

**Hawley Park and Green
Conservation Area**

**CHARACTER APPRAISALS AND
MANAGEMENT PROPOSALS**

Date: 06.12.2012

Approved at Cabinet 06.12.2012

HART DISTRICT COUNCIL

Preface

HART DISTRICT COUNCIL has agreed to adopt a comprehensive strategy for the conservation of its towns and villages which will seek to harness the various powers, organisations and resources available to positively promote conservation for the benefit of the District.

The Council is required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out periodic reviews of its conservation areas **'It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'**, 71.1, National Planning Policy Framework (March 2012) recommends 'that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest', 127, p.30.

To meet the above aims, Hart District Council has prepared this appraisal and proposals document in respect of the Hawley Park and Green Conservation Area.

The draft Conservation Area Appraisal and Management Proposals Document was published for consultation in July 2002 and was considered at a public meeting of the Blackwater and Hawley Town Council held 16th September 2002. The comments received from that meeting and from other consultations were taken into account in finalising this document. The draft Conservation Area Appraisal and Management Document has been considered by Blackwater and Hawley Town Council in 2012, and has been approved at Council's Cabinet meeting on Date: 06 December 2012.

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I. Introduction

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The extent of the conservation areas is set by the local planning authority, which also has a duty to formulate and publish proposals for the preservation and enhancement of such areas. Within conservation areas there are tighter development controls imposed by Government to ensure the special character is not harmed. The main additional controls are:

- Planning applications, which the local planning authority deems would affect the character of the conservation area, must be advertised to allow the general public to comment.
- Conservation Area Consent is required from the local planning authority for demolition of most buildings within a conservation area.
- Six weeks notice must be given to the local planning authority of the intention to lop, top, cut down or remove a tree within a conservation area.
- An Article 4 Direction made by the District Council in 1998 provides that most small alterations to dwelling houses, which might affect the character of the conservation area, need planning permission. Section 10 provides further details.

Special consideration must be paid by the planning authority, in considering planning applications, to the desirability of preserving or enhancing the character or appearance of conservation areas.

There are currently some 32 conservation areas in the District and the Council continues to consider whether further areas should be designated which meet the criteria above.

The Government’s Nation Planning Policy Framework (MARCH 2012) refers to the ‘local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’. It is proposed that this Conservation Area Appraisal and Management Proposals will now provide additional planning guidance to serve as a reference point when considering planning applications. The statement is based on an appraisal to establish the character of the conservation area, in order to assist owners, occupiers, officers, members of the Council and others in understanding just what is special about the area in architectural and historic terms. It also seeks to identify any elements that may be considered to be in need of improvement to better reflect the special nature of the area as a whole.

Hawley Park and Green was designated as a conservation area in January 1989 at the request of the then Hawley Parish Council and the area covered is shown on the appraisal map included at

the end of the document.

The details included in this document should not be taken as completely comprehensive and the omission of reference to any particular building, architectural detail, streetscene or view does not necessarily imply that it is of no interest or value to the conservation area.

2 Location

Hawley Park and Green Conservation Area occupies the eastern edge of Blackwater and Hawley, which are now designated a township with its Blackwater and Hawley Town Council offices situated close to Blackwater station, within the main shopping area. The conservation area is rural in nature being set about half a mile from the main centre, based upon the historic house and grounds of Hawley Park, the area around Hawley Green and Holy Trinity Parish Church.

The larger town of Camberley is about 3 miles to the east with Reading 14 miles to the north and Basingstoke about 15 miles to the west. Blackwater does have its own station on the Reading to Guildford branch line with main line stations at Camberley and Reading. The M3 motorway is accessible about 2.5 miles to the south and an M4 junction is just south of Reading.

The conservation area slopes gently from west to east down towards the valley of the River Blackwater which forms the eastern boundary of Hart District Council area and also the county boundary between Hampshire and Surrey. To the north of Blackwater centre the river also forms the boundary with Berkshire.

3. History and Development of Hawley Park and Green

Back in the time of King John, in the 13th century, Blackwater was known as Bredford and covered an area itself of 4,600 acres. J. I. M. Forsyth in writing his "Notes on the Parish of Hawley" in 1982 says that early references to Hawley give its name as Halleley in 1281 and then Hallee in 1287 with the spelling also as Hallie a little later.

The settlement at Blackwater would have developed close to the river crossing on the relatively fertile slopes of the Blackwater valley flood plain. Away from the river the silty clay acid soil produced a form of rough heathland. Fish would have been available from the river with the people surviving on a form of subsistence agriculture including the use of the less fertile heathland commons for grazing. While the sandy soil would have been poor for crops its silty nature made for easy ploughing and its quality would have gradually improved over several centuries. In the middle-ages Hawley and Blackwater were still part of the parish of Yateley which had become one of the largest settlements in north east Hampshire. The settlement pattern established at that time included the distinction between cultivated fields and the

uncultivated heathland common. People held lands from the Lord of the Manor along with the right to put a number of animals on the common and to take wood, peat and gravel from it. The annual cattle and sheep fair at Blackwater used to be held in November each year and was said to be one of the largest in the country.

The underlying soil stratum is known as the Barton Beds of sand and gravel of the tertiary period, giving rise to the acid heathland where they reach the surface. Alluvial silt deposits range along the Blackwater valley and there were peat bogs to the east and south west. The size of the settlement was limited by the presence of the river to the east, the heathland to the west and the peat bogs to the south.

The 1844 tithe map of Yateley covering the conservation area shows the existence of Hawley Park as a mansion house together with the stable yard, the entrance lodge on the Fernhill Road, the south lodge and a cottage which is now Church Lodge. There were also then farms to the east side of the Hawley Road which are now almost entirely developed as modern housing estates.

