

# *Kings Worthy*

*CONSERVATION AREA*

*A Technical Assessment*



**Winchester**  
City Council

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**W**INCHESTER **PLANNING**

**Winchester City Council Planning Department**

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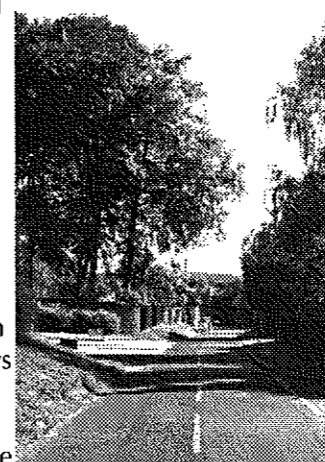
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## KINGS WORTHY CONSERVATION AREA - A TECHNICAL ASSESSMENT

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- 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 Kings Worthy Conservation Area and is based on a detailed analysis of the area. It defines and records the distinctive features of Kings 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 Kings 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 October/November 1995 and is believed to be correct at the time of printing. 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 This Technical Assessment and the proposed enhancements contained within it, was the subject of a six week period of public consultation during November/December 1996.

- 2.1 Kings Worthy is located approximately two miles north of Winchester (Grid Ref SU 49 32) and is set within the upper Itchen Valley on the north western side of its floodplain (see map 1). The conservation area was designated in July 1985 and encapsulates the historic core of the village. Around 40 residential buildings and a number of commercial properties lie within its boundaries (see map 2).
- 2.2 The village sits on chalk and loam soil at a landscape boundary between open farmland to the north and the river valley of the Itchen to the south. The valley floor forms part of the Itchen Valley Site of Special Scientific Interest (SSSI) which was extended in 1996 to cover the entire River Itchen. Most of the stretch of Itchen from Cheriton to Kings Worthy was also notified as a Special Area of Conservation (SAC) in Nov 1996. The river has a wide floodplain with a shallow profile and a gently undulating landscape of chalk streams, unimproved grassland, meadows, carr and reed beds. However, the A33 today has separated the settlement from this river valley landscape and forms an abrupt barrier on the south eastern boundary of the conservation area. It also separates Kings Worthy from Abbots Worthy, which also lies within Kings Worthy parish and which together form one community. To the north west the residential area of Springvale has grown up adjacent to the open farmland of the central Hampshire downlands.
- 2.3 The immediate setting of the conservation area consists mainly of man-made features such as the A33 to the south and housing estates to the north and west. However, an area of woodland provides well treed enclosure to the north eastern edge of the conservation area. Main views into the conservation area are from the A33 and from



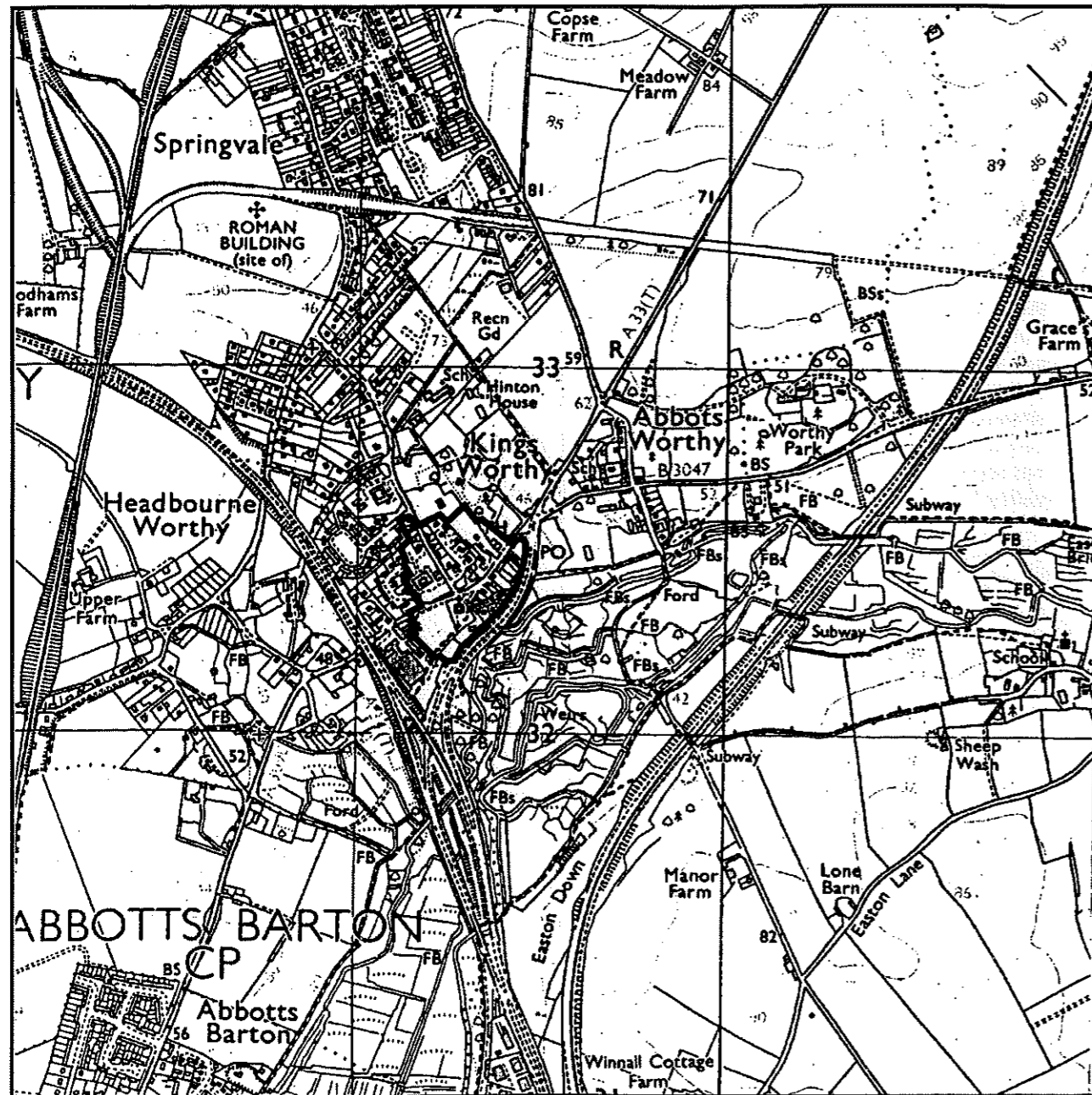
Photograph 1

the northern end of Church Lane, which slopes uphill to the north and provides distant views across to the far side of the Itchen Valley (Photo 1). Within the conservation area the well treed surroundings obscure long views out of the area and therefore contribute significantly to the setting of the conservation area.

- 2.4 Kings Worthy falls just outside the western boundary of the proposed Itchen Valley Area of Special Landscape Quality (ASLQ) and the floodplain of the River Itchen forms part of the Itchen Valley Countryside Heritage Area, a non-statutory designation defined by Hampshire County Council to promote conservation and management of its special landscape, wildlife and historic features.

