

Catherington Conservation Area

Study and
Character Appraisal



Status of Catherington Conservation Area Character Appraisal

Status

East Hampshire District Council has formally designated the Catherington Conservation Area Boundary. The Character Appraisal is non statutory planning guidance, which acts as an additional guide to the policies in the adopted East Hampshire District Council Local Plan: Second Review March 2006. In this respect the Appraisal can aid in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

Conservation Area Boundary & Controls Applying

The adopted Guidance contains a number of recommendations.

Conservation Area Boundary

Catherington Conservation Area boundary was designated by East Hampshire District Council on 11th February 2003.

Dates and Statistics

All dates and statistics are correct on date of publication. Future amendments to text will be made in an appendix.

Ordnance Survey Statement

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Area Character Appraisals

A Conservation Area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance'. Designation 'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest' (Section 69(1)(a))

East Hampshire District Council is therefore required by law to protect designated areas from any alterations or development that would adversely affect their character and appearance.

The Civic Amenities Act of 1967 introduced Conservation Areas in the United Kingdom.

Purpose and Objectives of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to '*clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued*', and it is hoped that '*clear assessment and definition of an areas special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves*'. (PPG15.4.9)

The aim of this Conservation Area Character Appraisal is to:

- Improve the understanding of the history and the historical context, of this area of East Hampshire;
- Generate awareness of exactly what it is about the Conservation Area that makes 'it of special interest';
- Provide residents with a clear idea of what it is about the Conservation Area that should be cared for and preserved;
- Provide residents with a clear idea of what enhancements could be made to the Conservation Area;
- Provide East Hampshire Planning Department with a valuable tool with which to inform its planning practice and policies for the area.

Catherington Conservation Area



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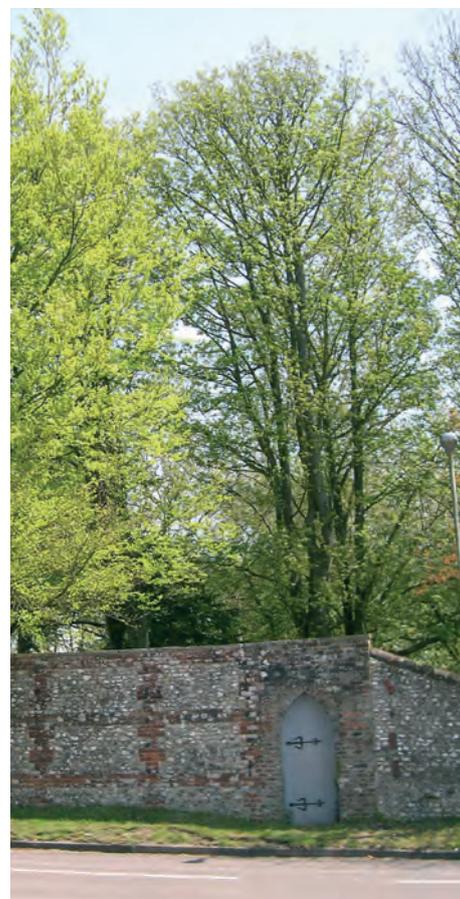
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Acknowledgements

Horndean Parish Council and the 'Village Design Statement'

Local Residents



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1 - Traditional flint barns
2 - Flint wall to Kings Court School

1 Introduction

The Catherington Conservation Area

Catherington Conservation Area was designated on 11th February 2003. There are no current plans to alter the existing boundaries which are set out in the map referred to in appendix 3.

Listed Buildings

Catherington has nine listed buildings within its Conservation Area:

- All Saints Church, grade II*
- Kean Tomb, grade II
- Napier Tomb, grade II
- Cross Tomb, grade II
- The Farmhouse (240 Catherington Lane), grade II
- Kings Court School (182 Five Heads Road), grade II
- Catherington Cottage (292 Catherington Lane), grade II
- Tudor Cottages (307-309/311 Catherington Lane), grade II

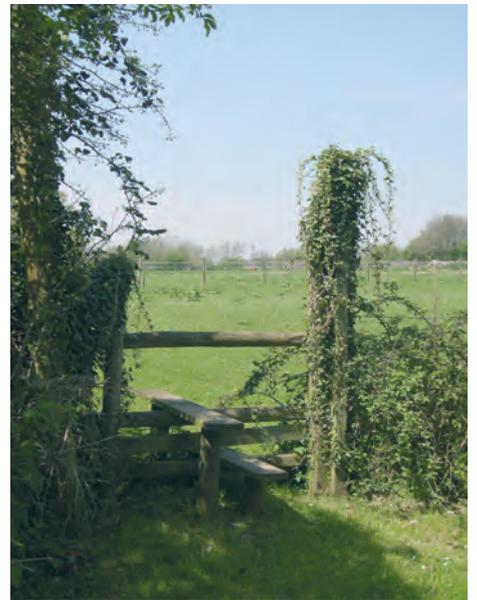
and one on the west boundary of the Conservation Area:

