

Prepared by the Building Environment  
Working Group.

# Upper Clatford Parish Council

Neighbourhood  
Development Plan:  
Evidence Statement

**Upper Clatford Conservation Area  
and Non-designated heritage  
assets**

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# UC7 – Conservation Area

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## UC7 – Conservation Area<sup>1</sup>

### UC 7.1 Introduction

The Upper Clatford Conservation Area encompasses the oldest part of the village from Clatford Manor House at the north end, The Old Rectory at the south end and, further east, the Church and Norman Court.

There are 33 listed sites (see <https://britishlistedbuildings.co.uk/england/upper-clatford-test-valley-hampshire#.XTB3XXt7k2x>) in Upper Clatford, which includes the Taskers Bridge next to Fishing Cottage, the Taskers Garden Bridge in the garden of the Old Rectory, the Telephone Kiosk on the Village Street next to the Village Hall, now used as a book exchange and the Barns next to Norman Court Farm. Of the 29 listed buildings in The Parish twenty-eight are in the Conservation Area along with thirty-three buildings of local interest (photographs of key listed buildings and views). Twenty-six of the listed buildings, all Grade 11, border Village Street forming an intimate street scene. They are predominantly cottages with thatched roofs or clay tiles, constructed with brick and flint or chalk cob walls. There is also a strong sense of enclosure provided in part by brick and flint walls, well established hedgerows, and mature gardens and trees. The continuous building patterns and tight groupings of buildings limit scope for infilling in this area.

The area below and to the East of Village Street contains the Grade 11\* Church and 4 further Grade 11 listed buildings (photographs and views), important water meadows and a complex of former agricultural buildings and land surrounding Norman Court Farm. These water meadows and adjacent open areas are important village features whose character should be carefully maintained as is the area south of Norman Court, just outside the Conservation Area, surrounding Clatford Mills and Clatford Mills House.

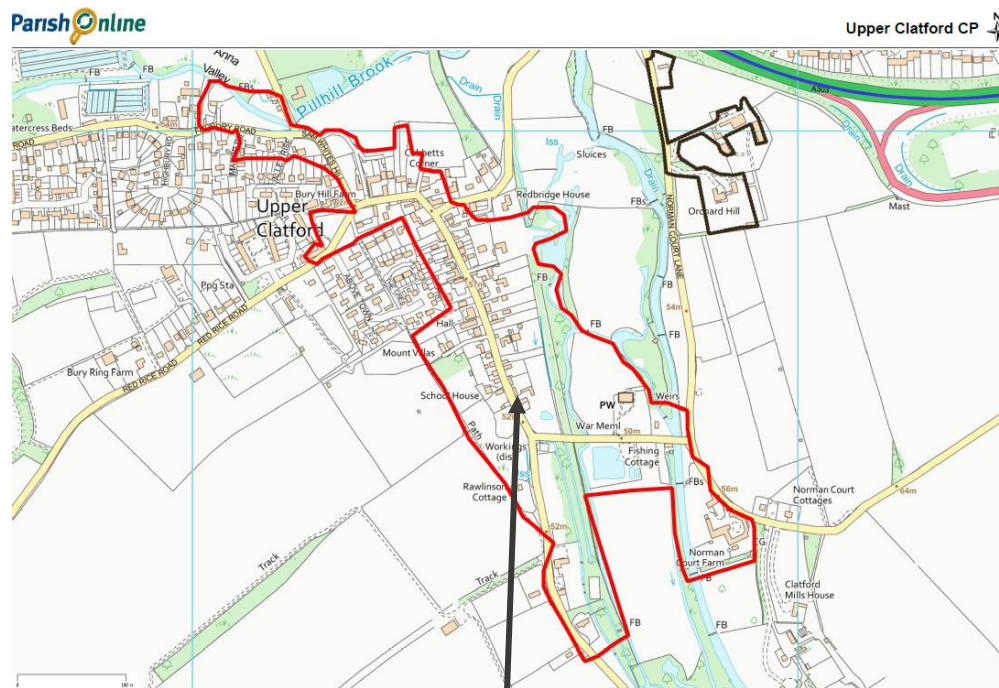
These features all combine to reinforce the rural character of the village. This is strongly felt by the local community with 94% of residents rating the Conservation Area and the listed buildings as being highly or fairly important.

