Conservation Area Appraisal and Management Strategy

HOOK

FAREHAM BOROUGH COUNCIL
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For further information please contact conservation@fareham.gov.uk
INTRODUCTION

1.1 Fareham Borough Council has designated 13 conservation areas that are considered to be of special architectural or historic interest. They have been selected because each one has a character or appearance which it is desirable to preserve or enhance.

1.2 The character appraisal;

- identifies the special character that justifies conservation area status
- provides evidence to inform decision making affecting the character or appearance of a conservation area

1.3 The management strategy sets out how the council aims to preserve or enhance the character and appearance of the conservation area. The management strategy;

- identifies the procedures currently in place to manage change and proposes additional measures where considered appropriate
- identifies areas that have potential for enhancement

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CHARACTER APPRAISAL

2 LOCATION AND SETTING

2.1 The hamlet of Hook lies in the countryside, approximately 2 miles west of Titchfield and about a mile north of the coast. The small settlement is situated at the junction of Hook Lane, Chilling Lane and Hook Park Road near the head of a former tidal inlet known as ‘The Fleet’. It was designated as a Conservation Area in 1974. The hamlet contains 7 listed buildings and 2 locally listed buildings.

2.2 The settlement is surrounded by open countryside which provides its setting and contributes strongly to its character.

3 ORIGINS OF THE SETTLEMENT

The Medieval Settlement of Hook

3.1 The name ‘Hook’ refers to the hook shaped spit of land at the mouth of the River Hamble. In medieval times this protected the entrance to a tidal inlet known as the fleet, hence the local name ‘Fleet End’. The medieval hamlet and port of Hook occupied the southern shore of the inlet, situated some distance west of the present settlement.

3.2 Even at its height the settlement was probably little more than a scatter of cottages and a chapel but its significance as a port is indicated by records of the conflict with France in 1345. It was recorded that 21 ships and 208 men left England from Hook to fight in the battle of Crécy. By the sixteenth century the Fleet was beginning to silt up and this combined with a gradual increase in the size of ships slowly led to its decline as a port.

3.3 The history of the Hook area is fairly well documented. It is mentioned in the Domesday Book by the name ‘Houche’ and reference to the ownership of the Manor of Hook can be traced back to the early fourteenth century. The manor was once the property of Richard, Duke of York, and there is evidence that Henry VIII once granted ownership of it to Anne of Cleves.

3.4 References to the hamlet can be seen on some of the oldest maps of Southern England and Hampshire. The earliest, commissioned in 1595 by Queen Elizabeth 1st and drawn by Christopher Saxton, refers to the area around Hook as ‘Hoke’.

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3.5 The third Earl of Southampton (Henry Wrotheley) commissioned a map of the parish of Titchfield in 1610 which for some time hung on the wall of the Billiard Room at Cams Hall. Unfortunately, the original disappeared in 1895 but a reduced copy still exists that clearly shows the group of buildings that comprised the medieval hamlet.

**Development of the Industrial Hamlet of Hook**

3.6 The history of Hook hamlet as we know it today is linked to the return to England of William Hornby, Governor of Bombay. After his return in 1783 the British Government granted Hornby land at Hook where, between 1785 and 1789, he set about building a country mansion modelled upon Government House in Bombay. There is a memorial window to William Hornby in St Peter's Church in Titchfield.

3.7 The parkland, laid out as a setting for the mansion, resulted in the removal of what remained of the medieval hamlet. The work also involved the diversion of existing local roads and the construction of a sea wall across the creek, reducing the former inlet to a small stream. At the time the mansion was built there was no bridge across the fleet at Newtown as there is today, and access to the estate was from Titchfield via Abshot and Hook Park Road.

