

Bentley Conservation Area



Character Appraisal
and Management
Plan

Revision Note: November 2014

On 27 March 2012, the Government published the National Planning Policy Framework (NPPF). This document contains references to Planning Policy Statement 5: Planning for the Historic Environment (PPS5). The NPPF supersedes this as Government Policy on the management of change to the Natural and Historic Environment.

The Joint Core Strategy (JCS) was adopted by East Hampshire District Council in 8 May 2014 and by the South Downs National Park Authority in June 2014. Policy CP30 from the JCS is the overarching policy that reflects the Historic Environment with the saved policies from former District Local Plan: Second Review providing further detailed policy guidance.

Whilst some of the references in this document may now be out-of-date, East Hampshire District Council believes that the importance of the Historic Environment has not been diminished with the introduction of these documents and still contains useful advice, guidance.

BENTLEY CONSERVATION AREA CHARACTER APPRAISAL

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PART 1 CHARACTER APPRAISAL

Executive Summary

This conservation area character appraisal has been prepared as part of a review of the Bentley Conservation Area. The existing conservation area was first designated in 1968, extended in January 1978 and further extended in June 1993. A further boundary review was carried out as part of the preparation of this statement. Public consultation has occurred as part of this process, which has included a consultation period of six weeks between 24th October 2011 and 5 December 2011.

This document summarises the history of the place and assesses the character and significance of the conservation area. It concludes with an assessment of the management implications that arise and relevant policy recommendations regarding future works are provided.

The conservation area statement broadly follows the format of the English Heritage guidelines for the designation of conservation areas, which are set out in *Understanding Place: Conservation Area Designation, Appraisal and Management*, March 2011 (revised June 2012).

1. Introduction to Conservation Areas

1.1 Definition of a Conservation Area

Conservation Areas are defined as:

Areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance

Such areas can be rural, urban or mixed but all have a special character. Once designated the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in the exercise of its planning functions. Over 9000 conservation areas have now been designated in the UK. The responsibility for the designation of such areas and their protection lies primarily with the local planning authority.

1.2 Planning Policy Context

1.2.1 National Planning Policy

The concept of conservation areas arose from the 1967 Civic Amenities Act and is now contained in the Planning (Listed Buildings and Conservation areas) Act 1990 (P(LBCA)Act 1990). Section 71 of this Act requires local planning authorities to formulate and publish proposals for the future preservation and enhancement of their conservation areas and for this to be reviewed from time to time. As part of the conservation area designation, local authorities are required to produce a character appraisal. For existing conservation areas, the provision of up to date character appraisals are advised as a matter of best practice. A clear comprehensive appraisal of the character of a conservation area provides a sound basis for development management, guiding action

and for developing initiatives to improve the area if required.

Although the draft National Planning Policy Framework (NPPF) has been published for consultation, currently Planning Policy Statement 5 (March 2010) – Planning and the Historic Environment and the associated Practice Guide remain the relevant national planning policy. When the NPPF has been finalised it will replace existing Government guidance contained in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPS) as well as some circulars. However, it is clear from its proposals (paragraphs 176 to 191) and the impact statement (Page 91) that the policies in PPS5 are not to be altered. The importance attributed to the historic environment will not therefore be diminished with the introduction of NPPF.¹

¹ The NPPF was published in March 2012 and has replaced PPS5.

1.2.2 Local Planning Policy

Local Planning Policies are set out in the East Hampshire District Local Plan: Second Review (2006). The saved policies in the Plan will be used until new planning documents replace them either through the Core Strategy, due to completed and adopted by the end of 2012, or subsequent development plan documents.

1.2.3 Conservation Area Character Appraisals

English Heritage has produced various guidance on conservation areas. The most recent 'Understanding Place; Conservation Area Designation, Appraisal & Management (March 2011) has been consulted in the preparation of this Appraisal. The Key features of a character appraisal are to:-

- Identify the significant features which contribute towards its character
- Provide a clear historical and visual assessment of the place and generate awareness of the area's significance to key stakeholders.
- Provide residents with a clear understanding of what is important about the conservation area
- Provide the Council with valuable information which can guide and inform planning related decisions in that area.

1.2.4 Management Proposals

An important outcome of character appraisals will be to inform appropriate management proposals for the area, which English Heritage advise, should be set out in a specific document called a Management Plan. The objective of the Management Plan is to identify actions for the preservation or

enhancement of the particular conservation area, such as proposals to address buildings at risk, environmental enhancement etc.

1.2.5 Bentley Conservation Area

Bentley Conservation Area was first designated in 1968, extended in January 1978 and further extended in June 1993.



2 Location and Context

2.1 Location and Setting

Bentley lies in a shallow valley on the border of Hampshire with Surrey in the far north of East Hampshire District. It is situated south of the parish of Crondall, in Basingstoke and Deane Borough, and north of Binsted, from which it is separated by the River Wey. It lies adjacent to the A31, roughly equidistant between the towns of Alton and Farnham. On the southern edge lies Alice Holt Forest now part of the South Downs National Park.

