

Conservation Area



HOLYBOURNE

EASTHAMPSHIRE



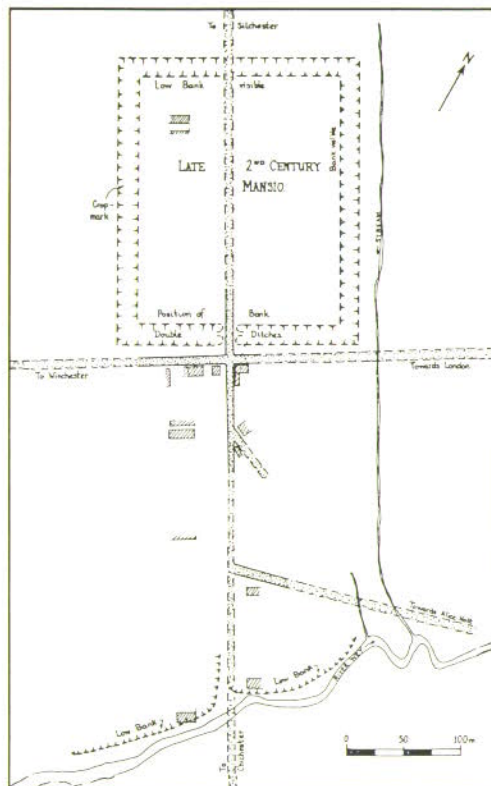
Partners

Introduction and Brief History

Holybourne Conservation Area was designated in 1977.

The name Holybourne is believed to derive from the Celtic practice of worship and burial of the dead by the side of streams, which were considered to have sacred powers. A number of streams rise by the pond in Church Lane, which feeds the small Holybourne tributary of the River Wey.

During the Roman and Saxon period there was a large settlement nearby at Neatham, to the north east of Holybourne. Research has revealed a town of some 50 acres stretching from north of London Road southwards to the River Wey. Neatham is thought to have been a military posting station in the 1st Century A.D., located at the junction of the main London-Winchester and Silchester-Chichester roads. The shanty town grew up here and continued well into the early 5th Century.



Map of Neatham - layout in the third century

It was not until the early Norman period that the village began to develop into a centre with the construction of a chapel, the remains of which may be seen in the west tower of the Church of the Holy Road. Neatham Market is recorded in 1086. Holybourne continued to develop through the middle ages.

Several buildings in Holybourne date back to the 16th Century, although the majority have 17th and 18th Century origins.

During this period the village prospered in a variety of trades and industries, such as brewing, tanning, wheelmaking and ironworking, as well as agriculture.

The prosperity of agriculture, and particularly agricultural workers, varied considerably and in 1830 and 1831 Holybourne and Barton Stacey are recorded as having the worst agricultural riots in the county.

One of the oldest domestic buildings in the village and

Conservation Area is the Priory, a flint and stone gabled building with irregular stone mullioned windows; the house dates from the early 16th Century.

The Character of the Conservation Area

Holybourne Conservation Area is characterised by three distinct features :

- the winding linear main street (London Road) with cottages and houses of traditional local materials;
- the narrow lanes leading off London Road with flint brick and stone walls tight against the lane edge; and
- the mature trees which provide a setting to 'frame' the historic buildings.

The Conservation Area also has distinct groups of buildings each with its own interest.

Andrews Endowed School in London Road is a fine symmetrical house of the first quarter of the 18th Century. It is Grade II* listed and is set back from the road in its own open grounds. *The building has a distinctive bracket and modillion eaves cornice and is constructed in a fine red brick. The huge hipped roof in clay peg tiles is a feature.* The building lies at the western entrance to Holybourne Conservation Area .



The stream running through the Conservation Area, the pond in Church Lane, mature trees and gardens, and the now more quiet London Road combine to provide a most attractive setting for the large number of mainly 17th-19th Century historic buildings. These are dispersed in an even plot pattern along the roads bounding the stream and pond.

Howards Lane

Immediately east of the school is Howards Lane. The west side of this narrow lane forms the Conservation Area boundary.

An important and distinctive feature of the lane is the high, mainly flint, or cobbled ironstone and malmstone walls with later brick. Red brick has often been used to repair them or to increase their height. The walls are set tight against the road and together with trees and hedges they create a strong sense of enclosure.



At the head of the lane is Howards Farm, a small group of farm buildings. The focal point of this group is Howards Farmhouse, a 16th Century timber framed black and white painted house. The group includes a 17th Century barn of approximately 10 bays (now converted) creates an attractive enclosed space at the junction with Church Lane and Church Road.

Church Lane

A key feature of Church Lane is the Church itself. When viewed from Howards Farm, the Church and Manor Farm House visually enclose the road junction.