The Parish of Hawley only came into being as a separate entity in 1838 being created out of the Parish of Yateley. It comprised then some 1,972 acres including the village of Blackwater and its surroundings to the west, with Hawley Common occupying a large part of the Parish.

The church was built in 1857, having been started by the Reverend John Randell, who died in 1856 before it could be finished. The living was gifted by Charles Randell who lived at The Oaks. The Reverend John Wyatt came as a curate in 1850 and stayed on for 50 years after becoming the minister on John Randell's death. The church was extended in 1863 and the tower added in 1882. It is now listed grade II and described as being built in a 13th century Gothic style.

Hawley Green was acquired by local residents and conveyed to Rev. J Randell in 1851 for the recreation of the inhabitants of Hawley. Cricket is reputed to have been played on the green since 1865. The cricket pavilion was erected by voluntary subscription on "ground taken from the wood on the western side of Hawley Green". The Trusteeship of the Hawley Field Trust was transferred to the then Hawley Parish Council in 1990. Among the provisions of the Trust Deed is the forbidding of games at any time during divine service. There is considerable concern from the Church that the nature and character of the green is changing and that it should not slip from its original purpose to become a dedicated football pitch.

The Almshouses to the north of the green were erected and endowed by Henry Randell JP, the minister's brother. Henry Randell then lived at Hawley Hill, which later became the Hawley Hotel and is now another large housing estate.

Hawley School land was donated by the Rev. John Randell in 1853 and by 1869 there were 111 children there with another classroom being added in 1871. Water came from a well. The School House is reputed to have originated as a three-roomed cottage and to have some Tudor brickwork within it.

Hawley Park is thought to have stemmed from a hunting lodge of around 1640 and Cromwell is thought to have stationed his army here in the siege of Old Basing. The present house was started in 1740s and the stable clock is dated 1743. The stables were used by Sir Francis Dashwood of the Hell Fire Club. The relief of Ladysmith and Mafeking, in the Boer war, are said to have been celebrated in the grounds when the House was owned by Field Marshall Sir Winthorn Simmons. He was reputedly a friend of the Empress Eugenie of France who helped her to come to Farnborough Hill.

4. Character Description

This section seeks to describe the architectural and visual historic scenic character of the conservation area, including the importance of some of the listed and unlisted buildings within it. Hawley Park and Green Conservation Area is historically and architecturally important and considered well worthy of preservation and enhancement.

4.1 General Form and Buildings

Hawley Green, in the northern corner of the conservation area, is overlooked from the west by the Memorial Hall. The hall stands out as a dark red brick structure with heavy black timber framing to its main barn-like form. A group of small Alms Houses face the green from the north and the Hawley Road runs roughly north to south along the east side of the green dividing it from the tall Holy Trinity Church opposite. The church stands out in more orange/red brickwork. Along the south side of the green are a number of large old oak trees with some young beech planted below them at the east end. Holly bushes form an understorey to the oak trees and towards the south west corner of the green are more mature beech which continue along the western side. There are more mature oaks and some tall pines also in the south west corner. The green has been levelled to provide a cricket or football pitch and recreation area. The modern red brick of the Blackwater and Hawley Leisure Centre building is well matched to the older memorial hall but the low pitched roof and modern box-like form run contrary to the generally traditional building character of the conservation area. The Centre is a low structure, however, and is greatly screened from the green by the evergreen laurel and rhododendrons along the access in front of it. The Leisure Centre and the further leisure related development behind it to the west are not included within the conservation area.

The Memorial Hall itself does seem to be based on a barn form using a heavy pine frame stained black below its half-hipped clay tiled roof. There are two tall projecting bays to both

front and rear elevations rather like the old midstrey entrances of agricultural barns. The windows are simple large openings and the red brick infill panels to the framing are almost square. There have been various additions to the hall over the years, generally following the red brick and black timber theme, but with some additions more successful than others, in terms of matching the quality of the original architectural detailing. To the southern end is the caretaker's bungalow and another rear extension which uses poorer quality Fletton brickwork but does have a clay tile roof. At the northern end of the main hall is a single storey height entrance extension. This is well matched in terms of the brickwork colour but the flat roof form stands out as poorly related to the main structure.

The car park to the hall is tucked away at the rear. A collection of re-cycling bins are sited here and are in need of more planted screening to stop them detracting from the character of the conservation area. A path at the northern corner leads off into the attractive Ministry of Defence woodland adjoining, which features masses of rhododendron bushes and silver birch trees.

The Henry Randell Charity Almshouses at the northern end of the green form a delightfully detailed symmetrical block built in 1857. The date is picked out in blue header bricks on the front of the two storey central element. Either side are single storey cottage wings. The whole has wavy fretted bargeboards to the clay tiled roofs with paired brick chimneys. The brickwork is mainly in the orange/red colour typical of locally-made Hampshire bricks. The metal framed windows with leaded lights are replacements but are reasonably in character with the original.

A single storey modern block of social housing has been added close to the north end of the original almshouses and a warden's bungalow has been built to the south. The bricks and tiles are well matched for colour but the bricks are a harder modern design and plastic windows to these newer units do not match the traditional form of the earlier ones. Behind the Almshouses, set at a lower level within woodland, stands a modern chalet house well screened from view by its surrounding trees and bushes. This property stands just outside the conservation area and has been built in dark materials to avoid it standing out.

