

Conservation Area



BENTWORTH

EAST HAMPSHIRE



Partners

Introduction & Brief History

Bentworth was designated as a Conservation Area in June, 1982.

Although Bentworth is not specifically referred to by name in the Domesday Book of 1086, it is known to have been part of the wide ranging Royal estate of Odiham.

In the 12th century the manor of Bentworth was given by Henry I to the Archbishop of Rouen. It remained the property of successive Archbishops until 1336, when Edward I began his protracted war with France. The estate then passed to William and his wife Mathilde of Bynteworth (who lived in Hall Farm) in the 14th century, and then through their granddaughter to the Windsor family, who owned the estate until 1590.

The form of the land and features in the village would suggest that the area has been continuously farmed since the medieval period. This has led to a dispersed development of hamlets, farmsteads and associated cottages, particularly in the vicinity of the early medieval buildings of St Mary's Church and Hall Farm.

Character of the Conservation Area

Bentworth Conservation Area extends along the main lane through the village and includes the area around the church. The boundaries of the farmsteads, from Weller's Place Farm to Parsonage Farm and East End Farm encompass the layout of the village centre. Most of the buildings are spread at intervals along the lane through the village; some are set close up to the road but others are set back from the road in large private grounds.



Manor Cottages, Holt End Lane

The flat, wide open spaces in the village are of particular importance to the setting of the Conservation Area. They include:

- **The wide grass verge**, once the Lord's waste, which runs the length of the main road through Bentworth from the old pond to the Village Green, and pinpoints the centre of the village whilst visually linking one end of the village to the other.
- **The green** opposite the Star Inn in the centre of the village called the Green, has flint walling and two cottages with matching roofs.
- **The glebe land** around the church, which once included the land between the Church and Village Street, now part of the grounds of Mulberry House.



Views across the Pond to Weller's Place Farm

Buildings

There are a number of significant buildings in the conservation area, including:

- **St Mary's Church** : A Grade II* late 12th/early to late 13th century church which was restored in 1849 and 1891. It has flint walls and a tiled roof.
- **Weller's Place Farm** : The barns at Weller's Place Farm are now converted to dwellings. They include two 18th century barns, both timber framed (one is date 1767), and one early 19th century dairy and calving bay.
- **Manor Lodge** : Adjoins Weller's Place Barns. It is an early 19th century painted brick house with a Doric porch and decorative fanlight above the door. The stable, store and granary to Manor Lodge are also listed.
- **Hall Farm House** : A Grade II* listed building built in the 14th century with 17th and early 19th century alterations and additions. It is a medieval hall house and was used as the meeting place of the manor court until the late 19th century.
- **The chapel** to Hall Farm is also a 14th century Grade II* listed building. It is built of flint, stone and brick.
- **Mulberry House** : Built in 1818 this fine stuccoed building was once the Rectory. It has a Doric porch and a balcony with wrought iron railings and a balustraded parapet. It is set in spacious walled grounds.



Hall Farm, Holt End Lane

- **Parsonage Farm** : An early 18th century painted brick house with out buildings. The adjoining barn is also listed, it is an 18th century weatherboarded barn.
- **Greensleeves** : A timber framed house built about 1600 with 17th, late 18th and early 19th century additions. It is timber framed with brick and flint infilling. It has a thatched roof with a massive central chimney.
- **The Sun Inn** : A 17th century rendered building.
- **Hookers Place** : A late 17th century house with early 19th century additions. It is built of brick with a tiled roof.
- **Ivalls Farm House** : It was built about 1600 with 18th and 20th century additions. It is timber framed with pointed brick infilling.
- **Barn at Summerley** : A 17th and mid 19th century barn with brick and flint walls; timber framed in the 17th century portion.
- **Hunts Cottage** : It was built about 1600 with 17th, 18th and 20th century additional alterations. It is a timber framed cottage with a thatched roof; the walls are of brick and flint infilling. Hunts Cottage was built by George Withers, father of the 17th century poet and Puritan pamphleteer of the same name.
- **Ivalls Cottage** : An 18th century brick cottage with thatch roof. The central fireplace suggests an earlier 17th century origin.

Some of the earliest buildings in the village, particularly in the southern part of the Conservation Area, have survived in their original timber frame and brick infilled form. Others have been replaced or re-fronted in the 18th century and are smoothly rendered with roofs of handmade clay tiles or slate.

Many of the farm buildings, a blacksmiths and a forge (now Ivalls Cottage) and a granary (at Weller's Place Farm) still remain, but in a converted form.

Other buildings of interest include the school and school cottage, built in 1848; Church Cottages; Ivy Cottage and Wardies; and The Star Inn.

Materials and Other Building Details

A wide range of building styles and materials can be found in Bentworth. Walls are found in local red brick with blue headers, in flint with brick dressings, and in smooth stucco; they often conceal an earlier timber framed building.

There is a great variation in roof styles, from the very steeply pitched roofs of the medieval open hall houses (such as at Hall Farm) to the shallow pitches of the late 18th/early 19th century farm buildings. Most of the roofs are clad with handmade clay tiles, although some cottages still have long straw thatch. The 18th century stuccoed houses have slate roofs.

In addition to the buildings, the open spaces, hedges, trees and boundary walls all play their part in creating the special character of Bentworth. The range of flint and brick walls, of varying height, create and emphasise the narrow and open aspect of the village, defining the public and private areas of the village.

New Development

Bentworth is an attractive, historic village where the buildings and open spaces combine to create its unique character. The design of new buildings, extensions and alterations to existing buildings and new uses within the Conservation Area will all effect the character of Bentworth. The design of development will need to respect the details, overall form and materials found within Bentworth. Those who undertake development should do so with care.

Further advice is given in the following leaflets which are published by East Hampshire District Council as part of the Conservation Directory:-

- East Hampshire's Conservation Areas.
- Caring for East Hampshire's Conservation Areas and Historic Buildings.

Further Reading

- Bentworth. Georgia Smith 1988
- The Buildings of England: Hampshire and the Isle of Wight. N. Pevsner and D. Lloyd, 1985. (Penguin Books)
- The Victorian County Histories.
- Hampshire Treasures. Hampshire County Council, 1982.

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