



*Basingstoke  
and Deane*

# Conservation Area Appraisal Basingstoke Town



...making a difference



*Buildings on the south side of  
Market Place and London Street*

## Introduction

The Basingstoke Town Conservation Area was designated in 1977 by Basingstoke and Deane Borough Council, in recognition of the special architectural and historic interest of the town centre. The Conservation Area includes the core commercial area and the adjoining areas of Glebe Gardens, Eastrop, Goldings House and its former parkland (now War Memorial Park).

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area. These factors can include:

- its historic development;
- the contribution of individual or groups of buildings to the streetscape and the spaces that surround them; and
- the relationship of the built environment with the natural landscape.

They can also include the less tangible senses and experiences, such as noise or smells, which can play a key part in forming the distinctive character of an area.

The Appraisal takes the form of written text and an Appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

This document was adopted as Supplementary Planning Guidance by the Borough of Basingstoke and Deane on 17 July 2003 and complements the policies of the Borough Local Plan (review).

It has been subject to consultation with Councillors and local amenity groups. A full list of consultees, copies of their responses, and details of the Council's consideration of the issues raised during the consultation period are available for inspection, by appointment, at the Civic Offices, during normal office hours.

## Location and Population

Basingstoke is located in north-east Hampshire, approximately 18 miles from Winchester. The town lies above a fording point on the River Loddon, on the northern edge of the chalk North Downs. It remains an important point where the roads from Winchester, Newbury, Reading, London, Alton, Salisbury (Sarum Hill) and Andover meet. The road from London, which ran through the town, is now the pedestrian area of Winchester Street and London Street and the western end of London Road. It was originally one of the most important routes to the south-west.

The population of the Basingstoke Town Conservation Area in 1998 was approximately 378 (projection based on the Hampshire County Council Planning Department Small Area Population Forecasts 1995).

## Historic Development

### Settlement Origins

There is evidence of settlement around the town of Basingstoke from an early period. Archaeological remains survive from the Neolithic, Bronze and Iron Ages. The largest of these is Winklebury Camp, an Iron Age hill fort with complex defences. This dates from the 4th to the 1st centuries BC, located on the north-western edge of the present town.

The Romans also settled and influenced the development of the town. The line of the Portway Roman Road, which once ran between Silchester and Winchester, forms the western limit of the present day town. Other archaeological sites include a villa on the north bank of the River Loddon.

The village of Old Basing, to the west of Basingstoke, was probably the principal area of settlement in Saxon times. The name Basingstoke means 'dependent on the settlement of Basing'. The first mention of Basingstoke dates from 990 AD when King Aethelred granted a meadow at 'Embasinga stocae' to Aethelweard.

At the time of the Domesday Survey, the area was part of a Royal Manor, and the Kings of England held Basingstoke as a demesne manor. The population recorded was 46, which included 12 freemen. Of historic note, the existence of a market was recorded in the Domesday Book - a rare entry for Hampshire. The first grant of a fair to Basingstoke was in 1449, held near the Chapel of the Holy Ghost, to the north of the town.

Basingstoke prospered in medieval times, when it was an important centre of the woollen industry. In 1273, a merchant was given a licence to export wool from the town and, by the 16th century, the wool trade expanded in all towns in north Hampshire. Daniel Defoe wrote of the prosperity of Basingstoke, due to the wool trade, in his book 'A Tour Through the Whole Island of Great Britain', published in 1724.

The growing settlement was also on the main turnpike from London to the south-west, and became an important coaching town. In the 18th century the construction of the Basingstoke Canal linked the town to the River Wey and, ultimately, the Thames. The advent of the railway enhanced its links with London, Southampton and Reading, and more recently the construction of the M3 motorway has allowed easy access to the town and the rest of southern England. Basingstoke was designated a London overspill area in 1961, and has grown significantly since then.

## **Settlement Development**

The historic core of Basingstoke has an unusually complex plan for a small Hampshire town. It consists of an irregular grid of streets based on two principal north/south streets and two main east/west streets. These four roads are Winchester Street and London Street (the main coach road) Church Street (linking the town to the river valley and church) and Wote Street. All four radiate from Market Place. Other roads and streets run north/south and east/west from the main roads, to form irregular shaped blocks of development.

Market Place is situated on top of the hill, overlooking the river valley, and is the possible site of the 11th century market recorded in the Domesday Book. Certainly, a market or mote hall was present here from the mid-13th century.