# KINGS WORTHY Conservation Area

**MAP 1** Location  
Map



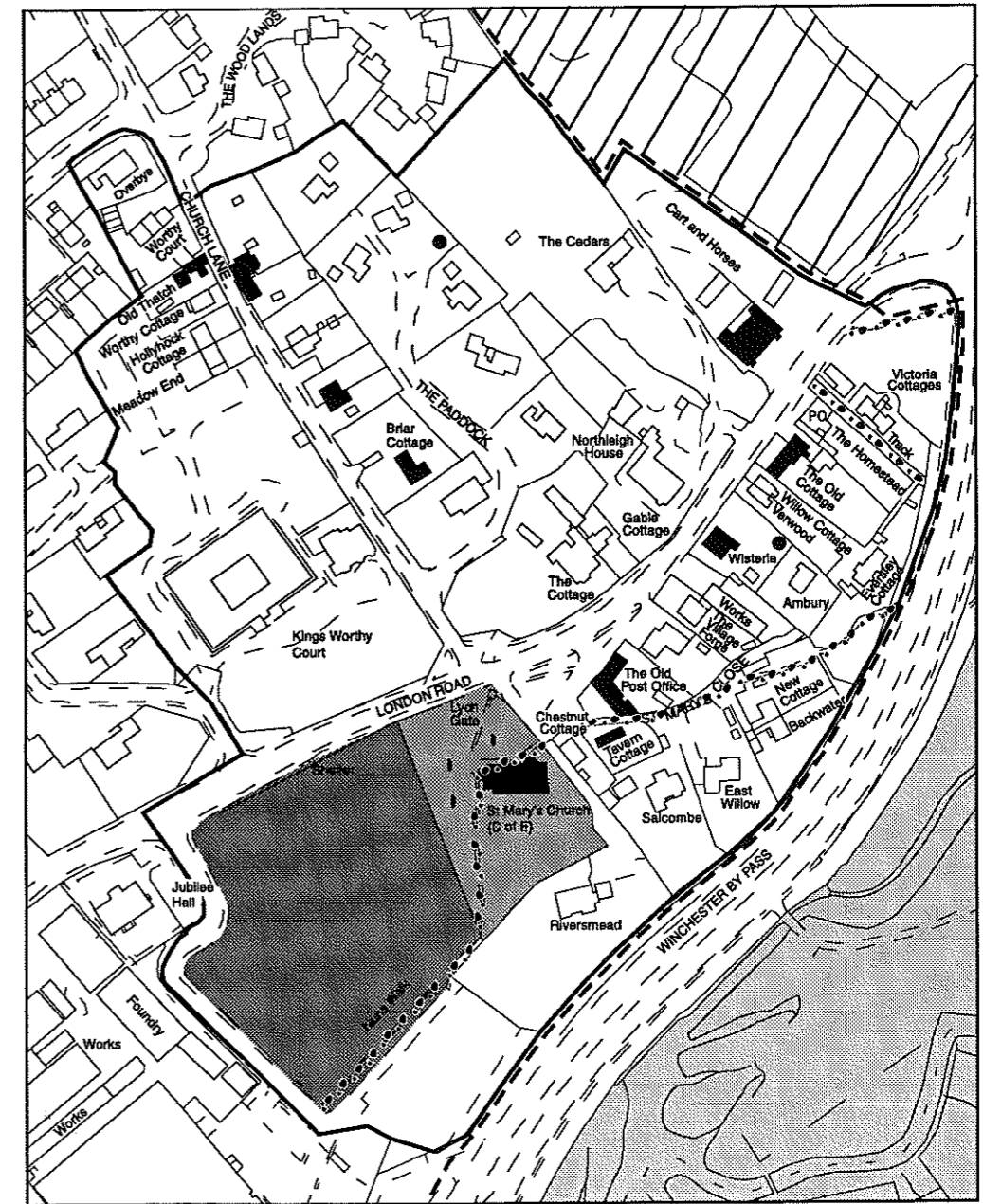
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# KINGS WORTHY Conservation Area

**MAP 2** Existing  
Designations



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- |                                       |                         |
|---------------------------------------|-------------------------|
| Conservation Area Boundary            | Itchen Valley ASLQ      |
| Winchester District Local Plan (WDLP) | WDLP Proposal EN.2/RT.2 |
| Tree Preservation Order               | WDLP Proposal EN.2      |
| Listed Buildings                      | Public Footpath         |
|                                       | TPO 1560                |

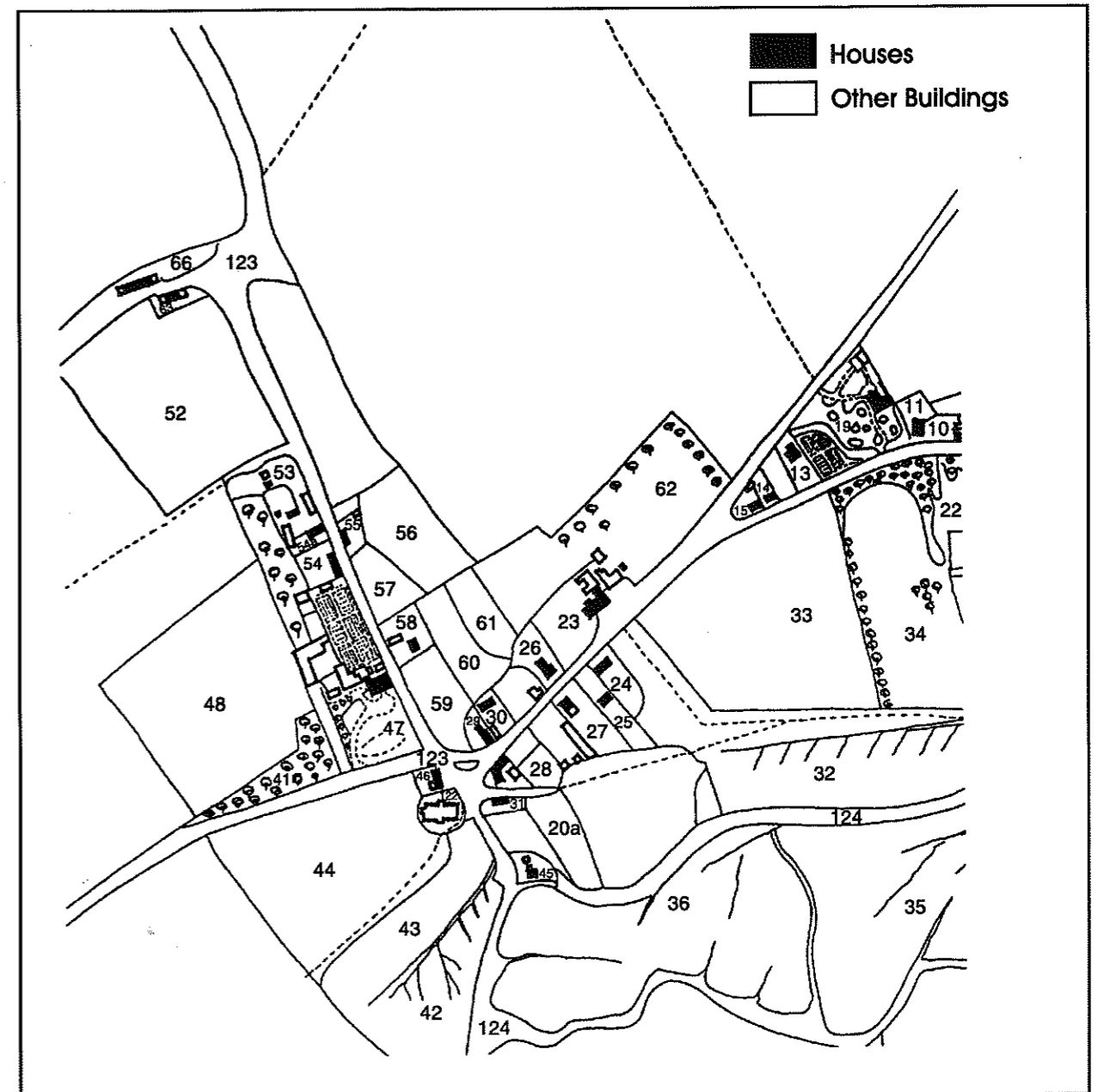
- 3.1 There is evidence of human activity in the Kings Worthy area as far back as the Stone Age. Worked flint and stone axes from fields which have been dated to the Bronze Age have been found in a number of locations within the parish as well as an Iron Age 'banjo' enclosure, associated field systems and a Romano-British villa complex east of Woodhams Farm, less than a mile from the conservation area. In addition, an Anglo-Saxon cemetery exists in Worthy Park approximately a mile to the north east of the conservation area. These features are Scheduled Ancient Monuments. The tower at St Mary's Church within the conservation area has been dated to the 13th century. However, there is no evidence of any earlier buildings on this site.
- 3.2 There are four villages along the Itchen Valley with the common Saxon name 'Worthy'. Originally written 'Wordie', this term is believed to refer to part of an estate or to a well defined area. By the 10th century the name had been diluted to 'Ordie'. The village was known as 'Worthy' in the 12th Century and 'Kyngeswordeye' during the 13th century. At the time of the Domesday Survey, the village formed part of a royal manor within the hundred of Barton Stacy held by King Edward and then by King William after the Norman Conquest. After this time the land was granted away from the Crown and subsequently had many owners. Kings Worthy and Abbots Worthy were in different hundreds but were joined within the same parish in the 1830's.
- 3.3 Kings Worthy probably came into existence due to its location on the Winchester-Silchester Roman road which the A33 to Basingstoke now follows. The Pilgrims Way from Winchester to Canterbury runs through Kings Worthy before turning eastwards to follow the Itchen Valley. During the 18th century The Cart and Horses Inn was a coaching stop on the route to London. It is also likely that the River Itchen played a much larger role in the life of the communities along the Upper Itchen.
- 3.4 The conservation area consists of the historic core of Kings Worthy. The pattern and layout of buildings within it has remained relatively static up until the 20th Century
- when modern infilling has taken place to increase the number of residential units to around 40 in total. The oldest recorded buildings in the village are found adjacent to the Church. On London Road and Church Lane residential properties date back to the 17th Century.
- 3.5 The earliest available maps of Kings Worthy, dating from the mid 18th Century, show an easily recognisable pattern of roads and buildings with roads converging at a crossroads adjacent to St Mary's Church. Church Lane appears as being much wider at its southern end than today and the roads widen as they converge at the Church, creating an informal open area and the focal point for the village. The track adjacent to the Church which today provides access to 'Rivermead' led down to the River Itchen at this time and a mill existed approximately where the A33 runs today. The Church therefore formed the centre of the village.
- 3.6 The Tithe map of 1840 (see map 3) shows little change from the mid 18th Century with the road and footpath network set as it is today but with some new building taking place. This map which covers Kings Worthy parish confirms the geographic and historic link between the settlements of Kings Worthy and Abbots Worthy. In addition, the map clearly shows the relationship between the settlement and the River Itchen in terms of roads and footpaths. The Ordnance Survey map of 1869 again shows little change from the previous map apart from the demolition of the house immediately north of the Church in order to extend the grave yard and the expansion of saw mills adjacent to the river.
- 3.7 The Ordnance Survey map of 1909 similarly shows only a small variation from the map of 1869. New buildings include a number of estate cottages on Church Lane and London Road as well as Chestnut Cottage adjacent to the Church, new Reading Rooms, alms houses and an orphanage at 'Eversley Cottage', south of London Road. The land surrounding the village which is shown on the Tithe Map of 1840 as being under

