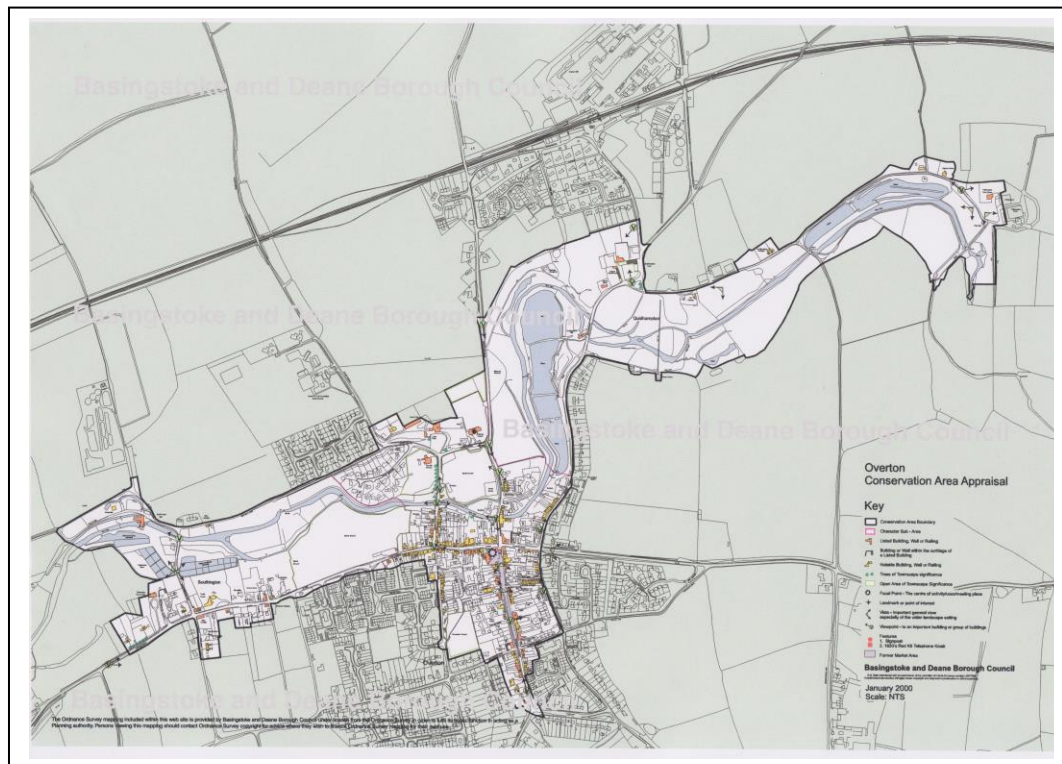


## The built form

### Overton Conservation Area

The historic core of the village was first designated as a Conservation Area in 1971. It was extended in 1987 to encompass the settings of historic buildings in Court Drove and in the settlements along the valley of the River Test in Southington, Quidhampton and Polhampton.<sup>1</sup>



Overton Conservation Area, 1987

### Building styles

Up to 1910, the built-up area of the village was confined to Winchester Street, High Street, Bridge Street and Kingsclere Road. The wide, straight vista of Winchester Street, designed for fairs and markets, contrasts with the narrower, serpentine High Street. Houses were almost all of two storeys with front doors opening directly on to the street. In most of the listed and notable buildings, a Georgian façade hides their earlier origins. In the rural hamlets of Southington and Quidhampton the predominant style is single storey with attic dormer windows typical of North Hampshire.

### Building materials

With a few notable exceptions, the buildings that survive from the 15th-19th centuries are not the grand mansions of the gentry but the houses of yeoman farmers, millers, shopkeepers and labourers. They are vernacular houses, built by local people without the aid of an architect or regard to architectural fashion and built of readily available local materials.

<sup>1</sup> Overton Conservation Area Appraisal, Basingstoke & Deane Borough Council, (2003).

Timber framing is evident in 28 listed buildings in the Conservation Area and in some that are unlisted too. Infilling was of wattle and daub (as at 13-21 High Street) sometimes replaced with brick nogging (as at Tithe Cottage, below).

Brick walling is also common since Overton has clay deposits and there was a brick kiln to the south-west of the village.<sup>2</sup> One cottage with walls made of chalk survives as the last of five pairs built at the Lynch from 1575 onwards.<sup>3</sup> This is a great rarity in north-east Hampshire.

Flints are abundant and much used for walls when bricks were taxed between 1784 and 1850. Flints were also used for St Mary's Church, the Norman Chapel at Quidhampton and later for the Primary School (now the Community Centre and Library). Use of stone is rare since the nearest stone quarries are 40 miles away. However, there are stone fireplaces at Parsonage Farmhouse, The White Hart and 7 High Street.

Six of the listed buildings are still thatched, as are several unlisted dwellings. Roofs were otherwise of plain clay tiles. In many cases, tiles were replaced with Welsh slates when carriage by canal, and later by rail, made them a cheaper option.

### **Listed Buildings**

There are 41 listed buildings within the Conservation Area and another six in the parish beyond its boundaries.<sup>4</sup> Since being listed, many have been surveyed and six have been accurately dated by dendrochronology. New information about the internal characteristics of 17 of the properties, including dendrochronology, shows that the suggested building dates in the listing descriptions are later than they should be.