The town of Basingstoke has suffered three major fires. The first took place in 1392, with two more serious fires in 1601 and 1656. Despite these, it is unlikely that the medieval plan form has changed significantly, although individual buildings of note would have been destroyed. Experience of other historic towns (and London after 1666) confirms that rebuilding usually took place on existing property plots.

The general street pattern of the existing historic core is evident on a map of Basingstoke dated 1762. It shows the regular property plots forming the building line to the north and south of Winchester Street and London Street, and along both sides of Church Street (south of St Michael's Church). To the west of Church Street, the arrangement of plots also reflects the existing layout around Joices Yard.

The areas of development around the periphery of the historic core represent the 19th century expansion of the town. This is particularly evident to the south along Beaconsfield Road and Fairfields Road, and to the west along Flaxfield Road.

The Domesday Book listed three mills at Basingstoke. Two are recalled in the names of the Kingsmill and Houndsmill areas of the town today. The Kingsmill was last mentioned in 1601, and Houndsmill was possibly located between Church Street and Wote Street. Eastrop Mill, first mentioned in 1318, was located in this small settlement to the east of the medieval town. Although there is no evidence of a specific location for the wool trade, it is most likely to have been centred along the River Loddon.

Transport has also had an impact on the pattern of development of Basingstoke. In addition to the influence of the town's important road network was the canal, which terminated to the north-east of the town centre. The wharf accommodated a large area that faced onto the east side of Wote Street (now under the site of Festival Place). In the 19th century, the Railway network expanded across the country. The London South West Railway Company (LSWR) line to Southampton was built in 1840. The Great West Railway Company (GWR) line to Reading followed in 1848. The population of the town rose from 2,589 in 1801 to 6,681 in 1881. This is apparent in the construction of a number of civic buildings, such as banks, which date from the mid-19th century.

More than half of the former historic core of the town was redeveloped in the early 1960s. This, together with the associated major road schemes, has had a significant impact on the present day character and setting of the Conservation Area.

## **An Appraisal of the Conservation Area**

The Appraisal plan identifies those buildings, views and key features that are considered as essential to the special character or appearance of the Conservation Area. In addition to listed buildings, it also includes unlisted buildings of particular individual or group value, which are indicated on the Appraisal plan as notable. This is not to undermine the value of other unmarked buildings or structures that reflect the historic development of the village without detracting from its special qualities.

The Basingstoke Town Conservation Area comprises four areas of differing character and appearance. These are identified separately.

## Area 1: Glebe Gardens and Church Square

### An Overview

The distinctive appearance of this area is derived from a loose and varied pattern and type of development. It is dominated by a few principal buildings, in a spacious and green setting. The character of Church Square is residential, with a strong sense of its own identity but Glebe Gardens is more recreational. In essence, this area has an almost village-like quality. A contributory factor in establishing this character is the apparent separation, both physical and visual, from the more intensive development that surrounds it. This is achieved by mature planting, the road network and the tall blank elevations of the modern perimeter blocks on Church Street. These detract from the setting of St Michael's Church.



*A terrace in Church Square*



*St Michael's Church from Church Street*



*Church Cottage*

### Key Individual Buildings

Perhaps the most visually dominant historic building in the Conservation Area is St Michael's Church, with the tower forming a focus for views to the north. Dating from the 14th century, the church has been extended and altered over several centuries. The original perpendicular building is considered one of the most important in the county. The church is predominantly constructed of flint, with stone used for structural elements, such as window surrounds. On several of the smaller façades, stone and flint chequer-work produces an intimacy of scale and detail. This is important in contributing to the special qualities of its immediate environs.

Associated with the church is Church Cottage, the boundary wall and ancillary buildings of which provide enclosure for the churchyard. This is a building of several periods, the centre being a late medieval hall, with a north wing and a later south wing. Although of domestic scale, it has a strong architectural presence as a building of intended status. The centre of the east façade has an exposed timber-frame, with the upper part jettied, above a moulded bressumer. The ground floor section is close studded with brick nogging. To the rear of the north end is an 18th century attached barn, possibly reflecting the historic association of the house with nearby Glebe Gardens. This house and its associated buildings, together with their setting in relation to the church and Glebe Gardens, provide a distinctive appearance to this part of the Conservation Area. This is evocative of its early character as pastoral land and gardens adjacent to the Loddon.

