

LAND TO THE REAR OF THE CLATFORD ARMS, GOODWORTH CLATFORD, HAMPSHIRE

Heritage Statement



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Bob Edwards

BSc. (Hons.) PG Dip. IHBC MCIfA

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1.0 INTRODUCTION

1.1 The Clatford Arms public house is an unlisted building within the Goodworth Clatford Conservation Area. The owners of the property are seeking planning permission to erect two detached houses in the area behind to the public house. Plans for the proposals have been prepared by Fowler Architecture & Planning.

1.2 Forum Heritage Services has been commissioned to make an assessment of the heritage significance of the site in relation to the character and appearance of the conservation area, to consider the potential impact of the proposals upon that significance, and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in January 2022 and subsequently prepared this report.

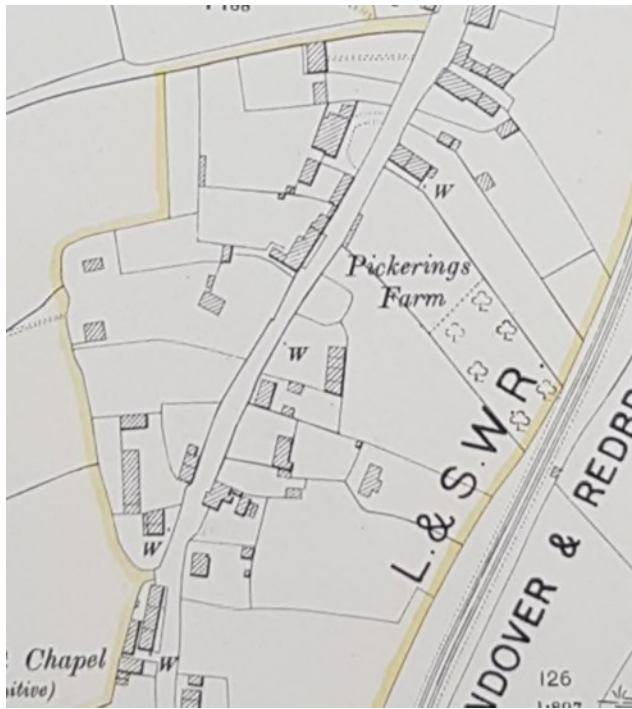
1.3 This report will present:

- A brief background history to the site
- A description of the site and its environs within the conservation area
- Policy and guidance background
- An assessment of the significance of the contribution the site makes to the character and appearance of the conservation area
- An assessment of the potential impact of the proposals upon the significance of the conservation area
- Conclusions

2.0 BACKGROUND

2.1 The earliest map consulted for this assessment is the Goodworth Clatford Tithe map of c. 1840 (Figure 1). This map shows that on the site of the public house was a large building coloured grey indicating that it was a non-domestic building and, based on its size, is likely to have been the barn or other large agricultural building. Behind this, in a separate plot, was a further small non-domestic building within plot 151 with two small square structures within the larger plot which ran down to the canal which formed the rear boundary of the plots running back from the street to the east.

2.2 By 1896 the agricultural building had been demolished and replaced by the Clatford Arms although it is not labelled as being a public house at this date (Figure 2). In the plot to the rear of Ford Acre a building has been erected.



3.0 DESCRIPTION

3.1 The Clatford Arms is a 1½ storey building constructed in red brick with a hipped plain clay tile roof and part tile-hanging to the upper storey of the northern part of the building (Figure 3). The southern part of the front elevation projects slightly forward with a pair of windows breaking through the eaves line of the hipped roof, above which and setback is a tile hung gable which gives the building a rather unusual and awkward appearance as seen from the south. Breaking through the eaves line of the slightly recessed northern part there is a further

casement window with a hipped dormer roof. The building has been extended to the south with a modern flat-roofed extension with a hipped roofed element behind, and there are also single-storey extensions to the rear of the northern part of the building, one of which is a wide shallow-pitched element with an asymmetrical roof which obscures all but the roof of the public house from view from the rear (Figure 4).

3.2 The access to the car parking to the rear is adjacent to the north gable of the building (Figure 5) which provides access to a tarmacked parking area behind the public house which does not extend the full width of the plot. The grassed area continues east of the car park area extending down the plot to the wooded line of the former railway line marking the rear boundary of the plot (Figure 6). A rough track and an additional parking area occupies the northern side of the plot which is bounded by a close boarded fence. To the south boundary is a mature hedgerow.