pasture has now begun to be sub-divided to form the grounds of Kings Worthy Lodge, Hinton House and Morton House. However, the field boundaries have generally remained unaltered. Footpaths between Kings Worthy and Abbots Worthy provide links between the two settlements along with easy access to the River Itchen.

- 3.8 The Ordnance Survey map of 1962 shows the core of the village has changed little from 1909 with only a small number of new residential buildings and the houses at 'The Paddock' yet to be built.
- 3.9 There is no apparent external influence on plan form or building types within Kings Worthy conservation area. The earliest maps available show a road network virtually identical to that of today with the settlement growing organically over the centuries to reach the pattern of development seen today. Buildings are generally in residential use although in a number of instances this was not the case when they were originally constructed. Development in Kings Worthy over the last 300 years has therefore been an extremely gradual process and despite the large scale residential expansion of the village to the north east, only around a third of the buildings within the conservation area were constructed post First World War.

# KINGS WORTHY Conservation Area

**MAP 3** Tithe Map and Award 1840 (Extract)

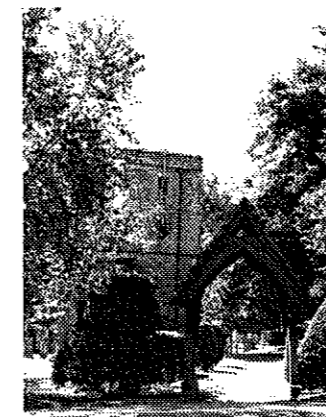


4.1 The buildings within Kings Worthy Conservation Area are predominantly residential in character with the oldest buildings dating from the 17th Century. A group of Victorian buildings were constructed around the turn of the century with a further group of 20th Century buildings constructed between 1950 and 1970. Since then there has been no new development.

4.2 The buildings within the conservation area can be grouped into four geographic areas, those adjacent to the Church, buildings north and south of London Road and buildings on Church Lane. Map 4 shows the location of important features within the conservation area and cross-referencing between the text allows these features to be readily identified.

#### The Church

4.3 The focal point of the conservation area is St Mary's Church (Photo 2) the churchyard and group of buildings to the north east which are linked visually to the Church and set around a small sloping triangular piece of ground.



Photograph 2

The Parish Church of St Mary dates back to the 13th Century with a 15th Century tower and windows and was subsequently restored and remodelled several times during the Mid-Victorian period. It is constructed of rubble flint with limestone dressings, clay tiled and leaded roofs.

4.4 The Lych Gate (Map 4 (E)) provides a formal entrance to the church yard from London Road. It is a simple sturdy structure constructed from short sections of wood with a pitched clay tile roof. When viewed from Church Lane it forms a focal point with the

Church tower rising to the rear. Along London Road its proximity to the edge of the road means that it is prominent within the street scene.

4.5 The Old Post Office and Tavern Cottage are both Listed Buildings and date from the 17th Century. The Old Post Office forms an L shape with a timber framed core which has been encased and extended in brick and then colour washed. It is a one and a half storey building with hipped dormers and clay tiles on the main part of the roof. Its tall chimney stacks with hand painted clay chimney pots make a striking silhouette. The building is reputed to be the oldest Post Office in the country having been set up on March 17th 1846 with its own sorting office. There is an early 19th Century shopfront on its north west elevation. Lord Eversley, the founder of the parcel post resided in Kings Worthy from 1890 until 1928.

4.6 Tavern Cottage is also of one and a half storeys with an exposed timber frame with brick and plaster infill and leaded windows. The elevation is partly weatherboarded where the roof space has been extended. Chestnut Cottage (A) is a detached two storey Victorian dwelling with a slate roof and colourwashed brickwork. Although not a Listed Building it contributes to the setting of adjacent Listed Buildings as well as helping to define the open area adjacent to the Church (Photo 3).



Photograph 3

#### North of London Road

4.7 London Road runs east to west through the conservation area and the buildings lying adjacent to the road are of a variety of ages with examples from the 17th, 18th and 20th



Centuries. The character of buildings also varies to the north and south of the road. To the north, the individual buildings are set in large grounds with space around them and the majority are obscured from the road by dense hedges, trees and walls.

Architecturally, the buildings vary considerably. However, it is their large grounds which are especially important as they support a variety of well established trees of significant stature which contribute to the street scene.

- 4.8 Several buildings are visible on the northern side of London Road. Externally the Cart and Horses Inn dates from the early 18th Century but has an earlier timber framed core and originated as a farmhouse before becoming a coaching inn in about the late 18th Century (Photo 4). It is a brick structure which has subsequently been pebbledashed. It has a clay tiled roof, bay windows and eyebrow dormers.



Photograph 4

- 4.9 To the west of the Cart and Horses, two important unlisted buildings are set within large grounds. Northleigh House (G) is set close to the road but is mostly obscured by the tall hedges lining London Road. It is a two storey building with stuccoed walls under a slate roof with cast iron guttering embellished with lionshead medallions. To the west, The Cottage (F) could date from the 18th Century with the rear section being the oldest. It is constructed of colour washed brick under a clay tiled roof with gables and tall brick chimney stacks. An impressive Georgian door and fanlight can be seen at the side of the house.

- 4.10 Kings Worthy Court (B) is a substantial building which is visible from both London Road and Church Lane amongst a back drop of trees. It is of two and a half storeys constructed from brick and clay tiles. The building is not listed but nevertheless is of considerable architectural importance and makes a strong contribution to the character

of the area. Although in office use, it maintains the presence of a small country house which is reinforced by the parkland setting.