The 18th Century Manor Farm House is an imposing building in the street scene. It is built in a rich red brick and is of 5 bays. It has a substantial clay peg tile hipped roof with handsome mullioned and transomed windows. The farmyard to the north and east of the Manor Farmhouse is characterised by a long low range of stables and cattle byres with flint walling.

The stables enclose the yard. The views from the public footpath into the farmyard from the north are restricted by this long range of buildings and the broach spire of the church in the background. A narrow vista is created by the small gap between the range which allows glimpses of the farmhouse and trees beyond.

Holy Rood Church has a Norman west tower with a 19th Century Oak shingled broach spire. The Yew trees in the churchyard and the church create a focus for views from the west. Together with Church Cottage this also creates a visual 'pinch point' which then opens up by the Pond. The surrounding trees are a feature of the pond.



The sense of enclosure in Church Lane is created largely by hedges and the slightly rising land to the north. Views downstream from the pond are also important.

London Road

London Road is linear in form. Its character is generally one of smaller cottages and houses built in a variety of styles using traditional local materials. More substantial houses are set back from the road amongst trees lying in their own grounds.

Nos 147-153 are an attractive terrace of 16th Century timber framed buildings with hipped and gabled clay peg tile roofs. The windows are mainly 19th Century casements with later square bays. These buildings are an important feature of interest in London Road and are part of a continuous line of later 18th and 19th Century terraces east of Church Lane.

A feature of the western end of London Road is the stone and brick walls with trees overhanging. On the north side the cottages are set a little back from the road on slightly raised ground above the road. Houses and cottages on the south side are set against the edge of the narrow footpath alongside the road. Together these create an intimate linear appearance.

The view east, downhill towards The Lawn, typifies the character of Holybourne Conservation Area. The rambling gables set behind the high walls of The Lawn encloses a narrowing view when approaching the village centre from the west. The narrow lane tucked between the Edwardian Shop and No 56 is a surprise element in the street scene. Moving eastwards the view from The Lawn narrows to a long uphill vista. The vista is created by tall trees either side of London Road.



Mapey's is a largely 19th Century house with Arts and Crafts style gabled elevations. It 'closes' the terrace on the south side of London Road to form a visual 'bookend' to the street scene. It also sits on the corner of one of the narrow lanes leading south - Lower Neatham Mill Lane. Both Mapey's and The Forge (19th century) form the eastern boundary of Holybourne Conservation Area. The oaks and chestnut trees in the skyline and Mapey's create a focal point for the terraces in London Road. ▼

Overhead cables and poorly designed street lighting, together with congested parking, detract from the overall scene.



Other Buildings, Materials and Details

A variety of local materials and details are used for building throughout the Conservation Area. In particular, London Road includes:



- coursed cobble or ashlar blocks of malmstone;
- painted smooth render or stucco;
- knapped or cobble flint;
- steep pitch roofs of clay tiles with full hips and plain gables;
- slate roofs with wide verges and decorative bargeboards;



- long straw and combed wheat reed thatch;
- painted windows; pairs of narrow plain casements or vertically sliding sashes;
- hipped or plain gable dormers - lead cheeks - narrow timber casements tucked under the eaves;
- red brick chimney stacks and tall clay pots;
- solid doors, plain vertically boarded or 4 and 6 panels; and
- narrow open and plain gabled porches.

Small dormer windows and pairs of narrow light casements, either with hipped roofs or gables, are a feature of the larger houses in the Conservation Area. The majority of houses have simple unaltered roof lines with a variety of pitch and traditional design. The generally unaltered roofscape is a feature of the skyline.

Other buildings of interest include:

- The Manor House, with an 18th century formal facade;
- Church Cottage a 15th century timber frame building with steep pitched roofs; and
- Holybourne House, an 18th century building of elegant proportions.

In London Road, Annes Cottage has a symmetrical Georgian rendered facade whilst The Grange and Holybourne Lodge are early 19th century buildings of similar scale.

New Development in the Conservation Area

The design of new buildings, extensions and alterations to buildings or new uses within the Conservation Area will all affect its character.

Proposals for new development should reflect the existing pattern of development. The design of new buildings should reflect the existing proportions, details and materials of existing buildings. Development must seek to blend in with surroundings, be sensitive and imaginative and build upon the character, existing style, details, and materials found within the Conservation Area.

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 and references

- CW Hawkins - Story of Alton. 1973.
- W Curtis - A short history and description of the town of Alton. 1896.
- Civil War in Hampshire - G N Godwin. 1959.
- Victorian County History.

Acknowledgements:

- Map of Neatham by kind permission of Hampshire County Council Archaeology

For further information please contact:-

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Holybourne

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Scale 1:2500

— Conservation Area Boundary

■ Listed Buildings