Figure 3 The Clatford Arms, front and north elevations.



Figure 4 View to the rear of the Clatford Arms.



Figure 5 The view into the plot to the rear of the Clatford Arms from the Longstock Road.



Figure 6 The plot to the rear of the Clatford Arms from the car park.

3.3

Views down into the plot to the rear of the Clatford Arms are restricted to the width of the vehicle access north of the public house; a large copper beech hedge marking the boundary between this drive and Ford Acre to the north screens views from the north-west (Figure 7).



Figure 7 The beech hedgerow to Ford Acre which screens views to the rear of the Clatford Arms.

3.4

To the south of the Clatford Arms there is a pair of late 19th century, semi-detached red brick houses set close to the road frontage behind small walled gardens with a modern red brick detached house further to the south (Figure 8). South of this modern house, and setback from the street behind a substantial hedge, is a pair of red brick houses with thatched roofs with projecting wings at either end of c.1900 date. The position of these houses and the relatively small gaps between mean that there are no views of note into the proposed development site although there is a glimpsed view between Lavender Cottage, the northern house of the thatched semi-detached pair and the modern house to the north (Figure 9). This glimpsed view looks across the southern edge of the proposed development area.



Figure 8 The view north along Longstock Road towards the Clatford Arms.



Figure 9 A glimpsed view to the east between Lavender Cottage and the modern detached house to the north.

- 3.5 To the south of the thatched semi-detached pair of houses is a further pair of semi-detached 19th century cottages with rendered walls and a shallow hipped slate roof with modern additions and the Grade II listed Goodworth Clatford Cottage, a rendered and thatched house with gable end stacks and some exposed scantling stud work to the upper part of the roadside gable. The grounds of this house are largely hidden by rendered cob or brick walls.
- 3.6 Behind Goodworth Clatford Cottage and the house to the south, Milson House, there are two late 20th century houses which can be glimpsed from Longstock Road along their access track (Figure 10). The roofs of these houses (which are outside of the conservation area but within its setting) can be seen from the plot to the rear of the Clatford Arms (Figure 11).



Figure 10 A glimpsed view to late 20th century development to the rear of Goodworth Clatford Cottage and



Figure 11 The modern houses to the rear of Goodworth Clatford Cottage as seen from the area to the rear of the Clatford Arms.

- 3.7 On the west side of Longstock Road, opposite the entrance to the Clatford Arms car park is Queen Annes Cottage, a timber-framed and thatched building. To the south is a rendered and thatched cottage, The Cottage, both of these buildings being prominent in the street scene, especially when travelling north through the village (Figure 12). The latter is set within an opening garden area with car parking and garage. Immediately south of this is a petrol station with a low, presumably reconstituted stone, wall to the concrete forecourt. South of garage the houses are modern with a cul-de-sac development of Cottage Green on rising ground. Behind the properties on the west side of the street there has been substantial modern development with the housing estate of Burdock Close, and St Annes Close.



Figure 12 St Annes Cottages (right) and The Cottage on the west side of Longstock Road opposite the Clatford Arms.

- 3.8 Moving north of the Clatford Arms on the east side of Longstock Road is Ford Acre, a Grade II house dated to the 18th century. The brick and thatched house is set back from the street behind a large front garden area within which there are large shrubs which largely screen the house from view (Figure 13). Notably, the Tithe map does not show a domestic building on this site but a small building set within a small plot (plot 151) (see Figure 1, above). The next building to the north-east is Forsythia, a rendered and thatched cottage set close the

street frontage and behind a picket fence with Mead View, a terrace of cottages set well back from the street frontage to the north. To the front of these cottages a lay-by parking area has been formed alongside the road which gives a suburban character to this section of the street, particularly with the wide junction to St Annes Close directly opposite. There are no views from this section of Longstock Road to the south-east towards or across the proposed development site due to the buildings within this area (Figure 15). On the west side of the street north of Queen Annes Cottages, the houses are modern with one having a large brick paviour parking area to the front, which is also suburban in its character.



Figure 13 Ford Acre to the north of the Clatford Arms.



Figure 14 The view looking south-east from Longstock Road opposite Mead View. The building including Ford Acre which can be seen in the distance, do not allow a view to the proposed development site.

