

Abbots O Worthy

CONSERVATION AREA

A Technical Assessment



Winchester
City Council

August 1997

Contents

ABBOTS WORTHY CONSERVATION AREA - A TECHNICAL ASSESSMENT

	page no.
1. Introduction	1
2. Location, Designations and Setting	3
3. Origins and Development of the Settlement	5
4. Architectural and Historic Character	9
5. Local Details and Features	15
6. Trees	17
7. The Character and Relationship of Spaces	21
8. Detractors and Enhancements	25
9. Conclusion	29
REFERENCES	31

- 1.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. The Act and recent Government advice (Planning Policy Guidance Note 15) also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.2 This document is a technical appraisal of the Abbots Worthy Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Abbots Worthy and attempts to be as factual and objective as possible. To achieve this in a manageable form, the assessment is divided into a series of sections which examine the various elements that comprise Abbots Worthy's special character and appearance. However, it is the combination of these features which justifies the designation of the conservation area, rather than the importance of any one particular feature.
- 1.3 The document seeks to increase awareness of these special qualities to ensure that as the area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations. As part of this, a number of enhancement measures are suggested, to be addressed as and when the opportunity arises.
- 1.4 The information contained in this assessment was collected during November/December 1995 and is believed to be correct at the time of compilation. Given the complexity of the area, every attempt has been made to highlight those features which are particularly significant. However, the omission of any feature or features from the text and/or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.
- 1.5 Abbots Worthy Conservation Area was first designated in 1985. In 1996 a small part of the boundary was rationalised and the current boundary is identified on Map 2.
- 1.6 This Technical Assessment, the boundary amendment and enhancements contained within it, was the subject of a six week period of public consultation during November/ December 1996.

ABBOTS WORTHY Conservation Area

MAP 1 Location Map



Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

- 2.1 Abbots Worthy is located approximately two miles north of Winchester within the parish of Kings Worthy (Ref SU 49 32) and is set on the northern side of the Upper Itchen Valley (see Map 1). The conservation area was designated in March 1985 and the boundary extends from the Old Rectory in the north to the Fulling Mill in the south incorporating two distinct areas (see Map 2). A small section of the conservation area, to the north of the Fulling Mill, falls within Itchen Valley Parish. The village of Abbots Worthy contains approximately 40 buildings and is centred around the crossroads of the B3047, Park Lane and Mill Lane. Mill Lane leads southwards downhill towards the River Itchen whose two main channels meander across a wide valley floor accompanied by a series of smaller streams. Between the two main channels of the River Itchen lies an area of water meadow and pasture crossed by a series of fast flowing chalk streams.
- 2.2 The village lies entirely within the river valley of the Itchen on chalk and loam soil. Much of the River Itchen was designated as a Site of Special Scientific Interest (SSSI) in 1979 and this was extended in 1996 to cover the entire river. The SSSI seeks to protect grasses, wetland birds and invertebrates and embraces a landscape of fen, carr and meadows. An Article 4 direction covers much of the same area and was confirmed in 1981. The direction removes permitted development rights for development of the land for the purposes of fish farming. Most of the stretch of Itchen from Cheriton to Kings Worthy was notified as a Special Area of Conservation (SAC) in Nov 1996, this includes most of the river within Abbots Worthy Conservation Area.
- 2.3 In addition, Abbots Worthy falls within the proposed Itchen Valley Area of Special Landscape Quality (ASLQ) as well as the Itchen Valley Countryside Heritage Area, an area defined by Hampshire County Council to promote conservation and management of its special landscape, wildlife and historic features. These designations emphasise the importance of the wider landscape setting of the conservation area as having a distinctive character which is worth conserving.
- 2.4 Despite its valley location and the resulting

influence on the soil, vegetation and topographical character of the conservation area, the immediate setting of the area gives little impression of the wider valley location, with the exception of the view from the public footpath immediately south of Worthy Park Home Farm, as it consists of a mix of trees and woodlands, open farmland and pasture. Within much of the village a sense of enclosure predominates with long views constrained by the changes in gradient and alignment of the roads. A small part of the conservation area abuts the boundary of Kings Worthy Conservation Area and is separated only by the A33. The road also separates Abbots Worthy from Kings Worthy which together form one community.

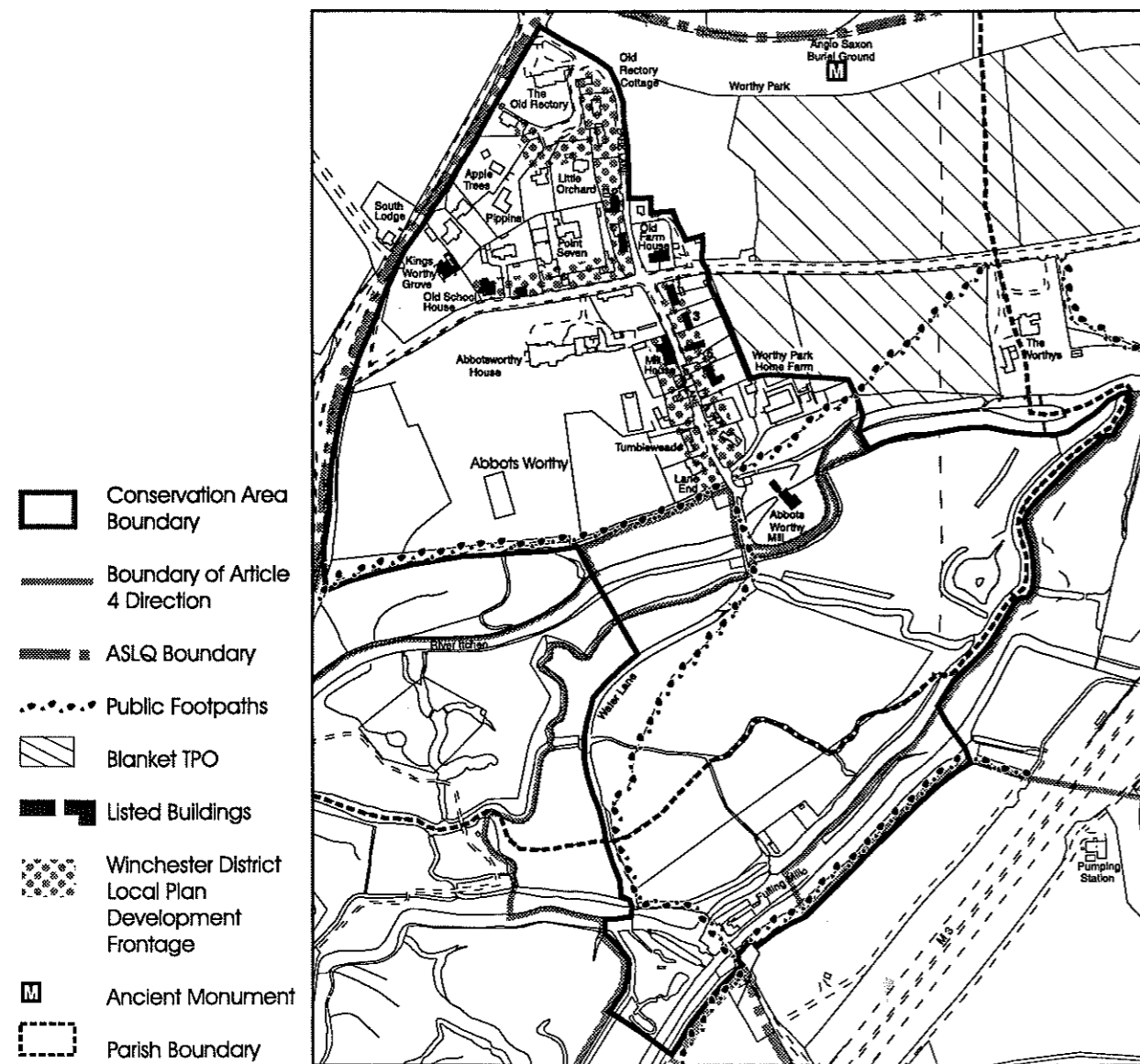
- 2.5 The edges of the conservation area are visible looking west along the B3047 towards the eastern boundary of the conservation area. The A33 marks part of the western boundary of the conservation area and forms an abrupt edge with open farmland on the western side of the road and views towards houses at Springvale. Conversely from the Eversley Park recreation ground off Lovedon Lane, the western boundary of the conservation area is well defined with the southern side of the valley clearly visible in the distance. Long views into the northern part of the conservation area are possible from Long Walk (see Photo 1) on the southern side of the Itchen Valley. Abbotsworthy House, Old Farm House and The Hurst are all visible from this distance, unfortunately the embankment of the M3 obscures longer views of the southern half of the conservation area and views of the River Itchen as well as generating continual background noise. From Park Lane views to the M3 and beyond can be glimpsed during winter months.



