

Conservation Area



UPPER
FARRINGTON

EASTHAMPSHIRE



Partners

Introduction & Brief History

The Conservation Area was designated in 1976.

Farringdon is a village of two parts : Lower Farringdon on the A32 and Upper Farringdon half a mile eastwards.

The Conservation Area covers Upper Farringdon where the village lies in a hollow. The buildings are set amongst trees.

Upper Farringdon is generally accepted as being founded in the Anglo Saxon period. The village developed around two manors; the present Manor Farm and Popham Manor, situated near to West Cross.

The village is dominated by two buildings which are focal points in the Conservation Area: All Saints Church, which dates from the late 12th Century, and the most notable feature of the village, Masseys Folly.

Masseys Folly is one of Hampshire's most extraordinary buildings. Its construction started in 1870 and continued for 30 years. The village Rector, the Reverend Thomas Hackett-Massey, designed and built it using just one bricklayer and a carpenter. What he designed it for is not known but it is certainly a positive statement.

There are two favourite stories for the use of the building - one that it was to be used as a tea room for the London to Portsmouth line, the other (which seems more likely) that it was intended to be a theological college.

The Folly has served as a village school, church hall and general meeting place. It is now shared by the Parish Council and, perhaps in deference to the eccentricity of Massey, by the Southern Branch of the Royal Institute of British Architects.

The Character of the Conservation Area

There are three key factors which generally determine the character of the Conservation Area:-

- Masseys Folly and its setting;
- All Saints Church and its surrounding of trees; and
- the simple design and small scale of cottages and houses surrounded by hedges and walls set amongst trees:

Although about a third of the village has been built since 1945 the impression given is still that of an earlier rural village. Buildings are constructed with a variety of traditional materials.

The plot pattern of individual cottages and farms and their dividing hedges and trees are set around a square of open space created by four roads which pass through the village.

The older and more interesting groups of buildings are focussed around the crossroads and junctions.

The position of Masseys Folly on the bend in the road opposite All Saints Church makes the building a clear focal point of interest. The detailing of the roof provides an intriguing sky line set amongst trees.

The Folly is built of red brick and Victorian terracotta panels which could be purchased from catalogues available during the last quarter of the 19th Century. These are in a variety of motifs. There are two different towers, one Flemish and the other 'shaped gable' with a saddle backed (mansard type) roof. The building has battlements and ridge irons.

The views of the Folly from the Church and the western end of Church Road are important. From both views the Folly is framed in the skyline by trees with cottages in the foreground.



All Saints Church is surrounded by specimen trees, including a Cedar tree which provides a foil for the roof and tower of the Church.



All Saints Church has Norman details and perpendicular windows. Medieval wall paintings have recently been discovered inside. In the 17th Century the aisles of the Nave were extended. The lychgate, an Arts and Crafts design, is believed to be by the architect Henry Woodyer; the chancel also appears to have been remodelled by him in the late 1890's.

Other Buildings, Materials and Details

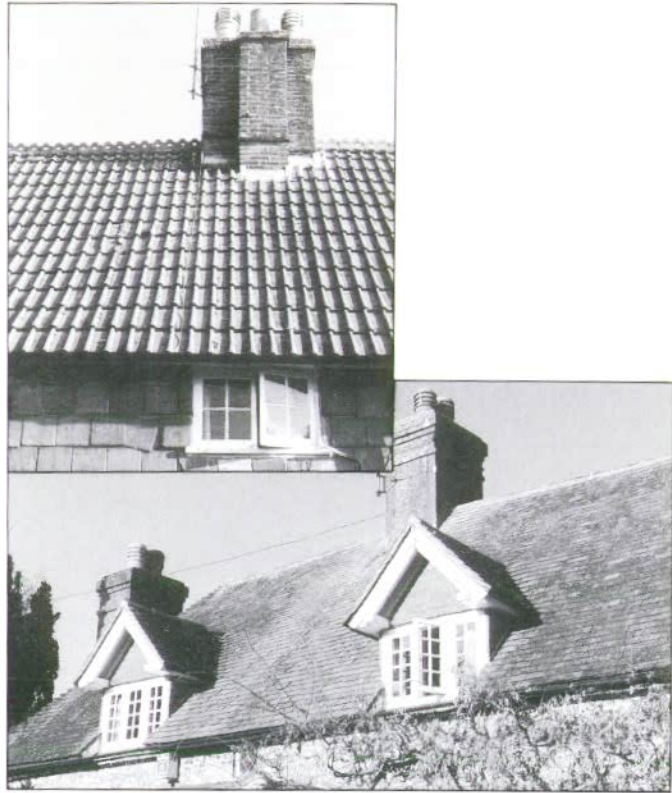
Rendered and painted buildings are common in the Conservation Area. However, a variety of traditional materials are used: red/orange brick, slate, stucco and lime wash. Roof materials are generally thatch, clay plain tiles or pantiles.



At West Cross french style pantile roofs are used. West Cross Cottage has well proportioned slate hung elevations and early 19th Century casement windows.

The windows typify one of the two cottage window styles which are a feature of the buildings in the Conservation Area.

- *The casement types are timber square paned and at first floor are either tucked directly under the eaves plate or sitting on top of the plate as dormer (attic) windows.*



- *The dormer style, have projecting gables with "solid" verge cornices, for example Hawthorn Cottage and Tylers).*

Windows are generally painted white; these punctuate the buildings, highlighting their proportions and scale. Stained windows on the other hand, particularly the more modern type, appear weak and look entirely out of place.



Several buildings in the Conservation Area are timber framed with herringbone nogging, some in red brick and blue patterned headers or in rat trap bond. Holly Cottage is made of flint rubble with stone quoins.

Buildings at the eastern end around Hall Farm have elevations of coursed cobble malmstone.

The boundaries of cottages and houses are either hedges or low flint walls with brick copings and dressings or rat trap bond bricks laid on edge. Chimney stacks are important features of the roof skyline; these are almost always "solid" looking and well detailed, being placed central to the roof and ridge rather than at gable ends.



New Development in the Conservation Area

Within the Conservation Area there are some buildings of an inappropriate, standardised modern design; fortunately most are concealed by trees and hedges. The design of new buildings and extensions, alterations to buildings or new uses within the Conservation Area will all affect its character. Development will need to respect the details, overall form and materials within the Conservation Area, together with the trees which make a major contribution to its setting. Development should blend in with and complement the surroundings rather than impose itself upon it.

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

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

Further Reading and References to Farringdon

- The buildings of England : Hampshire. N Pevsner and D Lloyd, 1967.
- Follies - A guide to rogue architecture. G Headley and W Meulenkamp, 1990.
- Victorian County History - Hampshire.

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