4.0 POLICY & GUIDANCE BACKGROUND

- 4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas. Section 72, relating to Conservation Areas requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
- 4.2 The statutory approach is reflected in Policy E9 of the Test Valley Borough Council Adopted Local Plan 2011-2029.
- 4.3 Paragraph 199 of the National Planning Policy Framework 2021 (NPPF) says when considering the impact of development on the significance of a heritage asset, great weight should be given to its conservation whilst para. 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.4 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied.

5.0 ASSESSMENT OF SIGNIFICANCE

Designations

- 5.1 The site lies within the Goodworth Clatford Conservation Area, a designated heritage asset.
- 5.2 Ford Acre and Queen Annes Cottage are Grade II listed buildings and so is regarded as a building of significance in a national context.

Assessment of Significance

- 5.3 The Goodworth Clatford Conservation Area Appraisal, identifies the southern part of the village has a distinct character area – Southern part of the Village Street. The text describes this area as:

'This is a long, linear character area running south on the Valley Road (which runs mainly parallel to the River Anton at this point). The area is characterised by historic plots with boundaries that run at angles to the road, generally with common rear boundaries on the eastern side. However, there is some evidence of garden extensions which are starting to alter the character of this part of the conservation area. On the western side, the plots are more irregular in size, being either square or oblong in shape, and there is no apparent common rear boundary. Buildings generally front on to the road, forming an intimate street scene, with the more significant buildings often set back slightly from the public highway.'

There is some modern infill development in this area, and where this has occurred, it is generally set back from the road which has led to the subdivision of historic plots.'

5.4 The Key Characteristics of this character area are described as:

- Part of the historic linear development of the village on the north – south valley road.
- The traditional historic plot sizes are still identifiable.
- Generally simple historic cottage-type dwellings built of traditional local materials.
- Mixture of listed buildings and buildings of local interest.
- Intimate open character to the street scene, with buildings located close to the road.

5.5 The identification of the character of this southern part of the village as being part of the linear settlement along the river valley is correct. This is a character that remains strong despite the extensive development that has occurred behind the properties to the west of Longstock Road and intermittent infill and back land development on the east side of the road which leaves the historic pattern of development, creating an intimate, enclosed street scene (as opposed to an open character as suggested in the summary of characteristics). In addition to the mix of listed buildings and building of local interest (including The Clatford Arms and the three pairs of 19th century cottages to the south), there are modern houses which also form part of the character of the area – the character is derived from the mixture of houses of various dates.

5.6 This description of the key characteristics is, in reality, a rather vague, and in many cases ubiquitous description that would be appropriate for many villages in the Test Valley or other chalk stream villages in Hampshire. The reference to 'traditional plot sizes' is difficult to relate to the plots within this part of the village – there is no reason to describe such plots specifically as being 'traditional' compared to any other form of plot size or shape which may be found in historic villages. Indeed, is there such a thing as a 'traditional' plot size? Whilst the general pattern of plots is recognisable when compared to the Tithe map, the plots are not altogether unaltered – there has been subdivision of plots both in length and width. Many of the plots to the east of Longstock Road have a common rear boundary but, in this southern part of the village, this is likely to be derived from the construction of the canal, later replaced by the railway which probably cut across meadows behind the houses on the street frontage, these properties extending their gardens into the remnants of agricultural land severed from the meadows to the east of the canal. The boundaries do not seem to represent planned medieval property plots. The changes that have occurred, including changes in the alignment of some boundaries and sub-division of some plots, has had little impact on the overall character of the conservation area.

5.7 The appraisal map identifies views to the east and south-east from the rear of the Clatford Arms; it is unclear whether the arrows used are meant to represent Important Views or Long-Distance Views. The view here is across the car park and grassed area to the rear of the trees along the former railway line, as illustrated in Figure 6, above. In terms of the assessment of important views, this view is certainly not an important long-distance view, nor is it an important vista as suggested by attached arrows. Whilst it is possible to look along the plot, the heritage value of this 'view' is considered to be very limited, particularly when the car park is in use and the vehicles become a dominant element of the scene.

5.8 The Conservation Area Appraisal map also shows a glimpsed view from near the southern boundary of the petrol station on the west side of Longstock Road looking to the north-east.

From the map it is clear that this 'view' passes through buildings on the east side of the street and as shown in Figure 8, above, there is no glimpsed view between these buildings to the rear of the Clatford Arms or beyond as suggested by the appraisal map.