Photograph 1

ABBOTS WORTHY Conservation Area

MAP 2 Existing Designations



The entire River Itchen
has been designated as a SSSI

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

3

Origins and Development of the Settlement

- 3.1 There is evidence of human activity in Kings Worthy parish as far back as the Stone Age. North of Abbots Worthy, Iron and Bronze Age field systems have been found. Immediately east of Mill Lane, Neolithic/Bronze Age flints have been recovered as well as a crouched inhumation burial which is believed to date from the Bronze Age. An Anglo-Saxon cemetery dated to between the 5th and 6th Century exists in Worthy Park, half a mile to the north east of the conservation area and is a Scheduled Ancient Monument. West of Worthy Park there are also some Anglo-Saxon earthworks.
- 3.2 Within the conservation area, Abbots Worthy Mill straddling the Itchen, dates from the medieval/post medieval period. Mill Lane leading down to the mill was referred to in the Anglo-Saxon Charter of AD961 as 'Mylan Weges' and originally forded the river and continued in a curved line across the water meadows along Water Lane which is now a stream. There is evidence of a medieval/post medieval fulling mill just north of the existing Fulling Mill. Between these two mills within the area of rough pasture, surviving earthworks in the form of 'lumps and bumps' and the recovery of ceramics from mole hills mark the remains of a medieval village. To the south east of Abbots Worthy Mill, a decoy pond may originally have been the fishpond for St Peter's Abbey.
- 3.3 There are four villages along the Itchen Valley with the common Saxon name 'Worthy'. The term 'Worthy' is believed to refer to part of an estate or to a well defined area. At the time of the Domesday Survey, Abbots Worthy fell within the hundred of Micheldever and had been granted to the Monks of St Peter's Abbey by Edward the Elder in 900 AD. It was held by the monks until the dissolution when it was eventually acquired by Thomas Wriothesley, Earl of Southampton. The land then passed to Lord Russell and during the 17th and 18th Century formed part of the Bedford Estates. The land was sold in 1801 to the Baring Family and Abbots Worthy House was constructed in 1836 for the Rev. Charles Baring.
- 3.4 The form and position of the settlement

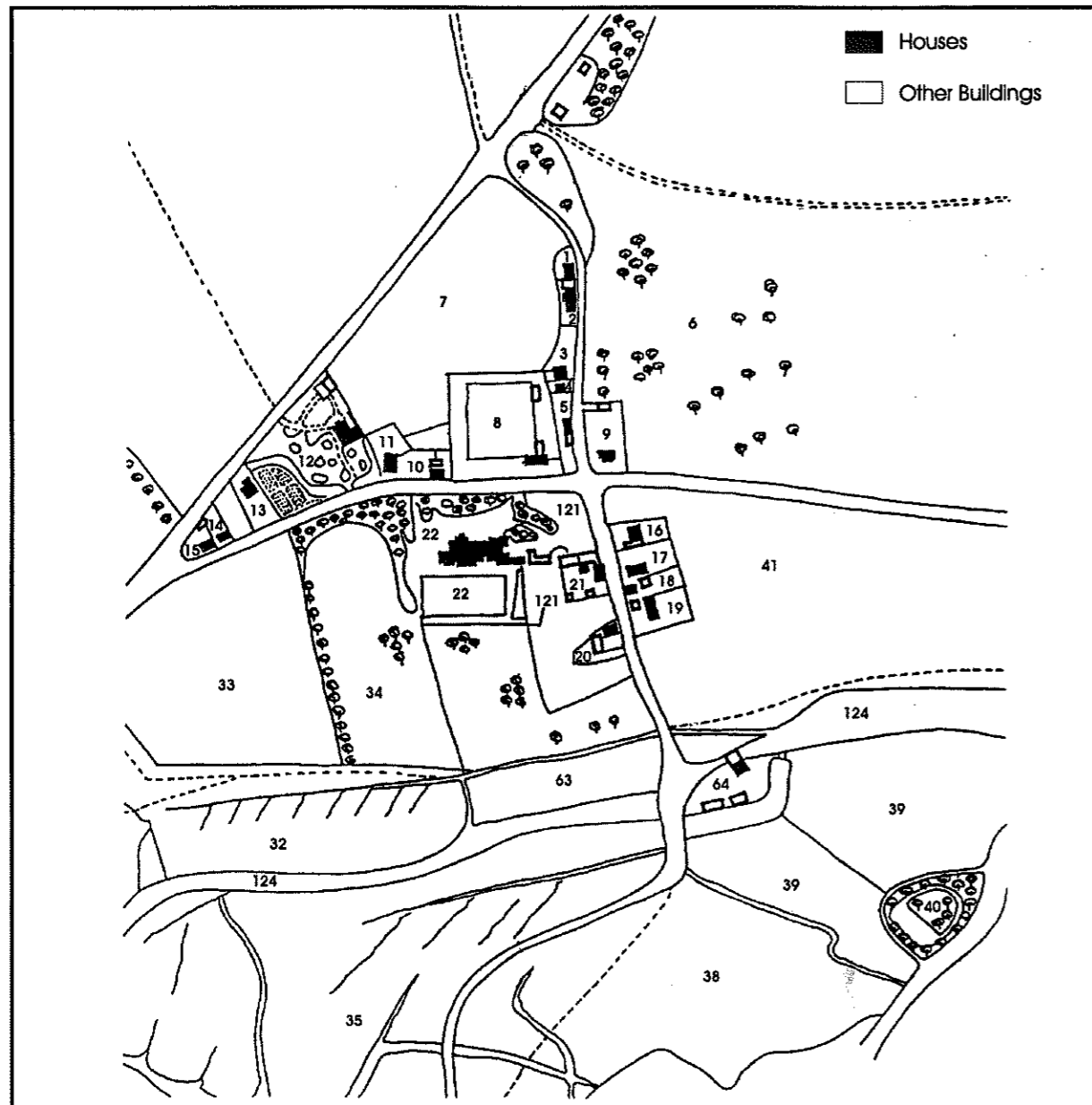
could have been influenced by the existence of ancient tracks crossing the River Itchen and tracks following the river valley. Mill Lane is mentioned in an Anglo-Saxon Charter of 961AD as leading down to the mill and across the water meadows via Water Lane. In 'A Guide to the Pilgrim's Way and North Downs Way', C J Wright suggests that the pilgrim's route from Winchester to Canterbury followed an ancient track which is now the B3047. In addition, it is also likely that the River Itchen played a much larger role in the life of the communities along the Upper Itchen.

- 3.5 Abbots Worthy has changed very little since the tithe map and award of 1840 (see Map 3) with today's pattern of roads already in existence. The map also confirms the geographic and historic link between the settlements of Abbots Worthy and Kings Worthy. The majority of buildings shown on the tithe map still exist today. However, three buildings at the junction of A33 and B3047, one of which was a Methodist meeting house, were demolished to make way for junction improvements and two cottages at the northern end of Park Lane have been demolished and replaced.
- 3.6 At the time of the tithe map award, the Old Farm House formed one property and part of what is now Mill House was in use as a malthouse. Abbots Worthy Mill was used to grind corn and to its south east a decoy pond is shown adjacent to the River Itchen. A large part of the area within the triangle formed by B3047, Park Lane and the A33 is shown as arable land. Abbotsworthy House was constructed in 1836 and buildings to the north of the B3047 include Kings Worthy Grove (now sub-divided into flats) and an accompanying coach house all set within its own grounds. Garden Cottage was formerly the head gardener's cottage to Abbotsworthy House. The perimeter walls of the kitchen garden have survived although two houses were constructed within the walls in the late 1960's.
- 3.7 New additions shown on the Ordnance Survey Map of 1867 are the National School which was opened in 1859 on a piece of land donated by Lord Northbrook and Nos 1 and 2 Mill Lane which were constructed

ABBOTS WORTHY Conservation Area



MAP 3 Tithe Map
& Award 1840 (Extract)



around 1840. The map shows that wells spaced around the village provided water for the settlement. Both the 1840 and 1869 maps show a range of tracks which are in existence as public footpaths today.

- 3.8 The 1909 Ordnance Survey Map shows the land at the northern end of Park Lane has been subdivided and built on. The Rectory and Old Rectory Cottage (originally the coach house and stables) were built around 1884 for the Reverend Sheatfield and served the parish church located in Kings Worthy. By 1909 the Old Farm House had been subdivided into three separate dwellings. At the southern end of Mill Lane, two new dwellings have been constructed.
- 3.9 The 1960's and 1970's saw much of the infilling which has brought the pattern of development within the conservation area today. Junction improvements at the corner of A33 and B3047 were complete by 1962. Three dwellings at the southern end of Mill Lane were constructed from 1967 to 1975 with Meadow Cottage being converted from two dwellings to one in 1968. In Park Lane, the grounds surrounding the Rectory were subdivided and developed as individual plots in the late 1960's and early 1970's. Nos 3 and 4 Park Lane were also constructed around 1960. The most recent development within the conservation area was constructed in the late 1980's on the land to the north of Kings Worthy Grove.
- 3.10 Abbots Worthy has grown gradually since the 17th Century with the most rapid development only occurring in the late 1960's/1970's. The village has expanded from its original core of buildings lining Mill Lane and Park Lane to include the strip of land immediately north of B3047. The construction of Abbotsworthy House with its large grounds may have restricted the growth of the settlement to the west of Mill Lane and directed growth to the land within the triangle created by the A33, B3047 and Park Lane. The gradual development has, however, contributed to the variety of architectural styles to be found within the settlement.