Entering the conservation area from the north along the Hawley Road, the setting is very rural with trees lined along both verges with an understorey of mature holly bushes. As you approach the cross roads junction with Fernhill Road, the Hawley Green opens up to view on the south western side and the cemetery is glimpsed through beech hedging on the north east. On the northern corner of the junction are a group of fine mature oak trees. Holy Trinity Church then stands out very clearly in its bright orange/red brickwork below its pale brown timber shingle-clad spire. The church was originally built in 1857 by the architect J B Clacy. It was extended to designs by C Buckeridge in 1863 and he was also responsible for the tall square bell tower added in 1882 and the spire above it. Listed as Grade II the church is described as of 13th century Gothic style with Bath stone dressings to the brickwork and inside

has yellow brickwork with red brick banding. The entrance is through the tower at the west end with the chancel and north chapel having circular apse ends to the east, and the south aisle having a square end. The original churchyard stretches mainly to the south with a low hedge along the Hawley Road frontage. In the graveyard are several specimen fir trees and two old yew trees.

Opposite, on the south side of the Hawley Road stands Church Lodge. The building is based upon a tiny Gothic styled lodge cottage, shown on the 1840 tithe map, having ornate details including dog-toothed dentils to the roof verges. There are several early original windows with heavy mullions and iron framed leaded lights with gothic top panes. The lodge has had a series of later extensions which have related well in terms of scale, perhaps, but these are not well matched in terms of the architectural detailing. At the front, onto the road, is a very unfortunate flat roofed element that does severely detract from the character of the original building and from the traditional quality and character of the conservation area.

The southern segment of the cross roads is occupied by a simple modern house called Gradely House. The building is screened along the Fernhill Road by attractive yew hedging and tall rhododendrons but along the Hawley Road the modern fence and wall combination is less traditional. Lower Meadow stands next along the gently rising Fernhill Road. This is a modest scale detached dwelling of chalet form with redbrick elevations under a clay tiled roof with traditional dormer windows. The front boundary of scrolled ironwork above low stone walling with stone pillars and scrolled iron gates seems out of character with the rural nature of most of the area. The backing hedgerow does help to soften the urban nature of this boundary.

The Barn is now the site of a new heavy oak framed substantial house being built to replace the original property destroyed by fire several years ago. The earlier building was based around an old agricultural barn which gave rise to its name. The new building is intended to relate to the style of the former property and to other timber framing in the District. Along the road frontage, a series of tall redbrick wall sections are broken up by black painted iron gates for vehicle and pedestrian access. The site has many mature trees around the house and close to the road softening the impact of the big new building. The brickwork is proposed to be of a traditional orange/red local colour and plain clay tiles are proposed for the roof so that overall it should fit in well in the conservation area.

The entrance to Hawley Park mansion is situated on the east side of Fernhill Road opposite the access lane to the Memorial Hall. The entrance is marked by an agricultural style timber five bar gate on timber gateposts with the long driveway leading up through tall beech trees and rhododendrons. By the entrance gate is a simple white painted rendered lodge cottage with a slated roof. The lodge appears to have unfortunately lost much of its original detailing such as its cast iron rainwater goods traditional doors and windows, although its function as a lodge is still obvious.

As Fernhill Road rises southwards on the east is a cul de sac of detached large modern family houses developed within the grounds of the old mansion. Many are part rendered and colourwashed below steeply pitched slated and plain tiled roofs. Timber post and rail fencing and a buffer of beech woodland soften the new buildings from the road and dense rhododendrons prevent any inter-visibility between the new dwellings and the historic main house. Although the new houses do have modern windows and fittings the quality of the detailing and materials generally have been selected carefully to fit in with the quality of the location.

On the top of the rise and set back into the woodland two individual detached dwellings date from around the beginning of the last century. Beech Crest is now a domestic home after the residential care home closed. It has whitened rendered elevations under a pitched tile roof of very traditional form and character, but with replacement modern windows and plastic rainwater goods. Pine Crest, set further into the woods off a narrow driveway, retains more of its original features including double hung timber sash windows. It too is of white elevations below its clay tiled roof and is now split into flats.

There is still a substantial block of woodland in the southern corner of the conservation area being part of the grounds of Hawley Park. Set into this woodland, as Fernhill Lane runs off to the east, are a pair of circa 1900 tall Victorian style cottages called 1 and 2 All Saints, after the small Church on the opposite side of the lane. The cottages have red/orange brickwork, heavy white painted barge boards to half hipped gables, dormer windows and exposed rafter feet in the traditional manner. The buildings retain their original black painted cast iron rainwater goods but the original external doors and windows are all replaced in modern plastic detracting from their traditional character and quality.

As Fernhill Lane leads eastwards the woodland to the north, with its dense holly understorey, gives way to open farmland and parkland pasture of Hawley Park Farm. The lane at this point is set down between high banks with just simple agricultural fencing along the northern side with a few trees along the roadside. South Lodge marks the old southern entrance to the Hawley Park estate which now is little used. The Lodge cottage itself has some detailing similar to Church Lodge with dog-toothed dentil brickwork below the slated roof. None of the original windows appear to remain however and there is a modern conservatory and various outbuildings. Nonetheless, the building does remain clearly recognisable as an early mansion entrance lodge.

The main farmland and parkland of Hawley Park and Farm stretches out along the south west side of the Hawley Road. The mansion can be seen standing high up against its woodland backdrop. It now displays its earlier symmetry after the recent demolition of the poorly proportioned late 19th century southern wing. The listed stables can also be glimpsed from the road including the clock tower. The modern farm buildings of Hawley Park Farm are

fortunately set well back and the large Nissan style building is painted dark green which does help to make it less obtrusive.

A pair of tall gable fronted semi-detached cottages sit on the west side of the Hawley Road between the entrances to the farm and the now separately run stables. Known as 1 and 2 Park Villas they have a massive central chimney to their clay tiled roof. The ground floors have red brick elevations with arched lintels over the traditional timber casement windows. The first floors are tile hung in fishtail clay tiles and the cast iron rainwater hoppers have a date of 1901. There are wide gables with heavy bargeboards and the whole building has an attractive traditional quality with good detailing and quality materials.

