



Basingstoke
and Deane

Kingsclere

Conservation Area Appraisal and Management Plan

Supplementary Planning Document (SPD)



Kingsclere

Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

2017



This Conservation Area Appraisal and Management Plan has been prepared by Basingstoke and Deane Borough Council and adopted as a Supplementary Planning Document (SPD).

This SPD will supersede the 2003 Kingsclere Conservation Area Appraisal Supplementary Planning Guidance (SPG).

CONTENTS

1.0 INTRODUCTION

1.1 Background

1.2 Effect of conservation area designation

1.3 Statement of significance

2.0 ASSESSING SPECIAL INTEREST

2.1 Location, topography and setting

2.2 Origins and historic development

2.3 Archaeology

2.4 Architectural quality and built form

2.5 Views and vistas

2.6 Open space and trees

3.0 CHARACTER AREAS

3.1 Overview

3.2 Character area 1 – Central

3.3 Character area 2 – South

3.4 Character area 3 - North and West

3.5 Character area 4 – East

4.0 CONSERVATION AREA APPRAISAL CONCLUSIONS

5.0 CONSERVATION AREA MANAGEMENT PLAN

APPENDIX 1: Glossary

APPENDIX 2: Appraisal Map

APPENDIX 3: Historic Kingsclere map 1870-1880

APPENDIX 4: Historic Kingsclere map 1895-1896

APPENDIX 5: Historic Kingsclere map 1910-1911

APPENDIX 6: Planning Policy Context summary and compliance table.

APPENDIX 7: Development controlled by conservation area designation.

APPENDIX 8: Archaeological map.

1.0 INTRODUCTION

1.1 Background

This appraisal identifies, describes and illustrates features and characteristics of the historic settlement which justify its designation as a conservation area.

This Supplementary Planning Document (SPD) accords with the current policy framework and follows best practice guidance set out by Historic England, in *Conservation area designation, appraisal and management Advice Note 1 (Feb 2016)*.

This appraisal defines and analyses those qualities or elements which make up the special interest of the conservation area. This can include the less tangible senses and experiences, such as tranquillity and light.

The appraisal forms the evidence base for the conservation area management plan at section 5.0, which will assist in the positive management of change.

The appraisal and management plan are National Planning Policy Framework compliant and accord with the Development Plan, including the emerging Kingsclere Neighbourhood Plan. Appendix 6 gives details on planning policy compliance.

The Kingsclere conservation area was originally designated by Kingsclere and Whitchurch Rural

District Council in 1969, in recognition of the special architectural and historic interest of the village. The boundary was subsequently extended in 1981.

Having designated the conservation area, the local authority has a statutory duty, under the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention is paid to the desirability of preserving or enhancing the character or appearance of that area.

The Borough Council are also under a positive legal duty to assess their conservation areas and review them from time to time, to consider whether the areas are suitable to remain designated.

Where buildings, structures, landscape features or views have not been described in this appraisal, or marked on the appraisal map (Appendix 2) they may yet be of visual or historic value in the conservation area.

1.2 Effect of conservation area designation

Appendix 7 contains a list of types of development which are currently controlled by conservation area designation. Please refer to www.planningportal.co.uk for more details.

Certain permitted development rights are removed by conservation area designation.

Trees within the conservation area are given special protection. Normally, the council will need to be notified before pruning or felling any tree within the conservation area. See www.basingstoke.gov.uk/protectedtrees for more details.

1.3 Statement of Significance

The conservation area has been broken down into four character areas: 1. Central; 2. South; 3. North and West; and 4. East. Each character area is analysed in greater detail in Section 3 below.

This section relates to assessment of the conservation area as a whole.

Key contributors and determinants of the significance of the entire conservation area, include those listed below.

- **Location, topography and setting.** Kingsclere lies on the boundary between areas of chalk to the south and London Clay to the north, on a narrow band of clay through which flows a tributary of the River Enborne, the Kingsclere Stream. The

stream runs through the village from south to north.

The open downland to the south and west of the conservation area is protected as part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Part of the conservation area, including Gaily Mill, lies within the AONB (Figure 1). The rural setting of the settlement makes an important contribution to the character and appearance of the conservation area. The local topography results in a radial, yet irregular street pattern, focusing views on key landmark buildings.



Figure 1. North Wessex AONB boundary to south of Kingsclere.