- 4.1 The buildings within Abbots Worthy Conservation Area are almost entirely within residential use (the only real exception being the recent use of part of Abbots Worthy House as a day nursery) and encompass a range of ages and architectural styles from 17th Century cottages to large 19th Century detached houses as well as two mills and a mix of modern residential buildings. Around a third of the buildings within the conservation area are Listed as being of historic or architectural interest. In addition, there are a number of unlisted buildings which also contribute to the overall character of the conservation area, these are indicated on Map 4.
- 4.2 The oldest buildings are to be found in Mill Lane and Park Lane, close to its junction with Mill Lane. The eastern side of Mill Lane is comprised of a series of 17th and 18th Century detached and semi-detached cottages, for the most part, one and a half storeys in height, set parallel and end on to the lane. There is a mix of materials ranging from brick with slates, timber frame with brick or flint infill under thatch and brick and flint with clay tiles (Photo 2).



Photograph 2

- 4.3 Nos 1 and 2 Mill Lane were constructed around 1840 and are set back parallel to the lane. This semi-detached two storey building is Listed and unusually for Abbots Worthy is constructed from red brick with slates, has a tall chimney with clay pots and cast iron two light casement windows. The original symmetry of the cottages has been lost by the addition of a pitched roof front porch and side extensions on No 2 Mill Lane.

- 4.4 No 3 Mill Lane is another Listed Building and again set parallel and back from the lane. It is a one and a half storey 17th Century cottage with sections of exposed framing infilled with brick and parts encased with brick and flint dressings. The thatched roof and eyebrow dormers of this building are a recurring feature throughout the village adding to the range of materials and detailing present within the settlement.
- 4.5 Keepers Cottage, No 4 Mill Lane, completes the group of buildings at the northern end of the lane. Set at right angles to Mill Lane, very little of this 17th Century Listed Building is visible apart from its thatched roof, chimney and clay pots. It has a timber framed construction with brick infill, eyebrow dormers and two light casement windows.
- 4.6 Mill House (Photo 3), opposite Keepers Cottage is constructed of 3 distinct parts and is a Listed Building. The oldest section at the centre is comprised of a 17th Century cottage with an 18th extension to its north and a two storey 19th Century house to its south. The whole of the eastern elevation and a small part of the western elevation of the building has been rendered. There are clay roof tiles.



Photograph 3

- 4.7 Moving downhill towards the River Itchen, Nos 5, 6 and 7 Mill Lane, Meadow Cottage and Mill Cottage form a second group of buildings which are linked visually. No 5 Mill Lane is set at right angles to Mill Lane and is constructed from brick with flint infilling and a clay tiled roof. It has been extended in recent years, however its one and a half storey height, alignment with the lane and traditional materials allows it to fit

comfortably with adjacent Listed Buildings. Nos 6 and 7 Mill Lane are partially hidden behind a substantial Beech hedge and is a 17th Century Listed Building comprised of a pair of cottages constructed of a timber frame and brick infill with a thatched roof and eyebrow dormers and a small brick and pantile extension.



Photograph 4

4.8 Mill Cottage and Meadow Cottage (Photo 4) begin the transition from older buildings to more recent development. The buildings at the southern end of the lane (Photo 5) were constructed during the 1970's and are all of individual modern designs and of a larger scale and massing than the cottages at the northern end of the lane.



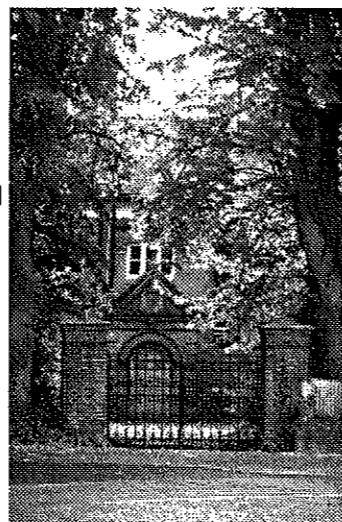
Photograph 5

4.9 Towards the foot of the lane a track runs eastwards to Worthy Park Home Farm, a mix of steel span and brick built agricultural buildings with a modern farm house. Mill Lane originally forded the river but now continues as a footpath over the water meadows. From the footbridge, the 18th Century Abbots Worthy Mill (Photo 6), which is a Listed Building, is situated on almost an island and screened by groups of trees. The former water mill was used for processing corn but is now a private residence and is comprised of a brick mill and weather boarded barn, both with a clay tiled roof and linked by a glazed walkway.



Photograph 6

4.10 The northern end of Park Lane is dominated by the Old Rectory (Photo 7) which was constructed in 1884. Originally set in large grounds with associated 19th Century stables and coach house, it is a large red brick and clay tiled building with ornate brick detailing and decorative tablets.



Photograph 7

4.11 The manor of Abbots Worthy held the living of Kings Worthy and this accounts for the presence of the former rectory for Kings Worthy in the settlement. The Old Rectory is an unlisted building but is important locally (see Map 4) both for the quality of its architectural design and its historical associations. It is a prominent building at the northern edge of the conservation area and despite its run down appearance has a landmark quality signalling the northern entrance to the conservation area.

4.12 In addition to this, Old Rectory Cottage (see Map 4), which at one time may have served as a coach house/stables, should also be considered as an important unlisted building. It is a simple but attractive building and has retained its essential character. The grounds of the Rectory have been sub-divided to form Rectory Gardens, a cul-de-sac of five bungalows and houses constructed in the late 60's and 70's. Nos 3 and 4 Park Lane, Santosa and Belfry on the A33 complete this group of modern buildings.

4.13 The Hurst and No 2 Park Lane (Photo 8) at the southern end of the lane are two Listed Buildings set parallel to Park Lane. No 2 Park Lane dates from the 19th Century and is constructed from colourwashed flint with brick dressings, a thatched roof and a tiled porch. The Hurst dates from the 17th Century having a timber frame core and 19th Century and 20th Century extensions. The framing is infilled with flint and has been completely colourwashed. It is thatched, has eyebrow dormers and a striking flat roofed porch supported by oversized curled brackets.



Photograph 8

4.14 Opposite the Hurst, the Old Farm House faces the B3047. It is now a pair of cottages and is a Listed Building originating from the 17th Century. It is a timber framed building encased in brick and rendered with a clay tile roof. The timber frame is exposed on the eastern elevation. No 2 Park Lane, The Hurst and the Old Farm House form a group of buildings linked visually by virtue of their traditional materials and boundary treatments.

4.15 The south side of the B3047, west of its junction with Mill Lane is dominated by the grounds of Abbotsworthy House (Photo 9). The house itself was constructed in 1836 by John Buckler for the Rev. Charles Baring in a gothic style, as a rectory. In the early 1950's the top two floors were removed and the main body of the house was remodelled in a neo-georgian style. It is now constructed of



Photograph 9

brick and is part rendered, part colourwashed under slate and flat roofs. Very little of the building is visible from the B3047, however from Long Walk on the southern side of the valley, the white facade of the house is clearly visible as a landmark, as are other buildings along the B3047 and at the southern end of Park Lane.

4.16 To the north of Abbotsworthy House, on the opposite side of the B3047, lies Garden Cottage. It was constructed in the early 19th Century of red brick and blue headers with a clay tiled roof and gothic style windows. The diamond shaped chimney stacks are all that can be seen of the cottage from Park Lane and B3047. The perimeter walls of the kitchen garden have also remained intact and the house is accessed by a delightful pedestrian gate.

4.17 Although Abbotsworthy House, and the Garden Cottage are both unlisted buildings, they contribute to the overall setting of the conservation area due to the quality of their design, materials and overall form. They also serve as a reminder of the former importance and use of buildings within the conservation area. In addition, the high flint and brick garden walls (Photo 11) of Abbotsworthy House stretching along part of the north and eastern boundary of the property, provide a striking feature in the street scene and make an important contribution to the setting of the adjacent Listed Buildings.

4.18 To the west of Garden Cottage on the north side of the B3047, Well Cottage, a Listed Building, lies parallel with the road and is flanked on both sides by low brick and flint walls, and hedges. The cottage is now one dwelling but was originally two cottages and was constructed in the late 18th Century from brick, now colourwashed and has a thatched roof and eyebrow dormers. Immediately to the west, set back from the road and accessed by a long drive lies Old Kingsworthy School, now a private residence. It was constructed in 1859 of flint with red brick dressings under a slate roof and originally served both Kings Worthy and Abbots Worthy.

4.19 Old Kingsworthy School is not a Listed Building but nevertheless is of considerable importance. It is a particularly good example of its type and has been converted in a manner which has retained its strong architectural character. Although a comparatively simple building its

workmanship is of good quality and shows close attention to detail. This is carried through into features such as the entrance piers, where a relatively straight forward object has been made into something more special by the care that has gone into the design and execution.