The Hawley Park Mansion itself is thought to be based on a hunting lodge dating from the 1640s and certainly there is evidence within the structure of an early timber framed house, around which the present building has evolved. The present house appears to date from the 1740s. The 1844 tithe map and 1872 O.S. map show a walled garden with greenhouses, stable block, a lodge at each of two entrances north and south and a further lodge to the north east. Church Lodge is also shown on the tithe map but not listed in the same ownership as the mansion and other lodges. The stables are built in orange/red Hampshire coloured brickwork under a clay tiled roof and feature a clock dated 1743. The stables, built in a quadrangle form with a central arched entrance are listed as Grade II buildings of special architectural or historic interest. They have survived in remarkably original form with the central square yard still cobbled and the whole still in use as a commercial riding stables.

The house is described in its Grade II listing as, a large house partially divided into flats, the central part dating from the late 18th century and refronted around 1860. In fact the south east wing added circa 1860 has now been demolished, as part of an approved recent restoration of the house back to a single dwelling. The building is now returned to its much more symmetrical form with its large stone portico forming the grand entrance to the rendered house with its slated hipped roof and tall chimneys. Either side of the front entrance are angular bays with larger paned double hung sliding sash windows to the ground and first floors. The windows have decorative imitation stone mouldings around them with hood moulds to the ground floor windows. There is a rendered parapet at eaves level with a decorative dentil band below it and the hidden valley gutters discharge into cast iron hoppers and restored cast iron down pipes.

To the south-west, beyond the wide turning circle of the gravel drive, the front of the house overlooks part of the parkland slightly below the house and then the land rises as a woodland backdrop. To the north-west side of the house the early conservatory is also being restored. This has curved heads to the sash windows below the curved iron framed curving glazed roof. Close to the conservatory is a rock garden. Other unusual features of the gardens are the rock maze in the south-eastern section comprising a series of paths and linear raised beds, and beyond that the water garden comprising a series of water filled pools linked by a channel

constructed from limestone pavement.

On the north-east facing rear elevation again the windows are double hung sashes with matching mouldings around them. Between the two angled bays the central section of three windows projects slightly below a wide pediment giving a very grand appearance to this elevation overlooking the sloping rear lawn and park land beyond. This is the element of the house that can be appreciated in views across the parkland from the Hawley Road.

The late 18th century stables date from before the main re-ordering of the house in 1860 and the local orange/red brickwork stands out in contrast to the stone colour of the house. Facing the southern end of the house, the north front of the courtyard has a central projecting pediment with a contemporary clock with gold lettering on a black ground. There are stone quoins to this projecting central element with a small pedimented doorcase with Tuscan stone columns. On the north-east front again there is a central projection with a pediment but without the stone quoins. The arched entrance is below the pediment into the cobbled yard with arcading around and original stall partitions behind this. The roofs are tiled in soft hand made clay plain tiles but on the north-east front several large modern rooflights seriously detract. There are a series of diocletian arched windows either side of the entrances. Beyond the stables to the west is a later brick built saw mill building being renovated and a brick storage barn both of which are important traditional buildings within the complex and within the conservation area. Unfortunately the grand design of the stables can only be glimpsed at a distance from the Hawley Road.

4.2 Landscape, Views and Open Spaces

The conservation area has an essentially rural landscape noticeable immediately as you enter along any of the roads that surround it. Trees and hedges line the verges with the buildings generally screened from view except for the lodges designed to mark the entrances to the main house. There are many mature oaks, pines and beech trees along the roads and the woodland in the south west is prominent from that direction. There is generally a lack of boarded fences or modern boundary treatments and where these do exist they appear out of character. The simple fences and sparse hedgerows to the farmland allow delightful views across the meadows and parkland and towards the mansion and its listed stable block.

The grounds of Hawley Park are not included in the English Heritage Register of Parks and Gardens of Special Historic Interest but they are considered to be of at least local historic interest and have now been included in the Hart District Council Local List of Historic Parks and Gardens. In 1828 an engraving of Hawley House published in Ackermann's Repository of Arts was accompanied by the following description "*Hawley House is situated in the most pleasing part of Hampshire, and commands an extensive view over parts of Berkshire, Hampshire and Surrey. The grounds, containing about two thousand six hundred acres of rich pasture land, are tastefully laid*

out, and adorned with seats, rustic cottages and some very elegant lodges. The woods are extensive, consisting of very fine oak and fir trees, the greater part of which were planted by the father of the present owner. A walk over the grounds affords a highly gratifying treat, as they display a delightful variety of hill and dale, rich lawns and inviting slopes.” This early description gives a very good picture of the sloping, rolling nature of the parkland to Hawley Park, which provides such delightful views from outside.

As part of the restoration of the house, a landscaping scheme was also approved to restore elements of the grounds in sympathy with the evidence available of the early form of the gardens and park. Unfortunately the large cedar trees, which were a significant feature of the gardens to the east of the house, have suffered greatly during various storms in the last century and those that remain are past their prime. Much of the woodland still remains to the south west of the house and the parkland to the north east still features many parkland oak trees. The house enjoys views over the parkland and towards Holy Trinity Church, but longer views to the county boundary and beyond are now largely blocked by trees.

The grounds of Hawley Park mansion do not have any public footpaths through them, which might give more public enjoyment, but nevertheless, the mansion itself provides a delightful backdrop to views within the parkland from the Hawley Road and the stables can also be glimpsed. Footpath number 21 runs across the corner of Hawley Park Farm proving a useful shortcut from Hawley Road to the Fernhill Lane close to South Lodge. The path provides a very pleasant short walk across the open meadow land where there are again views of the parkland back towards the mansion.