It is set within a landscape of Chalk Downland² with local outcrops of clay which have been exploited for brickmaking³.

The village is served by Bentley railway station which forms part of the Alton branch line to London Waterloo. The most significant change to the setting of Bentley in recent years has been the construction of the Bentley Bypass (A31) in 1995.

To the south flows the River Wey and historically the area was noted for its hop growing.



² (Landscape Character area 3d – Lasham Downland Mosaic Landscape Character Assessment 2006)

³ For example the area now developed as Broad Lands

3 Historical Development of Bentley Conservation Area

Records for Bentley date back to the Roman period. The settlement was first established in a clearing in the Alice Holt forest on mostly fairly flat and low lying land with gently undulating hills rising to the north-west. The name 'Bentley' means a grass clearing in the forest.

The village has gradually evolved since this time to its present form, through its association with the following important routes-

- the ridge-way north of the village used by the Phoenicians and their reputed association with trading Cornish tin;
- the Pilgrims Way running south of the village providing links between Winchester, Farnham and Canterbury; and
- the creation of the Turnpike Trust which established the road between Alton and Farnham, formerly the A31, renamed Main Road, since the opening of the by-pass.

Bentley is recorded as being held by William the Archer in service to the King. By 1086, Henry de Blois, the Bishop of

Winchester had the manor and liberty of Bentley, as part of the Farnham Estate. He created the Archdeaconry of Surrey to

which the tithes of Bentley were allotted.

From the 1600's until its decline after the Second World War hop growing became an important activity in the local area, centred on Farnham. The Eggar family were great Hop growers in the area and Richard Eggar is credited with the invention of the 'rolling floor' which improved the drying process in the kilns

The village was described by Warner in the C18 as a 'delightful, pleasant and neat village'⁴, with its well planted gardens and hedges of whitethorn.

In more recent years Bentley has been the home of the Rev. Henry Austen (brother of Jane Austen) and Lord Baden-Powell. Baden-Powell is best known for work with the scouting movement. He lived at Blackacre on the edge of the village in 1919, renaming it Pax Hill. This property is now a Care Home.

Following the Second World War substantial additional housing has been developed in the centre of the village to the north of Main Road. Bab's Field was developed just after the

war. Weybank, Broad Lands, and Eggar's Field (named after the local family) followed. Most recently some small windfall housing sites and a light industrial estate on the south side of Main Road opposite The Star Public House and shops has been constructed. Not only have these developments brought great change to the settlement in terms of size of population and land use, they also have a very different characteristic form and feel to the older linear development along Main Road.

The provision of the bypass has significantly reduced traffic levels, noise and air pollution improving conditions for residents and pedestrians.



⁴ Victoria County History of Hampshire Vol.4

4 Area Definition – Entrances and Boundaries

4.1 Entrances

There are five entrances to the Conservation Area; along Main Road from Froyle in the west; from Farnham in the east, from Station Road to the south and from Hole Lane and School Lane from the north. On the southern, eastern and western approaches the village retains its strong rural feel with the open countryside.

4.2 Boundaries

The boundary of Bentley Conservation Area includes the village core of older housing, being based on the historic linear settlement along Main Road. It mostly coincides with the Settlement Policy Boundary (SPB) along this main axis.

The boundary has been drawn relatively tight to the ribbon pattern of development following a mixture of field and property boundaries. However there are some anomalies where the boundary appears to cut across ownership boundaries or halfway through fields. For example:

To the south of Main Road the conservation area boundary stops short of the realigned A31 – which has been constructed since the previous review of the conservation area. To the north of Main Road the car park associated with the Memorial Hall and an area of trees to the east of Quinta nursing home have been separated from their associated buildings by arbitrary lines which do not follow any map-based or obvious property ownership lines.



5 Spatial Analysis

5.1 Development Pattern

The majority of the buildings in the conservation area are located on the northern side of Main Road. The settlement has developed in a linear form along this road counterbalanced by open fields to the south. The historic street pattern and arrangement of buildings is a distinctive characteristic of the area as is evident from early OS maps.

Buildings are a mixture of small, terraced workers' cottages, large residential dwellings and farm building complexes; and plot sizes vary in accordance. It is this eclectic mix which contributes to the area's distinctiveness. The character is portrayed by the relationship between the larger isolated properties, which are set back from the road, and enclosed by old brick and/or malmstone walls and many fine mature trees; and the contrasting groups of smaller scale terrace properties. These smaller buildings are also set back from the road and have long thin front gardens. Some of these define the westerly entrance or exit of Bentley, such as the former

almshouses, known as Holmwood Cottages.

North-east of Hole Lane, a group of unlisted and listed buildings of varying architectural styles and age continue the linear form of development up to the green. These are tightly grouped and built much closer to the roadside and include shops, The Star Public House and former Red Lion Public House.

