

# Blendworth Conservation Area



Study and  
Character Appraisal

# Status of Blendworth Conservation Area Character Appraisal

## Status

East Hampshire District Council has formally designated the Blendworth Conservation Area Boundary. The Character Appraisal is non statutory planning guidance, which acts as an additional guide to the policies in the adopted East Hampshire District Council Local Plan: Second Review March 2006. In this respect the Appraisal can aid in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

## Conservation Area Boundary & Controls Applying

The adopted Guidance contains a number of recommendations.

### Conservation Area Boundary

Blendworth Conservation Area boundary was designated by East Hampshire District Council on 9th November 2004.

### Dates and Statistics

All dates and statistics are correct on date of publication. Future amendments to text will be made in an appendix.

## Ordnance Survey Statement

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## Area Character Appraisals

A Conservation Area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance'. Designation 'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest' (Section 69(1)(a))

East Hampshire District Council is therefore required by law to protect designated areas from any alterations or development that would adversely affect their character and appearance.

The Civic Amenities Act of 1967 introduced Conservation Areas in the United Kingdom.

## Purpose and Objectives of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to;

*'clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued'*, and it is hoped that *'clear assessment and definition of an areas special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves'*. (PPG15.4.9)

The aim of this Conservation Area Character Appraisal is to:

- Improve the understanding of the history and the historical context, of this area of East Hampshire;
- Generate awareness of exactly what it is about the Conservation Area that makes 'it of special interest';
- Provide residents with a clear idea of what it is about the Conservation Area that should be cared for and preserved;
- Provide residents with a clear idea of what enhancements could be made to the Conservation Area;
- Provide East Hampshire Planning Department with a valuable tool with which to inform its planning practice and policies for the area.

# Blendworth Conservation Area

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## Acknowledgements

Horndean Parish Council and the 'Village Design Statement'

Local Residents



# 1 Introduction

## The Blendworth Conservation Area

Blendworth Conservation Area was designated on 9th November 2004. There are no current plans to alter the existing boundaries which are set out in the map referred to in appendix 3.

## Listed Buildings

Blendworth currently has two listed buildings within its Conservation Area:

- Cadlington House, grade II
- Holy Trinity Church, grade II

These buildings are considered to be of special architectural or historic interest on a national scale. It is the policy of the Council to identify those buildings that are important to the character of Blendworth for statutory listing, therefore candidates for inclusion may arise as a result of the character assessment.



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## 2 Historical development



Extract from 1868-70 Ordnance Survey.  
Reproduced courtesy of Hampshire Records Office.

Blendworth is situated to the east of the Parish of Horndean and is a rural farming settlement, centred around Holy Trinity Church and The Old School House. The growth of the village along the lanes has formed a linear pattern of development, with the two large houses and their associated grounds of Blendworth House to the north and Cadlington House to the south.

The hamlet of Old Blendworth was first documented in 1170 as Blednewrthie (Bleadna Farmstead). On a Saxton map of Hampshire in 1575 it was also marked as

Bendworthe. Old Blendworth is a small hamlet to the North of Blendworth Village and is outside the Conservation Area. The first church in Old Blendworth dates from 1303. The oldest buildings in the area are to be found in Old Blendworth with 'Rookwood Cottage' and No.116 Blendworth Lane, being of the late 16th Century, there are however no surviving buildings at Blendworth which date from before the 16th Century. During the early 18th Century 'Yew Tree Cottage' and '3 Myrtle Cottages' were erected on Blendworth Lane.

The common lands at Blendworth were enclosed by an Act of Parliament on the 18th July 1812. Following the Act, the pattern of lanes and field boundaries that exist today were established with one exception, that of Green Hook Lane, which was obliterated in 1854. This lane ran northwards from Rowlands Castle Road, past Blendworth Lodge and Cadlington House, out to join Blendworth Lane, opposite No.s 1&2 Myrtle Cottages.



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In circa 1819, a distinct shift in the focus of development at Blendworth occurred; Admiral Sir Michael Seymour bought the old Blendworth House Estate located between Havant Road and Rowlands Castle Road. In May 1820, his brother-in-law, Sir William Knighton purchased the adjoining Blendworth Lodge Estate. On the 22nd June 1829, Admiral Seymour's son Michael married Sir William Knighton's daughter Dorothea and the Regency villa 'Cadlington House' was commissioned as their home. The one plot of land in the middle of the communal estate that the Knighton's did not own was the site of the Rectory, originally located to the west of Green Hook Lane and re-built circa 1835.