Chute House is also historically associated with the setting of St Michael's Church and Glebe Gardens. Built as the Rectory in 1773, it is a solid building in character, constructed of red brick laid in header bond. Rubbed flat arches and stone cills to the windows provide the principal architectural detail. The main façade is symmetrical with a central

doorway beneath a large brick porch. The house and its associated buildings lie at the southern end of Church Street, slightly raised above street level. They delineate the northern boundary of, and entrance to, the Conservation Area, and set the context for the historic area.

### **The Character and Importance of Public and Private Spaces**

The open spaces in this Conservation Area are extremely important as they help to define the historic development of the town of Basingstoke.

The sequence of Glebe Gardens, St Michael's churchyard, Church Square (The aromatic garden and Garden of Remembrance), and Cross Street creates an intimate series of enclosed spaces. This also provides an important setting to, and link between, the key historic buildings in this area. These spaces have, however more than just visual interest, they are a tangible reference to the historic associations and pastoral character of the area.

## **Area 2: The Commercial Centre**

### **An Overview**

The surviving pattern of the streets and the spaces they create (both formerly as frontages or within irregular blocks of development) are key elements in defining the appearance of the Conservation Area. The placement of key buildings, and the transition from intimate passages to open spaces that follow the slope of the land towards the river, creates an interesting and varied streetscape.

The cohesion of properties with common frontages contrasts with the views of their rear elevations. Here competing ranges of hip and gable roofs, perpendicular to the street elevations, provide visual clues to possible earlier buildings on the plots.

The character of the area is a commercial one, reinforced by dominant civic and corporate buildings (particularly the former banks), and public houses, many formerly coaching inns.

### **Key Individual Buildings**

There are several significant commercial and civic buildings in the urban core of the Conservation Area. These were consciously designed to symbolise their function and status in the form of their architectural appearance. Elevations were often also designed to benefit from, or enhance, the existing streetscape in key locations. Therefore, both listed and unlisted buildings contribute significantly to the character and appearance of the area.



*Chute House*



*Cross Street*



*The United Reformed Church  
in London Street*



*View to Market Place from Church Street*



*Deane's Almshouses in London Street*

The Town Hall (now the Willis Museum) and the United Reformed Church are of grand scale and classical design. They dominate their immediate environs, set apart from adjoining buildings to emphasise their importance. Although rebuilt on the site of older buildings, both principal elevations date from the early 19th century, representing the civic pride in Basingstoke during this period. The Corn Market (now the Haymarket Theatre), located on the curve in Wote Street is of similar pretension. It deflects the view, with the skillful articulation of its elevation, to suggest further visual interest beyond. A small pediment punctuates the central recessed bay over heraldic features. This serves not only to arrest the eye in the streetscape of Wote Street, but also to dominate the narrow view along Feathers Lane.

No 3 London Street, Nos 2 and 4, 7 and 8 and 17 and 18 Winchester Street were constructed specifically as banks, in the late 19th and early 20th centuries. They are of significant townscape merit. Their classical architectural references, quality of construction, and comparative size, distinguish them from the general informal character of commercial frontages. Barclays Bank (Nos 7 and 8) in particular, is sited in a key location to dominate the rise up Church Street. The gable of No 17 stands out above the backs of the older buildings, from Joices Yard. The Italianate appearance of 3 London Street, with its uncompromising flank elevations and tall, ornate chimney stacks, adds interest and variety to the streetscape.

Deane's Almshouses on London Street are a significant example of vernacular form and character. These were endowed as homes for eight poor widows by Sir James Deane in 1607. The long brick building consists of a symmetrical façade of one-storey and attic. It is set back from the main building line of London Street, behind the buffer of the front gardens. In the gabled centre is a heraldic device above a lettered panel. The tiled roof is dominated by four tall chimneys. The domestic character of the building and its long, but essentially plain elevation, contrasts with the commercial context of the core area.

Winton House is on the edge of the historic core of the town and dates from the early 19th century. It is a well-mannered building, of three-storeys, constructed of red brick in Flemish bond. Its main façade is symmetrical, with sash windows ordered around a central doorway and fanlight. Set back from Winton Square, the polite refinement of its façade contrasts with the commercial streetscape of this once important space.

Other key individual commercial buildings are the remaining coaching inns and ale houses. The Red Lion Hotel, The Feathers Inn, The George and The Winton are significant examples from different periods. Several new public houses have opened recently and sensitive handling of the design elements was required to ensure that the character of the Conservation Area was not adversely affected.