It should be noted that the parish church, rather unusually, is located some distance to the north and apart from the main settlement.

5.2 Use and Activity

Many of the historic buildings clearly reflect the main traditional agricultural occupations and land uses in and around the settlement. The high quality and status of many of the buildings imply that it was a very successful and affluent community for much of the last 400 years. In addition to being a busy trade route, the surrounding area was known for its hop growing and processing

industry hence the prevalence of agriculture-related buildings such as farmhouses, workers' cottages, hopkilns and barns, many of which have been converted into domestic residences over the centuries.

The predominant land use in the Conservation Area is residential. There is a pub (The Star), hairdressers, local convenience store and post office and takeaway which add to the activity and vitality around the village. Just outside the Conservation Area yet still in what could be called the central area of the village is a small industrial estate which provides some employment use and a further contrast to the residential look and feel to the area.





5.3 Open Spaces and Trees

At the eastern end of the conservation area the buildings step back from the road to form the green, an area of informal common encapsulating the village pond. It is a significant area of open space at a key entrance to the conservation area. Apart from its attractive mix of trees, grassland and water it also marks a visual transition between the older historic core and later development beyond.

The presence of trees in the Conservation Area has a significant influence on the character of the place as a whole. There are many fine specimens visible framing the street scene, adjacent to the road, in front gardens and also forming a backdrop to the buildings where the trees are located to the rear, yet still visible from the public domain. Views from either end of the settlement along Main Road are enhanced by the constantly changing colour and form of the trees.

The settlement's built form is greatly enhanced by its setting and direct relationship with the immediate landscape and also the spaces between buildings. The open aspect of farmland and meadows to the south of Main Road is a prominent and distinctive characteristic of the Conservation Area contributing strongly to its setting. It also provides a visual contrast to the hard edge of the built up part of the village.

The area of mature trees and open space around the pond provides an extremely important entry/exit feature to the Conservation Area and the village generally.

5.4 Views and Vistas

Significant views into the conservation area are from three directions at main road entry points – from the west at Holmwood cottages, from the south at the junction with Station Road and from the east from School Lane. Other views are glimpses from the road from Isington/ Binsted, with open

countryside forming the backdrop, reinforcing its rural character.

Views out of the settlement are across the open aspect of farmland and meadows south of Main Road across the valley to Telegraph Hill, Isington Mill and Alice Holt Forest in the distance.

The straight road affords good views directly through the centre of the conservation area, to and from some distance either side. The buildings combining with open fields and trees to frame the periphery of the view.



5.5 Building Types, Styles, Materials and Local Details

In common with most villages, Bentley has developed organically and contains buildings of different stature (reflecting their original status and use); hence there is no single building style that predominates. However, there are common traits that help define its character and distinguish it from surrounding later development.

Buildings are of modest scale, mainly two-storey and generally adopt a narrow plan form with full double pitched roofs. The roof pitch varies according to the materials used, predominantly plain clay tiles and natural slate. The steeply pitched handmade tile roofs with their characteristic undulation make a particularly positive contribution. Buildings are usually orientated eaves to road, and many are set well back from the front boundary. Built form generally follows the linear flow of the settlement with large houses occupying wide plots and rows of terraces

highlighting the elongated character of the main street.

There is relatively little punctuation of roofs by dormers. Where such features do prevail they are of a scale and proportion that does not dominate. Chimneys are an important architectural feature both in relation to individual buildings and also as part of the wider townscape where they form a strong silhouette against the sky.

Window openings are well proportioned adopting a vertical emphasis whether using side hung casements or vertically sliding sashes. The proportion of solid (wall) to void (window) has a marked affect on the building's appearance. Likewise, the depth of reveal (amount the window is inset), detailing of the cill (timber, stone, render) and window dressings. In the main the key architectural components remain, but some loss of character has occurred with unsympathetic window replacement.

The buildings in Bentley utilise a range of materials which are local to the area, notably red/orange brick and clay roof tiles (also used in tile hanging), malmstone, ironstone and a little flint. Many properties are timber framed concealed by later brick or stone re-facing.

Rendering is used, generally on more modest houses and terraced properties (probably originally farm workers' cottages). At present the restrained colour palette of white and cream maintains the overall unity.



Ganwells



Fox Hall



Crocks Farmhouse

5.6 Listed Buildings

There are currently 23 Listed Buildings located within the Conservation Area, all of which are listed as Grade II. The majority of buildings are on the north side of Main Road, with a few fronting the village green and pond and the three Crocks Farm Cottages located to the south of Main Road.