6.0 PROPOSALS & ASSESSMENT OF IMPACT

Proposals

- 6.1 It is proposed to build two detached houses in the area behind the Clatford Arms, and to enlarge the car park area by extending it to the south boundary of the plot. Both houses are to be two storeys in height and will be constructed in brick with plain clay tile roofs. Both houses will have chimney stacks.

Assessment of Impact

- 6.2 Following this assessment of the character and appearance of the conservation area in relation to the proposed development site, it is clear that there are no important views to the site from the public realm of Longstock Road and that the proposed development will have no impact on the principal attributes of the character of the conservation area – the evident historic linear settlement pattern and the sense of enclosure created by the buildings along both sides of Longstock Road as experienced along this highway.
- 6.3 Whilst the linear character of the village is the important aspect of its historic character, the village has developed with large residential developments on the west side of the village at this southern end of the settlement. On the east side of Longstock Road there has been some development behind the main building line in the 20th century to the rear of Goodworth Clatford Cottage but the limited glimpses of these properties from the street mean they have little to no impact upon the significance of the conservation area. Similarly, The Ridgeway a modern house set behind Mead View is partly visible from the street but has minimal impact upon the character area of the area. The modern houses closer to the street frontage to the north of The Ridgeway have a greater impact upon the character and appearance of the conservation area although they are in a more traditional position in relation to the street frontage. Given the established character derived from the mixture of buildings dating from the 17th century to the 20th century, it is considered that the proposed development will not harm the character or appearance of the conservation area; back land development represents a secondary, but equally valid, phase of the development of the village, allowing it to grow to suit the needs of the community.
- 6.4 Given the very limited visibility of the proposed development site from Longstock Road, the key issue in terms of the potential impact on the conservation area is considered to relate to the views identified in the area to the rear of the Clatford Arms. This supposedly 'important view' looks across an area of grass enclosed by a hedge to the south, close-boarded fencing to the north and trees along the former railway line to the east, with no views beyond the former railway line. There is very little in this 'view' which can be regarded as being of importance; the significance of this view is considered to be relatively low in terms of enabling an appreciation of the significance of the conservation area.
- 6.5 The introduction of development along the southern part of the plot will have a degree of impact on this identified 'important view' but will not completely alter it; the view to the east along the current track on the northern part of the plot will be retained and the sense of

enclosure created by the trees on the former railway line will also be retained. It is considered that this change will have a very low level of impact upon a view of very limited significance to the character and appearance of the conservation area.

Setting of Listed Buildings

6.6 There are two listed buildings whose settings needs to be considered in relation to the proposed development – Ford Acre to the north of The Clatford Arms and Queen Annes Cottages on the west side of Longstock Road. The Historic England guidance on assessing setting identifies the need to understand the contribution of an area within the setting of a listed building to the significance of the building in terms of the ability to experience the listed building or to appreciate or understand its significance.

6.7 The proposed development set within the southern part of the plot to the rear of the Clatford Arms will not impact on the ability to experience either of these two listed buildings – the proposed development will not be seen in the main views to the listed building. In the limited area where the development may be glimpsed together with Ford Acre, it will be at such a distance that it will not harm the ability to appreciate or understand the significance of the listed building. Whilst Queen Annes Cottages is sited opposite the entrance to the car park of the public house and some windows will look down the plot, these are not considered to have important designed or intentional views from the listed building. The proposed development will lie to the south of the direct view down the entrance and will not impact on the significance of the listed building.

7.0 CONCLUSION

7.1 This Heritage Statement presents a considered assessment of the character and appearance of relevant part of Goodworth Clatford Conservation Area and the setting of the Grade II listed Ford Acre and their significance as designated heritage assets. It then assesses the potential impact of the proposed changes on the identified significance.

7.2 It is considered that the proposed development to the rear of The Clatford Arms will not cause harm to the significance or 'special architectural or historic interest' of the designated heritage asset, the Goodworth Clatford Conservation Area.

7.3 The development will have no impact on the ability to experience Ford Acre or queen Annes Cottages or appreciate or understand their significance and so will not harm the listed buildings.

7.4 Accordingly, I can find no conflict in the proposed development with the statutory duty in Sections 66 or 72 of the Act, National Policy in the NPPF or Policy E9 of the Test Valley Borough Council Adopted Local Plan 2011-2029 and conclude that the application should be allowed.