3.8 William Hornby died in 1803 and ownership of the estate passed to his son John. When John Hornby died in 1832 ownership passed on to his son, William. It was William Hornby, the grandson of Governor Hornby, who constructed the estate buildings which form the industrial hamlet at Hook. These comprised a Blacksmiths House, Smithy and four workers cottages to serve his estate. There is some evidence that the Wheelwrights House is of an earlier date although the shop adjoining was probably built (or rebuilt) at this time. The four cottages were probably built in 1846. Initially built to serve the estate, the smithy and wheelwright’s shop gradually expanded to serve the much wider area of Warsash and Locks Heath, becoming a small industrial centre providing woodwork and ironwork for the district.
3.9 Sadly, the mansion was destroyed by fire sometime between 1903 and 1908. Only a group of listed buildings associated with the house, which lie to the west of the conservation area, survive as a reminder. These include the Georgian stable block, known as Golf House, the walled garden and the Orangery. A scatter of older cottages still survive on Hook Park Road, including a former schoolhouse, these mark the route to the old hamlet and the former Hook House. The industrial hamlet survives as a notable example of a group of Victorian estate buildings and its buildings form the core of the Hook Conservation Area.

3.10 The following maps show the development of the settlement since 1810. The arrival of the estate buildings and gradual spread of modern development south of Hook Lane can be seen. The development of the footpath between the Nook and Hook Cottages to form Fleet End Road is also evident.

4 STREET PLAN AND PATTERN OF DEVELOPMENT

4.1 The roads that govern the settlement pattern can be seen on maps of the area dating back to 1610 and predate the arrival of the majority of the hamlet buildings in the mid nineteenth century. The present pattern of development in the hamlet is shown on the plan on page 14. Its compact arrangement has remained relatively unchanged for many years. The hamlet retains a distinct rural character and all the roads into it retain a rural feel. This is strengthened by the absence of pavements and kerb edging, and the presence of hedgerows, banks and planting abutting the carriageway throughout the hamlet. These are essential characteristics of the conservation area and their loss would be harmful to character and appearance.

4.2 Hook Lane runs through the hamlet from the north east with development on both sides. At its western end it splits into Hook Park Road and Chilling Lane. Fleet End Road, which gained importance in the mid nineteenth century, enters the settlement from the north between The Nook and Hook Cottages and is now an important access road into the hamlet from Warsash.
4.3 The general pattern of development through the hamlet differs on either side of Hook Lane. The northern side is a linear arrangement, the older properties set close to the road and the more modern houses behind front gardens. Their rear boundaries mark the edge of the settlement. To the south the pattern is more irregular, with modern development comprising informally arranged dwellings set in spacious gardens and backland plots. This modern development is well screened from the road by planting and combined with low key private driveways has left the strong linear character of the historic buildings of the original settlement unharmed. This relationship is a key characteristic of the conservation area and essential to the preservation of its character and appearance.

4.4 The convergence of roads at the western end of the hamlet forms triangular junction in the centre of which sits a small green; this historic junction forms a focal point at the western end of the hamlet and gives character to the street and to the hamlet. Map evidence indicates that the size of the green has reduced over time and any opportunity to increase its size would be a positive enhancement. Further erosion would be harmful to the character and appearance of the conservation area.

5 HOOK LANE

5.1 Hook Lane bends sharply to the left on entry to the conservation area at the start of a hill that descends into the hamlet. Oak Tree and Acorn cottages, on the right of the lane, mark the start of the hamlet and a prominent oak tree on their front boundary contributes to the street. A tall thick hedge retains a rural feel but soon stops to allow access to the houses. The left side of the road is also flanked by a tall hedgerow that continues for some distance with some important trees, particularly an Oak in the front garden of Paynters. The houses in this part of the conservation area are set back behind front gardens on land slightly higher than the road; their frontages are unenclosed. The trees and hedges on this part of the lane are essential to its informal rural feel and are an important element in the character of the conservation area.

5.2 At the bottom of the hill, character changes, views open out to the south across the front gardens of Wellside Cottages. These are separated from the...
road by a hedge and a wide grass verge with two old lamp columns with heritage style lanterns at either end. The verge, lamp columns and the open nature of the front gardens of the cottages should all be retained as they contribute to the informality of the street and the setting of the buildings.