All the Listed buildings within Bentley Conservation Area are shown on the Townscape Appraisal Map and include:

- Somerset Cottages Number 1 is a late medieval (dated to 1311/12) cruck-built timber framed hall with a massive inserted chimney breast. To date it is the earliest domestic cruck building identified in the County. The exterior is faced in red brick in mix of Flemish and monk bond, with a tiled roof and tile hung upper gables
- Tanners A 17th and 18th Century house with later restoration work. Timber

framed and re-clad in Flemish bond brickwork, with rubbed flat arches. Varying roof slopes,

hipped to one end and one flat roofed and one gabled dormer with cills at eaves level. White painted timber sash windows. This building is attached to Greystones.

- Greystones Originally a barn but now a dwelling, Greystones dates from the late 18th century. It is of a very solid appearance with ashlar malmstone elevations under a tiled roof. Of particular note is the recessed semi-circular entrance with timber door.
- Ganwells An earlier house but now mainly 18th century with Regency detailing and a mid 19th century roughcast render exterior. Inside the beams supporting the upper floors are 17th century, whilst the old tie beams suggest the

remains of a pre-17th century building.

- Fox Hall (and Fox Hall Cottage) An early 18th century stuccoed house which was remodelled in the 19th century. It has a deep slate roof, a dentil eaves and fascia, scalloped bargeboards and gabled dormer windows.
- Crocks Farmhouse A handsome late 18th century brick farmhouse with Doric porch.
- Crocks Farm Cottages Three 17th century cottages with exposed timber framing, which were altered in the early 19th century. The cottages are 3 of only 4 buildings in the Conservation Area located on the south side of Main Road



Elm Cottage



Farm Building at Crooks Farm



Stacey's

5.7 Particularly notable unlisted buildings and buildings which have positive streetscape value

These buildings are shown on the townscape appraisal map, and include;

- Memorial Hall
A red brick and tile hung building with cupola built 1923 on a site presented by Thomas Eggar in memory of men who died in the 1914-18 war. Prominently located at the crossroads.
- 1-5 Holmwood Cottages
A distinctive terrace of red brick cottages (formerly almshouses) at the western extent of the settlement. Set well back from the road behind long narrow gardens and retaining much of the

original architectural detailing and fenestration.

- Stacey's and Stacey's Cottage
A substantial red brick and tile hung early 20th century house with projecting gable ends and decorative timber stud work. First floor jettied, multiple chimney-stacks and interesting turret with slate roof to rear which is a particularly interesting focal point. Originally one dwelling now extended and subdivided into several.
- Former Hop Kilns at Crock's Farm
Distinctive range of redundant 19th century hop kilns with slate roofs in the process of being converted to residential use, as part of a larger development.

- Elm Cottage
A rambling and extended L-shaped cottage, side elevation hard up to the edge of the pavement now tile hung but previously white painted brick. Mix of slate and plain tiled roof – brick elevations.

Memorial Hall



- **Ganwells Cottage**
Red brick and plain tile half hipped roof, timber windows and forms an attractive group with Ganwells.
- **Holly Cottage**
Symmetrical cottage with timber sash windows, chimney stacks to either end of the shallow pitch slate roof. Honey coloured render with ashlar lining and white painted quoins and keystone details.
- **The Old Rectory**
Regency style house with white painted brickwork to elevations and shallow pitch slate roof. A selection of white painted timber sash windows some of which are 20th century. The house retains chimneys and decorative porches, although the whole building has been subject to some alteration and extension over the years. Associated redbrick outbuildings attached to the boundary wall.

- **The Old Forge**
Very attractive red brick and tile hanging to elevations slate and plain clay tiled roof, timber and leaded casement windows.



5.8 Important Walls and Boundary Features

Walls and hedgerows provide strong definition to Main Road with limited and tight vehicle entrance points ensuring little visual intrusion. The majority of residential properties have walls of brick, malmstone or flint which provide positive features in their own right.

Walls of particular note are those at Greystones (malmstone with interesting flint top dressing), Tanners (malmstone with brick top dressing) Ganwells and Cedar Cottage (an expansive and fairly high red brick wall), which together and in combination with hedges and trees over hanging, present a strong and virtually continuous formal boundary between the public and private realm.



From Holly Cottage eastwards including the two terraces of The Pollards the high quality brick boundary walls continue, albeit at a more modest height. It is at this point that the building line steps forward towards the roadside and boundaries become somewhat fragmented in style, material

and height and where boundary walls are still in existence, the distance between boundary and building is much smaller than on the western approaches. The exception is the high brick wall along the boundary of the Quinta nursing home, a remnant of the substantial Elm House and its associated grounds and stables which historically occupied the site.

In what could be termed the commercial hub of the settlement, buildings are hard up to the rear of the pavement and there are no boundary features or set back until east of the Red Lion where the buildings return to residential use. Two metre high close boarded timber fences at Elderflower and Church House cottages give way to more timber fences and mature hedges surrounding the properties around the village green and pond. This softer approach to forming boundaries is reflective of the informality of the village green which provides a natural buffer between the houses and the road and a contrast to the hard edges on the western side of the settlement.

