals a timber framed core which probably dates back to the 15th century.



The Black Horse public house

North Lane is the main village street, with the school, village hall, post office stores and the Black Horse public house located here. There are good views from points along the main street towards the ridge on its eastern side. The village school opened in 1855. The Old School House was built in 1844-5 for the Baring family. It is a brick building, with diaper patterns in blue headers, and an old fish-scale tile roof at the front. The cast iron diamond pattern casement windows are, as is the rest of the house, of a style not seen elsewhere in the village, though they are found in other parts of the Test Valley area.



Number 23 North Lane and Collarmakers

Beyond the village store, opposite and beyond the recreation ground, are several historic buildings of timber framed and/or brick construction, including the Black Horse Inn, Village Farm and Collarmakers.

The Old Rectory, halfway up Rectory Hill, is well screened by trees. It is a large Georgian symmetrical three storey house of square plan, with chequer patterned brickwork and regular sash windows. A footpath beside the house leads back to North Lane across open ground. Half a mile to the north west is Norman Court, a medium sized country house of three storeys, dating from c.1752, with later additions, and now used as Northaw School. It replaced an earlier medieval Manor house. North Lane leads on out of the village past a row of pleasant Victorian semi-detached houses with rustic porches. Beyond are open fields to the north and east.



Northaw School (Norman Court)

## BOUNDARIES

The Conservation Area boundary is drawn to include the historic core of the village and its landscape setting.

The key to maintaining the character of West Tytherley and enhancing its environmental quality lies in retaining those features that contribute towards its unique identity and ensuring that any new development is sympathetic in character. Key features are:

- the relatively clustered nature of the settlement, bordered by open agricultural land;
- the importance of the open approach from the south-east, along The Coach Road, with St. Peter's Church as a local landmark;
- the small scale character of the main street, with a mix of local building materials and styles;
- important views from the village centre across open ground to the east, up to the ridge line;
- significant trees and hedgerows as landscape features throughout the village.

## FURTHER READING

Victoria County History of Hampshire and the Isle of Wight - ed. William Wright, 1911

Buildings of England series. Hampshire and the Isle of Wight - Nikolaus Pevsner/David Lloyd, 1976.

Hampshire Treasures Survey, Volume 9, Test Valley South - Hampshire County Council, 1984.

The King's England, Hampshire and the Isle of Wight - Arthur Mee.

History, Gazetteer and Directory of the County of Hampshire - White, 1878



Village Farmhouse

## PLANNING POLICIES AND CONTROLS

Planning policies for the Conservation Area aim to preserve and enhance its special character. They are complementary to existing land use and countryside policies contained within the South Hampshire Structure Plan and the Mid Test Draft Local Plan which provide a detailed and up to date framework for development decisions affecting West Tytherley. The latter will soon be superseded by the Test Valley Borough Local Plan, currently in preparation. The designation of a Conservation Area automatically brings into effect certain additional planning controls which include:

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

Designation brings an assumption that the design of new development must 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, changing rainwater goods, removal of internal fixtures 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.

Some key points to note when considering repairs or alterations to listed buildings:

- Traditional repair techniques normally prove more reliable and more economic in the long term.
- Repair existing traditional windows, cast iron gutters etc. wherever possible to preserve authenticity. Avoid replacement with non-traditional materials such as uPVC or aluminium windows, concrete tiles, artificial slates or plastic gutters. These would, in any case, require listed building consent.
- Retain original internal features such as doors, fireplaces, panelling and plasterwork which are an integral part of a listed building's character.
- Do not use damaging cleaning techniques such as sandblasting on old timbers or brickwork. Avoid so-called 'wonder' paint or spray treatments for walls and roofs which are short lived and can actually cause long term damage by sealing in moisture and preventing ventilation.
- Ensure that new brickwork is a good match with existing and use lime mortar for careful compatible pointing.
- Do consult the Borough Council for advice.

### *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; but it is important that new developments 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. Major threats to the general character of Conservation Areas are the many 'small' alterations to non-listed buildings that can take place. For example, the use of mass-produced doors and windows in wood stain or uPVC should be avoided. 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.

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.

New development should preserve and/or positively enhance the Conservation Area's character by:

- reflecting traditional building forms in terms of density, siting, height, massing and scale;
- using local or traditional materials, colours and detailing;
- retaining and reinforcing local landscape features such as trees and hedgerows.

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 Romsey 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 local council.

### *5. Trees and Landscape Features*

In Conservation Areas trees are protected broadly as though they were subject to Tree Preservation Orders. The only exceptions are some very small specimens and cultivated 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) so that an inspection can be carried out.

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 Area, but there are certain open spaces which contribute significantly to the character of the village. Because of this it is improbable that any development will be permitted on them. The Borough Council would therefore wish to see them retained and enhanced accordingly.

### *6. Advertisements*

Due to the predominantly residential nature of West Tytherley only a few business signs exist in the area. Signs will continue to be kept to a minimum and strict controls concerning the display of outdoor advertising will be applied within the Conservation Area.

## ENVIRONMENTAL ENHANCEMENT

In addition to the legal consequences of 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 and hedge 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 West Tytherley the source of any grant aid is likely to be the Borough Council or the County Council and is summarised below:

### *1) Historic Building Grants*

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 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, but structural repairs, re-roofing, thatching, window repairs, etc. may well qualify for assistance.

### *2) Environmental Enhancement Grants*

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

## FURTHER INFORMATION

Advice and information on legal requirements and development matters can be obtained from the Area Planning Officer at the Planning Department, Council Offices, Duttons Road, Romsey (Tel: Romsey 515117). Advice on historic building work, repairs, details of grants and landscape matters are available from the Design and Conservation Section of the Planning Department, at the same address.



Numbers 5-6 North Lane

## APPENDIX 1

### Trees in Conservation Areas

The Town and Country Planning Act 1990 (Sections 211-214) requires anyone who proposes to 'top, lop, uproot or wilfully damage or destroy' a tree in the Conservation Area to give six weeks notice to Test Valley Borough Council. This requirement is intended to give the Borough 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 the 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 of the Borough Council.

The six week 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 most 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 (except Woodland Tree Preservation Orders);
- ii) trees cultivated for fruit production that are growing or standing in an orchard for 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.



Old Churchyard