4.20 To the west of Old Kingsworthy School lies an even earlier school building now known as Old School House (Photo 10). It is a Listed Building built in the late 18th Century from knapped flint with brick dressings and a slate roof. The western boundary wall of the adjacent Kings Worthy Grove reaches to the height of its eaves but curves down to a lower level at either side.



Photograph 10

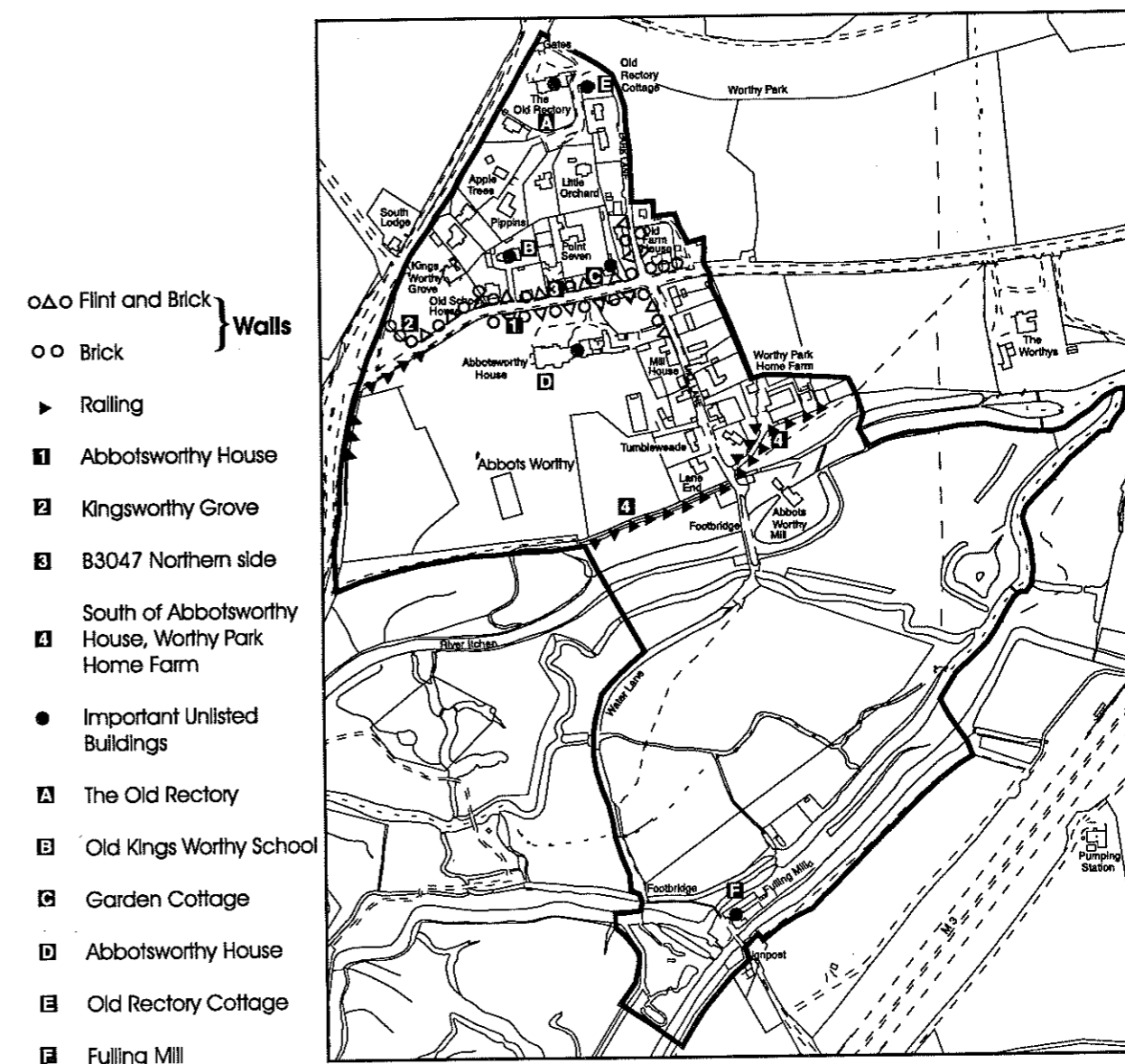
4.21 Kings Worthy Grove lies at the junction of the A33 and B3047, its grounds forming a triangle of land. Very little of the building is visible from the road on account of its boundary walls and fences and well treed grounds which in themselves make a significant contribution to the conservation area. It is an imposing Listed Building of two and a half stories constructed around 1830 from yellow brick under a slate roof. Detailing such as a cast iron frame tented verandah across its south west elevation and ornamental urns give it a decorative appearance. Within the grounds there is a stable block of a similar age and materials to the main house.

4.22 There is little overall conformity of architectural style or detailing within the conservation area although it is possible to identify some common themes. Apart from three pairs of cottages, all other buildings are detached but are set in plots of varying sizes. Modern buildings are a mix of two storey buildings such as those at the foot of Mill Lane and bungalows, chalet bungalows and houses around Park Lane. The oldest buildings date from the 17th and 18th Centuries and are predominantly one and a

half storeys and constructed from combinations of brick, timber, or flint with thatched, slate or clay tiled roofs. Eyebrow dormers predominate, chimneys have remained intact and include clay chimney pots. There is a particularly strong presence of flint in the central part of the conservation area where it is extensively used for the construction of boundary walls as well as some buildings.

ABBOTS WORTHY Conservation Area

MAP 4 Important Unlisted Buildings, Walls and Features



Licence Number LA 0861
 © Crown Copyright reserved.
 With the permission of the Controller of Her Majesty's Stationary Office.
 Unauthorised reproduction may lead to prosecution or civil proceedings.

5.1 There are a number of boundary walls throughout the conservation area which form a strong visual feature, provide enclosure and link elements within the street scene. These are predominantly of flint with brick lacing courses and brick capping and make a significant contribution to the overall character of the conservation area. In addition, other local features add interest and a local dimension to the character of the conservation area. Some of the more significant local features and walls are listed below and are identified on Map 4. However, lack of specific reference within this section does not necessarily imply that a wall is unimportant or unworthy of retention.

- Boundary wall to Abbotsworthy House (see Map 4, 1 and Photo 11). This is constructed of coursed flint with brick lacing courses and varies in height from approximately two metres to three and a half metres.

It has a brick base with a series of brick piers standing slightly proud of the wall which taper towards the top in the form of buttresses. The wall is topped by several courses of brick and clay tiles.



Photograph 11

Access into Abbotsworthy House is via two gateways with tall brick piers topped with stone. The original gates still stand at the western entrance. A doorway into the grounds through the wall is set opposite Garden Cottage while on the corner of Mill Lane a post box has been set into the wall. The length and height of the wall creates a highly dominant and impressive feature along both Mill Lane and the B3047 and provides a strong sense of enclosure, channelling views along the B3047.

- Brick wall and brick and flint wall along the south west and south east boundary of Kings Worthy Grove (2, Photo 12). The south east boundary is defined by a two metre high coursed flint wall with brick lacing courses and half round coping bricks. The north east boundary is marked by a curving wall reaching to around four metres in height.



Photograph 12

- Low flint walls along the boundaries of Old School House, Well Cottage, Garden Cottage, The Hurst, No 2 Park Lane and Old Farm House (3, Photo 13). These walls are for the most part approximately one metre high with a brick base and coursed knapped flint capped with brick headers or coping stones. The walls stretch almost continuously from Well Cottage along the B3047 and turn the corner into Park Lane. In front of The Hurst a slightly taller wall of flint then continues to No 2 Park Lane. The western and southern boundaries of Old Farm House are also defined by a mix of brick and flint and brick walls.



Photograph 13



Photograph 14

- Railings south of Abbotsworthy House and south of Worthy Park Home Farm (4, Photo 14). These are black metal railings approximately one metre high comprised of three horizontal lengths with uprights one metre apart and are situated adjacent to public footpaths.

Bridges

- 5.2 Bridges south of Mill Lane. A three arched brick footbridge with plain parapets dated to the 18th or 19th Century crosses the mill stream west of Abbots Worthy Mill. A smaller



Photograph 15

red brick two arched footbridge (Photo 15) crosses one of the tributaries of the River Itchen north west of the Fulling Mill.

Gates

- 5.3 Entrance gates at the Old Rectory (Photo 7). Black metal gates at the entrance to the Old Rectory stand at the northern tip of the conservation area. They are set between brick piers and frame the front entrance of the building as well as being an attractive feature and focal point at the northern part of the conservation area.

Signpost

- 5.4 Sign south of the Fulling Mill (Photo 16). Metal footpath sign giving directions of public footpaths.