High ironstone walls demarcate the boundary edges of the Old Rectory, helping to define the end of this group of buildings and the beginning of the open area to the south of the main road.

Rural boundaries are defined by native hedgerows.

5.9 Public Realm

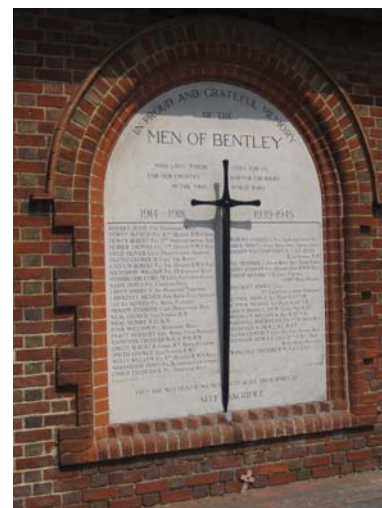
The front elevation of the Memorial Hall incorporates the War Memorial in memory of the local men who died in the 1914 war. The pavement widens slightly, however the surface is tarmac and of a fairly low aesthetic quality. The car park to the rear of the Hall is not in the Conservation Area, although its close proximity to the Hall and its obvious association mean that it is very clearly visible from it.

A 20th century red telephone box is located at the back of the pavement adjacent to the car park entrance on Hole Lane.

To the west of the memorial hall is a small wooden shelter protecting the 'Bentley Book'. Designed in 1923 by Lord Baden-Powell for a Daily Mail competition, the sign is in the form of an open book depicting a map of Bentley and local points of interest.

A pink granite obelisk of 1897, describing the commemoration of Queen Victoria's Diamond Jubilee, defines the south-westerly corner of the green, In addition to this there are two white stone distance markers alongside the south side of the highway and a traditional style

cast iron fingerpost at the central crossroads.



The War Memorial at the Memorial Hall

6 Review of positive and negative features and opportunities for enhancement

6.1 Positive features

- Positive buildings and Structures. Bentley is fortunate in that its buildings retain a very high proportion of architectural features, such as original or replacement timber windows, chimneys, high quality boundary walls between public and private space emphasising the elongated linear form of the settlement, and a cohesive palette of traditional materials.

- Trees

A varied and abundant selection of mainly deciduous trees, largely in private ownership but clearly visible from the public realm are a great asset contributing to the character and appearance of the conservation area.

- Local Landscape features

The public open space at the Village Green is of particular note and importance.

- Views

Views into and out of the Conservation Area add to the character of the area and the connection of the village to its surroundings.

6.2 Negative features

- Loss of original architectural features.

Buildings where original architectural features have been replaced with lower quality modern designs stand out against the majority of positive features. These include 1-9 The Pollards and 1-6 Southview Cottages where the windows have mostly been replaced with a variety of uPVC windows in different styles, decorative shutters added to the exterior and several different styles of front porches or extensions built.

- Loss of boundary features The removal of the front boundary at Quinta Cottage has caused a break in the continuity of the presence of high quality boundary walls and hedges along the entire length of Main Street.

- Shop fronts and signage

The shop fronts and signage in the central hub area of the village are also a mismatch of different styles and materials, and the quality could be improved.

6.3 Opportunities for enhancement

In Bentley most opportunities for enhancement will occur through the careful implementation of local and national planning policy in relation to planning

permission, listed building consent and conservation area consent applications.

- Quality of New Development

Bentley has enjoyed success as a settlement for hundreds of years and as a result has developed an attractive high quality built environment, well connected to and reflective of the surrounding landscape.

However, pressure to develop land and provide housing is ever-present in today's society and there is likely to be continued pressure in the medium term to find and develop sites in and adjacent to the Bentley Conservation Area. Such proposals can produce both opportunities and threats and will need to be considered very carefully in order that the community benefits and importance of the character and appearance of the Conservation Area are given sufficient weight and are not compromised by the desire for commercial and financial gain.

- Alterations to signage and shop-fronts

There should also be some opportunity for improving the quality of the signage and shop fronts when planning

applications come forward to the Local Planning Authority and or when new owners/managers take over premises.

- **Article 4 Direction**
Under the auspices of the 1990 Planning (Listed Building and Conservation Areas) Act there is a mechanism to remove permitted development rights by way of an Article 4 Direction. An Article 4 Direction could be implemented in Bentley in order to promote the retention of original or replacement timber windows in the original style, control the demolition or partial removal of front boundary walls, limit the replacement of timber doors with uPVC, and encourage the retention of chimneys. The affect of such a Direction is to bring such works under planning control.

PART 2 MANAGEMENT PLAN

1 Introduction

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Bentley Conservation Area which contribute to the character of the Conservation Area. Part 2 of this document, the *Management Plan*, aims to build upon the positive features and assess the negative features and issues which have already been identified, in order to provide a series of Issues and Recommendations for improvement and change, including changes to the existing conservation area boundary.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Understanding place: Conservation Area Designation, Appraisal and Management (2011)*. Both the Conservation Area Character Appraisal and the Management Strategy will be subject to monitoring and reviews on a rolling work programme.