In 1843, Richard Gale leased Myrtle Farm at Blendworth from the Knightons, which adjoined his brewery at Horndean. He rearranged the farm layout, replacing existing buildings with a model farm consisting of a new farmhouse, threshing barn, cart sheds and granary.



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By 1847, St Giles Church at Old Blendworth was found to be inadequate and dilapidated. An appeal was launched in 1849, with land and money donated by the Knightons, in exchange for the demolition of the Rectory to the west of Green Hook Lane and the inclusion of this land within their estate. On the 26th April 1850, the foundation stone for the new Holy Trinity Church was laid and it was consecrated on 24th July 1852. The Church was built in the decorative English Gothic style of the late 13th to early 14th Century by Architects William Gilbee Habershon and his brother Edward. The old Church of St Giles was demolished in 1961 and a new Rectory was built in 1852-53 on land to the north of Holy Trinity Church, west of Crabden Lane. This new Rectory was designed by the Habershons and is now known as 'Blendworth House'.



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The construction of the Church and the Rectory formed an important shift in the historical development and central focus of the village, shifting the centre of the village from Old Blendworth to Blendworth Village.

Following the death of Sir William Wellesley Knighton, the Blendworth Lodge Estate was auctioned on the 22nd October 1885. George Alexander Gale then purchased the farm and constructed the following buildings on the southern section, adjoining the brewery: 'Crookley Park House' (1885-1891); an entrance lodge on Blendworth Lane; a walled garden behind Myrtle Farmhouse; and No.s 1&2 Myrtle Cottages. This change in ownership led to a division of land and a period of building within the village.

In 1884 'Church Cottage' was erected at the top of Blendworth Lane and around this time the rear wing was added to the school. During the period of 1890-1910 the only building activity appears to have been the erection of an extension on the east side of 'Cadlington House' in 1894 and the addition in 1904 of the choir vestry on the north side of Holy Trinity Church. Between 1910-1932 five new houses were built in Blendworth; No.s 1&2 and 3&4 'Seymour Cottages'; and 'Blendworth Manor House' on Blendworth Lane.

Post 1980 development has largely been confined to Old Blendworth, however in Blendworth village the choir vestry at Holy Trinity Church was further extended in 1980 and the Horticultural Training Centre at 'Cadlington House' was constructed in 1987.



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- 12 - Church Cottage
- 13 - View over school house
- 14 - Cadlington House front elevation

# 3 Character Appraisal



## Topography, views and vistas

Blendworth is situated to the east of Horndean, about 0.5km to the east of the A3 motorway. From the south, Blendworth Lane rises gently to the north as far as the Church which is at the top of the incline, where Crabden Lane then forks off to the north. The village and Conservation Area are linear in form and bounded at the south by Cadlington House with its grounds and by Blendworth House to the north.

The ribbon development generally follows the lane, with a grouping of buildings forming the farmyard at Myrtle Farm. The topography and winding nature of the lanes help conceal buildings and restrict clear views from both the southern and northern approaches to the village. The buildings in most cases front the street with gaps in between the buildings and long views stretching to the countryside beyond. The village merges into the countryside with an overriding presence of mature trees, hedges and small front gardens. The rural nature of the village is maintained via the gaps and fields, one significant vista to the east, is a gap in the tree belt immediately to the south of 'Seymour Cottages', which provides a view of the open countryside beyond.

## Use and activity

The land use and topography are distinctive characteristics of Blendworth. The history of the village grew around agricultural farming and the two country estates. It is now a predominantly small residential area with some farming, and equestrian use at Myrtle Farm and the surrounding fields. There are no local facilities, such as a school or local store, however what was once part of the Cadlington estate is now used as a garden nursery.



## Overview of roads, buildings and architecture

There are two listed buildings within the Conservation Area, Cadlington House and Holy Trinity Church. However, many of the other buildings in the village are of local historic interest and therefore contribute to the overall character of the area, see appendix 3, map 2.

Blendworth Lane and Crabden Lane form the two main roads to the Conservation Area, with the village mainly developing along Blendworth Lane. Holy Trinity Church and Blendworth House are located off Crabden Lane.

Over the centuries, the core of the village has developed to form a linear settlement, centred around Myrtle Farm and the Church. The main style of buildings is semi-detached properties and detached properties within larger plots. The village merges into the countryside with an overriding presence of mature trees, hedges and small gardens, all helping to frame views throughout the village.