Photograph 16

6 Trees

- 6.1 Individual trees, belts of trees and hedgerows all contribute to the character of the conservation area. In terms of the vegetation evident within the conservation area, the area is split between the settlement itself and the water meadows to the south where the main feature is the landscape and its accompanying flora and fauna. This area of water meadows and rough pasture has extensive belts of mixed native deciduous species such as Ash, Willow and Beech, mainly lining watercourses (Map 5, F). These cumulatively contribute to the setting of the river valley. As a result it is not only impossible to identify these trees individually but also very difficult to gain comprehensive views across large sections of this area. However, the most significant tree belts are shown on Map 5.
- 6.2 Within the settlement of Abbots Worthy, vegetation provides a series of backdrops and focal points, as well as a setting for individual buildings. Tree cover consists of evergreen species such as Yew and Holly which are absent from the valley floor, as well as, deciduous species such as Lime, Beech, Sycamore, Hazel and Ash, specimen trees and shrubs within gardens. Again, it is not possible to identify all trees which make a positive contribution to the conservation area, however, the most significant individual trees, groups of trees and hedgerows are discussed below and also indicated on Map 5.
- 6.3 For the most part, the eastern boundary of Park Lane is marked by a steep bank with trees and hedges. At the northern end this is purely Yew woodland but towards the southern end of Park Lane this is mixed with Beech, Sycamore, Maple, Hazel and Ash (A). The trees reinforce the rural setting of the conservation area and enclose and channel views along the lane. The western side of the lane contains a number of individual trees within the gardens of properties which, when combined with the general tree cover on the eastern side of the lane, soften the lines of the buildings.
- 6.4 Two mature limes (1 on Map 5, Photo 7) either side of the entrance gates at the Old Rectory frame the building and along with

other tree cover within its grounds mark the northern edge of the conservation area.

- 6.5 A Holly sited on the eastern side of the Coach House is a small attractive tree in a prominent location (2) on the bend in Park Lane. Moving southwards, two Cypress (3) adjacent to No 4 Park Lane enclose views up and down the lane and help to screen and soften views of these modern bungalows. Opposite No 3 Park Lane, a Yew tree (4) which forms part of the hedgerow on the eastern side of Park Lane hangs as an archway across the lane framing views in both directions and creating an attractive natural feature. A Sorbus (5) located on the corner of Park Lane and B3047 within the curtilage of The Hurst is visible above the wall and hedgerow on the corner and provides height at this important focal point.
- 6.6 Trees within the grounds of Kings Worthy Grove (B) include a variety of mature individual specimens such as Sycamore, Lime and Yew. These form a prominent feature at the junction of the A33 and B3047 (Photo 17) and along both these roads. Outside the boundary wall a single Beech forms part of this general tree cover. Along the southern boundary of Kings Worthy Grove, a single Lime is particularly prominent within the general street scene.



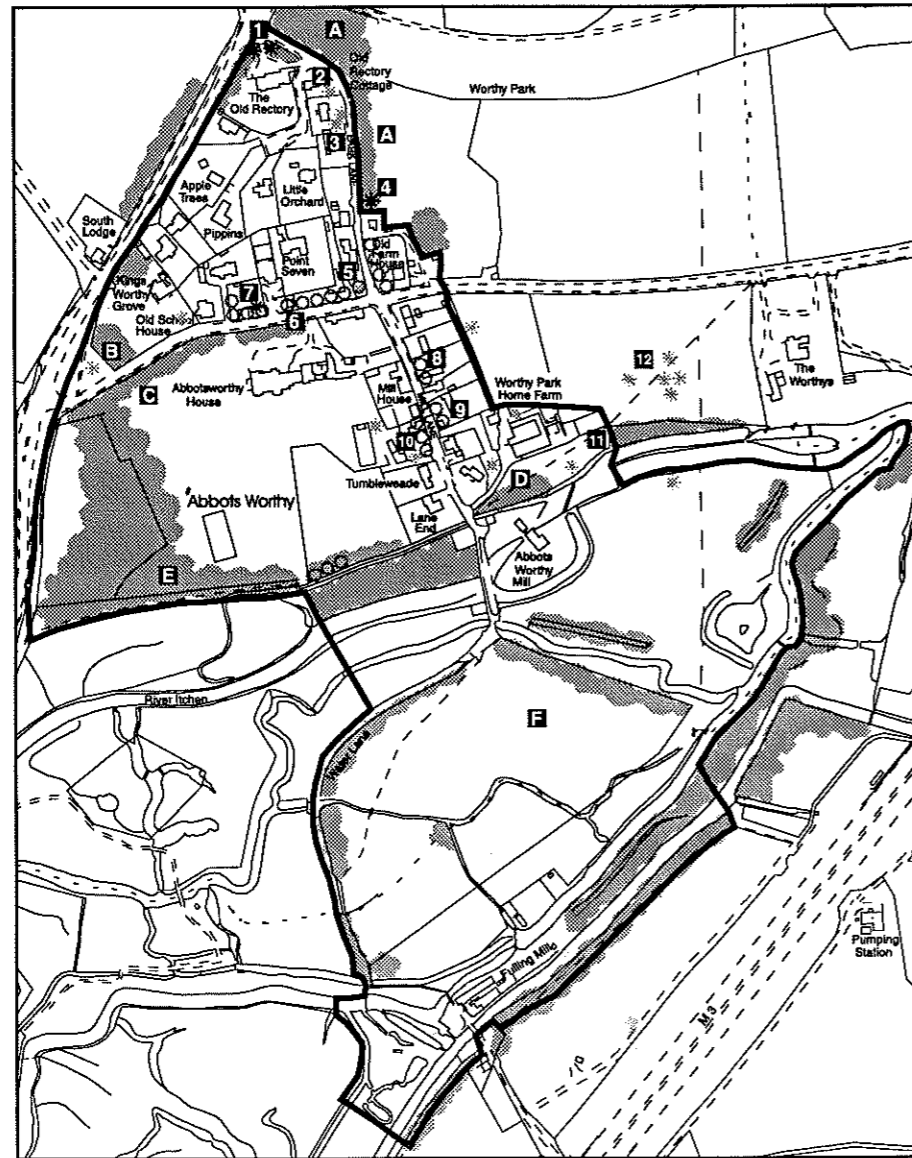
Photograph 17

- 6.7 Much of the western section of the grounds of Abbotsworthy House consists of a well wooded area. Specifically, the northern boundary of Abbotsworthy House (C) extends along the B3047 and is comprised of a mix of Yew, Holly, Sycamore, Lime and various shrubs. For part of this boundary, trees and shrubs form an impenetrable screen behind

ABBOTS WORTHY Conservation Area

MAP 5 Significant Trees and Tree Groups

- ** Individual Trees
- ooo Hedges
- ▨ Groups of Trees
- A Yew, Beech, Sycamore, Maple, Hazel, Ash
- B Sycamore, Lime, Yew
- C Yew, Holly, Sycamore, Lime
- D Beech, Ash
- E Yew, Beech
- F Woodland Belt of Mixed Native Species
- 1 Limes
- 2 Holly
- 3 Conifer
- 4 Yew
- 5 Sorbus
- 6 Evergreen Hedgerow
- 7 Purple Plum
- 8 Evergreen Hedgerow
- 9 Beech Hedge
- 10 Yew, Beech, Silver Birch
- 11 Beech, Sycamore, Horse Chestnut
- 12 Beech, Horse Chestnut



railings or chain link fencing. They are visible rising up behind the brick and flint boundary wall helping to soften its impact slightly.

- 6.8 Along the north side of the B3047 there are stretches of hedgerows between Well Cottage and The Hurst (6), which are seen together, and read in conjunction with the low brick and flint walls (Photo 13), and significantly add to the ambience of the area. Their colour provides an attractive contrast to the greyness of the flint walls and there is some particularly fine topiary work at Garden Cottage. In addition, a Purple Plum (7) immediately to the east of Well Cottage provides added height and colour within the street scene.
- 6.9 Hedgerows also contribute to the setting of buildings within Mill Lane but are not as dominant or significant as those along B3047. A hedgerow of mixed evergreen species opposite Mill House creates a pinchpoint and screens views up and down Mill Lane (8). Manicured Yews in front of Mill House form an attractive and formal feature within the street scene. A Beech hedge in front of Nos 6 and 7 Mill Lane (9) screens this building from view and emphasises the narrowness of the lane as well as constricting views up and down it (Photo 18). South of Mill Cottage, a mixed Yew and Beech hedge provides interesting variations in colour as well as softening the impact of the surrounding buildings. Within the grounds of Mill Cottage, a Birch tree (10) adds height and interest to its surroundings.



Photograph 18

- 6.10 At the southern end of Mill Lane, on the northern side of Abbots Worthy Mill, a belt of Beech and Ash (D) screens views of the Mill and the water meadows beyond and provides a sense of enclosure. A public footpath runs in a north east direction to the north of these trees and to the south of

Worthy Park Home Farm. Within this area of uncultivated pasture there are Beech, Sycamore and Horse Chestnuts (11) which contribute to the rural setting of the area. There are views eastwards along the River Itchen from the footpath and towards a large individual tree standing on the south bank of the river. Opposite, there is a belt of mixed woodland, these trees lie outside the conservation area boundary but are important as they channel views eastwards along the River Itchen. The footpath leads out into a field east of the conservation area. Within this field there are a number of single mature trees such as Beech and Horse Chestnut (12) which are covered by a Tree Preservation Order and provide a setting for the conservation area. Following the footpath west from Mill Lane, there is a short avenue of Beeches (E) along the southern boundary of Abbotsworthy House, providing a contrast to the open reed beds to the south.