Bentley Village Pond

2 Issues and Recommendations

The following section details proposed actions to address some of the principal positive and negative features which were identified as part of the Character Appraisal process in Bentley in order to ensure the continued protection and enhancement of the conservation area.

Issue 1 **Revised Conservation Area Boundary.**

The appraisal has identified several areas where the existing conservation area boundary runs across property or follows no particular mapped/geographical feature. Changes have also taken place following the construction of the by-pass which post dates the conservation area designation. This could lead to areas which are worthy of being included in the conservation area being missed and confusion over whether part of a property is or is not included. In the interests of consistency and ease of interpretation the boundary should be realigned in accordance with the Proposed Conservation Area Boundary Map.

Recommendation 1

The Conservation Area Boundary be amended in

accordance with the Proposed Conservation Area Boundary Changes Map.

Issue 2 **Erosion of Character**

a) The loss of original architectural details

Within the conservation area there are buildings which have been unsympathetically altered, where the original detailing has been lost such as removal of chimneys, and modern details, such as uPVC or modern timber windows. These currently fall outside of planning control, classed as “permitted development”. Cumulatively this can have a significant negative effect on the character and appearance of the conservation area.

b) Protection of Boundary Walls

The almost continuous run of high quality boundary walls and fences along Main Street is of great importance to the character and appearance of the Conservation area. Where the walls have been removed or partly removed to facilitate parking for example, the result is detrimental to the character and appearance of the Conservation Area, and further loss of boundaries though

permitted development rights would be regrettable. Partial control exists through the conservation area consent regime,

Additional powers are available to Local Planning Authorities, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. The effect is to bring such works within planning control so that an informed judgement on their wider impact can be made.

Recommendation 2

Implementation of a selective Article 4 Direction in Bentley, removing permitted development rights to replace windows and doors, alterations to roof coverings, removal of chimneys, and the loss or demolition of boundary walls fronting Main Street in order to prevent the further erosion of the historic character of the area., particularly where such features have been identified as making a *positive* contribution.

Issue 3 Impact of New Development

a) Setting of the Conservation Area

Bentley is an attractive residential village. The Conservation Area Character Appraisal has identified the significance of views into and out of the conservation area, and the rural backdrop as an important component of its setting. There are relatively few small sites within the boundary of the conservation area that could be re-developed, however there are several larger sites close to the boundary which could in the future come under pressure for development and may detrimentally impact on its setting.

b) Significant Buildings

Buildings individually and collectively contribute to the area's special character. Their impact depends on their visual presence, quality of detail relative to the intended use and character. For example a simple row of largely unaltered farmworkers cottages or oast building can be as significant in enriching the character of the area as a more highly detailed Georgian building. As part of the appraisal process, buildings have been assessed for their contribution to the character and

appearance of the conservation area. As recommended by English Heritage and in PPS5, "assets of good local character" (positive buildings) have been identified and are marked on the Townscape Appraisal Map. Generally, these are individual or groups of buildings which in addition to the identified listed buildings retain all, or a high proportion, of their original character and architectural detailing, adding strong interest and vitality to the character and appearance of the conservation area. By flagging up the buildings in this way it is hoped their value will be more widely understood and appreciated. An appropriate robust approach is required to their retention and to avoid unsympathetic alterations.

There are no buildings that significantly detract from the character of the area. Many buildings have a more passive neutral role, neither having a significantly marked impact in enhancing or detracting from the quality of the area. They may include for example historic buildings that have been severely altered but retain their overall form or less obtrusive post-war infill development. They are left unmarked on the Townscape Appraisal Map.

In Bentley, due to the close knit relationship of the buildings and

their broader group value within the townscape, the strong presumption is towards retention and improvement to restore lost features. A compelling case for demolition would need to be made in accordance with national and local policy

c) Trees and Landscape

The importance of trees and the rural landscape within which the village is set are identified as key contributors to the area's special character. Poorly considered development which poses a threat to trees within the conservation area, or those outside which nevertheless may make a significant contribution but not necessarily be afforded protection, could be detrimental to the conservation area.

Recommendation 3

a) Existing national and local planning policies provide the appropriate framework for decision making. These need to be robustly applied with sufficient information being required in support of applications for development within and immediately adjacent to the conservation area to be able to objectively assess the impact.

b) New development which does not respect or preserve the linear and traditional spatial form of historic development should be resisted.

c) Where proposals come forward for development it is to be expected that the opportunity is taken to restore lost features or address negative components as part of the overall package of proposals

d) The overriding presumption is for the retention of buildings and enhancement of the established streetscape and townscape. There will need to be a compelling justification for total demolition and redevelopment.

Issue 4 Enhancement of Shop-fronts and signage

The shop fronts and signage on the commercial properties at the centre of Bentley are not of a very high quality and detract somewhat from the overall character and appearance of the Conservation Area.