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## Materials and detailing

The buildings are generally two storey in height, with pitched gables and hipped roofs. There is a mix of both clay tile and slate roofs, with some first floor clay tile hanging. Numerous chimneys give a strong vertical emphasis to the buildings. The main building materials are brick or flint with brick detailing, such as quoins, cills, lintels and string courses. The majority of the buildings are large detached properties set within their own grounds, or smaller semi-detached / terrace properties with small front gardens.

The visual openness of the frontages is an important characteristic of the village. The low picket fences, flint and brick boundary walls, green verges and the hedges all help to add to the rural character of the area.

Many buildings within the village are constructed entirely from brick, or in combination with flint. The colour, texture, bonding and use of flint is an important influence on the visual character of the village.



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The principal window form is a simple side hung casement, however some traditional sliding sash windows exist on the larger buildings such as Cadlington House and the new Rectory: Blendworth Manor House. The windows are timber, mainly painted white with slender timber glazing bars. The casements on Yew Tree Cottage and 3 Myrtle Cottages are painted black, these buildings are rendered white on the front elevation and as such the painted black window frames form an aesthetic contrast.

The gabled buildings generally have deep eaves and decorative bargeboards, either painted white or black, and incorporate clay tile hanging in the apex of the gable ends.

Entrance doors are traditionally located on the main elevation and are solid timber doors painted dark in colour or white. Some of the doors have a small pane of glass at eye level, some have a single plain pane; others have incorporated a bulls-eye pane.

A number of the properties in the Conservation Area have porches, they vary in style, mainly simple open flat lead hoods or a simple open lean-to pitched roof, with a clay tile covering.

Local natural materials and high quality craftsmanship should, wherever possible, continue to be used. Plastic materials such as uPVC and stained windows and doors should be avoided as they are modern techniques that detract from the local character. Enclosed bulky porches and large bulky dormers should be resisted. Porches and dormers should be sympathetic in size and reflect the design, age and scale of the building, with regard to the position of doors and windows. A porch or dormer window can have a significant effect on the appearance of the building, adjacent buildings and the overall streetscene. The demolition of a chimney should be avoided. Chimneys should always be retained as an architectural feature where possible. If unused, they should be vented, but remain. The continued retention of original architectural features, detailing and use of appropriate repair and maintenance techniques is essential in order to protect the character of the Blendworth Conservation Area.



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- 19 - Brick chimney stacks
- 20 - Picket fencing
- 21 - Boundary treatments
- 22 - Flint and brick walling

- 23 - 1&2 Myrtle Cottages
- 24 - Traditional timber door
- 25 - Stone quoins

## 4 Pressures, issues and threats

Blendworth is served by minor roads and lanes, which are not suited to continuous traffic. Blendworth Lane and Crabden Lane are both rural roads, with a tarmac surface and no curbs or pavements; instead they are abutted by grass verges. Cars park on one side of Blendworth Lane and there is a car park at the junction where Crabden Lane breaks off Blendworth Lane.

A footpath runs across the fields between 3 Myrtle Cottages and 4 Seymour Cottages to Rowlands Castle Road and beyond. The footpath is sign-posted by a traditional cast-iron finger post sign. Additional modern signage would urbanise the village and be detrimental to the character of the area.

There is little street furniture and signage within the village. A bench sits on the corner by the Holy Trinity Church. A post box and old cast iron street lamp column are located outside the former school on Blendworth Lane.

The character of the village has in the main been conserved and had sympathetic alterations and repairs made, however minor alterations that are permitted development can erode the character of the Conservation Area, such as uPVC windows, stained rather than painted windows and doors, pebble-dash render, non traditional materials such as artificial slates, bulky enclosed porches, the removal of boundary walls and the creation of hard-standings.

In-fill development or extensions should only be allowed where it does not affect the setting of the existing dwellings or the character of the village. The design and style of extensions and in-filling should continue the traditional character of the buildings in the village rather than follow a more modern style. Traditional materials, proportions and details should be incorporated to achieve a design that is coherent with the area.



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## 5 Opportunities, enhancements and improvements

A feature that contributes to the area is the boundary treatments, especially the flint and brick walls. For example the boundary wall to Holy Trinity Church is in need of repair, some sections of the wall have collapsed and are in need of regular maintenance.



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## 6 Summary

The following factors should be considered when proposing any development within the Conservation Area:

- The scale design and proportions are sympathetic to the characteristic form of the building, to the area and compatible with adjacent buildings and spaces;
- The use and application of building materials and finishes respects local traditional materials and building techniques;
- Retaining and, where necessary, restoring traditional features such as boundary walls, paved surfaces;
- Additions or alterations to a building respect the overall design and proportion of the elevation and levels;
- Open spaces important to the character or historic value are retained;
- Important views within, into and out of the area are conserved;
- Trees and other landscape features contributing to the character or appearance of the area are retained.