5.3 To the north, the road is flanked by an important copse of trees that stops at the entrance to the former forge yard; the forge itself is now converted to residential use. The former yard gates mark the start of the historic core of the hamlet comprising the older listed buildings on the north side of the road. The forge building is single storey which adds to the open character of this part of the hamlet. There are important views looking along the road to the west from this part of the lane towards the Blacksmiths Cottage, Hook Cottages, the Nook and the green.

5.4 Beyond the Forge, the space either side of the road closes in again for a short distance before widening once more at the green and the junction of Hook Park Road and Chilling Lane. At this point The Blacksmiths House and Hook Cottages sit tight to north side of the road, and a tall hedgerow and trees line the road on its southern side abutting the edge of the carriageway. The hedgerow continues tight to the road for the remainder of the hamlet with no break in the tall dense planting except for the driveways of Japonica, Cedar Cottage and The Gardens.

5.5 The bungalows on the south side of Hook Lane are on land some 1.5m higher than the adjacent road, but despite this abrupt change in ground level, their low rooflines enable them to be concealed from the road behind the hedge and trees of the street the boundary. The historic buildings on the north side are at street level and the screen of vegetation opposite, concealing the modern houses, is important to their setting and ensures that they remain the focus of the hamlet. This relationship ensures that the strong, unique character of the historic street remains intact with the listed buildings as the dominant element. Weakening of the effectiveness of this planting or any increase in height of the bungalows would be harmful to the character and appearance of the conservation area and the setting of the listed buildings.

5.6 The screen of vegetation continues around the western end of the green where it significantly
reduces the impact of two modern houses that face Hook Lane, and is particularly important in views along Hook Lane to the west. Again the unique character of the historic street remains intact with the listed buildings as the dominant element.

5.7 The Nook and former wheelwright's workshop, now a restaurant, face onto the green at the western end of the hamlet. A feature of the older properties, particularly 'The Nook' which has a small front garden, is that their frontages are unenclosed. This gives all the houses a close association with the street and is a key element in the character and appearance of the conservation area.

6 MATERIALS AND ARCHITECTURAL DETAIL

6.1 The conservation area contains a mix of buildings dating from the eighteenth century to the present day. Because so much of the more recent development is single storey and well screened from view the traditional architecture and materials of the older buildings characterise the historic core of the settlement and create the essential character of the conservation area. The use of natural clay tile and slate, red bricks using traditional bonds and mortars, traditional window designs including timber casements and notably patterned cast iron casements all contribute to character and appearance. The historic street lamps through the hamlet contribute to character.

6.2 There are a number of other architectural features and older walls, which all add to the character of the conservation area and should be retained. Notably, the walls enclosing the small rear gardens of Hook Cottages, those between Hook Cottages and the Blacksmiths House and those that remain around the Forge. Also, the swooping parapet detail that can be found on the end of the walls at the wheelwrights workshop, both ends of Hook Cottages and adjacent to the Forge gates are a feature of the hamlet that should be retained. Many of these walls use a half round coping brick on the top, a feature that adds special character to the conservation area and should not be lost. Also, the wall that flanks the start of Fleet End Road, adjacent to Hook Cottages, is important in the street.
The Listed Buildings

6.3 The Blacksmiths House, known as the Forge, and the adjoining Smithy building are both grade II listed buildings. They were built in the nineteenth century (probably 1846) and are set back from the road behind a narrow strip of paving and old stone kerbs. The Blacksmiths House is constructed of brick. The front elevation is built in grey brick laid in header bond with a red brick plinth, quoins and window dressings. The other elevations are all red brick with grey headers. The roof, formerly slate, is now covered in clay tiles and there are two large red brick chimneys. The windows are iron casements with glazing bars forming small rectangular panes. The smithy building is single storey and of the same period as the Blacksmiths House. The windows are similar in design to those in the forge and appear original, as do the shutters. It is built of red brick with a hipped slate roof. The two chimneys that served the twin forges have been removed.