#### South of London Road

- 4.11 To the south of London Road buildings are smaller in size and massing. There are a number of Victorian buildings interspersed with late 1960's buildings and 17th and 18th Century properties. Set at right angles to London Road, The Reading Room and Victoria Cottages (C) along with Eversley Cottage (D), which faces the A33, were all constructed towards the end of the 19th Century. At the time of their construction, these buildings were set within fields adjacent to footpaths leading down to the River Itchen. The Reading Room (Photo 28)



Photograph 5

and Victoria Cottages (Photo 5) are constructed of red brick, clay tiles with decorative bargeboards and mock timber frame detailing on gable ends with tall brick chimney stacks and decorative plaques which includes the date of their construction. Architectural details on Victoria Cottages consist of tall intricate brick chimney stacks and walls patterned with diaper brickwork of blue headers.

- 4.12 Eversley Cottage (Photo 6) is a one and a half storey cottage with a half hipped clay tile roof, eyebrow dormer windows and is constructed from brick and flint. The north east elevation consists of a mock timber frame with herringbone brick infill. Eversley Cottage was built by William Cotsworth as a pair of cottages. Acquired by Lady Eversley in 1896 the cottages became amalgamated for use as an orphanage up until the mid 1920s when the property reverted to a domestic dwelling. Victoria Cottages and Eversley Cottage are unlisted. However, along with the Reading Rooms they form an important group of buildings contributing to the character of the conservation area as well as

providing an historical reminder of local dignitaries and their contribution to the welfare of the community.



Photograph 6

- 4.13 The Kings Worthy Post Office, Willow Cottage, Verwood and Wisteria form a group of flint buildings with brick dressings (Photo 7). The forecourt of the Post Office is now laid to tarmac, a modern shopfront and extension have been added and the roof covering changed to concrete tiles, which has quite altered its character. Willow Cottage and Verwood built around the same time retain their slate roofs. All three properties first appear on the 1909 Ordnance Survey Map and were originally built as Estate cottages. The properties to the south of the Post Office are all slightly set back from the road and maintain their gardens with a mixture of hard and soft landscaping.



Photograph 7

- 4.14 Wisteria is a Listed Building of two storeys and is constructed of knapped flint (as distinct from the rubble flint of the other cottages) under a plain tile roof with leaded windows (Photo 8). The Old Cottage, situated between Willow Cottage/Verwood and the Post Office, is also a Listed Building. It is of one and a half storeys with a steeply pitched clay tile roof and eyebrow dormers. It is partially of timber frame construction with plaster infill and has been extended in flint rubble and brick.



Photograph 8

- 4.15 To the south west of Wisteria lies a modern dwelling named "Village Forge", the name presumably reflecting the earlier smithy on the site (depicted on the 1909 map). Further to the east stands a commercial premises known as "The Rod Box". The overall design of this more modern, mainly 1960's infill development relates poorly to the more traditional form of the main group of buildings on this side of the road. To the east of Village Forge is a small workshop building and to the rear, served off St Mary's Close, a number of bungalows. These buildings have less impact due to their reduced scale.

#### Church Lane

- 4.16 The east side of Church Lane contains buildings of a variety of ages and styles. Briar Cottage, on the west side, is barely visible from the road but is an example of an 18th Century thatched cottage of one and a half storeys with colour washed brick. To its north two pairs of estate cottages are situated of which numbers 12 and 14 are Listed Buildings (Photo 9). Despite being dated in the listing as being early 19th Century they first appear on the 1909 Ordnance Survey map. They are, however, the most original of this type of rubble flint cottages within the conservation area and have retained their slates and two light cast iron casement windows.



Photograph 9

- 4.17 Tudor Cottage (Photo 9) and Old Thatch, which is situated opposite, are both Listed

Buildings and lie at the northern end of Church Lane. They are both one and a half storey thatched cottages with eyebrow dormers at first floor level. Tudor Cottage has a portion of exposed timber frame with brick infill along with brick and flint extensions all of which are colourwashed. The Old Thatch is constructed of coursed flint with brick dressing, leaded two light casement windows at first floor level and a 20th Century extension to the north west.

- 4.18 To the south of Old Thatch, set back from the road stands Worthy Cottage and a semi-detached chalet bungalow both of which appear on the 1962 Ordnance Survey Map. North of Old Thatch, Worthy Court, which is comprised of three dwellings, has undergone drastic modifications but could have existed in 1869. Overbye, in the far northern corner of the conservation area, was constructed in 1963 and is a modern chalet bungalow standing in the former gardens of Worthy Court.



Photograph 10

- 4.19 Accessed from Church Lane, The Paddock (Photo 10) comprises seven individual dwellings constructed in the early 1960's from brick with weatherboarding detailing and concrete interlocking roof tiles. The Paddock is surrounded by mature trees and the mature gardens of these properties are the dominant feature of the close contributing to the sylvan character of the conservation area.
- 4.20 The above description of the buildings within the conservation area highlights the range of architectural styles and materials and the fact that there is no consistent style of building or materials in use throughout the area. Buildings date from between the 17th and 20th Century with no emphasis on any particular age and there are examples of thatched roofs, roofs covered with slates and clay tiles, buildings and walls constructed of colourwashed brick and red brick, coursed and rubble flint as well as features such as

eyebrow dormers and leaded casement windows.

## 5

## Local Details and Features

- 5.1 As discussed in the previous section there are a variety of ages and styles of buildings within the conservation area, however, there are other built elements which contribute to the overall character of the conservation area and these are discussed in this section.
- 5.2 There are several boundary walls which form strong features throughout the conservation area, affording continuity with the buildings through the choice of materials and a strong sense of enclosure to the street. Some of the more prominent boundary walls are discussed below and are identified on Map 4. Lack of reference within this section does not necessarily imply that a wall is not important or unworthy of retention.
- 5.3 On the northern side of London Road a flint and brick wall (1 on Map 4) of varying heights stretches from The Cart and Horses Inn to the junction of Church Lane (Photo 11). This is predominantly of flint with brick lacing courses and half round brick coping. The wall varies in height along its length and adjacent to 'The Cottage' it is topped by a low close boarded timber fence. The hedge is backed by evergreen hedgerow, Horse Chestnut and Sycamore trees for part of its length and small trees adjacent to 'The Cottage'. There is a variety of height amongst the vegetation along this boundary.



Photograph 11

- 5.4 On the western side of Church Lane, a red brick wall (2), which at its maximum height extends to two and a half metres, forms the boundary to Kings Worthy Court (Photo 12). This wall, mainly of Flemish Garden Wall bond, extends for some 140 metres along Church Lane. The small buttresses at the base give a clue to the fact that for part of its height it serves as a retaining wall. The wall

is a vitally important feature of the street and it is essential that its prevailing character is maintained. The wall at this point is backed by a number of trees which spill over and help to frame the street scene.

- 5.5 The ties are an indication of past attempts to restrain the wall but this has not been wholly successful. It is apparent that repairs are likely to be required in the next few years in order to secure its long term future. Prior to commencement, consent for any dismantling, should it prove necessary, and a detailed scheme for its reconstruction will need to be approved. An earlier consent for this work was not implemented and has now lapsed.



Photograph 12

- 5.6 The wall decreases in height where it joins the flank wall of Kings Worthy Court and then continues at a height of about two metres to the junction with London Road. The boundary of Kings Worthy Court facing London Road is made up of a low wall topped by railings and backed by evergreen and deciduous vegetation.
- 5.7 The western boundary of 'Overbye' follows the boundary of the conservation area and is marked by a two metre high flint wall (3) with brick coping (Photo 13). Although the

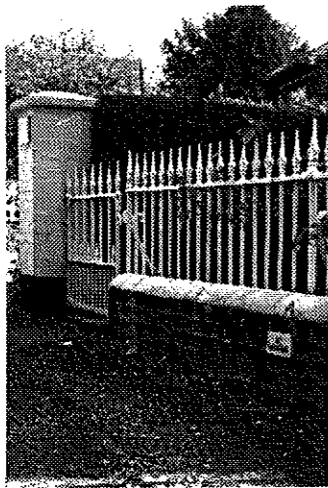


Photograph 13

antiquity of the wall is not known it does follow the property boundary of Worthy Court, the grounds of which on the Ordnance Survey map of 1869 were larger than today, extending to the north east to include the land which Overbye is now built on.