### The Character and Importance of Public and Private Spaces

In the centre of the town, the character of the Conservation Area is derived both from the elevations of the buildings and from the hierarchy of different spaces formed by the street pattern. One example is the transition from the large but enclosed space of Feathers Yard, through to the narrow, intense space of Feathers Lane into Wote Street. The relatively larger space of Wote Street then opens into Market Place, again of a different scale and character. The contrasts in scale and experience, and the short and long range views, are essential to the special interest and distinctive character of the Conservation Area.

### Area 3: Goldings and the Parkland

#### An Overview

The appearance of this area is dominated by the formality of the 18th century fronted house, and the relationship with its former parkland. Their former grandeur and visual and physical isolation from the urban form of the town centre is clear. In the park the dense planting around the perimeter of the space reinforces this contrast.

#### Key Individual Buildings

Located on the periphery of the historic commercial core are several larger detached houses. Sometimes based around an earlier building and associated lands, their quality of construction and imposing elevations indicates the wealth of the town in the 18th and 19th centuries. One example is Eastlands House, an early 19th century Grade II listed building, with a tuscan porch and an elaborate fanlight over the panelled door.

The most imposing and substantial building is Goldings, located on the east/west axis of the London Turnpike road. The principal façade is characteristic of the 18th century with its symmetrical form, arrangement of sashes, and composition centred on a visually dominant stone veranda. The pale yellow brickwork in Flemish bond contrasts with the red brick and render of the streetscape. Although located along the principal road axis (with the earlier core following the medieval street pattern), the main 18th century building does not command the vista from the town centre. However it emphasises its status and distinction by facing away from the public realm, oriented towards its private estate. Although largely surrounded by later office buildings, this association, and the architectural requirement for such a setting, is still apparent.



*View along London Street past the Red Lion Hotel*



*View looking up Wote Street to the Haymarket Theatre*



*Goldings from the main Civic Offices*



*View along Chequers Road*



*Glimpse of St Mary's Church from Chequers Road*

## The Character and Importance of Public and Private Spaces

The War Memorial Park (formerly Goldings Park) was laid out at the end of the 18th century in the landscape style of Capability Brown. Here spinneys and belts of oak, beech and cedar trees are interlaced by winding walks. The hexagonal brick temple folly was built on raised ground to add interest to the views. The parkland is separated from Goldings House by a brick ha-ha, a typical 18th century landscape device to keep animals from approaching the house, without the need for unsightly fences. The Victorian bandstand was originally located at the Fairfields recreation ground and was moved to the War Memorial Park in 1922. It was restored and relocated in 1999 to form part of a new wedding garden at the Hackwood Road entrance to the park. The bandstand is still prominent in views from the west. The War Memorial was constructed at around the same time and later relocated. The area still provides Goldings House with an appropriate setting. The character of the park retains its private, enclosed character, created by dense belts of mature trees and a high brick wall along the south-western boundary. There are only a few limited views in and out of the open space.

## Area 4: New Road, Chequers Road and St Mary's Church

### An Overview

This is a small residential sub-area of essentially early suburban character. The late Victorian, semi-detached properties are generously proportioned and the spacious but regular layout is emphasised by the width of the roads.

### Key Individual Buildings

St Mary's Church, in Eastrop Lane, is a small church of medieval origin. Its appearance today is a culmination of building phases in 1744, 1886 and 1912. The western lobby links the building to the church hall and new auditorium. The chancel is constructed of red brick in Flemish bond. The central section is of stone above a flint base, with an interior wall of yellow brick. The wider, western nave is constructed of flint with stone dressings, and the roof supports a western, shingled bell-tower. Although of limited impact as a focal point within the streetscape, the church strongly marks the entrance to the Conservation Area.

### Built Form

There are 34 buildings included in the Conservation Area, on the Statutory List of Buildings of Special Architectural or Historic Interest. St Michael's Church is listed as being of outstanding national importance (Grade I) and Deane's Almshouses on London Road as of national importance (Grade II\*). The remaining buildings are listed as being of special local or regional interest (Grade II).

The listed buildings in the concentrated commercial area generally form two categories. The first includes those surviving from the medieval period, and have a simple vernacular character and form. The second are later buildings, particularly from the 18th and 19th centuries. These have a stronger architectural or consciously designed appearance and are often located at key visual points in the streetscape.