- 7.1 The location and extent of Abbots Worthy Conservation Area has resulted in varying topography and landscape. Consequently, views and spaces within the boundary of the conservation area vary tremendously.
- 7.2 Basingstoke Road (A33) forms part of the western boundary of Abbots Worthy Conservation Area and is busy with a constant stream of traffic. Within this area the valley setting of the settlement is not at all apparent. Between Park Lane and the B3047, the eastern side of the A33 is enclosed by a brick wall at its northern end and close boarded fencing towards the southern end. There are a number of larger trees situated behind this boundary helping to screen views into the conservation area. The western side of the road, in contrast, is mainly open and there are clear views across rolling farmland to the houses at Springvale (Photo 19). Further down the road, however, a belt of trees screens this view and channels views towards Kings Worthy. Large road signs signalling the junction of the B3047 with the A33 are an obtrusive feature within the street scene.

*Photograph 19*

- 7.3 Buildings are generally set back from the road and the lack of accesses onto the A33 and the screening effect of vegetation mean that they are not a prominent feature within the street scene. Santosa and The Belfry, two modern properties constructed in the 1980's, are the exception to this and are seen at an oblique angle from the road. The rear and side elevations of the Coach House within the grounds of Kings Worthy Grove are also visible from the A33. Adjacent to Kings Worthy Grove, the boundary treatment is a low close boarded fence, however it is the well-treed grounds which dominate the

whole of this corner.

- 7.4 Towards the junction of the B3047 and the A33, the verge on the eastern side widens to form a grassy triangle providing visibility splays at the junction of the two roads. This is backed on the north eastern side by the grounds of Kings Worthy Grove with a red brick wall and Beech tree in front and Yew trees behind (Photo 17). These trees are sufficient to screen Kings Worthy Grove even during the winter months. The view southwards is enclosed in the middle distance by the trees marking the boundary of Kings Worthy Conservation Area. However, during winter glimpses of St Mary's Church can be seen.
- 7.5 From the junction of the B3047 with the A33, there are short views looking east. The enclosed street scene stretches uphill for only a short distance before a bend curtails any further views. On the south side of the road a dense row of trees and shrubs behind chain link fencing and railings clearly define the boundary of Abbotsworthy House and successfully obscure views into the grounds. Telephone wires criss cross the road at intervals and traffic direction signs close to the junction of the B3047 and A33 detract from the otherwise pleasant street scene.
- 7.6 Flint walls with brick lacing courses and capping and brick walls of varying heights line both sides of the B3047 along much of its length and they are backed with trees and hedges. The Old School House is partly hidden by a tall brick wall which forms the boundary of Kings Worthy Grove but is visible when viewed directly on to it (Photo 12).
- 7.7 Buildings edging the road are all period, vernacular buildings, however within the former walled garden of Abbotsworthy House, there are two modern buildings constructed in the late 1960's. From the road only the garages belonging to Mark Two are visible. On the southern side of the road, the walls of Abbots Worthy House at this point are not backed by trees and therefore form a hard, distinctive boundary which contrasts sharply with the much lower flint and brick wall opposite which is backed and softened by a hedgerow of at least three times its

height. There are a number of evergreen hedges and trees within the area which maintain greenness and provide a subtle contrast with the flint walls at all times of the year.

7.8 The focal point of this stretch of the A3047 (Photo 13) is the crossroads where the road meets Mill Lane and Park Lane. The junction has different boundary treatments on three sides but these combine successfully to produce a varied street scene. At the crossroads, views out of the conservation area are limited as the gradients, alignment and boundary treatment along the road obscures views into the surrounding countryside. However from the top of the Mill Lane there are views across to the far side of the Itchen Valley and it is possible to see vehicles on the motorway in the distance during the winter months. In the near distance this view is marred by telephone wires within Mill Lane.

7.9 Looking into the conservation area from the B3047, the eastern boundary is comprised of an irregular row of hedges and trees set behind uncultivated pasture. Mature Beeches, Horse Chestnut and Sycamores are located in this field. In the middle distance a group of disused agricultural buildings form part of the boundary of the conservation area. These sit well in the landscape and their dark roofs make them relatively unobtrusive.

7.10 Looking east into the conservation area, the height and extent of the walls on the southern side of the road marking the boundary of Abbotsworthy House (Photo 11) can be appreciated. Two sets of gates with their matching gate piers draw the eye. Buildings are not apparent within the street scene, and are only visible at close quarters. The Old Farm House on the northern side of the B3047 has a timber framed eastern elevation, a glimpse of which is visible as one enters the conservation area from the east.

7.11 The view at the southern end of Park Lane looking north is dominated by The Hurst and the Old Farm House. The lane rises uphill from the south and bends to the left restricting long views. A Yew tree opposite The Hurst is bent over the road creating an enclosing feature. Initially, there are low flint walls on both sides before the boundary to the eastern side of the lane changes to a bank with trees and hedges and backed by trees. The lane also has overhead telephone

wires.

7.12 The two bungalows to the north of Park Lane are set back from the lane and have little or no boundary treatment, consequently the enclosed feel of the lane until this point begins to 'leak' with views across to the roof of the Old Rectory. At this point the lane bends to the left restricting the view to one direction only. From this corner, the grounds of Old Rectory Cottage are fairly open and it is the boarded up eastern elevation of The Old Rectory and the panel fencing which draws the eye. Rectory Gardens is accessed from between The Old Rectory and Old Rectory Cottage and is situated within the old grounds of The Rectory and consists of irregular plots of individual houses. Views across to the chimney stacks of Kings Worthy Grove can be seen within the cul-de-sac.

7.13 Mill Lane can be divided visually into three parts. Nos 1 - 4 Mill Lane and Mill House form one area beyond which other properties are virtually hidden by dense hedges, shrubs and trees. The western side of Mill Lane is initially dominated by the brick and flint boundary wall of Abbotsworthy House (Photo 26). This wall dominates the first part of Mill Lane and creates a sense of enclosure within the upper portion of the lane. Beyond this wall the tiled roof of Mill House with the hedgerow opposite forms a pinch point.

7.14 The middle section of Mill Lane is enclosed by buildings rather than trees or hedgerows (Photo 4). The lane ends abruptly at Abbots Worthy Mill and the footpath and what remains of the ford provide the focal point as the mill is obscured by trees. From the bottom of the lane looking northwards there is only a short view up hill as far as Mill Cottage. This section of Mill Lane contains more modern buildings along with ornamental shrubs and specimen trees lining the lane (Photo 5).

7.15 The area adjacent and to the south of Abbots Worthy Mill has limited access with a small number of footpaths providing views into and across the area (Photo 20). Despite this, a large section of the conservation area to the east is not accessible or visible to the general public. From the end of Mill Lane, there are three footpaths leading to the west, north east and south, all forming part of the network of footpaths running along the river valley. The footpath leading west links Abbots Worthy with Kings Worthy and runs along the southern boundary of Abbotsworthy House for much of the way.

Initially, it follows a drainage ditch with metal railings, beyond which a tributary of the Itchen can be seen at intervals through the trees. Views to the north are also restricted by a newly established Beech hedge. The footpath then crosses a footbridge, and to the north at this point, the rear elevation of Abbotsworthy House can be seen across parkland.



Photograph 20

7.16 Moving west from the footbridge the conservation area boundary now runs adjacent to the footpath, views to the south are open for a short distance but a line of trees adjacent to the river screen longer views. The footpath then opens out to form a short and attractive avenue under the canopies of Beech trees, beyond these trees there are views across to reed beds. To the north, woodland within the grounds of Abbotsworthy House encloses the footpath. The path narrows again through an area of scrub to lead up to the A33. From here the tower of St Mary's Church in Kings Worthy is visible during the winter months.

7.17 The footpath to the north east runs towards the B3047 but quickly leaves the conservation area. While still within the conservation area it crosses a wedge of field which abuts Mill Lane and provides the only opportunity within Mill Lane to glimpse the surrounding countryside of the Itchen Valley at close hand (Photo 14). Views to the north are restricted by the large agricultural buildings of Worthy Park Home Farm while to the south the elevated position of the footpath allows views up stream along the River Itchen (Photo 21) and over the southern part of the conservation area. The footpath exits the conservation area at the corner of the second agricultural building and crosses a field in which a number of individual trees are situated. Views are possible towards part of the eastern edge of the conservation area which is marked by a mix of vegetation and boundary treatments.



Photograph 21

7.18 The footpath to the south west passes to the west of Abbots Worthy Mill over a brick footbridge (Photo 15) to emerge in the open next to Water Lane which now has a stream running along it. This footpath twists and turns and via a number of footbridges crosses several quick running, clear streams with sandy/gravelly bottoms as it moves southwest across rough meadow land (Photo 22). The land is uneven and there are views through 360° into the medium distance of the tree belts surrounding the meadow land as well as views over the tree line towards the southern side of the valley and the M3. Pony paddocks marked with wooden paling and a field shelter lie south of a stream, which crosses the field to join Water Lane near to the Fulling Mill.