5.8 There are a number of examples of railings to be found within the conservation area, some of which have fallen into disrepair. At the eastern end of the conservation area, there are a number of stretches of railings in the vicinity of Kings Worthy Post Office. A gate and section of railing between the Reading Room and Kings Worthy Post Office (4) and a second section adjacent to Victoria Cottages, marking the boundaries of these properties, are an attractive feature and should be retained, as should the railings at Kings Worthy Court.

5.9 There are further stretches of railings between Kings Worthy Post Office (5) and The Old Cottage, as well as in front of The Old Cottage. The combination of railings and brick piers marking the front boundary of Chestnut Cottage (6) contributes to the attractive area adjacent to the green (Photo 14).



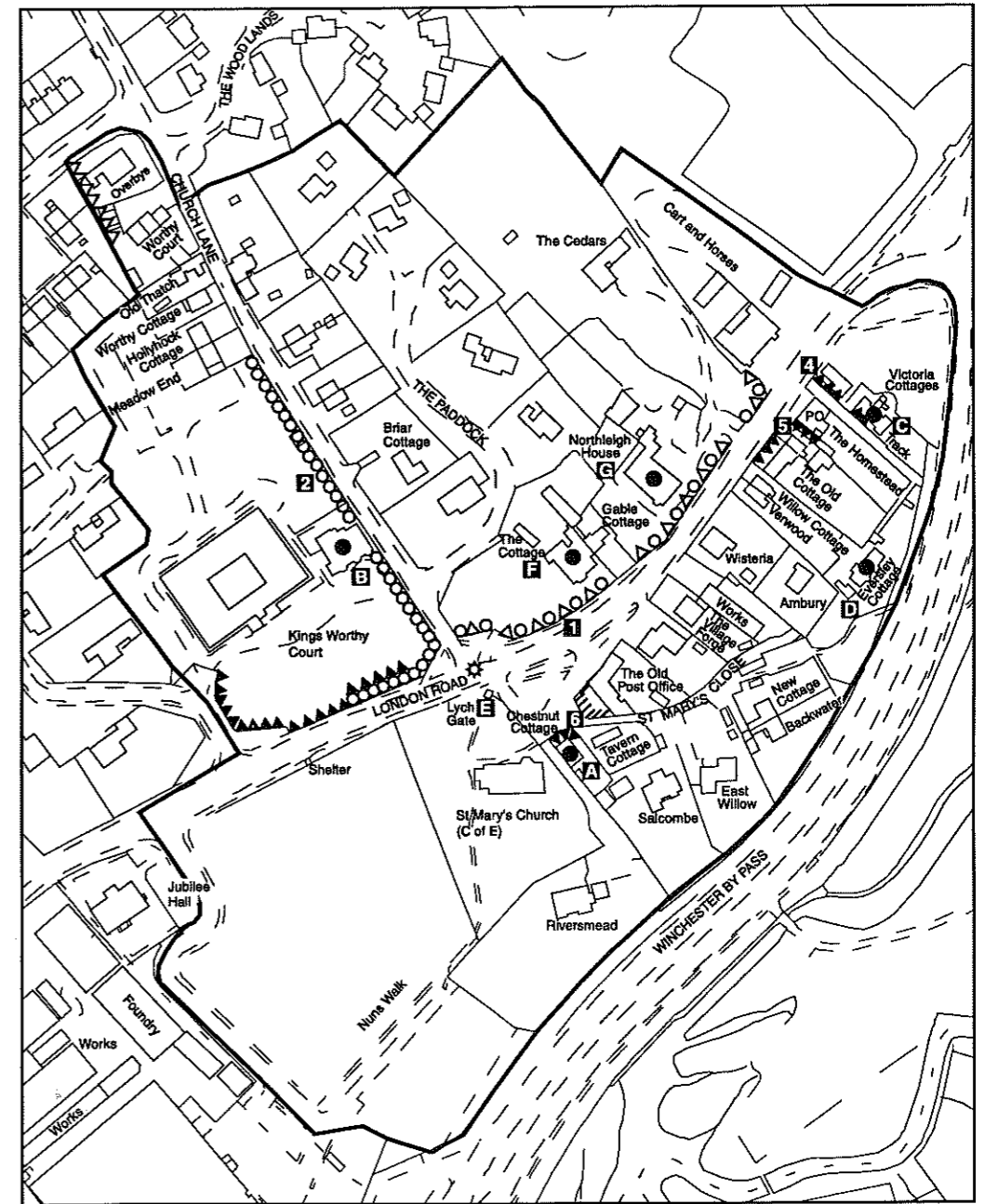
Photograph 14

# KINGS WORTHY Conservation Area



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## MAP 4 Important Walls Unlisted Buildings and Features



- |      |                    |   |  |    |                    |   |                    |
|------|--------------------|---|--|----|--------------------|---|--------------------|
| oΔo  | Brick & Flint wall | 1 | London Road                            | 6  | Chestnut Cottage   | A | Chestnut Cottage   |
| ooo  | Brick wall         | 2 | Church Lane                            | 7  | Kings Worthy Court | B | Kings Worthy Court |
| ΔΔΔ  | Flint wall         | 3 | Adj Overbye                            | 8  | Victoria Cottages  | C | Victoria Cottages  |
| ▲▲▲  | Railings           | 4 | Adj Reading Room/<br>Victoria Cottages | 9  | Eversley Cottage   | D | Eversley Cottage   |
| //// | Pailings           | 5 | Kings Worthy PO/<br>The Old Cottage    | 10 | Lych Gate          | E | Lych Gate          |
|      |                    |   |  |    | ●                  | F | The Cottage        |
|      |                    |   |  |    |                    | G | Northleigh House   |

## 6 Trees

- 6.1 Within Kings Worthy Conservation Area, trees, shrubs and hedges provide a valuable contribution to its character. Groups of trees provide a backdrop for the conservation area as a whole and enhance the setting of a number of buildings. Some individual trees are significant features in their own right. Individual trees and groups of trees are identified on Map 5 and are cross-referenced to the text.
- 6.2 The setting of the conservation area is enhanced by a row of deciduous trees bounding the eastern side of the A33 (1). These mark the edge of the River Itchen and can be seen against the skyline behind buildings on London Road, forming a visual backdrop to the southern part of the conservation area.
- 6.3 The north eastern boundary is marked by an area of mixed deciduous woodland (2) which forms both a setting for the Cart and Horses Inn and a backdrop of trees within the wider street scene (Photo 15). On approaching the conservation area from the north east this area of woodland and the group of deciduous and coniferous trees opposite form a green 'gateway' into the conservation area.



Photograph 15

- 6.4 Compared to the rest of the conservation area, Church Lane is comparatively short of trees but despite this, trees to the east of 'The Paddock' and within the grounds of Kings Worthy Court still provide a green back drop to the lane and of particular note, a Yew tree (3) and adjacent taller Ash (4) which are especially visible when looking south down Church Lane towards the Church. The view looking north up Church Lane is framed by a group of tall Beeches (5) situated on the

eastern side of the lane just outside the conservation area boundary.

- 6.5 The area around the Church and the junction of London Road with Church Lane is particularly rich with important individual trees which contribute enormously to the street scene. On the northern side of London Road (6), east of its junction with Church Lane, there is a pleasing group of Yews, Sycamores, a Holm Oak and Cyprus providing important amenity and colour contrast on this prominent corner (Photo 16).



Photograph 16

- 6.6 Opposite on the triangle outside the Church, there are three young Walnut trees (7) and to their east, several Cherries. Although the Walnuts (Photo 17) are an unusual choice of trees for this location on account of the size that they could eventually grow to, given their prominent location they will undoubtedly provide increasing visual interest in the street scene as they grow larger.