### Local character

Blendworth is a rural farming settlement, centred around Holy Trinity Church and The Old School House. The growth of building along the lanes has formed a linear shaped village, along with the two large houses and their associated grounds; Blendworth House and Cadlington House.



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# 7 Design Palette

## Key aspects to the local character of Blendworth

### Building scale

Two storey semi-detached houses with some detached houses in larger plots

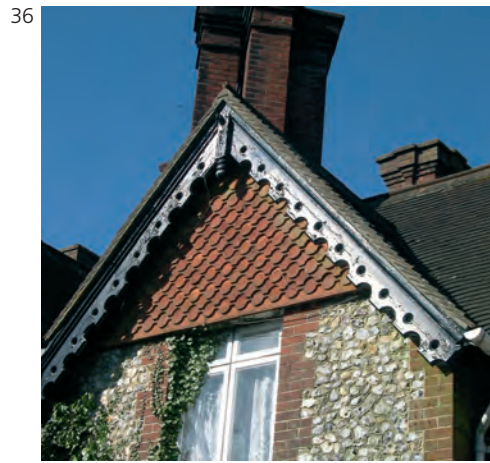


### Roofing detail

Pitched and hipped roofs  
Natural clay and slate roofing materials

Gabled buildings have deep eaves and decorative bargeboards painted black or white

Chimneys



### Walls

First floor tile hanging and in the apex of the roof on gable ends  
Orange bricks, some painted white  
Flint with brick or stone dressings  
Lime based mortars, renders and plasters



### Boundary treatments

Semi-coursed flint walls, brick walls  
Low picket fences and railing; painted white  
Hedges and mature trees  
Low timber post and rail fencing with hedges behind  
Small front gardens



### Window details and doors

Timber side-hung casements  
Larger houses have timber sliding sash windows  
All window joinery painted white or black and single glazed panes  
Doors are timber and solid in design, painted dark in colour or white



### Porches

Open hood porches, some flat lead roll, some with a tiled pitched roof

35 - 1&2 Myrtle Cottages  
36 - Decorative gable details  
37 - Yew Tree Cottages and 3 Myrtle Cottages

38 - Boundary treatments  
39 - Traditional timber door  
40 - Buildings at Myrtle Farm

## Appendix 1 Sources of further information

The East Hampshire District Council Local Plan contains relevant information and policies on development in the District. For further advice please contact:

East Hampshire District Council  
Penns Place  
Petersfield  
Hants  
GU31 4EX  
01730 234219

### Other useful contacts

English Heritage  
Customer Services Department  
PO Box 569  
Swindon  
SN2 2YP  
0870 333 1181  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

The Society for the Protection of Ancient Buildings  
37 Spital Square  
London  
E1 6DY  
020 7377 1644  
[www.spab.org.uk](http://www.spab.org.uk)

Royal Institute of British Architects  
66 Portland Place  
London  
W1B 1AD  
0207 580 5533  
[www.architecture.com](http://www.architecture.com)

The Building Conservation Directory  
Cathedral Communications Ltd  
High Street  
Tisbury  
Wiltshire  
01747 871717  
[www.buildingconservation.com](http://www.buildingconservation.com)

The Victorian Society,  
1 Priory Gardens  
Bedford Park  
London  
W4 1TT  
020 8994 1019  
[www.victorian-society.org.uk](http://www.victorian-society.org.uk)

The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX  
020 7529 8920  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

The Campaign to Protect Rural England  
Hampshire Branch  
Beaconsfield House  
Andover Road  
Winchester  
SO22 6AT  
01962 843 655  
[www.cprehampshire.org.uk](http://www.cprehampshire.org.uk)

Hampshire Archaeology and Historic Building Record:  
[www.hants.gov.uk/environment/historic-environment/ahbrecord.html](http://www.hants.gov.uk/environment/historic-environment/ahbrecord.html)

## Appendix 2 Listed buildings within the Conservation Area and grade

Holy Trinity Church, Blendworth  
Lane, Waterloo, PO8 0AA (II)

Cadlington House, Blendworth  
Lane, Waterloo, PO8 0AA (II)

### Buildings of Local Importance

In addition to the two listed  
buildings within the conservation  
area, there are ten other buildings  
of local importance:

'Blendworth House' (Crabden Lane)

'Church Cottage' (Blendworth Lane)

'Yew Tree Cottage'  
(Blendworth Lane)