- The Granary, (Catherington Lane), grade II

These buildings are considered to be of special architectural or historic interest on a national scale. It is the policy of the Council to identify those buildings that are important to the character of Catherington for statutory listing, therefore candidates for inclusion may arise as a result of the character assessment.



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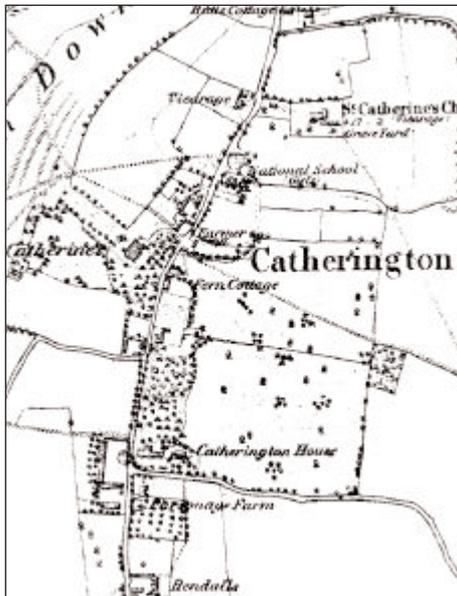


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2 Historical development



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Catherington Village is situated on top of a hill, which developed over time into a linear development which runs parallel to the A3.

In 1838 the village of Catherington was surveyed by J W Blackman as part of the proceedings for settling the Tithe Award. At this time the pattern of development and layout of the village had been established and essentially remains the same today. The principal character and layout of the village developed with buildings widely dispersed on both sides of Catherington Lane, separated by pasture and arable land.

The later development in the village has had little impact on the overall historic character and layout. A few of the original pre-1830 buildings have been remodelled and/or replaced on the same sites, such as 'Church House' - the former vicarage - which replaced an earlier vicarage in the 1880's, the 18th century 'St Catherines' (285-287 Catherington Lane) which was remodelled in the late 19th century, the 'Farmer Inn Public House' which was rebuilt after a fire in the 1920's, and 'Kinches Farmhouse' (previously known as Kinch's) also rebuilt after a fire in 1945. The majority of the later infill development, is dispersed amongst the early buildings, whilst the 1920's development is located outside the historic core of the village, grouped at the northern and southern ends of Catherington Lane.



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In 1838 there were three working farms in the centre of the village, many of these farm buildings still survive today. Parsonage Farm which was owned and operated by Sir Francis Curtis, consisted of the existing mid 18th century farmhouse at No. 240 Catherington Lane, as well as the foundations where a complex of farm buildings on the opposite side of the Lane once stood, with the farmland stretching as far west as Ham Lane. All that remains of this complex now is the Granary erected in 1820 on the west side of Catherington Lane. The second working farm was 'Randells' (No. 214 Catherington Lane) which was owned and operated by Francis Morgan who lived at 'Catherington House' - now Kings Court School. Here a farmhouse and fine complex of 18th and 19th century farm buildings survive. The third working farm was 'Kinches Farm' which was owned by Sir Samuel Clark Jervoise and occupied by William Prescott (previously known as Pescott). This farm consisted of arable and pasture land at the north-west end of the village as well as land on both sides of Roads Hill. All that remains is the 17th century barn on the north side of Roads Hill. Many of the historic houses in the village had wells, some over 200 feet deep. A well-house existed close to Kinches Farm, but now all that remains is the treadwheel which is at the Weald and Downland Museum. It was this treadwheel which inspired the design for the village sign located by the pond and erected in 1989.



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There are also the remains of another farm that had been earlier subdivided: the 17th century farmhouse – ‘Tudor Cottages’ (Nos. 307, 309, 311 Catherington Lane), converted into three cottages and now used as two dwellings. The old farm was owned by George Crocker who farmed land at the north-east end of the village near ‘Butts Cottage’ (formerly Butts Farm) but the farmhouse was rented out and occupied by Peter Whale.