Much of the early building construction in the town was of a vernacular form and scale. Given the local materials available, this primarily consisted of a timber-frame, with wattle and daub infill, on low flint base walls. Examples of buildings retaining some of these features include 26 and 26a London Street (dating from the late 16th century) and 3 London Road (the west gable of which has an exposed timber-frame with later brick infill).

The area is typical of other towns in the late 18th and 19th centuries, with many of these older buildings altered to accommodate changes in use or contemporary fashion. Structures were often refronted in brick or mathematical tiles. They were re-fenestrated with carefully placed sash windows, concealing their vernacular form with more ordered 'polite' elevations. Examples of this include Goldings where the street elevation was rebuilt in red brick, with raised parapet, and was subsequently refaced in yellow mathematical tiles. At 23 and 25 London Street, mathematical tiles were used to clad the façade of these 16th century timber-framed structures.

A significant number of listed buildings within the Conservation Area date from the 19th century. In this period, better transportation allowed for a wider range of materials to become readily available. The architectural form is, consequently, more eclectic and varied. In general, however, the listed buildings of this period are distinctive by the consciousness of their design, whether it be a rendered classical façade or ornate 'high Victorian' brickwork.

There are also several unlisted buildings, mainly dating from the 19th century. Some possess features of particular interest or a strong architectural identity. However it is generally their group value, in association with adjacent listed buildings, that significantly contributes to the overall special interest of the Conservation Area. Unlike the listed buildings of individual merit, their contribution to the historic character of the Conservation Area has been to maintain the cohesiveness and framework of the medieval street pattern. They also make a significant contribution to the distinctive spatial qualities of the area. Church Square, New Road and Chequers Road are good examples of the 19th century expansion of the town.

## Significant Groups of Buildings



*View of Queen's Parade from Cross Street*



*View across Albert Yard to the backs of the buildings in Winchester Street*



*Cross Street*

The town centre contains many groups of buildings that are not necessarily of special interest individually. However, they are important to the Conservation Area in the contribution that they make to the streetscape, the quality of spaces, and the setting for key individual buildings. Within these groups, buildings may also have particular noteworthy elements of townscape interest. The Art Deco style building entrances in Winchester Street and New Street and the dominant rendered entrance to Queen's Parade are good examples.

On the south side of Winchester Street, the row of buildings linking the two banks at No 17 and No 7, strongly reinforce the street pattern and plot arrangement of the medieval town plan. Their simple rendered upper storeys, with vertical breaks created by the pilasters, give horizontal emphasis. This creates a strong building line and an unassuming, but essential, foil to the major buildings, dominating the views in and out of Market Place. Moreover, when viewed from New Road, their rear elevations present a varied juxtaposition of roof slopes, and a progression of perpendicular ranges and outbuildings. This is somewhat spoilt by the number of parked cars along New Road

This view clearly illustrates the long, narrow plots that formed the historic settlement pattern, shown in earlier maps of the town. This suggests the survival of earlier buildings and their former functions pre-dating the 19th century frontages. Groups of buildings with similar townscape qualities include the east and west frontages to Church Street, the lower group of 71 to 83 Church Street, lying north of the church, 9 to 21 London Street, and the buildings comprising Cross Street. The back elevations of these groups, and especially the remaining buildings, form the perimeter of the inner spaces of Feathers Yard and Joices Yard. These are essential elements of the character and interest of the Conservation Area. These elevations are undermined by the profusion of wheelie bins that detract from the character of the area.

Other noteworthy groups of buildings include the row of gently curved 19th century terraced properties along Church Square. These are 51 (a free-standing building with prominent gable elevations), 6-10 Church Square and St Michael's Cottage. Although none are of particular individual architectural merit, together they create a sequence of spaces, with contrasting spatial qualities. These significantly contribute to both the character of the Conservation Area, and the setting of the principal listed buildings.

The three corner buildings that form Winton Square are of both individual and group value. Together with the adjoining buildings, they contribute positively to the special interest of this part of the Conservation Area. Predominantly constructed of red brick, they create an intimate space that denotes the end of the commercial core.

## Building Materials

The geographical location of Basingstoke, and its key position as a nodal point for transport links with other areas in the region, was a significant factor in influencing the variety of building materials available. The relative wealth of the settlement in key periods also enabled the affluent to source materials from outside the local area. Basingstoke, therefore, has a rich and varied building stock, including timber-frame, flint, stone, tile, slate, render and many types of brick.