Eight dwellings in Overton have been identified as hall houses, built between 1435 and 1544. In all cases, the original hall was either knocked down or altered to provide a two-storey floored building with a fireplace and chimney.<sup>5</sup>

St Mary's Church (c.1170 and later), the Norman chapel at Quidhampton (11th century,) along with two clergy houses, Parsonage Farmhouse (1435) and the Old Rectory (1851) are described in the Religious History chapter. Three manor houses, Court Farm (1505-6) with its great barn (1496), Polhampton House (mid-17th century) and Quidhampton Manor House (17th century) are detailed in the Landownership chapter. The National School (1869) is shown in the Social History chapter. Quidhampton Mill and Southington Mill are described in the Economic History chapter.

There follows a selection of the other more notable listed and unlisted buildings in the parish.

---

<sup>2</sup> HRO 27M80/PO9.

<sup>3</sup> Deveson, A. M. A group of cottages at The Lynch, Overton, *Hampshire Field Club, Newsletter*, 1999,31, 29-32.

<sup>4</sup> The National Heritage List for England (NHLE), Historic England, <https://historicengland.org.uk>. Accessed 02 Aug 2017.

<sup>5</sup> Roberts, E., *Hampshire Houses, their dating and development*, 2nd ed, 2017, passim.

*Berrydown Court and Lodge, Grade I*



Berrydown Court was built in 1897 by Sir Edwin Lutyens for his friend, the journalist and former MP, Archibald Grove<sup>6</sup> and later bought by Sir Edward Cooper who was Lord Mayor of London in 1919.<sup>7</sup>



*Tithe Cottage, Southington, Grade II*



Although it is not evident from the exterior, this is a cruck frame building which is rare in North Hampshire and the only one in Overton. It is believed to date from about 1400. Survival of dwellings of this date is also rare.<sup>8</sup>

It was originally two cottages. Though the thatch burnt off in a fire in 1980, the principal roof timbers survived.

---

<sup>6</sup> Historic England List entry number 1302517.

<sup>7</sup> Joynt, V., *The Lutyens Trust*, [www.lutyenstrust.org.uk/portfolio-item/berrydown-court-overton-hampshire](http://www.lutyenstrust.org.uk/portfolio-item/berrydown-court-overton-hampshire). Accessed 02/04/2017.

<sup>8</sup> Historic England List entry number 1157159; Broderick, M., Medieval and Post Medieval Buildings at Overton, Hampshire. *Hampshire Field Club, Newsletter*, 61, 2013, 6.

*White Hart Public House, Grade II*



The White Hart stands at the crossroads in the centre of the village and it is likely that there was an inn at this site when the bishop's new town was built in 1218. It is first mentioned as 'The Hart' in a document of 1442.<sup>9</sup> The wing with the chimneys facing Kingsclere Road dates from about 1530 and was probably rebuilt shortly after it was acquired by Corpus Christi College in 1521. The wing facing London Road dates from about 1640.<sup>10</sup> The filled in archway was the coaching entrance until coach traffic on

the London-Exeter Road disappeared with the coming of the railway.

*Nos 7-21 High Street, Grade II*



This is a continuous range of timber framed houses, originally jettied, all dating from the late 15th or early 16th centuries, now concealed behind modern shop-fronts.<sup>11</sup> Number 7 is remarkable in having a stone fireplace and a *piscina* probably from other buildings being demolished, put in either when the house was built or at a later date.<sup>12</sup>

*16 Winchester Street, Grade II*



Concealed behind a Georgian frontage and a modern bay window, this jettied, timber framed house was built about 1500.<sup>13</sup>



<sup>9</sup> Waight, S., *The Estates of Corpus Christi College in Overton, Quidhampton and Polhampton*, (1996), HRO 83A02/8.

<sup>10</sup> Roberts, E., personal communication, 2016.

<sup>11</sup> Historic England, list entry numbers 1231990 and 1092648.

<sup>12</sup> Roberts, E., *Timber framed buildings Project*, HCC Historic Buildings Record, 3422.

<sup>13</sup> Historic England, list entry number 1157185: Roberts, E., *Timber framed buildings Project*, HCC Historic Buildings Record, 1131.



*Numbers 56-66 Winchester Street, Grade II*



Numbers 56 and 58 have been dated by dendrochronology to 1533.<sup>14</sup> A service bay and a single bay hall survive from what was probably a three-bay house. Rather than a chimney, it had a hood designed to vent smoke from the hearth in the middle of the hall.<sup>15</sup>

***Some Unlisted buildings***

*Shadwells.*



This pair of cottages at the Lynch in Southington, now a single dwelling, has walls made of chalk blocks cut from the bank behind it. They were built in 1808. Five more pairs of cottages at the Lynch built were built with chalk between 1570 and 1622. They were demolished in the 1950s.<sup>16</sup>

*Southington House*



It was built c. 1830, probably on the site of an earlier dwelling, and extended in 1895 in the vernacular revival style. It was the home of John Corrie, the owner of the silk mill close by, and then by William Wyndham Portal and his brother Bertram Portal.

<sup>14</sup> Historic England, list entry number 1157208.

<sup>15</sup> Roberts, E., Timber framed buildings Project, HCC Historic Buildings Record, 3460.

<sup>16</sup> Crace, N. and Deveson, A., *Shadwells, the story of a house*, (1998).

*Portals Estate Cottages*



In the early 1900s, the Portal family built six pairs of cottages for their agricultural workers at Southington, Court Drove, Quidhampton and Polhampton in the north Hampshire vernacular style, with dormer windows, prominent chimneys and porches. Two of them bear the Portal family crest.



Cottages at Quidhampton



Cottages at Southington