



Settlement Pattern, Character and Buildings



Railings, front gardens and eyebrow dormers



St Swithuns Way metal railings

Kings Worthy

Kings Worthy is varied in character, with a rural historic Conservation Area as well as extensive areas of suburban development. It generally consists of low density housing, a few shops, open spaces, many footpaths and a hierarchy of road styles leading into sections of housing. Many of these are cul-de-sacs and the wide variety of styles generally reflects the original developer and date of construction. There are a large number of trees and hedges throughout the village, creating a very 'green' semi-rural/suburban appearance.

The nature of the development of the village has left it with no obvious centre. The historic core of Kings Worthy, focussed on London Road and Church Road is located at the southernmost edge of the village. Its

combination of architecture, history and setting make it the most distinctive area of the village and it was designated as a Conservation Area in 1995. The character of the area has been well-documented in Winchester City Council's *Conservation Area Technical Assessment*. During the 20th century, the Tubbs Green area has evolved as another village centre, with a local shop and the refurbished Kings Worthy Centre.

The long history of Kings Worthy is reflected in the variety of its buildings and townscape. The following section describes the distribution of the varied building types, layouts, materials and property boundaries that are characteristic of the village.

Building Types and Layouts

Ribbon Development: Springvale Road and Lovedon Lane

Historically, as Springvale developed between the two World Wars, ribbon development along the main roads of Lovedon Lane and Springvale Road consisted of small to medium sized bungalows on long plots of land. In this area there are also a few two-storey houses dating from early in the 20th century. Many of these dwellings have been extended, and a number of the original bungalows have been converted into two storey chalet bungalows, or have been replaced by small developments of two to four houses in the grounds of the original building. The style of the newer buildings is generally in keeping with the original bungalows, although there are a number of more modern, individual designs.

1950s Local Authority Housing: Willis Way

To the north of the conservation area, at Willis Way and Springvale, two areas of 1950s local authority housing typified by mainly substantial, semi-detached two storey houses, in medium to large plots with open spaces in front of them. The houses are grouped around a large open green. A few bungalows and short terraces are also included in these developments.

1960s Local Authority Housing: The Green

Around the Kings Worthy Centre is an area of local authority housing built around the 1960s, consisting mainly of two storey houses in short terraces. In this area the road layout is on a predominantly rectangular form, with open green verges and larger grassy areas. More recently, the local authority extended this area with newer designed semi-detached



dwellings and short terraces of smaller houses with small gardens.

A few three-storey blocks of flats with pitched roofs were also built at this time, originally as military quarters. These are the only three storey buildings in the village, and responses to a village questionnaire showed that the majority of residents considered them to be out of context, given the topography of the site and the predominance of one and two storey dwellings nearby.

Hookpit Farm Estate

During the 1970s a number of private housing estates were constructed on the site of the former Hookpit Farm, to the north-west of the village, adjacent to the main London to Southampton railway line. These properties are mainly detached and semi-detached three and four bedroom family houses, together



Willis Way

with a few short terraces of smaller homes. The road layouts are generally linear, and some of these areas now suffer from an excess of on-street parking. However, there are a few good examples of houses serviced from rear garage courts, with only footpaths and landscaped open areas to the front. This makes for a more attractive environment with no loss of convenience for the residents.

1980s Estates – North and west of Eversley Park

The 1980s saw further substantial private development in the centre of the village, to the south of the old Winchester–Alton railway line. These consist mainly of three and four bedroom detached properties on small to medium sized plots, though a few short terraces of smaller houses were included in the scheme. These estates generally follow a more varied layout, with curved roads and significant areas planted with trees and shrubs, particularly on Wesley Park.

Recent Infill

More recently, several small estates have been built. These consist mainly of larger family homes and gardens, arranged in small cul-de-sacs such as Lynn Way, Clover Bank, Hinton Fields, The Woodlands and Ilex Close. In many cases, these developments have retained a number of mature trees, and the layouts include some distinctive features such as brick

paved or gravelled roads and cast iron traffic bollards.

Kings Worthy Conservation Area, London Road/Church Lane

Properties within the conservation area are generally residential, with a few commercial premises such as the Cart and Horses pub, Kings Worthy Post Office and the Rod Box fishing tackle shop. All properties tend to be detached or semi-detached and either one and a half or two storeys in height. Kings Worthy Court is an exception to this, rising to two and a half storeys.



Victoria Cottages

Materials and Features

The majority of properties within Kings Worthy are brick-built, using mass produced materials, reflecting the modernisation of the production and delivery process.

Around Tubbs Green, properties dating from the 1960s tended to include large windows, weatherboarding or tile hanging,



Tubbs Green housing

and typical brick and tile stocks, mainly in yellow and green. Likewise the 1970s properties at the Hookpit Farm estate are constructed of brick and are tile-hung.

Windows tend to be casements, of either timber or upvc.

More recent developments, dating from the 1990s and early 21st century, have seen more architectural variations, including circular windows, half hipped or catslide roofs, brick detailing and detached, weatherboarded garages. Whilst the architecture has not always been specifically designed to reflect the site, they have attempted to provide interest and a degree of individuality.

Kings Worthy Conservation Area, London Road/Church Lane

Typical building materials include rubble flint with brick dressings, knapped flint and red brick. There are also examples of properties



Kings Worthy and Abbots Worthy Village Design Statement



Hinton Fields

with exposed timber frames with brick and plaster infill, weatherboarding and colourwashed brickwork.