### UC 7.2 The Upper Clatford Conservation Area.

Shown below, is an aerial view of the Conservation area, showing the Village Street and its relationship with both the Water Meadows, and the surrounding farmland (see arrow above).

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<sup>1</sup> All photographs have been taken by John Baxter and Rob Hall who have granted permission to use them in the NDP.



Map 1: Upper Clatford Conservation Area

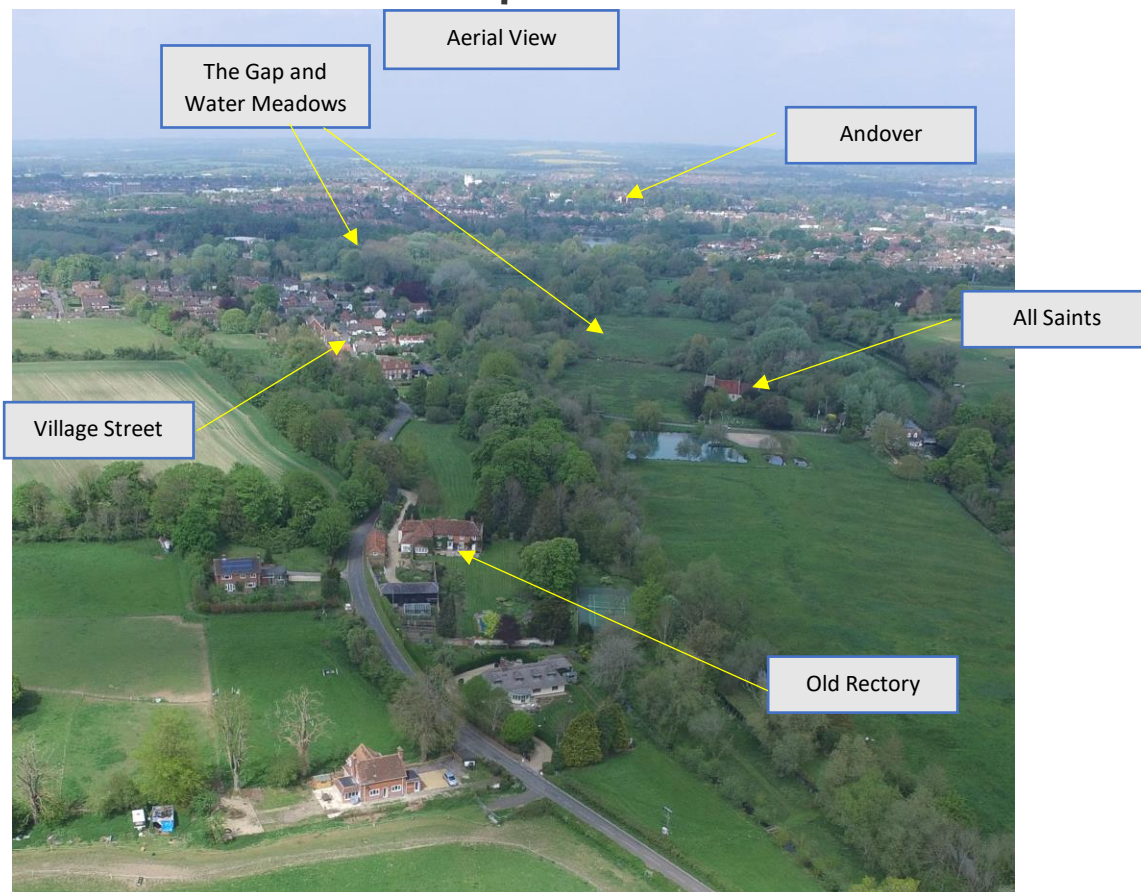


Photo 1: Aerial Photo of Upper Clatford Conservation Area

**Proposal:**

- Any development should take place within the current settlement boundary. Development, extensions and changes to boundary features should be designed in sympathy with the property and its immediate locality, using matching materials wherever possible.
- The historic narrow street pattern of the village should be taken into account in any planned developments, including consideration of the traffic and parking.
- The water meadows and adjacent open areas should be maintained and protected.