Hawley Green provides a very pleasant recreation space between the Hawley Road and Fernhill Road. It is sufficiently level and large enough for games of cricket or football as well as providing an area for walking or just sitting, having its own useful little car park and some seating. The green remains a very informal space surrounded by natural tree screening. The 19th century almshouses and Memorial Hall provide attractive views from within it and around its boundaries, with Holy Trinity Church being the focus of the view to the east.

To the west of Fernhill Road opposite Hawley Park the forestry is part of the Castle Bottom to Yateley and Hawley Commons Site of Special Scientific Interest (SSSI) which also forms part of the Thames Basin Heaths Special Protection Area (SPA) under the Birds Directive (EC Directive 79/409 on the Conservation of Wild Birds). Within such areas the Local Planning Authority must pay particular regard to their importance and the effect that any development may have upon them.

5. Character Summary

This section seeks to provide a simple summary of the key physical characteristics of the

conservation area. This should act as a quick guide to what primary elements and details need to be given special attention when considering any proposed alterations or development within or adjacent to the area.

The conservation area is based upon the historic mansion of Hawley Park and its grounds together with the early developments around Hawley Green and Holy Trinity Church. The character of the area is very much that of a rural hamlet established in the 19th century when Hawley became a Parish in its own right from Yateley. The principal buildings of the Church and around the green date from the latter part of the 19th century and Hawley Park was extended and remodelled at that time.

It is the rural nature of the conservation area and its traditional character that stands out including the quality of the materials and architectural details of its principle buildings. Although some of the early buildings like the lodges have lost a degree of their original details such as their traditional timber windows and cast iron rainwater goods these elements do remain important to the character of the conservation area. Such features as these and the use of local materials are a key part of the reason for the designation as “an area special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Very careful attention needs to be given to any further alterations or extensions of existing buildings and where possible owners should seek to restore original details to maintain the character of the area.

The trees and natural hedgerow boundaries are further key features which need to be retained so the area remains distinct from the urban and more dense housing developments on the opposite sides of the Hawley Road and Fernhill Lane. Where development does occur within or around the conservation area there is a need for any building to be of a quality of design detailing and materials that it enhances rather than harms the character of the area as a whole.

6. Local Building Style and its Conservation

The Hawley Park and Green Conservation Area contains buildings from several centuries ranging from the 18th century Hawley Park Stables to the Church, Memorial Hall and Almshouses of the 19th century and latterly to the new houses within Hawley Park grounds. In many respects it is the character of the built environment and how this has been created within its natural setting that makes the area worthy of its status and why it is desirable that it should be preserved or enhanced for the benefit of present and future generations.

Various elements of the local building style, including landscape features, are described below together with advice on how to retain these essential details of the conservation areas.

6.1 Plan and Position

Hawley Park and Green is an area in which buildings are very much related to their setting and function. Generally buildings sit parallel to their road frontages where they are close to them, such as the memorial Hall and the Henry Randell Almshouses, which front onto Hawley Green itself. The little lodges were rather squarer in their original form and are set close to the access driveways up to the grand mansion they were designed to serve. Church Lodge is the exception, as it does not appear to have marked an entrance driveway and takes its position from the Hawley Road. The position of Hawley Park was clearly designed to take advantage of the elevated position sheltered by its woodlands with its views eastwards over the Blackwater valley and its own extensive gently sloping parkland. Buildings normally have space around them so they do not appear cramped within their settings and this aspect needs to be respected in any future development or extensions.

6.2 External Walls

This is an area where the external elevations reflect the nature of the buildings and the use of local materials or the tradition of their age. Lodge cottages were often rendered and whitened so they were obvious land marks at entrances and slate was the traditional roofing material of the 19th century once transport had become available from the Welsh quarries. Hawley Park is rendered and would have been colourwashed to look like stone, which was the material for the grandest houses of the day, and again slate was considered appropriate for roofing at the time of its redesign in the 1860s.

Holy Trinity Church and the Henry Randell Almshouses use the local orange/red brick with blue bricks or overburnt ones used for detailing, as was the tradition for so much building in Hampshire at this time. The use of a darker red brick for the Memorial Hall may have been making a statement as an important civic building for this little community. Clay tiles made locally and by hand were very much the traditional roofing material for use with brick. These natural materials have a quality unmatched by modern mass produced substitutes like concrete tiles and the quality of the traditional building materials of the area does need to be respected in any future development within the area or close outside it.

6.3 Windows, Doors and External Joinery

Again it is the traditional detailing and quality of the joinery of the main buildings in the area that contribute to the character which is considered worthy of preservation and enhancement. Windows vary from the few iron framed leaded lights that still exist on Church Lodge within their heavy mullioned frames, to the simpler traditional small pane casement windows to Park Villas, to the large and grand double hung sash windows and bays at Hawley Park itself. The windows to the Almshouses appear to have been replaced in the early 1900s using more modern iron frames with their leaded lights, but these do fit in reasonably well, as opposed to the new plastic windows to the later bungalows adjoining, which are not of the same quality or character. Similarly modern replacement entrance doors, where they occur, are generally of a lesser quality being of the mass produced factory form rather than of the original craftsman made detailing.

Other joinery elements that mark the character and quality of the built environment of the area are the details like the sometimes ornate or heavy bargeboards and the timbering to the eaves and porches. These items again need to be fully considered and attention given to their quality and detailing when new development is proposed or extensions planned.