'3 Myrtle Cottages'  
(Blendworth Lane)

The former School,  
(Blendworth Lane)

'Myrtle Farmhouse'  
(Blendworth Lane)

The threshing barn and granary at  
Myrtle Farm, (Blendworth Lane)

'1&2 Myrtle Cottages'  
(Blendworth Lane)



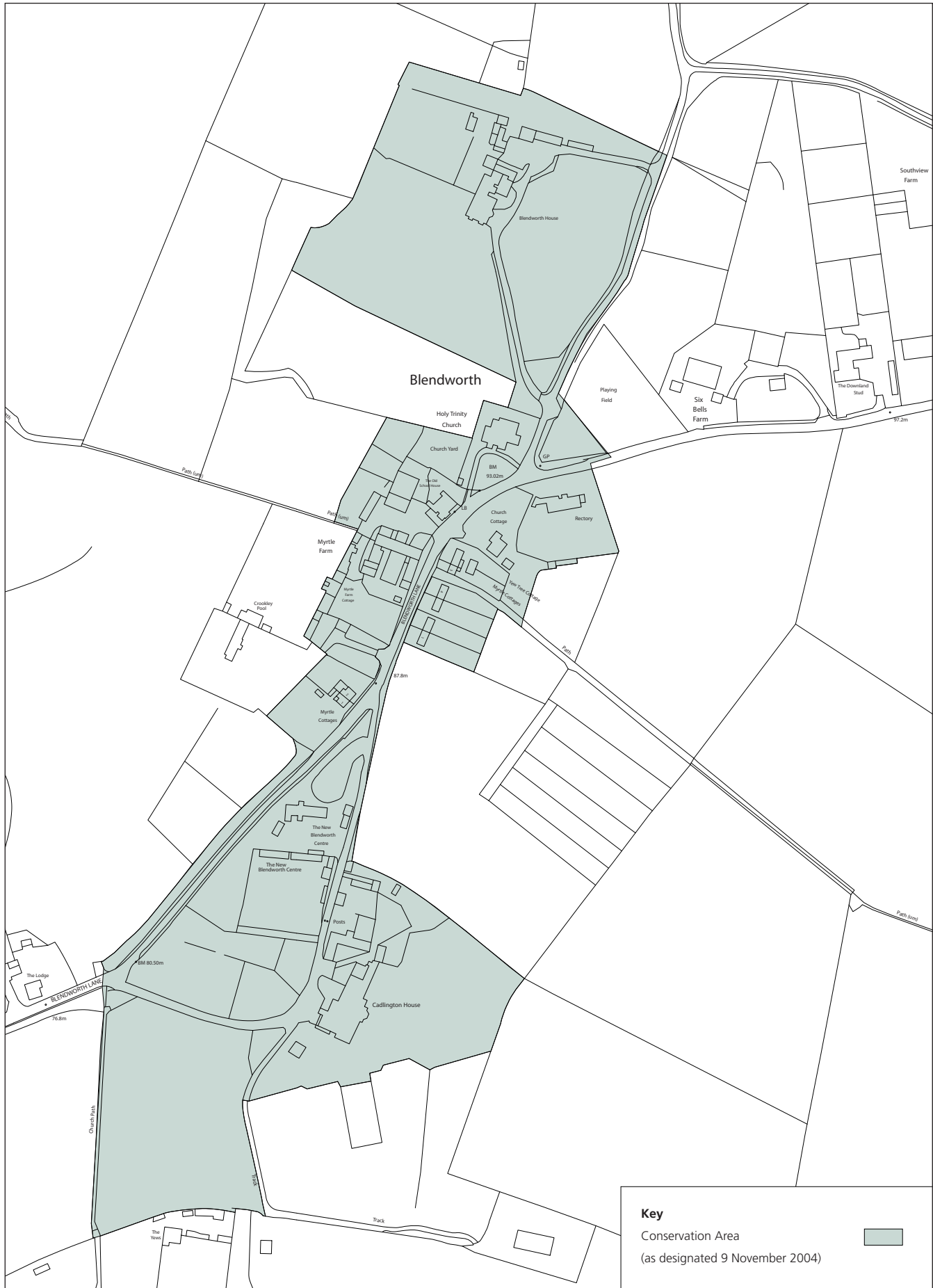


## Appendix 3 Maps

Map 1 – Blendworth  
Conservation Area as designated  
9 November 2004.

Map 2 – Character Appraisal:  
Blendworth Conservation Area as  
designated 9 November 2004.

# Map 1 – Blendworth Conservation Area



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Map 2 – Character Appraisal



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