Photograph 17

- 6.7 The church yard has a number of fine Birch trees (8) on its perimeter and many small Yews and other evergreen trees (Photo 16). In addition, the two Limes (9) add height to

the overall scene and beyond these the western boundary of the Church is marked by a mixed row of Hornbeam and Prunus (10) separating the church yard from the adjacent sports ground (Photo 18).



Photograph 18

#### 6.8 Other important groups and individual trees:

- row of Necklace Poplars (11) running alongside Nuns Walk adjacent to the Church Yard (Photo 19). These prominent row of trees are all of a similar size, and visible from London Road.



Photograph 19

- the grounds of Kings Worthy Court (12) are full of a variety of trees; Laurel, Beech, Hornbeam, Holly, Yew and Sycamore and add significantly to the well treed cover on the northern side of London Road. Several trees to the front of the new office building are particularly prominent and are visible from a number of points within the conservation area.
- there is a mix of hedgerows and trees backed by flint walls along the northern side of London Road (13). These are mainly evergreen hedgerows and therefore provide all year round colour and an attractive contrast with the flint walls (Photo 20).



Photograph 20

- within the grounds of Northleigh House, a number of Horse Chestnut and Sycamores back the hedge (Photo 20) providing additional height within the street scene (14).
- a single Cedar (15) set back from the road marks the entrance to 'The Cedars' and a Spruce to the rear of Wisteria (16) are both visible from the conservation area boundary adjacent to the A33 due to their height.
- immediately south west of the Cart and Horses Inn, a group of trees mark the corner of a wall running westwards along London Road. Included within this group are a Pine and Holm Oak (17) which add colour and height to the trees in this prominent location (Photo 20).
- Prunus (18) adjacent to Eversley Cottage (Photo 21). The well treed part of the south eastern boundary of the conservation area ends adjacent to this building and the open boundary treatment allows views north west into the conservation area. The Cherry immediately to the east of Eversley Cottage within its garden forms a minor focal point along this open stretch of boundary.



Photograph 21

- Laburnum (19) on the boundary of The Village Forge (Photo 8). Although this tree is fairly small and not especially

attractive, it occupies a prominent site within the street scene and it softens the impact of the two modern buildings that it stands between. In due course there may be an opportunity to replace this tree with something more appropriate.

# KINGS WORTHY Conservation Area

## MAP 5 Significant Tree Groups



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- 9 \* Individual Trees
- Important Groups of Trees

# 7

## The Character and Relationship of Spaces

7.1 The focus of the conservation area is St Mary's Church and a small, sloping, triangular 'green' immediately to its north with unmade roads providing access to St Mary's Close (Photo 22). Chestnut Cottage, Tavern Cottage and The Old Post Office are set at the bottom of the slope which provides a degree of separation from the traffic and accompanying noise from London Road. The area is used for parking for the residential properties, local shops and the Church and this detracts from the pleasant character of this small space.

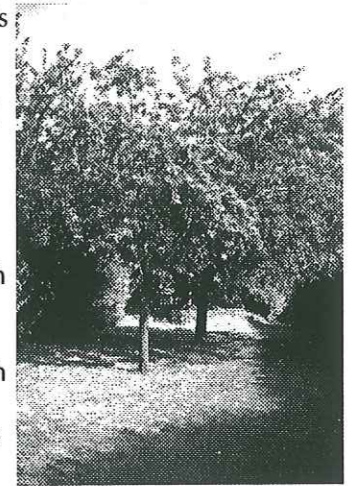


Photograph 22

7.2 The buildings and the Church are informally grouped around the green and the lack of boundary treatment around the Church contributes to the informal nature of the space. The space is enclosed by buildings on the south side and a flint wall backed by dense evergreen hedgerow on the north side of London Road but 'leaks' slightly along London Road. The three Walnut trees on the 'green' and Silver Birches, Limes and Yew trees within the church yard along with the variety of boundary treatments in the form of railings, wooden palings and hedges create an attractive and varied environment.

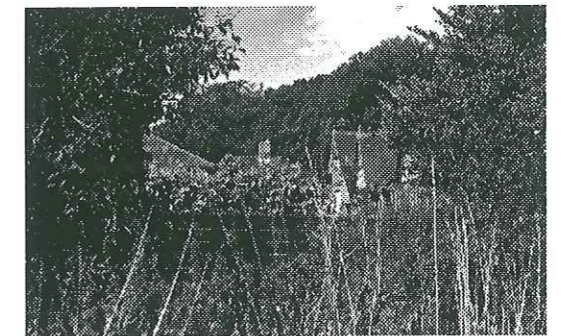
7.3 Access to St Mary's Close is from the 'green' and a narrow unmade track runs between The Old Post Office and Tavern Cottage enclosed by variety of boundary treatments, predominately close boarded fencing. There are views to the south east beyond the bungalows which are set back from the track towards trees on the far side of the A33. These trees then screen out long views from the area. The noise from the A33 is particularly evident within this area. The track culminates in a small linear space (Photo 23) to the south west of Eversley

Cottage which is lined with hedges and contains several apple trees. A short stretch of public footpath leads through the undergrowth to emerge alongside the A33 at the south eastern boundary of the conservation area. At this point the road forms an abrupt boundary to the conservation area, despite the trees on the far side of the road and the hedge situated along the central reservation which help to soften the impact of the road.



Photograph 23

7.4 From the footpath adjacent to the A33 by Eversley Cottage there are views to the north and west into the conservation area (Photo 24). Here, the roofs of buildings lining London Road can be seen set against a back



Photograph 24

drop of mature trees which are situated north of London Road. The sense of enclosure which was felt in the area adjacent to the Church and along St Mary's Close is now lost as the views open out along the A33. The footpath skirts the eastern boundary of the conservation area and leads in a northerly direction towards the north eastern edge of the conservation area. At the junction of London Road with the A33 there is a group of trees which include a prominent Sycamore situated to the north east of Victoria Cottages and the Reading Rooms and which partially

screen these buildings from view as well as providing a focal point when entering the conservation area from the north east.

7.5 A further public footpath runs to the south west of Victoria Cottages to meet London Road. Bounded on one side by close boarded fences and on the other by Victoria Cottages and the Reading Rooms, the footpath looks directly onto The Cart and Horses Inn and a backdrop of trees and to the roofs of buildings on the south side of London Road.

7.6 The north eastern approach to the conservation area is dominated by a group of trees at the junction of London Road and A33 behind which Victoria Cottages are partially visible (Photo 25). These trees are visually linked with the woodland to the east of the Cart and Horses and provide a



Photograph 25

wooded entrance to the village. The Cart and Horses on the northern side of London Road is surrounded by an open tarmac car park with no boundary treatment but has a well treed setting to its rear and sides. Beyond this building the road is well defined by a brick and flint wall backed by dense evergreen hedgerows and trees. This feature obscures the buildings to the north of London Road and creates a strong point of interest in the street scene. The wall continues along London Road in a variety of heights and styles as far as Church Lane (Photo 26).



Photograph 26

7.7 The view along the south side of London Road is initially dominated by the disused Reading Rooms. The building is not unattractive and is a point of interest in the street scene but lack of general maintenance to the building and its curtilage has given it a neglected look. Beyond the Reading Room the next group of buildings are set back from London Road. A low red brick wall marks the boundary of Kings Worthy Post Office. The forecourt shop signs, together with the expanse of tarmac devoid of vegetation, detracts from the view east along the road. This building is first in a line of residential properties which have fairly dense boundary treatment of hedgerow and railings and which are obscured from the road itself.

7.8 From the Reading Room, the first view of the square tower of St Mary's Church can be seen set among a backdrop of trees (Photo 26). The hedged boundary treatment on the south east of the road and the brick and flint wall and well established hedgerow marking the north west side provide a sense of enclosure and channel views towards the Church.