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By 1838 the two Georgian mansions in the village St Catherines and Catherington House, with their gardens and plantations, were well established. The centre of the village clusters around the St Catherines Estate which is predominantly located on the west of Catherington Lane, but also includes a number of buildings to the east. St Catherines is an 18th century mansion, which has had later 19th century extensions and alterations.

The Estate buildings include the terrace ‘Tudor Cottages’, the former 18th century semi-detached grooms and gardeners cottages, now called ‘St Catherines Cottage’ (No. 301 Catherington Lane) and a converted forge. The other main house is Kings Court School (formerly Catherington House), it was then owned and occupied by Francis Morgan who also owned the gardener’s cottage ‘Farm Cottage’ (No. 284 Catherington Lane).

8 - Catherington Cottage, 292 Catherington Lane
 9 - Kings Court School
 10 - St Catherines Cottage, Catherington Lane



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Other buildings in the village included; ‘Butts Cottage’ (No. 344 Catherington Lane) which was owned and occupied by Robert Lucken, the original ‘Farmer Inn’ public house’ which was owned and occupied by James Lucken, the early 19th century ‘Catherington Cottage’ (No. 292 Catherington Lane) which was owned by John Corderoy but occupied by John Ockerby, and the original vicarage - on the site of the present ‘Church House’ (No. 329 Catherington Lane) which was occupied by Reverend Charles Edward Butler.



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11 - St Catherines, 285-287 Catherington Lane
 12 - Tudor Cottages, 307-309 Catherington Lane
 13 - View across fields to St Catherines

6 **Catherington Conservation Area**



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All Saints Church, is the oldest structure in the locality, dating from the late 12th century. The Church was remodelled in 1883 by Edmund Ferrey and stands at the top of the hill. The Old Vicarage now called 'Church House', was built in the 1880's and sits directly opposite the church on the west side of Catherington Lane. A new vicarage, No 330 Catherington Lane, was constructed in the late 1960's on the adjoining plot of land to the north of the church, along with the village Hall built in 2000. To the south of the Church on the east side of Catherington Lane is the Village Infants School. The school is a flint building built in 1852 and later extended in 1997. Further to the south on the east side of Catherington Lane is the village public house 'The Farmer Inn'.

Towards the end of the Victorian period a number of new buildings were erected in the village; 'School Cottages' (Nos. 313 and 315 Catherington Lane) in the Arts and Crafts style, 'Randells Farm Cottage' (No. 204 Catherington Lane) in the Neo-Tudor style and the former Smithy now called 'Forge Cottage' (No. 305 Catherington Lane) appears to also date from this period.

The 1920's saw a high level of building activity in the village during which the lychgate at the entrance to the Parish Church was erected as a memorial to those who died in the First World War, the reservoir to the north of the Church was built by the Portsmouth Water Company (enlarged later during the 1980's) and the 'Farmer Inn' public house was rebuilt after a fire.

During the second half of the 20th century there was a higher level of building activity within the village. 'Kinches Farmhouse' (No. 281 Catherington Lane) was rebuilt following a fire in 1945 and in the mid 1950's a pre-fabricated detached house 'Spencers' on Old Lane was built.

In the late 1960's 'The Paddocks' (No. 290 Catherington Lane) and the new Vicarage at 330 Catherington Lane were erected. In more recent times two detached dwellings at the northern end of the village 'Micawber Cottage' (No. 345 Catherington Lane) and the bungalow known as 'The Crest' (No. 343 Catherington Lane) were demolished and rebuilt.

To the west of Catherington Lane stretching down to Crouch Lane is a run of ribbon development of modern houses and bungalows. In recent times new bungalows at 283 and 286 Catherington Lane were erected, an extension to the Infants School was completed in 1997 and the All Saints Church Hall was constructed in 2000.



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3 Character Appraisal



Topography, views and vistas

Catherington is a small village located on the top of a hill. Its position on high ground provides far reaching views across the surrounding countryside and in the gaps between the buildings. Horndean is located to the south of the village with Clanfield to the north. The A3 motorway is located in the valley to the east, with open countryside to the west providing a rural backdrop into which the village merges.



Use and Activity

The main land use of the village is residential, however agriculture was and still is an important land use in the fields surrounding the village. The foundation of the village grew around the St Catherines Estate and neighbouring farms. Equestrian use has developed in recent years as a predominant use in the fields around the village. The agricultural and equestrian uses add to the open rural character of the village.



The village is serviced by two schools; the Catherington C of E Infants School and Kings Court School. There is also a public house, an equestrian shop and a small minor industrial business off Roads Hill, to the rear of Kinches Farm.