**UC 7.3 Listed Monuments**

There are four listed monuments<sup>2</sup> as shown below:

Listed Monument Name	Type	Grade
Barns and Stables 50 Metres South of Norman Court	Monument	II
Bridge Next to Fishing Cottage	Monument	II
Garden Bridge, 15 Metres East of the Old Rectory	Monument	II
K6 Telephone Kiosk Immediately North East of Methodist Church	Monument	II

**UC 7.4 Listed Buildings**

There are 29 Listed houses in Upper Clatford Parish<sup>3</sup>. Updated photographs are provided where indicated to supplement the information in The Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal. The list runs from Anna Valley south through the village to The Old Rectory and Norman Court. The North and South Lodges are located in Red Rice.

Listed Monument Name	Type	Grade	Photograph
Lodges to Clatford Lodge	House	II	Yes
Wressle Cottage	House	II	Yes
134 The Street	House	II	No
Clatford Manor House	House	II	Yes
Bury Hill Farm	House	II	Yes
Knapp Cottage	House	II	Yes
Twyneham House	House	II	Yes
Old Oaks	House	II	No
Berwick House	House	II	Yes
Garden Cottage	House	II	Yes
Bendles	House	II	Yes
Crook and Shears Public House	House	II	Yes
Moorings	House	II	No
Lovells Cottages	House	II	Yes
Old Post Office	House	II	Yes

<sup>2</sup> <https://britishlistedbuildings.co.uk/>

<sup>3</sup> TVBC Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal



Listed Monument Name	Type	Grade	Photograph
1 & 2 Pounceys Cottages	House	II	Yes
Pounceys	House	II	No
The Old Forge	House	II	Yes
Hope Cottage	House	II	Yes
Reed Cottage	House	II	Yes
The Cottage	House	II	Yes
Hillside Cottages	House	II	Yes
Sackville Court	House	II	Yes
Rawlingson Cottage	House	II	Yes
Old Rectory and Stables	House	II	Yes
Church of All Saints	Church	II*	Yes
Norman Court Farm House and Barns	House	II	Yes
North and South Lodges, Gate Piers and Gates at Farleigh School	House	II	Yes

Table 1: Listed Buildings in Upper Clatford Parish

Below are updated photographs of buildings listed “yes” in the above table



Photo 2: Lodges to Clatford Lodge



Photo 3: Wressle Cottage (Grade II)





*Photo 4: Clatford Manor House  
(Grade II)*



*Photo 5: Bury Hill Farm House  
(Grade II)*



*Photo 6: Knapp Cottage (Grade II)*





*Photo 7: Twyneham House (Grade II)*



*Photo 8: Berwick House (Grade II) with thatched Garden Cottage (Grade II)*



*Photo 9: Bendles Cottages (Grade II)*





*Photo 10: Crook and Shears Public House (Grade II)*



*Photo 11: The Old Post Office (Grade II)*



*Photo 12: Lovells Cottages (Grade II)*





*Photo 13: Pouncey's Cottages  
(Grade II)*



*Photo 14: The Old Forge (Grade II)*



*Photo 15: Hope Cottage  
(Grade II)*





*Photo 16: Reed Cottage (Grade II)*



*Photo 17: Hillside Cottage (Grade II)*



*Photo 18: Sackville Court (Grade II)*





*Photo 19: The Old Rectory which includes The Old Gatehouse (Grade II) and a Tasker Footbridge (Grade II)*



*Photo 20: Norman Court Farmhouse (Grade II)*



*Photo 21: Norman Court Barns*





*Photo 22: Taskers Bridge (Grade II) – adjacent to Fishing Cottage*



*Photo 23: All Saints Church (Grade II\*) set in Water Meadows*



*Photo 24: All Saints Church and Churchyard*



*Photo 25: North and South Lodges (Grade II – Main gate to Farleigh School)*

### UC 7.5 Other Important Buildings of Local Interest

There are XX Buildings of Local Interest in the Parish as listed below. Updated photographs are provided where indicated to supplement the information in The Clatfords Conservation Area Character Appraisal. The list runs from Anna Valley south through the village to The Old Rectory.