6.7 Roof Details and Rainwater Goods

As have been referred to in section 4, on the character of the area, the traditional roof details that occur in the area, such as the angled dentil brickwork to the eaves of the lodge cottages and the use of black painted cast iron rainwater goods, are important contributions to the character of the conservation area and do need to be retained. Plastic replacement rainwater goods very soon stand out as being of poorer quality than the original and detract from the historic interest of traditional buildings. The quality and natural irregularity of the old hand made clay tiled roofs, of buildings around the green, are important original features to be protected and used as models for future development.

6.8 Chimneys

Chimneys are a major feature of most of the early domestic buildings in the conservation area and need to be retained as prominent architectural elements, whether they are rendered as at Hawley Park or of matching brickwork like those of the almshouses. Chimneys were often embellished to demonstrate the quality of the craftsmanship of the buildings.

6.9 Boundaries, Screening and Gates

The use of indigenous species hedging as boundaries is part of the rural character of the conservation area which distinguishes it from the more built up neighbouring areas. Holly is seen a lot, in this area, and provides very useful solid hedging which remains green throughout the year and is forgiving of reshaping at intervals. Modern wooden fencing is out of character where it does occur and should be replaced with hedging over time. Whilst there is some brick boundary walling used, this is not a normal feature of the conservation area and should be discouraged in future. The use of five bar timber gates fits in well with the rural character of Hawley Park and Green. Timber gates and timber gateposts are much preferable to simple metal gates for any new entrances that may be created. It is also important to continue the use of natural material for driveways such as hoggin and gravel rather than tarmac or paving which are more suited to adjoining urban areas.

7. Issues

Conservation area boundary review

1. The existing boundary was resurveyed in 2011 and a small addition is proposed, namely the addition of Hawley Farm House and a brick barn which lie on the north side of Hawley Road. These are shown on the 1846 map. The farmhouse, which is locally listed, retains a large brick chimney stack which may be 18th century in date although the external appearance of the building as a whole is largely of the early 19th century (further research would be welcome). The adjoining barn, which is in poor condition, is all that is left of a large complex of farm buildings that appear to have been demolished in the 1960s or 1970s when new houses were built around the site. Improvements, apart from basic repairs, include the removal of vegetation and the replacement of the modern garage doors in the gabled wing which faces Thornfield Green. An assessment of the whole site for statutory listing purposes should also be carried out.

2. The omission of Hawley Grove, a recent housing development on the western edge of the park, from the conservation area, was considered during the 2011 survey work. However, the houses (which are well designed detached houses in relatively spacious plots) sit back from Fernhill Road and are screened from passing traffic by mature trees which should be protected.

It is therefore considered that the buildings should remain within the conservation area.

Buildings at risk

3. Apart from the barn noted above, the other significant 'Building at Risk' is the grade II listed former stables to Hawley House, now used as an equestrian centre. This building dates to 1743 with later additions, and whilst the principal ranges are in reasonable condition, other parts of the building have been neglected. The substantial walls to the west of the main buildings are of particular concern. Hart District Council should contact the person who is responsible for repairs and ensure that the buildings and walls are properly maintained and kept weather-tight.

Locally listed buildings

4. The addition of the Hawley Memorial Hall to Hart District Council's 'Local List' should be considered. This was built after World War I in a vernacular style with timber framing and red brick, with steeply pitched clay tiles. Terracotta panels on either side of the main entrance provide the names of the war dead. There is a later addition to the south of lesser interest. A further addition could be Nos. 1 and 2 Park Villas, Hawley Road, a pair of estate cottages dated 1901 which although extended, provide a good example of their type with brick and tiled elevations, casement windows, and steeply pitched tiled roofs with substantial chimney stacks. This small group of buildings is also important in views from the access track to the Hawley Equitation Centre.

Statutory list

5. The list description for Hawley House should be amended to record the survival of a complete brick-lined ice house (presumably dating to the 1740s) underneath the house, accessed via the basement.

Site specific improvements

6. Despite the pleasant areas and attractive buildings within the conservation area, there are possibilities to enhance as well as to preserve the character of the area as a whole. In many cases comments have been made in the character descriptions in section 4, as well as above, but further issues could be addressed as follows:

- The management of the tree and woodland boundaries around Hawley Green and the planting of more indigenous species.
- The restoration of traditional timber windows and cast iron rainwater goods where these have been replaced in plastic.

- Improvements to all three remaining lodges to Hawley House (Church Lodge, North Lodge and South Lodge), all of which have suffered from modern alterations to the extent that although historic, they are not considered to make a 'positive' contribution to the conservation area.
- The provision of denser planting around the re-cycling bins next to the Memorial Hall, and improvements to the modern building at the back of the Hall.
- The removal of the large modern buildings to Hawley Park Farm, as and when they become redundant – meanwhile, the planting of indigenous species to screen them from views from Hawley Road is desirable.
- The replacement of modern boundary treatments with traditional hedges containing native species such as holly, hawthorn and hazel along Hawley Road and Fernhill Road.
- The restoration of traditional field hedgerows to the boundaries of the farmland and parkland, while still retaining significant views across the land from the surrounding roads.

8. Implementation and Review

The Council will seek to influence the implementation of the statement through:-

- the operation of its development control and enforcement policy
- by seeking to keep local residents informed of the special character of the conservation areas
- by publishing advice leaflets relating to conservation issues
- by liaison with the County Council and other agencies in respect of highway and traffic issues
- by encouraging environmental enhancement works and sympathetic development

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Hart has an obligation as the Local Planning Authority to keep its conservation areas under review. Any such reviews would need to be carried in conjunction with the Parish Council and include consultation with local residents and other interested parties.

9. Planning Policies and Proposals

9.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

This section is the statutory requirement from the Government that requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, when dealing with planning applications. This statement seeks to provide a lot of detailed guidance, particularly in section 5, on what type of new developments, extensions or alterations are likely to be acceptable and what is likely to be refused. National Planning Policy Framework (March 2012) provides Government guidance on the operation of the planning system relating to listed buildings and within conservation areas. This also gives advice to the Council on its preparation of the LOCAL PLAN policies for the District.