Overview of Roads, Buildings and Architecture

The Catherington Conservation Area forms a tight boundary around the village and the loosely spaced buildings with associated grounds. The overall layout of the village is characterised in a linear form of development that runs along Catherington Lane, merging into the landscape with an overriding presence of mature trees, hedges and small gardens.

There are nine listed buildings within the Conservation Area and one, the 'Granary', which sits on the western boundary, opposite 'The Farmhouse'. There are however, a number of other buildings in the village that are of local historic interest and contribute to the overall character of the area, see appendix 3 and appendix 4 map 2.





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Materials and detailing

The buildings are generally two storey in height with a mix of pitched gables and hipped roofs. Clay tiles and slate form the main roofing materials, however there is one thatched building. The majority of the buildings have chimneys and some have small dormer windows in the roof, with some tile hanging at first floor levels. The gabled buildings generally have deep eaves and decorative timber barge boards, which are painted white. The main building materials are orange or creamy yellow brick, flint with brick or stone dressings, with some of the brick built houses painted white. The majority of the buildings are detached or semi detached, with some buildings being combined into one property or divided from one into two.

The boundary treatments to each property contribute to the character of the area, with traditional semi-coursed flint walls and brick walls, both with brick coping and piers as well as hedges and mature trees which have an important influence on the character of the village. The walls within the village vary in height dependant on their use, they range from low half metre high walls, to higher walls that enclose gardens and land. The separation of the fields is achieved through low timber post and rail fencing with hedging, which unobtrusively merges into the countryside.

The buildings have a mix of timber sliding sash windows and timber side hung casement windows. The larger houses such as 'The Farmhouse' and 'St Catherines' have projecting bay windows. All the window frames are painted white, as is most of the joinery of the buildings, apart from doors that are all painted in a variety of colours. Open hood porches feature on some of the buildings, incorporating a flat lead roll roof or a tiled pitched roof to match the main roof to the house.

Local natural materials and high quality craftsmanship should, wherever possible, continue to be used. Plastic materials such as uPVC and stained windows and doors should be avoided as they are modern techniques that detract from the local character. Enclosed bulky porches and large bulky dormers should be resisted. Porches and dormers should be sympathetic in size and reflect the design, age and scale of the building, with regard to the position of doors and windows. A porch or dormer window can have a significant effect on the appearance of the building, adjacent buildings and the overall streetscene. The demolition of a chimney should be avoided. Chimneys should always be retained as an architectural feature where possible. If unused, they should be vented, but remain. The continued retention of original architectural features, detailing and use of appropriate repair and maintenance techniques is essential in order to protect the character of the Catherington Conservation Area.



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21 - Traditional flint and brick coping wall, timber door and hood porch
22 - The Farmhouse, 240 Catherington Lane

23 - Traditional timber windows and doors
24 - Roofscape details, pitched gable dormer and brick chimney

4 Pressures, issues and threats

Catherington village has grown along Catherington Lane, with the properties and buildings spaced out along the Lane, some within their own grounds but all have views and gaps between them which should be maintained and not eroded through infill development. The design and style of extensions and any new building should continue the traditional character and proportions of the buildings in the village.

The character of the village has in the main been conserved and had sympathetic alterations and repairs made, however minor incremental changes to the buildings can erode the character of the area. The removal of traditional details and features should be avoided, traditional single glazed timber windows and timber doors should be repaired and if beyond repair, replaced like for like rather than replaced with uPVC. Boundary walls should be retained as should front gardens, rather than removed and replaced with a hard-standing.



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5 Opportunities, enhancements and improvements

A key area for enhancement is the pond near the church. The pond and area around is an important nature resource, however it is in need of some maintenance and a co-ordinated plan to continue this work. Seating could be incorporated as the gaps between the properties provide views and links to the countryside.

The public car park at present holds around 12 cars, this is proposed to be expanded to the north with materials that will merge with the rural setting. This extra parking will help with parking problems in the village and the quality of the area. An associated landscaping scheme should be implemented and maintained for future users.



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6 Summary

The following factors should be considered when proposing any development within the Conservation Area:

- The scale, design and proportions are sympathetic to the characteristic form of the building, to the area and compatible with adjacent buildings and spaces;
- The use and application of building materials and finishes respects local traditional materials and building techniques;
- Retaining and, where necessary, restoring traditional features such as boundary walls, paved surfaces;
- Additions or alterations to a building respect the overall design and proportion of the elevations and levels;
- Open spaces important to the character or historic value are retained;
- Important views within, into and out of the area are retained;
- Trees and other landscape features contributing to the character or appearance of the area are retained.

