

Conservation Area



GREATHAM

EAST HAMPSHIRE



Partners

Introduction & Brief History

Greatham Conservation Area was designated in June 1994.

Greatham, formally known as "Groet Ham" or "Farm on Gravel" is a predominantly agricultural parish which dates back to Anglo-Saxon times. At the time of the Domesday Survey, it was recorded as a Royal Manor, being part of the Neatham Hundred. Several families were important in Greatham including William Aguilums in 1223 and his heirs, the Bardoffs, the De Devenishes's the Marshals, and notably the Love family in the 17th century, and it was they that influenced the earlier building form.

As early as 1286 Greatham is known to have had a manor house. The present day manor house in the centre of the Conservation Area is believed to have been built on the same site. The house bears a datestone 1785 'SB' but was altered again in the 19th century.

Character of the Conservation Area

The A325 between Petersfield and Farnham divides the Conservation Area. The route was the earliest to link the two towns and due to its importance most of Greatham's buildings are positioned close to the road but in well defined grounds generally marked by stone walls and hedges. A network of cattle drovers roads emerge from the surrounding fields onto the main road.

The character of the Conservation Area is essentially determined by four factors:

- The tightly grouped enclave of historic buildings dating from the 17th and 19th century which surround the surviving remains of the old 13th century Church of St John.
- Opposite the old church and framed by trees to the north, lies the new 19th century church of St John, with its prominent tall spire. The church is set in a distinct flat pasture of open glebeland which provides views into and out of the village.
- The skyline of Greatham Manor House its various steeply pitched roofs and tall chimneys set amongst trees and all enclosed by a long ironstone wall.
- The visually unifying effect of the use of local ironstone for both buildings and boundary walls.

Buildings and Their Settings

Approaching the village from the south along the A325 there are glimpses of the Victorian **St John's Church** seen across the glebeland. The spire is an important landmark.

However, it is the local vernacular style of the 19th century **Tom's Acre Cottages**, together with the more important 17th century Grade II listed house, **Cases**, which occupy the southwest corner of the A325 junction with the Selborne Road and form the southern entrance or exit to the Conservation Area. There are glimpse vistas of Cases through the hedge which forms a boundary to the A325 road. The building has a classical facade constructed of brick and ironstone.



Views from the south and close to the church in the centre of the Conservation Area - the St John's Church is a dominant feature.



Cases

A toll house once stood at the junction of the Selborne Road and the Petersfield to Farnham Road. This was demolished in 1938.

Continuing northwards into the village, St John's Church and the Manor House are both prominent. The **Manor House** now the L'Albi Study Centre is enclosed by a long meandering wall of brick and ironstone, this is a key feature of the roadside. The three storey house itself is also built of brick and galleted ironstone with fine tall ornate chimneys and steeply pitched tiled roofs. ▼



The principally C18th house was extended extensively in the 19th century being altered in the Gothick style. It is thought to be on the site of an ancient manor house. A handsome red Victorian brick stables with plain tiled roof and an adjacent barn form an attractive courtyard group next to the house.



Tall chimneys and black pine trees are a feature of the Manor House setting and the skyline

The 'new' church of **St John the Baptist** was built in 1875 in an early English style with polygonal malmstone and bathstone dressings. It was finally completed in 1897 by Mr Harrison, a local builder who added the spire in order to commemorate the jubilee of Queen Victoria.

The A325 bends gently to a small green which forms the junction to Forest Road. To the south of this small green are the ruins of the **old church of St John**. The church is built of rubble ironstone and sandstone, the latter being similar in its appearance to the bargate stone found at Blackmoor. The recently repaired chancel to this Church, together with the ruins of the nave, form the focus of this historic village. The interior of the chancel has a 'solid' Jacobean communion rail and a later font bowl, there are also wall monuments dating from the late 18th century to the middle of the 19th century. The most prominent feature is the panelled altar tomb of alabaster with an effigy of Dame Marjory Caryl which was erected in 1632 by one of her descendants John Loxe.



The repaired chancel and nave ruins of C13th Church of St. John, the 'new' church in the background.

Directly opposite the old church of St John are **1 and 2 Greatham Cottages**. These early 19th century two storey brick and ironstone cottages, together with the old church, create an enclosure to the entrance to Forest Road.

To the north of Greatham Cottages and opposite the new St John's Church lies **Golds Farm**. This is a splendid group of listed buildings forming a three sided courtyard facing the A325. The farmhouse itself is central to the group and dates from the mid 18th century and the stable from the early 19th century, both are constructed of ironstone with fine 'galletting' within the pointing (i.e. small pieces of stone set into the mortar joint.) The barn to the south (now converted to residential use) is 16th century timber framed but then was reclad and enlarged in the late 18th century with a slate roof.



*Golds Farm House and Stable showing ironstone elevations and brick dressings. (above)
Golds Farm Barn (below)*



Further north along the Petersfield Road lies **The Old Rectory**. This is a late 18th and early 19th century house with a stuccoed facade but built of malmstone, ironstone and brick. It is a fine building prominently positioned within its own grounds and facing the Petersfield Road.

The **Rectory Lodge**, in the northwestern corner of the grounds is of a different style and is built of random sandstone with a yellow brick dressing and a slate roof. The lodge sits close to the edge of the A325 road together with the boundary wall of the old Rectory.

Other buildings of interest within the Conservation Area include **Rook's Farm** which marks the northern boundary to the Conservation Area, this is a two storey 17th century timber-framed cottage with ironstone infill and a steeply tiled roof. The farmhouse is set back from the road but within its curtilage is a prominently positioned 19th century weather-boarded and tiled barn.

Swayne's Cottage, an altered timber-framed cottage with brick and ironstone infill, was constructed in the latter half of the 17th century and is located on the corner of Church Lane opposite the new St John's Church.