Recommendation 4

Local plan policy and design guidance available – Shop fronts Design Guide for East Hampshire. Stricter adherence required to this guidance when applications for new signage or shop-front alterations are made.

3 Recommendations Summary

3.1 Amend the Conservation Area Boundary in accordance with the proposed Conservation Area Boundary Review undertaken in Part 1 of this appraisal, shown on the Proposed Boundary Changes Map.

3.2 The continued vigorous application of local and national policy to assess and manage proposed new developments within and adjacent to the Conservation Area which may have an effect on the character and appearance of the Conservation Area.

3.3 New development which does not respect or enhance the linear and traditional spatial form of historic development should be resisted.

3.4 The continued vigorous application of local and national policy and guidance in order to protect the landscape, trees and views which contribute to the character and appearance of the Conservation Area.

3.5 An Article 4 Direction be selectively applied to the area enclosed by the revised Conservation Area boundary to require planning permission for the replacement of windows and doors, the removal of chimneys, the alteration to roof coverings, the removal or partial removal of front boundary walls.

3.6 Particular attention should be paid to applications relating to the commercial properties in order to improve the quality of the shop-fronts and signage.

4 Monitoring and Review

Both the Conservation Area Character Appraisal and the Management Strategy will be subject to monitoring and reviews on a rolling work programme. This should entail:

- A survey of the conservation area including a full photographic survey to highlight any changes;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Appendices

Sources of further information
Listed buildings with the Conservation Area
Maps
Bibliography

Appendix 1 Sources of further information

East Hampshire District Local Plan: Joint Core Strategy and saved policies for the East Hampshire Local Plan (second review) contain relevant information and policies on development in the district. For further advice please contact:

East Hampshire District Council
Penns Place
Petersfield
Hants
GU31 4EX

Telephone 01730 234219

Other useful contacts

The Victorian Society,

1 Priory Gardens
Bedford Park
London
W4 1TT

020 8994 1019

www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY

020 7377 1644

www.spab.org.uk

English Heritage

Customer Services Department
PO Box 569
Swindon
SN2 2YP

0870 333 1181

www.english-heritage.org.uk

Royal Institute of British Architects

66 Portland Place
London
W1B 1AD

0207 580 5533

www.architecture.com

The Building Conservation Directory

Cathedral Communications Ltd
High Street
Tisbury
Wiltshire

01747 871717

www.buildingconservation.com

Hampshire Archaeology and Historic Building Record:

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

Appendix 2 Listed buildings within the Conservation Area

Listed building within the Conservation Area and Grade

Ash Cottage, Main Road, Bentley, GU10 5NF (II)

Cedar Cottage, Main Road, Bentley, GU10 5NE (II)

1-2 Crocks Cottages, Main Road, Bentley, GU10 5NF (II)

1-3 Crocks Farm Cottages, Main Road, Bentley, GU10 5NH (II)

Crocks, Main Road, Bentley, GU10 5NF (II)

Granwells, Main Road, Bentley, GU10 5NE (II)

Grey Stones, Main Road, Bentley, GU10 5NE (II)

1-3 Lime House, Main Road, Bentley, GU10 5LW (II)

Bentley Milestone, Main Road, Bentley, GU10 5HY (II)

Bentley Obelisk, Main Road, Bentley, GU10 5HY (II)

Red Lion House, Hole Lane, Bentley, GU10 5HY (II)

Star Cottage, Hole Lane, Bentley, GU10 5LW (II)
1-2 Somerset Cottages, Main Road, Bentley, GU10 5ND (II)

Tanners, Main Road, Bentley, GU10 5NE (II)

Fox Hall, Hole Lane, Bentley, GU10 5HY (II)

Fox Hall Cottage, Hole Lane, Bentley, GU10 5HY (II)

Grafton Cottage, Main Road, Bentley, GU10 5HY (II)

Mulberry Cottage, Main Road, Bentley, GU10 5HY (II)

Hornbeam Cottage, Main Road, Bentley, GU10 5HY (II)

Sycamore Cottage, Main Road, Bentley, GU10 5HY (II)