6.4 Hook Cottages, also grade II listed buildings, are sited close to the road behind stone kerbs and a narrow strip of cobbles into which is set the date 1846. This date is consistent with their style of architecture although there is little information relating to their actual date of construction. The four cottages are rich in architectural detail and make an important contribution to the character of the conservation area. They are constructed in red brick using grey headers and have a double pitched slate roof with a central valley running along the row. The front wall is divided into three using two inset panels; each one has two windows with a small gable that breaks the eaves of the terrace. The terrace has 3 massive diagonally placed brick chimneys, which are a striking feature in the conservation area. The central chimney is the largest, combining four separate flues. The ones at either end are paired, and also rise from a substantial plinth. The cottage windows have iron casements in a lozenge pattern, which are a rare and important feature not only in the conservation area but in the borough as a whole. Each of the ground floor windows and the inset 1st floor windows have a keystone above set in a cambered head lining. The front doors have flat hoods on brackets. At each end of the symmetrical terrace is a wall topped with a coping that swoops down to a brick pier. These walls hide two lean to side extensions from front view. The
pier on Hook Cottages, together with that on the former wheelwrights shop forms a gateway to Fleet End Road.

6.5 The Nook, formerly the Wheelwright’s House, is of an earlier date than the other listed buildings, probably Georgian. It is listed grade II and can be seen marked on the map prior to the construction of the other buildings in the group. The exact date of its construction is unknown. The front elevation is constructed of grey headers with red brick window dressings, quoins and string courses. The building originally had vertical sliding sash windows, which were replaced with a more modern casement in the early twentieth century. Ideally these should be reinstated. The house sits facing the green, set behind a small unenclosed front garden. Views of it from the road and the green are important. The house has two end chimneys and the roof is covered in clay tiles in contrast to the adjacent workshop that is roofed in slate. The Nook has a single storey side addition to its left that was once a workshop for the wheelwright. The detail of the building suggests that it was added to the house at the time the other Victorian buildings in the group were constructed. A parapet wall swoops down from high on the flank wall of the House to form a parapet along the front of the building, this terminates in a brick pier.

6.6 Wellside Cottages are included in Fareham’s Local List of Buildings of Special Architectural or Historic Interest. They date from the late eighteenth century, possibly the early nineteenth century, and are finished in a white render with a clay tile roof. They are the oldest of the buildings on the south side of the road.

7 TREES, HEDGEROWS AND PLANTING

7.1 The degree of planting on the road verges and in the gardens of the conservation area is very important to its character and appearance. Trees and hedges screen modern development and retain a rural character to the conservation area. This is particularly noticeable on all approaches into the hamlet, on the southern side of Hook Lane running through the settlement and around the western end of the green into the garden of the Nook. The ‘greening’ of the hamlet provides a pleasing contrast to the red brick of the historic buildings. A number of individual trees also make an important contribution to the settlement. A
notable group of trees form an archway along Chilling Lane, on the approach to the conservation area, these frame views of Hook Cottages and contribute to the picturesque and unspoilt setting of the listed buildings.

8 **PRESERVATION OF SPECIAL CHARACTER**

8.1 The *hamlet* of Hook remains remarkably unspoilt. There are however many historic features and architectural details that will need to be retained if the special character of the conservation area is to be preserved many of which have been identified in this document. Emphasis should be placed on the retention of those features that contribute to the character of the conservation area and resistance to those that might detract from it. The provision of inappropriate road markings such as double yellow lines, urbanisation through the introduction of pavements, concrete kerb edging and inappropriate signage would be harmful to character. Likewise the provision of hard standings, front garden walls and fencing to enclose the open frontages of the historic buildings would also harm character and appearance.

8.2 The abundance of trees, hedges and other planting is a further element of character that could be lost or harmed and care should be taken to retain the existing level of planting in the *hamlet* which is so essential to its rural character.