House Name	Photograph	Conservation Area
Brook House	See UC 6 Village Design	No (Anna Valley)
Waterloo Terrace	Yes	No (Anna Valley)
Waterloo Workmen's Hall	See UC 6 Village Design	No (Anna Valley)
April Cottage	Yes	Yes
St Anne's Well	Yes	Yes
Bridge Cottage	No	Yes
Copthall Place	No	Yes
Bury Hill Farm Barns	No	Yes
130 The Street	No	Yes
131 The Street	No	Yes
The Corner House	No	Yes
The Sycamores	No	Yes
Clatford Cottage	No	Yes
Hill View	No	Yes
Rose Tree Cottage	No	Yes
Porch Cottage	No	Yes
Colt Cottage	No	Yes
Home Orchard	No	Yes
Lee Cottage	No	Yes
Lee View	No	Yes
Anchor View	No	Yes
The Old Malt House	Yes	Yes
Malt Cottage	No	Yes
Cob Barn Cottage	No	Yes
The Old Chapel	Yes	Yes
Mount Villas and Sunnyside	No	Yes



House Name	Photograph	Conservation Area
Virginia Cottage	No	Yes
School House	No	Yes
Fishing Cottage	Yes	Yes
The Willows	No	Yes
Norman Court Lodge	No	Yes
Farleigh School	See UC6 Village Design	No (Red Rice)
Home Farm House	No	No (Red Rice)



*Photo 26: Waterloo Terrace*



*Photo 27: St Anne's Well and April Cottage (left)*





*Photo 28: The Old Malthouse*

*Photo 29: Village Street view of the old Methodist Church (decommissioned) now a residence*