There are few complete historic shop fronts remaining in the Conservation Area. 15 Church Street is of note, as are 45 and 47 Winchester Street, and 1 Winton Square. Here, the original proportions have been retained together with joinery details, such as fascias, pilasters and consoles. The retention of remaining traditional shop frontages and the original ground floor appearance of commercial buildings, such as the banks, are essential in maintaining the historic integrity of the commercial core.

Despite the modernisation of shop frontages at ground floor level, many buildings still retain their traditional windows at first floor and above. These often provide the main external element in the historic appearance of a building. On a general basis it is, therefore, the survival of joinery and the existing arrangement of windows in elevations that significantly reinforce the historic qualities that make the Conservation Area of special interest. Similarly, the retention of other historic features such as chimney stacks and front garden walls, is also essential.



*The Winton in Winton Square*



*3 and 4 New Street*

## Important Trees of Townscape Value

Although strongly urban in character, the two parks in the Conservation Area – Eastrop and Goldings provide a surprising variety of tree species. These include London plane, silver maple, Norway maple, cherry, lime, sycamore, beech, horse chestnut, ash, weeping willow, silver birch and oak. While many of the trees are of recent origin, important groups of mature trees can also be found. There are some notable lime and horse chestnut in Glebe Gardens, sycamore and limes in Eastrop Park, and oaks between the police station and Chequers Road. The size and location of these trees form a key element in the appearance and streetscape of the Conservation Area, and the setting of individual buildings.

There are several trees of special note in the Conservation Area. Within the War Memorial Park is a visually dominant and unusual hybrid plane (a cross between the London and Oriental planes). A mature copper beech provides a visual link between Goldings and its former parkland. In the grounds of St Michael's Church there is a notable yew, a spreading western red cedar and a young David's maple.

Among the many trees in Glebe Gardens is an old black mulberry. This species of tree provides the food source for the silk moth caterpillar, and is a surviving link with the silk mill that was formerly on this site.

## The Setting of the Conservation Area

The Conservation Area is contained within later areas of primarily planned and ordered residential development of the 19th and 20th centuries. Juxtaposed with these two essentially intimate and compact patterns of development are the bold and massive blocks of the 1961 redevelopment scheme of shops, offices, car parks and road networks. The self-contained, inward-facing blocks of development, open car parks and wide roads have little association with the adjoining historic grain of the older town centre.

## Areas of Archaeological Significance

Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of the community and of the lives and life-styles of past inhabitants.

It is in the Areas of High Archaeological Potential (AHAP) that it is most likely that such archaeological remains will be encountered.

Where a development is proposed, the impact that it might have on these remains is a material consideration within the planning process. This may, from time to time, result in the need for archaeological recording in the case of some developments.

An AHAP is located around St Michael's Church and churchyard. It is possible the remains of earlier churches exist on the site beneath the existing medieval building. Some medieval burials may also remain intact in the churchyard. A second AHAP is located around Market Place, at the southern end of the historic core of the town, and includes Winchester Street and London Street.

An Area of Archaeological Potential (AAP) is located to the north of St Michael's Church, along the west side of Church Street and Glebe Gardens. This area encompasses late medieval buildings, disturbed by little modern development, and evidence may exist of an early settlement. An Area of Limited Archaeological Potential (ALAP) exists to the north west of St Michael's Church, and includes the properties fronting Church Street, to the south of the Vicarage.

## Conservation Area Planning Controls

The following controls apply within the Conservation Area in addition to normal planning controls:

- Conservation Area Consent is normally required for the demolition of buildings or structures over a certain size within a Conservation Area.
- The Council must be given six weeks notice of any intention to undertake works to, cut down or uproot any trees over a certain size in the Conservation Area.
- Planning applications which, in the opinion of the Borough Council, would affect the special character of the Conservation Area must be advertised and the opportunity given for public comment. This may include proposals outside the Conservation Area which nevertheless affect its setting.