8.3 One particular threat is the further loss of the small green by gradual erosion. The appraisal has identified the importance of this feature and erosion is prevented by timber posts at present Care should be taken to ensure its retention for the future.

9 **SUMMARY OF MAIN FEATURES TO PRESERVE AND ENHANCE**

- The linear pattern of development along Hook Lane.
- The rural character and setting of the *hamlet* and its approaches.
- The green at the western end of the settlement.
- The open character of the old estate building frontages.
- The predominance of the late eighteenth century/early nineteenth century estate buildings.
- The extensive trees, hedgerows and other planting throughout the conservation area, particularly on the south side of Hook Lane and around the green where they provide a screen to modern development.
- The numerous architectural features that contribute to the character of the conservation area.
- The architectural and historic character and the setting of the listed buildings.
MANAGEMENT STRATEGY

10 CONSERVATION AREA MANAGEMENT

10.1 The management strategy sets out how the council aims to preserve or enhance the character and appearance of the conservation area. It sets out the procedures currently in place to manage change and proposes additional measures and opportunities for enhancement where these are considered appropriate. The strategy also considers wider issues such as additions to the local list, boundary review, monitoring and the availability of resources.

11 THE MANAGEMENT OF DEVELOPMENT

National Legislation and Guidance

11.1 The current legislation that governs the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990. In exercising its powers under the Act the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and the management of development is a key function in delivering this statutory objective. The provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 that relate to the control of listed buildings through the listed building consent procedure and the management of trees are also important in preserving the character or appearance of the conservation area. Current Government guidance concerning conservation areas, which are designated heritage assets, can be found in Planning Policy Statement 5 (PPS5).

Current Local Planning Policy

11.2 The Fareham Local Development Framework will eventually replace the Fareham Borough Local Plan Review which was adopted in March 2000. A number of the policies in the Fareham Borough Local Plan Review that relate to the historic environment have been 'saved' and in time will be replaced by the new policies of the Local Development Framework. The Fareham Borough Core Strategy was adopted by the Council in August 2011. Appendix 1 of the Core Strategy sets out the policies of the Local Plan Review which have now been superseded. New development will be considered in the light of these policies.

11.3 This appraisal and management strategy has been prepared in accordance with national guidance as evidence in support of the saved policies of the Fareham Borough Local Plan Review, policies contained within the Core Strategy and the emerging policies of the Local Development Framework for Fareham. As such the appraisal and management strategy will be treated as a material consideration in the determination of planning applications.

Development Management

11.4 In a conservation area planning permission is required for a greater range of extensions, alterations and other development. Conservation Area Consent may also be required for the demolition of unlisted buildings and other structures. Listed building consent may be required for alterations to listed buildings. It is advisable to contact the Department of Planning and Environment for advice about the need for an application. It is an offence to cut down, top, lop, uproot or wilfully damage or destroy trees in a conservation area without the consent of the local planning authority and the local planning authority must be given six weeks prior notice of any such works to trees.

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1 The Fareham Borough Local Plan Review expired in September 2007, but many of its policies have been saved as part of the Local Development Framework (Direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004)
11.5 To ensure that the character and appearance of the conservation area is given proper consideration in the exercise of planning functions the following approach will be followed;

- The evidence in this appraisal should be taken into account for development management purposes as a material consideration in support of the policies of the Fareham Borough Local Plan Review and the Local Development Framework for Fareham.
- Specialist advice relating to the historic environment should be sought in the exercise of development management functions likely to affect the character and appearance of the conservation area and the architectural or historic interest and setting of its listed buildings.
- Specialist advice relating to the management of trees should be sought in the exercise of development management functions likely to affect the character and appearance of the conservation area.
- Effective liaison should be undertaken with other bodies, including statutory undertakers and other council departments who are responsible for, or undertake, works that are likely to affect the character and appearance of the conservation area.
- Prospective applicants should be encouraged to seek pre-application advice for development that is likely to affect the character and appearance of the conservation area and the architectural or historic character of the historic buildings.