Clay tile roofs are common, (as seen on St Mary's Church, the Cart and Horses Inn, Old Post Office, Reading Rooms) as well as long straw thatch (such as Briar Cottage, Tudor Cottage and Old Thatch). Slate is also used on Victorian properties or as a replacement roofing on older buildings. Some properties, such as Eversley Cottage, have half-hipped roofs.

Features such as hipped dormers, eyebrow dormers, tall chimneystacks with hand painted clay chimney pots and intricate brick chimneystacks are important distinctive features on the rooflines of properties within the area. Decorative bargeboards are also typical of Victorian properties.



Kings Worthy Court wall, Church Lane

Older properties have leaded windows whilst there are also examples of light cast iron casement windows.

Ornamental features, such as diaper brickwork of blue headers and mock timber frame detailing can also be seen on Victorian properties

Property Boundaries

Property boundaries vary throughout Kings Worthy, generally reflecting the period in which the area was developed. More recent developments such as Hinton Fields have sought to reflect the local area by incorporating mature planting, cottage garden plants, beech hedging, and iron railings. Earlier developments such as The Green reflect the open plan character favoured in the 1960s with wide expanses of open grass providing a setting to properties, but with no distinct public/private boundary. Some of the earliest developments, along Lovedon Lane, Springvale Road and at Willis Way generally have well-established hedgerows or a combination of low walls and hedges, which integrate the buildings with the surrounding landscape and offer a degree of privacy.



Mill House – red brick and render

Kings Worthy Conservation Area, London Road/Church Lane

This area benefits from some well-defined traditional boundaries, with brick and flint walls being especially common. On the northern side of London Road, a flint wall with brick lacing courses and half round brick coping stretches from the Cart and Horses Inn to the junction of Church Lane. On the western side of Church Lane a red brick wall, mainly of Flemish Garden Wall bond, forms the boundary to Kings Worthy Court

Other boundaries consist of evergreen non-coniferous hedges, and iron railings.



6 & 7 Mill Lane timber frame with brick infill

Abbots Worthy

Abbots Worthy has a distinctive historic character and as such the majority of this small village is designated as a conservation area. The village has no commercial properties and consists of approximately 40 dwellings, some dating back to the 17th century.

Building Types

Properties predominantly consist of 1½ and two storey detached cottages, the exceptions being several pairs of semi-detached dwellings and bungalows. The majority of properties have front gardens which contribute to the rural character of the streetscene.

Building Materials

A significant number of properties are timber-framed or part timber-framed, with either plaster, flint or brick infilling. Brick and coursed flint are also commonly used



2 Park Lane – colourwashed flint

materials. There are some examples of knapped (Old School House) and colourwashed flint. Brick is often colourwashed in white or occasionally rendered (Mill House).

Roofs

Roofs are often thatched with long-straw or combed wheat reed, or constructed of clay tiles and are often hipped or half-hipped. Toothed eaves provide ornamentation. Slate is found on a limited number of properties.



Architectural Features

Timber and cast iron casement windows are typical. Some of these are leaded and others have two lights. Thatched roofs with eyebrow dormers are characteristic of the village and there are also examples of hipped dormers.

Property Boundaries

Boundary walls form an important element in the streetscene. These tend to consist of flint with brick lacing courses and brick capping. The boundary of Abbotsworthy House is the



Clay tiles – corner of
Park Lane



Old School House – knapped flint

knapped flint capped with brick headers or coping stones.

Many cottage garden boundaries also consist of either native hedges such as beech and yew, or evergreen ornamental shrubs. Metal railings are also a typical boundary in the area, with black metal estate fencing found along St Swithuns Way to the south of Abbotsworthy House and Worthy Park Home Farm. These are approximately 1m high, with 3 horizontal lengths and with uprights approximately 1m apart.



5 Mill Lane

most prominent boundary wall, stretching between Mill Lane and the A33 and rising to 3.5m in height. This is constructed of coursed flint with brick lacing courses, topped with clay tiles. The 2m high brick and flint boundary wall of Kings Worthy Grove on the A33, is also a prominent feature. Elsewhere, garden walls tend to be approximately 1m in height, with a brick base and coursed



Abbotsworthy House
wall

Design Guidelines

- D11 Where appropriate, conserve and promote the use of traditional building materials, including thatch, clay tiles, natural slate, flint, local brick and colour-washed brick and natural flint, especially in and around the Kings Worthy and Abbots Worthy conservation areas. All building materials should be of a high quality and long lasting. (DP.3, HE.5)
- D12 Conserve and promote the use of half-hipped roofs, eyebrow and hipped dormers and traditional wooden and cast iron casement windows, especially in the Kings Worthy and Abbots Worthy conservation areas. (DP.3, HE.5)
- D13 Conserve existing traditional boundaries such as brick and flint walls, yew and non-coniferous hedging, iron railings and metal estate fencing, especially in and around the Kings Worthy and Abbots Worthy conservation Areas and, where appropriate, promote their use elsewhere. (DP.3, HE.5, HE.8)
- D14 Dwellings in new developments should be arranged to create attractive, sociable spaces and a sense of place. (DP.3, DP.5)
- D15 The division between public and private space should be clearly defined, but walls and fences should not be used more than necessary. Boundary hedgerows and planting should be used to soften the visual impact of new development and carparking. Coniferous hedging should be avoided and where appropriate native species should be used. (DP.3)
- D16 Where appropriate to the context, high quality, contemporary innovative architecture is welcomed throughout the villages (DP.3)
- D17 Extensions and infill properties should be designed to complement the existing property and its neighbours both in terms of its architecture and materials. (DP.3, HE.5)

Goals

- G8 Avoid the use of overhead cables and seek to relocate existing cables underground.