Photograph 22

7.19 After the footpath reaches the edge of the meadow land it then narrows to follow a water filled ditch, edged on the other side with bushes. After crossing a two arch red brick bridge over a fast flowing channel of the Itchen, the path turns eastwards to run on a sliver of land between two branches of the River Itchen crossing the southern most one via a wooden footbridge and passing close to the western elevation of the Fulling Mill and Fulling Mill Cottage. The footpath crosses through the private gardens of these properties which in appearance sharply contrast with the unmanaged nature of the

adjacent pasture and then crosses a further channel of the river to come to the southern boundary of the conservation area.

- 7.20 The final stage of this footpath offers the only opportunity within the conservation area to experience the landscape of the River Itchen at close quarters. Views up and down stream (Photo 24) of the main river and its other channels, the noise of the fast flowing water, varying vegetation and wildlife form a distinct and pleasing scene.



Photograph 24

- 7.21 There has been a Fulling Mill (Photo 23), where woollen cloth was worked with fullers earth, in this area since medieval times. The building is a one and a half storey clay tiled roof with eyebrow dormers, colourwash walls and brick and tile hanging at second storey. A single storey building of a similar design is sited at the eastern end of the site. The current building was probably constructed in the 20th Century and the use of traditional materials has allowed the building to mellow and the growth of vegetation over parts of the building helps to soften its appearance within its rural setting. On account of its location and historical associations the Fulling Mill is an important unlisted building (see Map 4).



Photograph 23

- 7.22 At the southern edge of the boundary a metal footpath sign directs the walker along a footpath stretching south-west to north-east

following the line of the southern most channel of the Itchen. The conservation area boundary also follows this boundary. Views of the river are limited, particularly towards the south west where the path follows a hedge line along the edge of a field. To the north east the path enters a strip of woodland adjacent to the river and is never far from the river bank allowing glimpses across to the far bank. This peaceful walk is marred by the incessant noise from the M3, although visually the road is generally well screened.

8

Detractors and Enhancements

Detractors

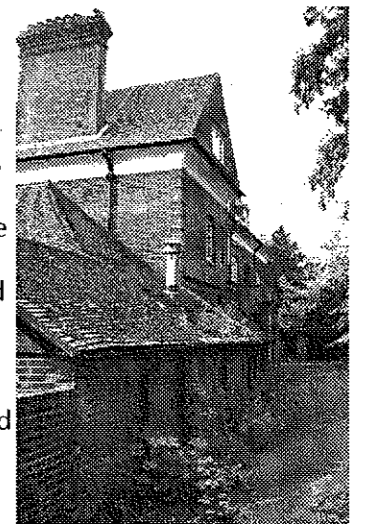
- 8.1 Over time, the visual quality and character of a conservation area can be eroded by the cumulative effects of such things as:
- **minor alterations**
(eg. replacement windows, doors, roofing materials, insensitively sited meter boxes, balanced flues and similar services)
 - **inappropriate extensions/ conversions**
(eg. scale, spaces, design, materials, satellite dishes, wires, signs, garages)
 - **removal and/or inappropriate replacement of features**
(eg. walls, railings, hedges, trees, points of local interest)
 - **inappropriate street furniture**
(eg. litter bins, shelters, barriers, hoardings)
 - **poor maintenance, eyesores**
(eg. communal areas, parking, vandalism, overhead cables)
 - **non-traditional surface and boundary treatments**
(eg. concrete setts, concrete panel walling)
 - **noise**
(e.g. vehicular traffic from major trunk roads)
- 8.2 Seemingly minor alterations can be sufficient to detract from the qualities of a building, or a focal part of the conservation area. Where the opportunity arises, attention should be focused towards improving existing/known problems, in order to achieve an enhancement of the conservation area.
- 8.3 Long term tree and hedgerow management needs to be given careful attention to ensure this valuable resource is sustained and enhanced. Hedges play a particularly important role in defining boundaries to residential properties and in many cases are a more appropriate treatment than other more urban forms of enclosure. A couple of hedges have been quite badly mutilated and will take time and care to fully recover.

- 8.4 Flint/brick and plain brick walls are another important characteristic of the conservation area. The construction and maintenance of flint walls is a skilled task requiring close attention to the selection of materials. There are a number of instances of walls in the conservation area which are in need of repair and others where inappropriate hard mortars have been used or insufficient attention paid to the choice and coursing of flints. Plant growth is beginning to take hold in sections of brick capping which can be highly damaging. These are matters on which the Conservation Section of the Planning Department can offer advice.
- 8.5 Overhead wire and cables constitute visual clutter, particularly detracting from views along Mill lane. Where possible the undergrounding of cables should be pursued.
- 8.6 The long term aim is for everyone to take responsibility for maintaining the area's special qualities. In particular, by giving careful consideration to the appropriateness of alterations and new development. For example, an inappropriately designed garage or extension can jar with the architectural features of an area, or the inappropriate use/colours of pavers can produce an alien feature within the street scene.
- 8.7 It is, therefore, important to ensure that as an area evolves, it does so in a sympathetic way so that the essential character of the area is sustained for future generations.

Enhancements

The Old Rectory

- 8.8 This building (1 on Map 6,) was last in use as a children's home but is currently boarded up and unoccupied (Photo 25). Consequently the building and surrounding grounds have fallen into



Photograph 25

disrepair. Its prominent location at the northern tip of the conservation area makes it important that an occupier is found for this attractive building so that it can be brought back to its original condition and enhance this part of the conservation area.

Mill Lane

8.9 The area immediately below the walls of Abbotsworthy House at the northern end, forms a wide bare verge (2, Photo 26). There is an opportunity here for new low level planting of a form which would not harm the structure of the wall but would improve the appearance of the verge. Informal parking provision for walkers might also be considered. In addition, the flints within the wall are beginning to fall out and will require attention.



Photograph 26

Public Footpaths

8.10 The footpath running north east from the foot of Mill Lane links Abbots Worthy with Martyr Worthy (3, Photo 14). It initially runs just above the river before leaving the conservation area at the edge of an agricultural building. Additional tree planting on the land to the north of the footpath would improve the enjoyment of the views across the River Itchen for walkers using the path and would enhance views of this area from Mill Lane.

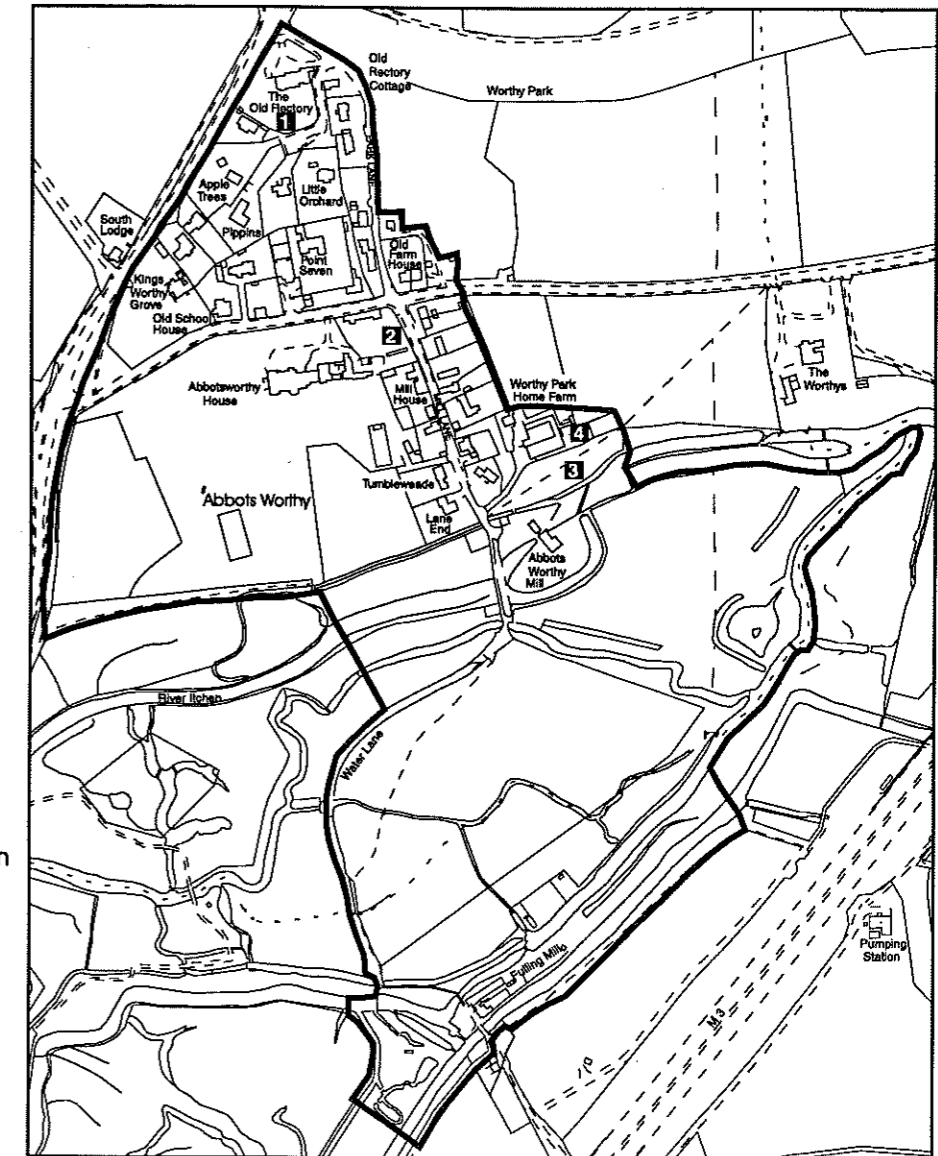
Worthy Park Home Farm

8.11 There are several farm buildings within the conservation area which form part of Worthy Park Home Farm (4). One building is particularly dilapidated and is probably beyond repair. Its removal would be an asset visually. The other brick buildings also appear to be largely disused, but being of more solid construction may continue to serve a useful function to the farm. The buildings themselves are not of great

architectural merit. New tree planting mentioned above would help to soften their appearance within the landscape.