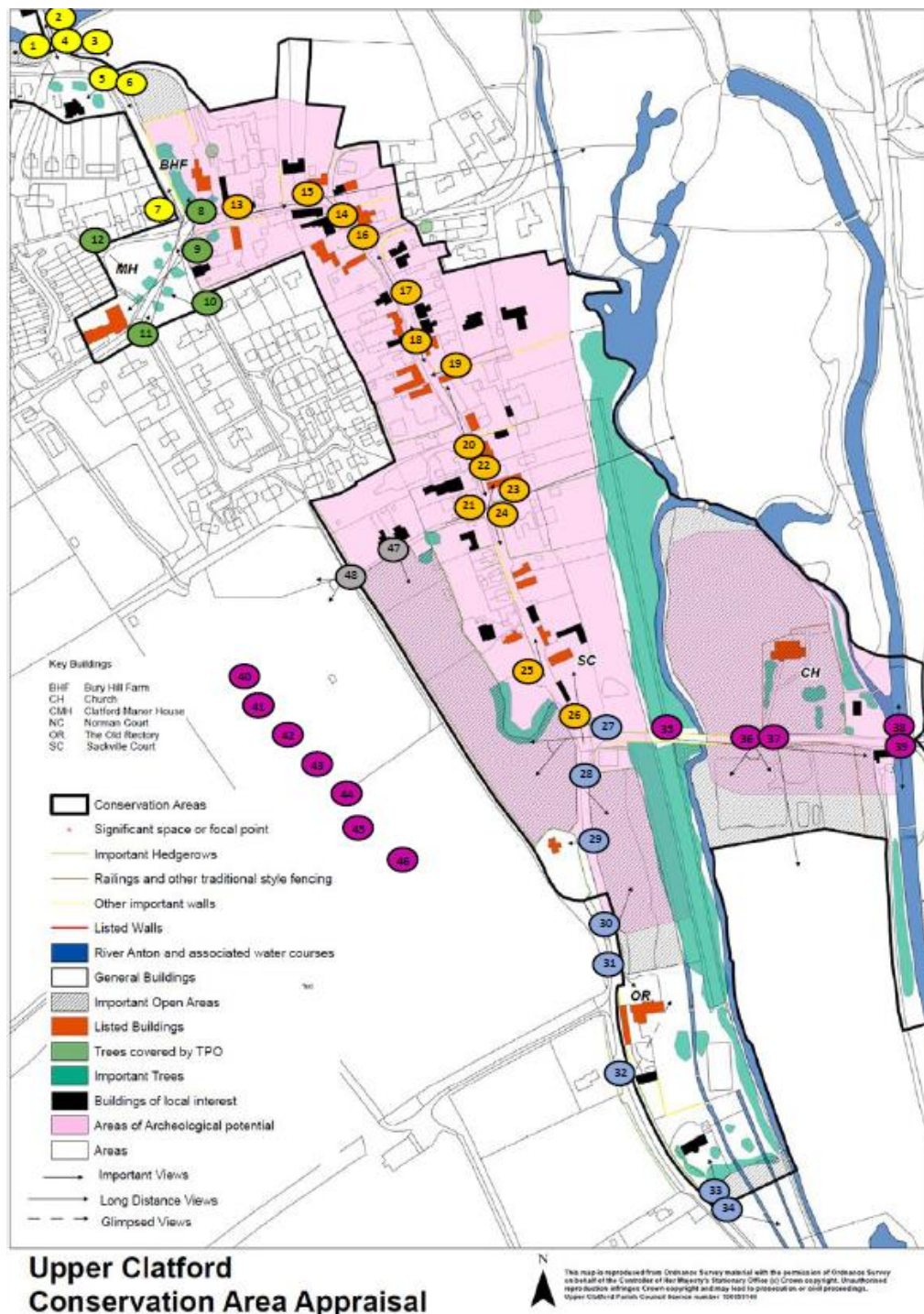
*Photo 30: Virginia Cottage*

*Photo 31: Fishing Cottage*



## UC 7.6 Street scenes and views from the TVBC Clatfords Character Assessment<sup>4</sup>

The TVBC Clatford Character Assessment document includes a map, as shown below, with 46 views or panoramas. The map and list below provide a description of these views.



Map 2: Views identified in Upper Clatford Conservation Area Character Appraisal

The views are described below, using the numbers and colour code in Map 2 above.

<sup>4</sup> TVBC Clatford Conservation Area Character Assessment: <https://www.testvalley.gov.uk/planning-and-building/heritage/conservationarea?displaypref=contrast>



Views	Ref #/ Colour
Balksbury bridge - W into BBPF	1
Balksbury Bridge - NE up road	2
Balksbury bridge - Panorama E	3
Balksbury bridge - SE towards Copthall House	4
Sam Whites Hill Copthall House	5
Sam Whites Hill - SE towards Green	6
Sam Whites Hill - NW down hill	7
The Green - SW From top of Sam Whites Hill	8
The Green - SW from Coole House	9
The Green - NW From Above Town path	10
The Green - NE long/short view from Clatford Manor	11
The Green - SE from Manor Cottage	12
The Street - Short view NE towards Corner House	13
The Street - NW towards Knapp Cottage	14
The Street - NE long view to Gap	15
The Street - NE Long View of Gap from Watery Lane	16
The Street - NW from Lee View	17
The Street - NW and SE from The Moorings	18
The Street - The Crook and Shears from Malthouse Lane	19
The Street - NW from Old Chapel	20
The Street - NE from road to Old Forge	21
The Street - SE along The Street from Old Chapel	22
The Street - NE Long view over The Gap from Mount Villas road	23
The Street - SE from Virginia Cottage	24
The Street - NW along The Street from Sackville Manor	25
The Street - N towards Sackville Manor	26
Church Lane - Panorama W to T junction	27
Goodworth Clatford Road - SE towards The Old Rectory	28
Goodworth Clatford Road - W to Rawlingson Cottage	29
Goodworth Clatford Road - NE towards Water Meadows	30
Goodworth Clatford Road - SE view of The Old Rectory	31
Goodworth Clatford Road - NE over Old Rectory	32
Goodworth Clatford Road - SE towards Water Meadows	33
Goodworth Clatford Road - NW towards Willow Cottage	34
Church Lane - E to Fishing Cottage	35
Church Lane - S Panorama over pond to Water Meadows	36
Church Lane - S over Water Meadows	37
Church Lane - N up Anton River from Taskers Bridge	38
Church Lane - S down Anton River from Taskers Bridge	39
Church Lane - W from Taskers Bridge	40
Norman Court Lane - SE from Taskers Bridge	41
Norman Court Lane - N from Taskers Bridge	42
Norman Court Lane - NW from Norman Court Farm house	43
Norman Court Lane - NW from Norman Court Farm house	44
Norman Court - E/SE into Norman Court Barns	45
Norman Court - Norman Court Barns W over Anton/Water Meadows	46
View SSE from Mount View	47
Panorama SW from Mount View	48

Table 2: List of Views identified in Upper Clatford Conservation Area Character Appraisal