Buildings of Local Importance

1-5 Holmwood Cottages, Main Road, Bentley, GU10 5NF

The Old Forge, Main Road, Bentley, GU10 5NF

Elm Cottage, Main Road, Bentley, GU10 5NF

Staceys Cottage, Main Road, Bentley, GU10 5NF

Staceys, Main Road, Bentley, GU10 5NF

Granwells Cottage, Main Road, Bentley, GU10 5NE

Holly Cottage, Main Road, Bentley, GU10 5NE

Bentley War Memorial Hall, Main Road, Bentley, GU10 5NB

Linden Cottage, Hole Lane, Bentley, GU10 5LW

Clive Cottage, Main Road, Bentley, GU10 5LW

Quinta Cottage, Main Road, Bentley, GU10 5LW

Old Rectory, Main Road, Bentley, GU10 HU

Elderflower Cottage, Main Road, Bentley, GU10 5HY

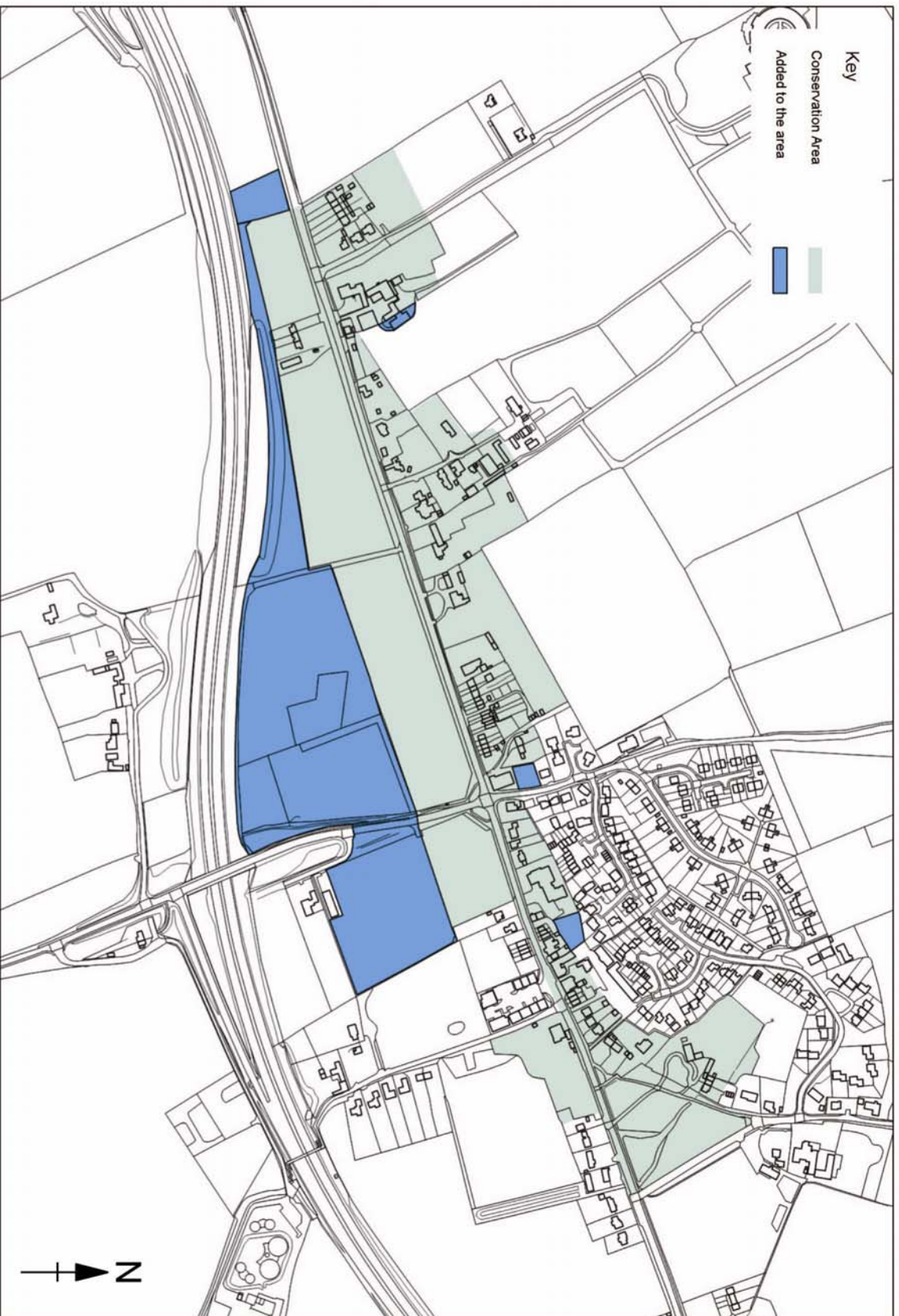
Church House Cottage, Main Road, Bentley, GU10 5HY

Appendix 3 **Maps**

Map 1 – Bentley Conservation Area showing boundary changes 2012

Map 2 – Character Appraisal: Bentley Conservation Area as designated

Map 1 - Bentley Conservation Area (showing boundary changes)



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Map 2 - Character Appraisal



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Appendix 4 **Bibliography**

East Hampshire District Landscape Character Assessment Final Report	July 2006
Bentley Conservation Area Appraisal	EHDC 1991
Bentley Village Website http://www.bentleyvillage.com/homepage	2011
PPS5 Planning for the Historic Environment (The NPPF was published in March 2012 and has replaced PPS5)	CLG/DCMS March 2011
Understanding Place: Conservation Area Designation, Appraisal and Management	English Heritage 2011