ABBOTS WORTHY Conservation Area

MAP 6 Possible Enhancements

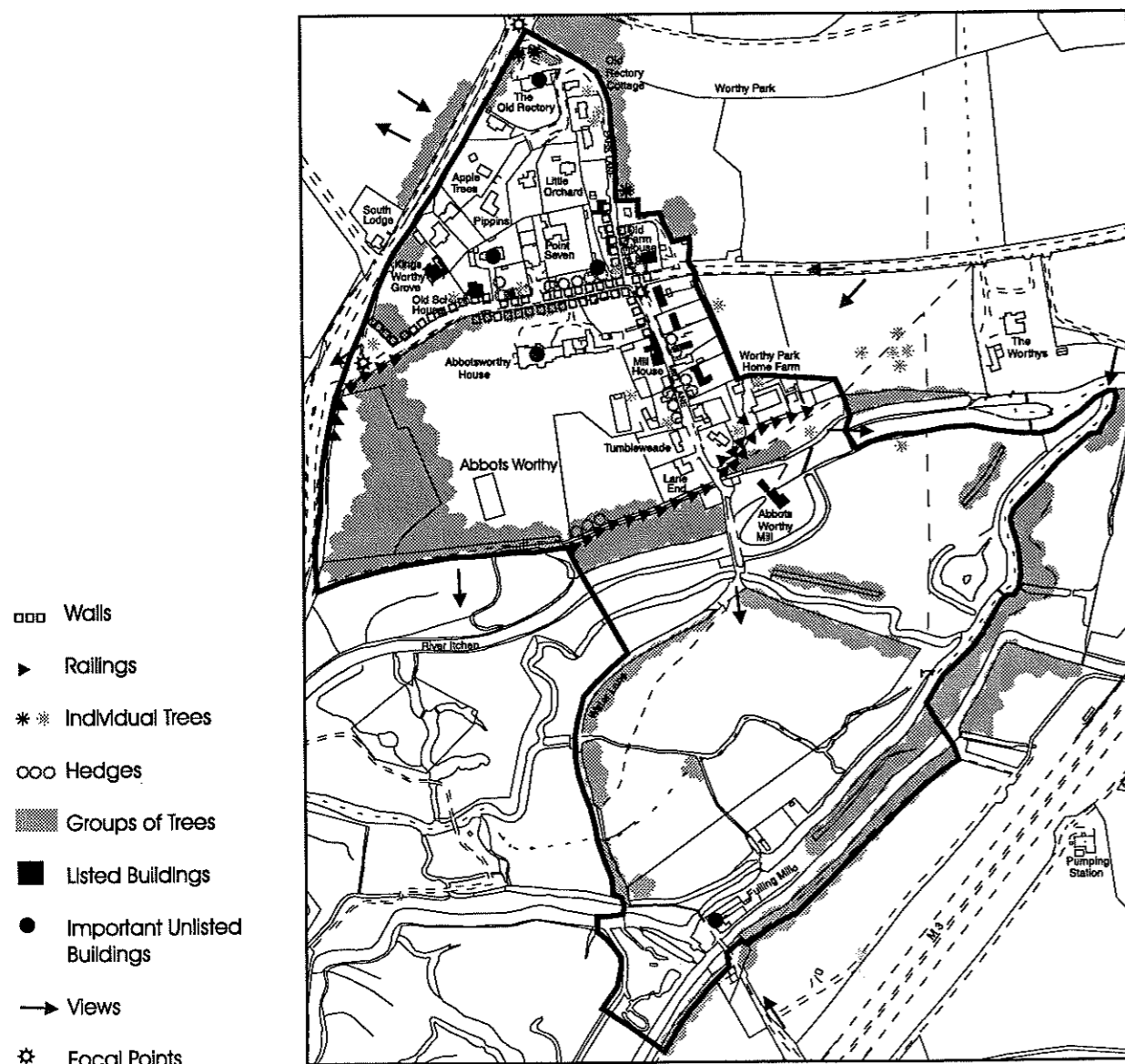


- 1 The Old Rectory
- 2 Mill Lane
- 3 Public Footpath
- 4 Worthy Park Home Farm

Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

ABBOTS WORTHY Conservation Area

MAP 7 Important Qualities



Licence Number LA 0861
© Crown Copyright reserved.
With the permission of the Controller of Her
Majesty's Stationary Office.
Unauthorised reproduction may lead to
prosecution or civil proceedings.

9 Conclusion

Character and Reasons for Designation

- 9.1 There are two distinct types of character within the conservation area and their attributes are summarised on Map 7. The area to the south of Abbots Worthy Mill is a natural landscape where the character is formed by the flora and fauna associated with the river itself and the almost complete lack of man-made features. The settlement itself is comprised of many Listed Buildings of a domestic scale, with low walls and hedges centred around the crossroads of the B3047, Park Lane and Mill Lane and stretching in a linear form down Mill Lane. This contrasts with the tall brick and flint banded walls of Abbotsworthy House and Kings Worthy Grove and their large grounds.
- 9.2 The village is largely residential and away from the busy A33 and B3047 it has a more peaceful character with Park Lane and Mill Lane lacking kerbs and street lighting and generally only providing access to properties in these lanes. The rural setting of the village is not immediately apparent as views within the conservation area are generally short due to the changes in gradients and alignment of the roads and belts of trees and hedgerows which screen views into the valley floor. The character of the village is comprised of a mix of its architectural style and detailing, the layout, materials used, vegetation and its location within the Itchen Valley.
- 9.3 The water meadows to the south form an important backdrop to the village and as such are a crucial part of its setting, overall character and historical development.
- 9.4 Although Abbots Worthy's character has arisen from its layout, setting and individual architectural features, and in itself justifies designation, its location within the Itchen Valley has also influenced its designation as it forms part of a group of valley settlements all designated in 1985. It should, therefore, be seen in a wider context of the whole of the Itchen Valley.

Boundary Justification

- 9.5 The boundary of the conservation area extends from the Old Rectory to the Fulling Mill in the south and has been drawn to

include two distinct areas incorporating the settlement of Abbots Worthy and the water meadows to its south which contain the remains of a medieval settlement. One of the key criteria used in defining the boundary has been to choose where ever possible significant features which are both readily recognisable and offer a degree of permanence. In terms of Abbots Worthy the quality and disposition of the built and natural environment is such that it is considered appropriate for the conservation area to include the whole village and the water meadows to the south.

- 9.6 Within the northern half of the conservation area the boundary follows the form of the settlement and is drawn tightly around curtilages of buildings. From the western corner of the conservation area, the boundary extends north east along the eastern side of the A33 to the junction of Park Lane, this is a logical boundary to the settlement as the A33 forms a natural physical break between the settlement and the rolling farmland to its west.
- 9.7 Park Lane also forms a clear boundary as the well established tree cover and steep bank on its western side creates a screen and encloses the conservation area. At the southern end of Park Lane the boundary extends around the curtilage of Old Farm House, an important Listed Building within the conservation area. It then crosses the B3047 to follow the rear boundaries of properties on the eastern side of Mill Lane before extending eastwards around farm buildings at Worthy Park Home Farm.
- 9.8 After crossing the River Itchen the conservation area enters meadow land, the boundary itself mainly follows the river and its tributaries. The boundary to the south of the River Itchen has been drawn to include land forming part of the medieval settlement, the area around the Fulling Mill which includes the site of a medieval Fulling Mill and follows the line of Water Lane, an ancient trackway, and a section of the public footpath. For the most part this boundary follows water courses generally lined with deciduous trees. To the south of the Fulling Mill, the boundary has been amended to exclude two modern garages.

References

- Duthy J, Sketches of Hampshire.
- Kings Worthy Local History Group, Worthy History, numbers 1 - 4.
- Taylor, A G, Memories of a village life 1804 -1913.
- Victoria History of Counties of England, A History of Hampshire and the Isle of Wight, volumes 1- 5.
- Wright, C J, A guide to the Pilgrim's Way and North Downs Way.