7.9 Moving westwards towards St Mary's Church the view along London Road begins to open out and the whole of the church yard is visible including the simple wooden lych gate (Photo 2). Views beyond the Church out of the conservation area would be entirely of trees but for the signage of Kings Worthy Volvo garage in the distance. The flint walls of Wisteria are mirrored by the doubling in height of the flint wall on the north western side of London Road. Beyond Wisteria, a group of 1960's buildings are situated, including two commercial properties. Itchen Motor Company is set back from the road with a wrought iron sign at the boundary of the footpath to mark its presence. The building is set down from the road and is low in height. The tarmac forecourt, signage and style of the building detracts from the setting of 'Wisteria', the adjacent Listed Building, which is screened from the Itchen Motor Company by well tended evergreen hedges.

7.10 The flint wall along the north western boundary of London Road is now reduced in height but is still backed by substantial hedging. At the junction of London Road and Church Lane there are a group of mature and significant trees including Yews which lie in the grounds of The Cottage, as well as Holm Oak, Sycamore and Conifer. On the

opposite side of the road the church and church yard do not have any boundary treatment. However, the Silver Birches, Limes and Yews within the church yard and the trees along the south western boundary, add to the well treed environment, partially screening the views from London Road across the sports ground towards the industrial buildings.

7.11 Continuing across the junction of Church Lane, the boundary treatment adjacent to the northern side of London Road is of a 1.8 metre high red brick wall which is soon reduced to a low wall topped with railings behind which there are trees growing in a park like setting. Through a gap in these trees, views of Kings Worthy Court are visible but the trees generally screen the modern office extension to the west of the original building. On the southern side, the Church is partially obscured by a 'laid' Laburnum hedge and the recreation ground is screened by a dense evergreen hedge. When approaching from the south west this hedge obscures views of the Church and tunnels views along London Road.

7.12 Almost at the edge of the south western boundary of the conservation area, the evergreen hedge ends and for a short distance there are views over the sports ground towards a row of Necklace Poplars (Photo 19) which mark the line of Nuns Walk. Behind these trees a large car park serving the industrial units is visible. Traffic and noise from the A33 can be seen and heard. The open space of the sports ground with its tree lined boundaries serves to provide important views towards the Church from the south west, with the open expanse of grass complementing the grave stones in the churchyard and the well treed backdrop (Photo 18), to form a deceptively rural scene. The semi-mature trees marking the boundary between the Church and the sports ground creates a thin screen between the two areas without separating them completely.

7.13 Church Lane meets London Road opposite the Church and heads uphill in a north westerly direction. At its southern end, the street scene is dominated by the 2.5 metre high red brick wall of Kings Worthy Court which stretches into the distance, behind which Kings Worthy Court is situated within well-treed grounds (Photo 12). In the distance the Old Thatch, which is sited with its gable end onto the road, acts as a focal point within the street scene. Hedgerows

and trees provide a boundary on the eastern side and complete the attractive enclosed view.

7.14 Church Lane begins to widen at the two pairs of estate cottages which are set slightly back from the road with small front gardens. These two buildings, with Tudor Cottage to their north, form a series of steps up the lane and draw attention to the group of mature Beeches just outside the boundary of the conservation area (Photo 9). Old Thatch situated opposite Tudor Cottages completes the group of historic buildings. A pair of modern bungalows and a detached dwelling are set back behind the red brick wall of Kings Worthy Court and are only apparent within the street scene at this point.

7.15 The enclosed and constricted nature of the Lane begins to leak on the eastern side beside Nos16-18 Church Lane, with views through to properties in The Paddock at the rear of these buildings. The prominent group of Beeches at the northern end of Church Lane draws attention upwards and away from the close boarded fencing surrounding a number of properties.

7.16 The view from the conservation area boundary looking south eastwards down Church Lane is again contained by buildings with Old Thatch and Tudor Cottage forming a pinch point with a view of the chimneys of Kings Worthy Court, flint elevations of Nos12 to 18 Church Lane and the Lych Gate and Church in the distance. Closer to the junction of Church Lane with London Road, the focal point is the Lych Gate which is framed by the trees at the junction of the two roads (Photo 27).



Photograph 27

# KINGS WORTHY Conservation Area

## MAP 6 Possible Enhancements



- A Reading Room
- B North Eastern Boundary
- C Commercial Premises
- D Peeks Car Park
- E Boundary, London Road
- F St Mary's Church



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# 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. upvc replacement windows and doors, non-traditional roofing materials, insensitively sited meter boxes, balanced flues and similar services)
  - **inappropriate extensions/conversions**  
(eg. scale, spaces, design, conversions materials, satellite dishes, wires, shopfronts, signs)
  - **removal and/or inappropriate replacement of features**  
(eg. walls, railings, hedges, replacement of features, trees, points of local interest)
  - **inappropriate street furniture**  
(eg. litter bins, shelters, furniture barriers, hoardings)
  - **poor maintenance, eyesores**  
(eg. communal areas, parking, vandalism, traffic and accompanying noise)
  - **demolition and the creation of a 'gap' within the street frontage.**
- 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 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, the inappropriate use of modern replacement doors and windows in historic buildings incrementally detract from the overall character of the area.
- 8.4 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.



Photograph 28

### Enhancements

- 8.5 The Reading Room (A on Map 6) was converted to a dwelling in the early 1980's but is currently unoccupied (Photo 28). Consequently the building and the surrounding grounds have fallen into disrepair. Its prominent location at the north eastern entrance of the conservation area means that it is important that a use should be found and repairs carried out to the building in order to enhance this part of the conservation area. In addition, the boundary treatment around the building needs strengthening, particularly adjacent to London Road, given the semi-rural nature of the settlement this is often best achieved by planting rather than more urban walls and fences. The railings along the western elevation of the building and which continue along the boundary of Victoria Cottages, could be an attractive feature if they were renovated.
- 8.6 The boundary to the east of Victoria Cottages and the Reading Room (B) requires additional strengthening especially at low level to provide a more effective screening for the buildings and to emphasise the strong landscaped 'gateway' at the north eastern entrance to the conservation area (Photo 25).
- 8.7 The commercial premises (C) within the conservation area occupy both historic buildings and more modern units and a variety of improvements to the appearance of these premises could be encouraged. Given the strong boundary treatment in terms of walls and vegetation which exists generally along London Road, there is scope for existing commercial boundaries to be better defined.



- 8.8 Forecourts could be redesigned to provide short term parking in a sympathetic way and to make them a more visually attractive space for pedestrians and neighbouring properties. The appearance of both free standing and fixed signage could be improved and the replacement of existing shopfronts in more traditional styles would enhance general views along London Road and additionally improve the appearance of historic buildings.
- 8.9 The car park to south of sports ground (D) is situated in an important location adjacent St Mary's Church. It is visible behind the row of Necklace Poplars and detracts from views across the sports ground towards the Church. A low hedge planted along the edge of the sports field would in time screen the car parking from London Road and improve the setting of St Mary's Church. Planting along the western perimeter of Peeks Sports Ground would also serve as a foil and help to diminish the impact of the incongruous industrial buildings.
- 8.10 The large evergreen hedge fronting London Road to the north of the playing field forms an impenetrable visual screen and channels views along London Road (E). These trees are uncharacteristic of the area and replanting should be considered to provide additional views towards the Church. The south west boundary of St Mary's Church (F) is currently comprised of a row of well spaced Hornbeam and Prunus trees. The boundary is not well defined at low level and would benefit from a general scheme to improve the visual relationship between the sports ground and the Church.