Local Character

Catherington is a small village located on the top of a hill. Its position on high ground provides far reaching views across the surrounding countryside and in the gaps between the buildings. The main land use of the village is residential, however agriculture was and still is an important land use. The overall layout of the village is characterised by its linear form, with an overriding presence of mature trees, hedges and small gardens.



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7 Design Palette

Key aspects to the local character of Catherington

Building scale

Two storey detached and semi-detached buildings



Roofing detail

Pitched and hipped roofs

Natural clay and slate roofing materials

Decorative painted bargeboards

Deep eaves

Chimneys

Small individual dormers, with a pitched roof or lead roll



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Walls

First floor tile hanging

Orange or cream yellow brick

Flint with brick or stone dressings, some painted white

Lime based mortars, renders and plasters

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Boundary treatments

Semi-coursed flint and brick walls with a variety of heights, depending on use

Brick copings and piers

Hedges and mature trees

Low timber post-and-rail fencing with hedges separating fields

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Window details and doors

Timber sliding sash windows and timber side-hung casements

Larger houses have projecting bay windows

All window joinery painted white and single glazed panes

Doors are timber and solid in design, painted a variety of colours

Porches

Open hood porches, some flat lead roll, some with a tiled pitched roof



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35 - Building materials, flint and brick

36 - Flint boundary wall with a brick coping and brick pier

37 - Building styles

38 - Traditional flint boundary walls and raised walkway

39 - Traditional timber door

40 - Traditional timber sash window

41 - Traditional flat hood porch and timber door

Appendix 1 Sources of further information

The East Hampshire District Council Local Plan contains relevant information and policies on development in the District. For further advice please contact:

East Hampshire District Council

Penns Place
Petersfield
Hants
GU31 4EX

01730 234219

Hampshire Archaeology and Historic Building Record:

www.hants.gov.uk/environment/historic-environment/ahbrecord.html

Other useful contacts

The Victorian Society,

1 Priory Gardens
Bedford Park
London
W4 1TT

020 8994 1019

www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY

020 7377 1644

www.spab.org.uk

English Heritage

Customer Services Department
PO Box 569
Swindon
SN2 2YP

0870 333 1181

www.english-heritage.org.uk

Royal Institute of British Architects

66 Portland Place
London
W1B 1AD

0207 580 5533

www.architecture.com

The Building Conservation Directory

Cathedral Communications Ltd
High Street
Tisbury
Wiltshire

01747 871717

www.buildingconservation.com

The Campaign to Protect Rural England

Hampshire Branch
Beaconsfield House
Andover Road
Winchester
SO22 6AT

01962 843 655

www.cprehampshire.org.uk

Appendix 2 Listed buildings within the Conservation Area and grade

All Saints Church, Catherington
Lane, Waterloooville, PO8 9HS
(II*)

Kean Tomb, Churchyard of All
Saints' Church Catherington
(II)

Napier Tomb, Churchyard of All
Saints' Church Catherington
(II)

Cross Tomb, Churchyard of All
Saints' Church Catherington
(II)

The Farmhouse, 240 Catherington
Lane, Waterloooville, PO8 0TA
(II)

The Granary, Catherington Lane,
Waterlooville, PO8 0TA
(II)

Kingscourt School (formerly
Catherington House), 182 Five
Heads Road, Waterloooville, PO8 9NJ
(II)

Catherington Cottage, 292
Catherington Lane, Waterloooville,
PO8 0TD
(II)

Tudor Cottages, 307,309, 311
Catherington Lane, Waterloooville,
PO8 0TE
(II)

Buildings of Local Importance

In addition to the nine listed
buildings, there are fifteen other
buildings of local importance:

Butts Cottage
(344 Catherington Lane)

Church House
(329 Catherington Lane)

The Lychgate at the entrance
to All Saints Church

Catherington Church of
England Infant School

St Catherines Cottage
(301 Catherington Lane)

The pair of flint faced barns
at St Catherines Cottage

St Catherines
(285-287Catherington Lane)

The roadside gazebo
at St. Catherines

Farm Cottage
(264 Catherington Lane)

The barn on Roads Hill
(occupied by Cannon Car Audio),

The stone barn and attached
timber-framed farm buildings at
Randells (214 Catherington Lane)

Randells Cottage
(204 Catherington Lane)

Appendix 3 Maps

Map 1 – Catherington Conservation Area as designated 11 February 2003.

Map 2 – Character Appraisal: Catherington Conservation Area as designated 11 February 2003.

Map 1 – Catherington Conservation Area



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Map 2 – Character Appraisal



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