12 **ARTICLE 4 DIRECTION**

12.1 Permitted development allows a variety of minor alterations and extensions to be made to dwellings without the need for a planning application. The use of an article 4 direction would not necessarily prevent development but by requiring a planning application to be made allows proper assessment of its impact on the character and appearance of the conservation area. There is no fee for such an application. It is recommended that the use of an article 4 direction is considered in Hook to preserve the open frontages of the listed buildings from the formation of hard standings.

12.2 The formal procedure for serving an article 4 direction requires a separate period of public consultation on the detailed proposals.

13 **RESOURCES**

13.1 Current resources for development management, including enforcement, and specialist advice relating to the historic environment, arboriculture and ecology, including resources for the environmental improvement programme are provided by the Department of Planning and Environment. The suggestions for enhancement of the conservation area that are recommended in this document are subject to the availability of appropriate resources in relation to publicly owned land or in other cases discussion with individual landowners where an opportunity arises.

14 **MONITORING**

14.1 Monitoring of change in the conservation area is considered necessary to enable the council to review the effectiveness of planning control over time and to address any need for action. A dated photographic survey, to be updated every 4 years, is recommended for this purpose.

15 **BUILDINGS AT RISK**

15.1 There are no listed buildings at risk in the Hook Conservation Area.
16 **BOUNDARY REVIEW**

16.1 The local Planning Authority has a duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of the borough are ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. This includes assessment of the current boundaries of existing conservation areas. There are no boundary changes recommended for the Hook Conservation Area.

17 **ADDITIONS TO THE LOCAL LIST**

17.1 The council maintains a local list of buildings considered to be of Local Architectural or Historic Interest to which policy HE9 of the Fareham Borough Local Plan Review relates. There are no additional buildings in the Hook Conservation Area recommended for addition to the list.

18 **PROPOSALS FOR ENHANCEMENT**

18.1 The local Planning Authority has a duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of a conservation area. This section of the management strategy sets out opportunities for enhancement arising from the appraisal. The hamlet of Hook remains remarkably unspoilt and there are few features that detract from its historic character to any great extent, or that are in need of immediate improvement. There many historic features and architectural details that should be retained if the special character of the conservation area is to be preserved. Many of these have been identified in the character appraisal. Emphasis should be placed on the retention of those features that contribute to the character of the conservation area and resistance to those that might detract from it (for example; pavements, concrete kerb edging, double yellow lines, front garden walls or fencing).

18.2 The appraisal has identified the importance of the green and although erosion is restricted by timber posts care should be taken to ensure its continued retention. A particular threat is its further loss through gradual erosion and spread of the carriageway. Any opportunity to increase the size of the green, which was larger in the past, would be considered a positive enhancement to the character and appearance of the conservation area and to the setting of the listed buildings.

18.3 There are local concerns relating to highway matters including traffic speed, erosion of verges and increased width of the carriageway, the size of vehicles passing through the hamlet causing harm to trees and listed buildings and also rights of way at the junctions. Any measures for traffic management will need to be discussed with Hampshire County Council as the highway authority and carefully implemented to avoid harm to the character and appearance of the conservation area.

**Suggestions for Future Preservation and Enhancement**

18.4 The suggestions for enhancement of the conservation area that are recommended in this document are subject to the availability of appropriate resources in relation to publicly owned land or in other cases discussion with individual landowners where an opportunity arises.

- Consider possibility of enlargement of the green as part of any traffic management measures.
- Consider an approach to traffic management with Hampshire County Council as highway authority, based on a careful and sensitive approach which avoids harm to the character and appearance of the conservation area.
19 **CONTACTS:**

19.1 Advice concerning conservation areas and listed buildings can be obtained from:

- Environment and Conservation
- Department of Planning and Environment
- Fareham Borough Council
- Civic Offices
- Civic Way
- Fareham
- PO16 7AZ
- Tel: 01329 236100
- Email: [conservation@fareham.gov.uk](mailto:conservation@fareham.gov.uk)