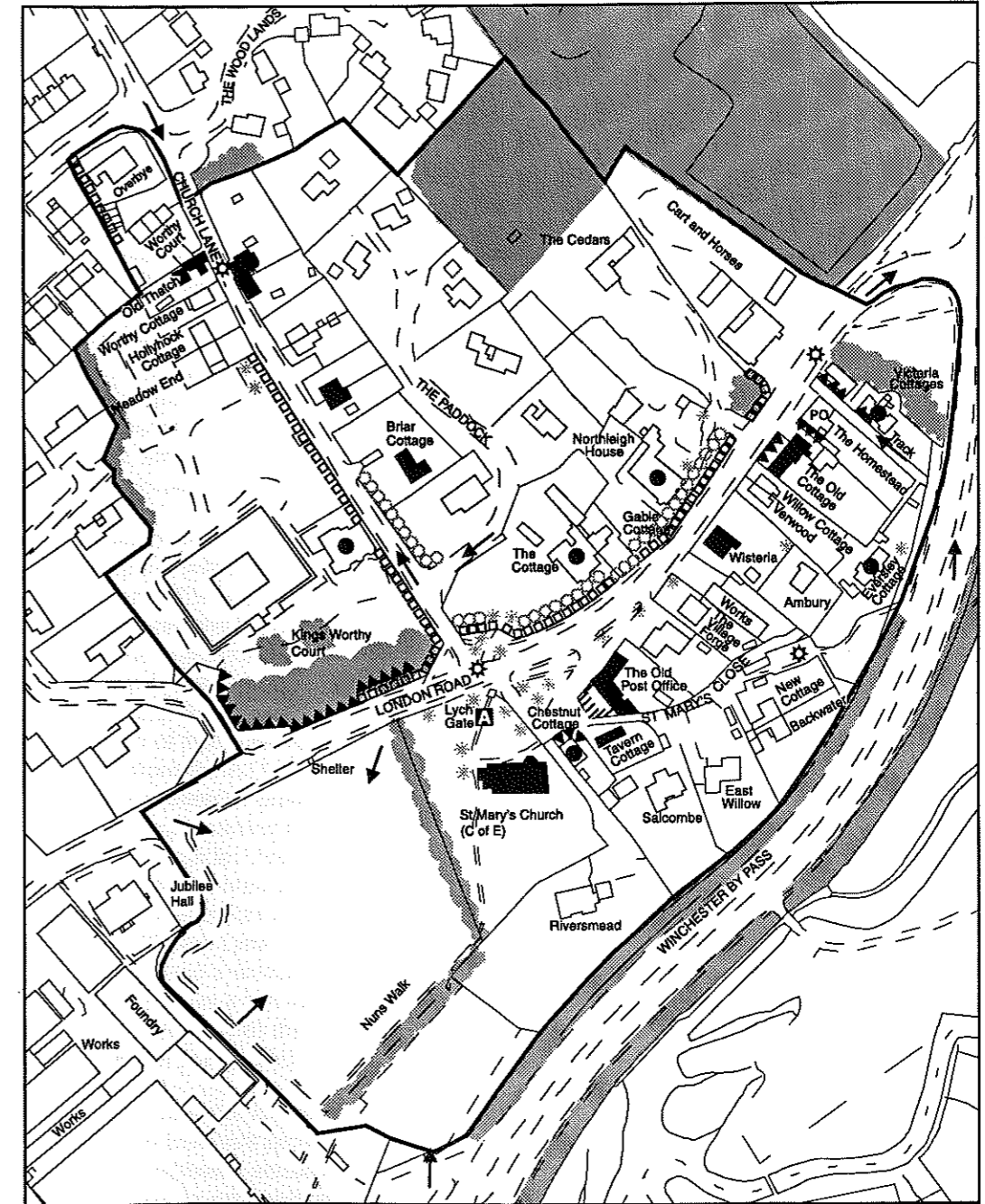
# KINGS WORTHY Conservation Area



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## MAP 7 Important Qualities



- |              |                                |                    |
|--------------|--------------------------------|--------------------|
| □□□ Walls    | * Trees                        | ■ Listed Buildings |
| ▲▲▲ Railings | ■ Important Groups of Trees    | ⌘ Lych Gate        |
| //// Palings | ○ Hedges                       | → Views            |
|              | ● Important Unlisted Buildings | ☆ Focal Points     |

**Character**

- 9.1 In terms of the area it covers, the historic core of Kings Worthy has remained relatively static having originated from an agricultural village on ancient routeways which subsequently had coaching connections. It has evolved slowly with new buildings added as infill around existing buildings rather than by expansion. The core of the conservation area is centred on the Church and the junction of Church Lane and London Road.
- 9.2 Around two thirds of the buildings within the conservation area date from the Victorian period and earlier, the remainder are mostly post Second World War. The buildings are constructed from a range of materials but the cohesiveness of the conservation area can partly be attributed to the flint buildings and flint and brick walls which help bond the area together visually.
- 9.3 The conservation area is set within a well treed landscape of which a large proportion are mature trees. The trees help to enclose the area and screen the majority of long views out of the conservation area. However, the overall impression is not one of a green, rural, leafy area as there is an almost constant stream of traffic along London Road and the noise from the A33 is always present. The commercial premises along London Road attract passing traffic and the manoeuvring of vehicles visiting these businesses adds to the busy atmosphere along the road. Pedestrian movements are fairly limited. Church Lane is predominantly residential but is also a similarly busy thoroughfare being on a bus route and linking the old village with the newer residential area of Springvale.
- 9.4 Kings Worthy's character is formed mainly by its well-treed environment providing continuity and enclosure across the conservation area, in conjunction with dominant walls, hedges and historic buildings. Map 7 is a composite map showing the important qualities within the conservation area. Long term tree management and planting needs to be given careful attention to ensure this valuable resource is sustained. It is similarly

important to allow space for the planting and growth of new trees of significant stature so that the area can maintain and build on its present qualities.

**Designation justification**

- 9.5 Kings Worthy contains a number of buildings which are listed for their architectural/historical merit and are randomly spread across the conservation area. Historically the village lies on the line of the old Winchester to Silchester Roman Road and its role as a coaching stop accounts for the village's existence and survival. With the addition of more recent commercial premises and the busyness of vehicular routes, the character of the village is strongly influenced by the busy atmosphere caused by the traffic on London Road. This mars the overall visual attractiveness of the conservation area but can be improved by the implementation of enhancement measures. However, the well-treed grounds of the larger properties, strong boundary treatment and the clusters of historic buildings are considered to be important features which should be preserved and enhanced.

**Boundary justification**

- 9.6 Kings Worthy was designated a conservation area in 1985, the boundary being tightly drawn around the old centre. Consideration has been given to the extension of the area to include the important tracts of land which contribute to its setting; most notably the well treed corner to the east of The Cart and Horses.
- 9.7 One of the key criteria used in defining the boundary has been to choose, wherever possible significant features which are both readily recognisable and offer a degree of permanence. On its south eastern side, the boundary follows the line of the A33 and forms a distinct and logical boundary to the conservation area. The boundary then turns west at the junction of London Road and the A33 to run along the north eastern boundary of the Cart and Horses Inn and The Cedars adjacent to Kings Worthy Woods, where a screen of trees provides a backdrop to the village. Subsequently, the boundary turns

south west to follow another well-treed boundary between The Cedars and the new development at The Woodlands to emerge at Church Lane.

9.8 The boundary then turns north to follow the west side of Church Lane to include Overbye at the corner of Church Lane and Willis Way. It then turns south to follow a flint wall marking the western boundary of Overbye and Worthy Court. The boundary incorporates the grounds of Kings Worthy Court bounded by substantial trees and hedges and marking the western extent of the historic buildings within the old village. On reaching London Road, the boundary follows the northern side of the road for a short distance before crossing over to follow the western boundary of the Sports ground where the open space contributes to the setting of the Church, until it meets the A33.

9.9 The well treed land to the east of the Cart and Horses makes a vital contribution to the character and setting of the conservation area. It is nevertheless covered by a Tree Preservation Order and is designated countryside under the provisions of the Winchester District Local Plan. On balance therefore it is considered appropriate to maintain the existing tight boundary, rather than to resort to a more arbitrary line; given the level of protection that otherwise exists.

#### Opportunities for enhancements

9.10 The following enhancements are shown on Map 6 and should be given consideration:

- repairs to the Reading Room and associated boundary treatment,
- strengthening the boundary at the eastern approach to the conservation area,
- alternative boundary and surface treatment, improvements to shopfronts and forecourt signage, commercial premises along London Road,
- boundary improvements at Peek's car park,
- boundary improvements at St Mary's Church.

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