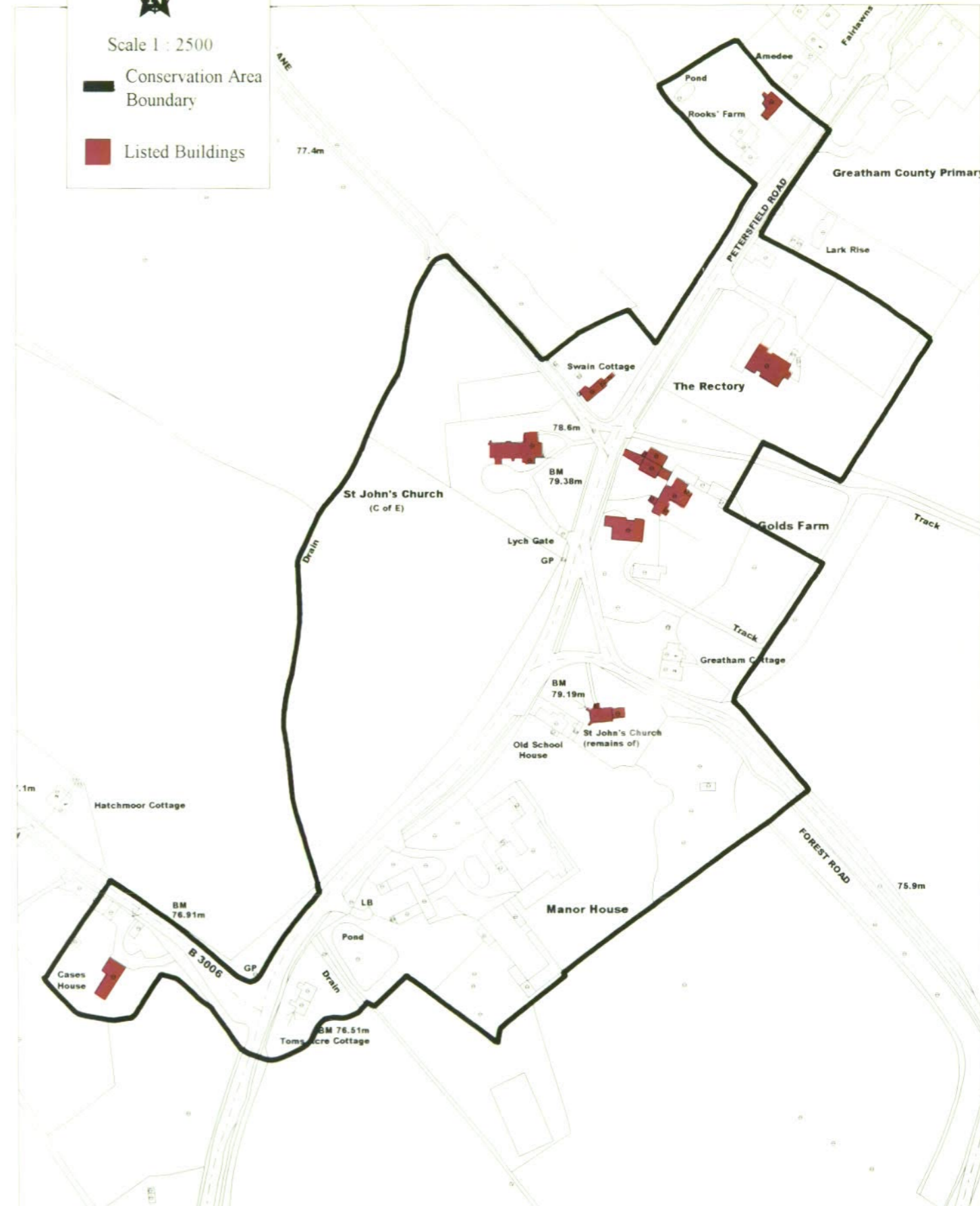
GREATHAM



Scale 1 : 2500

— Conservation Area Boundary

■ Listed Buildings



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Conservation Area boundaries may be updated from time to time for latest details and further information contact the Conservation Officers at 01730 266551

Building Details and Materials

Ironstone, regularly coursed, is the predominant material used throughout Greatham, with brick detailing and ironstone galletting. Other materials include polygonal chert bargate and malmstone walls with either bathstone or yellow brick dressings. Red brick is a popular material on rear elevations either as dressings or as an alternative infill material. The use of timber framing with tile hanging to the first floor is another common feature in the Conservation Area.

**Brick
quoins
and iron-
stone
with 'gal-
letting'**



A long ironstone wall marks the boundary to the Manor House and Study Centre - a major feature of the Conservation Area.

Most of the roofs are tiled and steeply pitched, and are either half hipped or fully hipped, several with catslide slopes to the rear. Thatched roofs with eyebrow dormers can also be found, as can gabled dormers with decorative tile-hanging on tiled roofs.

New Development

The design of new buildings, extensions and alterations to existing buildings and new uses within the Conservation Area will all affect its character. The design of development will need to respect the details, overall form and in particular the materials within the Conservation Area. Those who undertake development should carefully consider the form, materials layout style and scale of the existing buildings and their setting, and respect this in proposing new development. Attention should also be given to the design, repair and general maintenance of boundary walls and hedges to ensure the overall appearance and setting of buildings within the Conservation Area is maintained.

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

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

Further reading:-

- The Buildings of England, Hampshire and the Isle of Wight. N Pevsner and D Lloyd (Penguin Books). Revision by Hubbock and D Lloyd to be published 1999.
- The Victorian County Histories and HCC Record Office Archive on Greatham
- Hampshire Treasures, published by Hampshire County Council.

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