9.2 LOCAL PLAN Policies

Hart District Council is required by the government to prepare a LOCAL PLAN to cover the district and to include in this document specific policies on how applications for development should be assessed and approved or refused. The local planning policy framework for development proposals within these and other conservation areas within the District is thus provided by the Hart District LOCAL PLAN.

Relevant LOCAL PLAN policies and proposals are those relating to conservation areas, nature conservation, trees and woodland, historic parks and gardens and listed buildings, as well as those dealing with general design criteria. The policies seek to ensure that, in new development and redevelopment, the character of conservation areas is preserved or enhanced. This conservation area appraisal and management proposal needs to be considered in conjunction with those policies and Government guidance from the National Planning Policy Framework (March 2012). The document seeks to point out the overall architectural and historic character, qualities and details of the area that need to be protected for the benefit of future generations.

9.3 Hawley Park and Green Conservation Areas Proposals

The following proposals should be applied in addition to LOCAL PLAN policies and National Planning Policy Framework (March 2012) policies, in relation to any development within the Hawley Park and Green conservation area:

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

Reference 12, p.30

Conserving and enhancing the historic environment
Reference 126 -141

LOCAL PLAN POLICIES

Conservation Areas

CON 13 - Proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted.

CON 14 - Development requiring the demolition of a building or part of a building in a conservation area will not be permitted if:

- (i) The removal of a building or part of a building would unacceptably harm the special character and/or appearance of the area;
- (ii) Detailed proposals for the reuse of the site, including any replacement building (or part thereof) and landscaping, have not been approved.

9.4 Obtaining Further Advice

Building works: If you are considering any building works within the conservation area, and especially if they relate to a listed or locally listed building, you are invited to contact the Development Control Section of the Council, who will be pleased to provide advice on what needs permission within a conservation area. The works that can be carried out are restricted within conservation areas generally and these are further restricted in this area by the article 4 Direction detailed in the following section 9. The Officers within the Development Control Section will do their best to advise you on how your proposals may be received and, if appropriate, on what more acceptable alternatives that you might wish to consider.

Works to Trees: Any works to trees within the conservation area are likely to require formal notification and approval before these are started. If you are concerned that works may be needed to your trees, therefore, you are invited to contact the Council's Tree Officer in the Development Control Section.

Publications: A list of useful publications and addresses is given in Appendix A.

10. Article 4 Direction

In January 1998 a direction was made under article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing permitted development rights in respect of the following forms of frontage development in Hawley Park and Green and other conservation areas in the district:-

- a) The erection, alteration or removal of a chimney on a dwelling house, or on a building within the curtilage of a dwelling house. (*Curtilage is the contained area around the dwelling*);
- b) The enlargement, improvement or other alteration of a dwelling house. (*This includes minor alterations like the replacement of windows or doors and the removal, alteration or replacement of design features like brickwork detailing, carved barge boards, traditional cast iron gutters, etc.*);
- c) The alteration of a dwelling house roof.
- d) The erection, construction or demolition of a porch outside an external door of a dwelling house.
- e) The erection, alteration or demolition of a gate, fence, wall or other means of enclosure within the curtilage of dwelling house. (*This covers all built boundary treatments including those of under 1 metre in height*);
- f) The painting of a dwelling house or a building or enclosure within the curtilage of a dwelling house. (*This only applies to either painting parts of the building in a colour scheme that would detract from the character of the area or to the painting of parts of the building not previously painted - the normal repainting/maintenance of previously painted areas is not affected*)

Planning permission is now required for all such works to non-listed dwellings. All chimneys are covered along with all other development as above which would front a highway or open space within the conservation area.

Bibliography of References

National Planning Policy Framework (March 2012)

The Victoria History of the Counties of England – A History of the County of Hampshire, Ed William Page, University of London

Historic Rural Settlements – Archaeological Survey – by Ian Hewitt for Hampshire County Council

English Heritage – Conservation Area Character Appraisals

Notes on the Parish of Hawley – J.I.M. Forsyth.

With thanks to Blackwater and Hawley Town Council
and to Reverend Martyn Neale, Vicar of Hawley, for helpful comments and contributions.

Appendix A - Publications and Addresses for Further Advice

Publications

Advice Notes published by Hart District Council, Civic Offices, Harlington Way, Fleet GU51 4AE tel: 01252-622122

www.hart.gov.uk

include:

Conservation Areas, Listed buildings

Publications by English Heritage, 23 Saville Row, London W1X 1AB tel: 020-973-3434

www.english-heritage.org.uk

include:

Development in the Historic Environment

Conservation Area Practice

Conservation Area Appraisals

Sustaining the Historic Environment

The Conversion of Historic Farm Buildings

Government Guidance available from HMSO Publications Centre, PO Box 276, London SW8 5DT tel: 020-873-9090 inc:

National Planning Policy Framework (March 2012)

The Planning (Listed Buildings and Conservation Areas) Act 1990

Hampshire County Council Environment Group, The Castle, Winchester SO23 8UD tel: 01962-841841 & 832340 has a number of documents on building and environmental conservation

www.hampshirecountycouncil.gov.uk

Blackwater & Hawley Town Council
12-14 London Road, Blackwater
Camberley, Surrey, GU17 9AA
Tel: 01276 33050

enquiries@

blackwaterandhawleytowncouncil.gov.uk

Hampshire Gardens Trust, Jermyns House, Jermyns Lane, Ampfield, Romsey, Hampshire SO51 0QA tel 01794-367752

admin@hgt.org.uk

Garden History Society, 77 Cowcross Street, London EC1M 6EJ tel: 020-76082409 - www.gardenhistorysociety.org