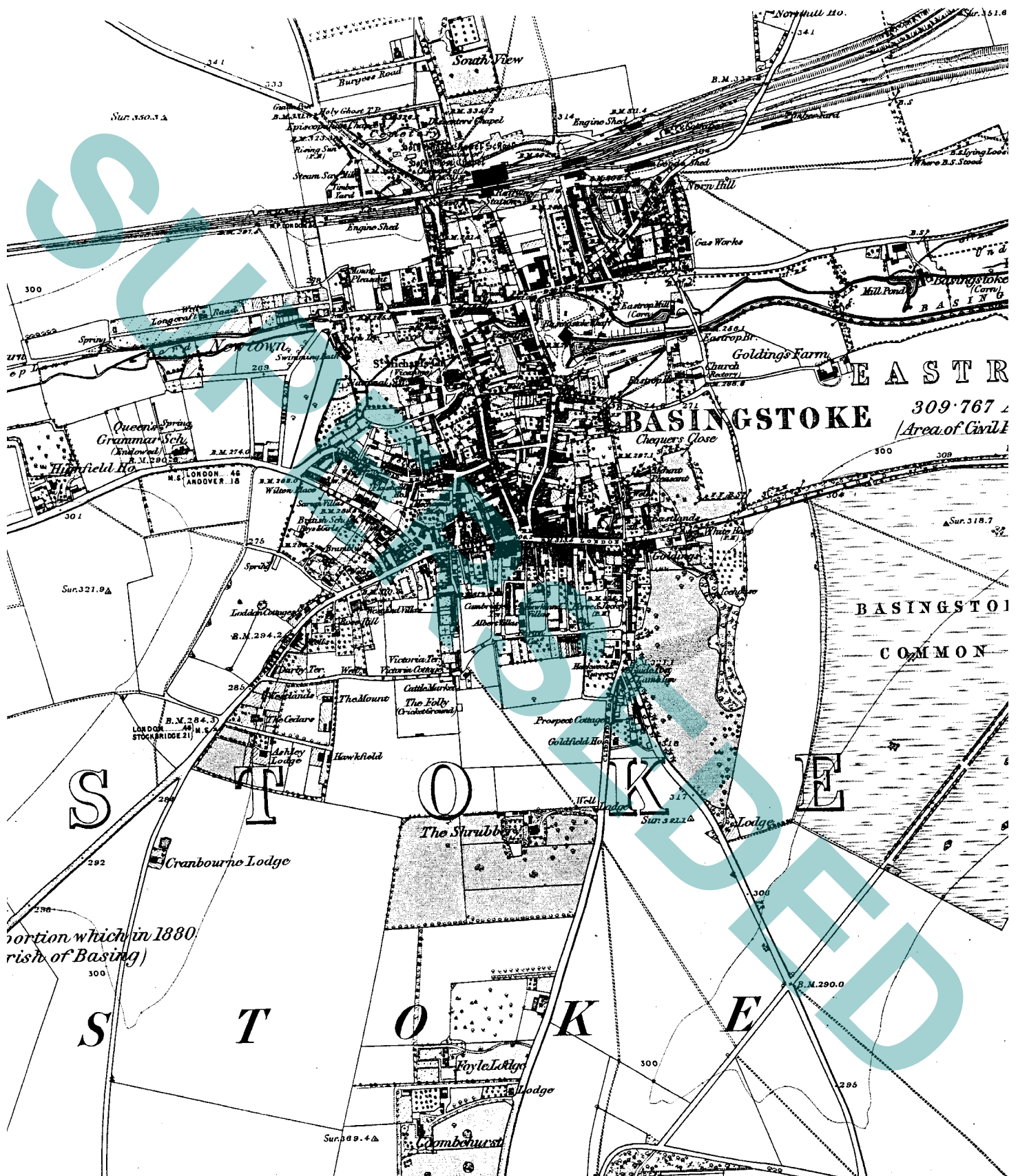
Statutory policies relating to Conservation Areas and listed buildings are set out in the adopted Basingstoke and Deane Borough Local Plan. These policies reflect the statutory duty on the Local Planning Authority to have regard for the preservation of historic buildings or their setting, and to promote the enhancement of areas designated as being of special interest. These policies seek to ensure that particular attention will be paid to the scale, height, form, materials and detailing of proposals including boundary treatments and other features of note. In order to consider the implications of development and given the detail required, the Borough Council will normally require proposals within the Conservation Area to be submitted in the form of a full, and not outline, application.

The Borough Council's Conservation Officers are available for advice and information on all matters relating to development proposals in a Conservation Area.

## Grants

The Borough Council provides grants for various types of work. These include, Historic Building Grants, Environment and Regeneration Grants and Village and Community Hall Grants. Leaflets are available explaining the purpose and criteria for each grant and an approach to the Council is recommended for further information on any grant.

# Conservation Area Appraisal - Historical Map of Basingstoke Town



Conservation Area Appraisal  
**Basingstoke Town**

...making a difference

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