Civic Trust Awards

Centrix House, Crow Lane East, Newton-le-Willows, Merseyside, WA12 9UY
01925 273170 -

info@civictrustawards.org.uk

Society for the Protection of Ancient Buildings, 37 Spital Square, London E1 6DY tel: 020-7377-1644 www.spab.org.uk

Council for British Archaeology, St Marys House, 66 Bootham, York, YO30 7BZ
01904 671417 www.britarch.ac.uk

The Georgian Group, 6 Fitzroy Square, London W1T 5DX tel: 020 7529 8920
www.geogiangroup.org.uk

The Victorian Society. 1 Priory Gardens, Bedford Park, London W4 1TT tel: 020-8994-1019 www.victoriansociety.org.uk

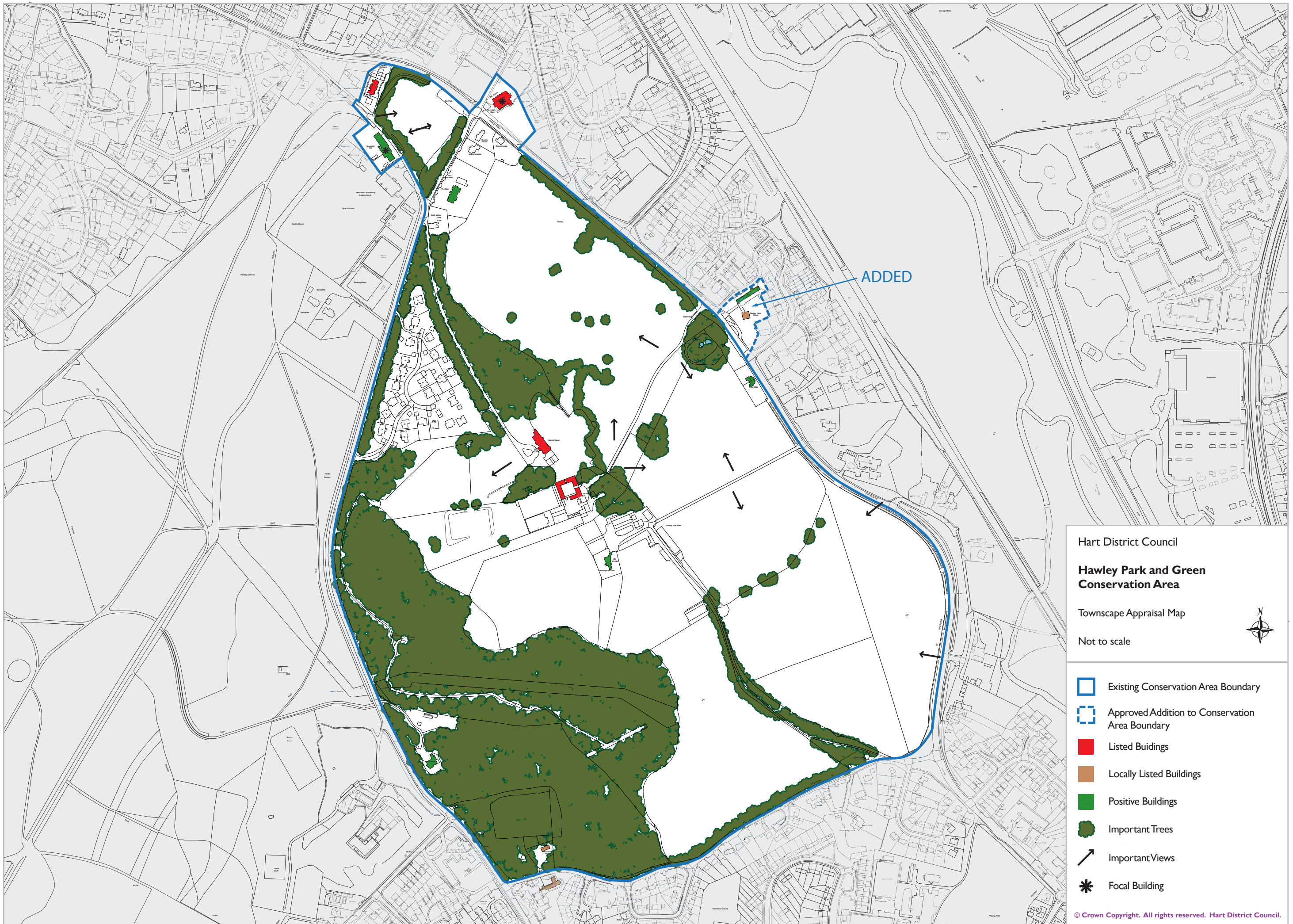
The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ tel: 020-7250-3857 www.c20century.org.uk

The Royal Institute of British Architects, Conservation Group, 66 Portland Place, London W1B 1AD 020-7580-5533
www.architecture.com

The Royal Institution of Chartered Surveyors, RICS HQ, Parliament Square, London SW1P3AD tel: 0870 333 1600
www.rics.org

The Royal Town Planning Institute, 41 Botolph Lane, London EC3 R8DL tel: 020 7929 9494 www.rtpi.org.uk

The National Trust, POBOX 39, Warrington, WA5 7WD tel: 0844 800 1895
www.nationaltrust.org.uk



Hart District Council
Hawley Park and Green Conservation Area
 Townscape Appraisal Map
 Not to scale



- Existing Conservation Area Boundary
- Approved Addition to Conservation Area Boundary
- Listed Buildings
- Locally Listed Buildings
- Positive Buildings
- Important Trees
- Important Views
- Focal Building