- **Hierarchy of spaces.** There is a distinct hierarchy of spaces in the conservation

area, which relate to historic land uses. This topic is explored further in relation to each character area, below.

- **Concentration of historic buildings.** There is a high concentration of historic buildings within the conservation area: many of these are listed. High quality, historic buildings identified as Notable Structures in the conservation area and Buildings of Local Interest (BOLIs) sit alongside the listed buildings.



Figure 2. Church of St Mary, Grade II* listed. Origins early C12th built by the Monks of Hyde Abbey, Winchester. Former site of a Saxon minster. North doorway appears Saxon.

- **Urban grain/Built Layout.** The central character area, centred on St Mary's Church (Figure 2) and on the former market place which lies to the north and east of the church, has a relatively tight

urban grain, punctuated by important open gaps. A looser knit urban grain/built layout is evident in the outer character areas (see Appraisal Map), with less dense development, including a number of historic buildings and open spaces.

- **Open space.** The conservation area is characterized by important public and private open spaces, which contribute positively to the character and appearance of the area and relate to historic land uses.
- **Enclosure.** There is a strong sense of enclosure to streets, with buildings generally at the back of pavement and continuous building frontages in the central character area, relieved by gaps which often afford views as described below. In the outer character areas where buildings are set in large plots, mature roadside hedges and trees also provide a sense of enclosure.
- **Plots.** Historic plots are still legible throughout the conservation area, with little subdivision. Plots on the west side of Swan Street extend to the Kingsclere Stream. A number of larger properties are set within generous plots throughout the conservation area.

- **Important gaps** are retained between historic buildings in the historic core, and these gaps afford views to large historic plots and to trees lining the Kingsclere Stream.
- **Uses.** The character of the conservation area is now mainly residential, with a few commercial uses centred around the village core, reflecting the historic function of that part of the village. The distinctive appearance of the former industrial mills and maltings building give an insight into the historic character of Kingsclere as a working settlement.
- **Building form.** Distinctive and varied elevations form a cohesive streetscape with subtle variety. Dwellings predominantly present two storeys to their front elevations. This gives a consistent and domestic scale to properties. Porticoes are common features.
- **Materials and finishes.** The common palette of materials in the conservation area includes timber-framing, often re-fronted in high quality brick, with lime mortar or lime render. The variety of uses, colours and bonds of brickwork is notable. Flemish bond, popular from the late 17th-century onwards is common in conservation area buildings. There are distinctive blue brick buildings throughout

the conservation area and blue bricks area also used decoratively. Flint was a popular material in the 19th-century. Tiled clay roofs are common.

- **Windows and doors.** Historic joinery including windows, doors, door cases, hoods and porticoes, are often features that define the appearance of properties. Where buildings are close-knit in continuous street frontages the relationship of these features and their historic arrangement becomes a significant factor in the overall character and appearance of the conservation area. The use and overall effect of inappropriate replacement windows and doors is still limited. Windows to residential properties are mostly timber sash or casements, painted white or off-white. Fenestration patterns are regular. Most doors are timber.
- **Roofs.** Large, steeply pitched roof slopes, and dominant chimney stacks are often key characteristics of older buildings.
- **Trees.** Often in groups, trees contribute to the character and appearance of the conservation area.
- **Boundary treatments.** Boundary walls, of brick or of brick and flint, are a common

and characteristic feature of the village. Many are protected as curtilage-listed structures and those which have been identified as making a particular, positive contribution to the conservation area are identified on the Appraisal Map (see Glossary for definitions). Brick boundary walls are generally constructed in traditional bonds. Such walls are finished with half round or saddleback copings or bricks 'on edge'. Corners are frequently attractively radiused. Railings and timber picket fences are also found throughout the village and contribute positively to the character and appearance of the conservation area. In contrast, close boarded fences are visually intrusive and unduly prominent in the conservation area. Hedgerows have not been marked on the appraisal plan but their contribution to the character of the conservation area cannot be underestimated and their significance is implicit in the appraisal.

- **Public right of way network.** Public rights of way add to the permeability of the village. The tranquil Kingsclere

Stream is accessible from the well-used public right of way network.

2.0 ASSESSING SPECIAL INTEREST

2.1 Location, topography and setting

Kingsclere lies three miles inside the Hampshire County boundary with Berkshire, where roads from Newbury, Andover, Whitchurch and Basingstoke meet.

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) wraps around the settlement to the south and Watership Down lies approximately 2 miles south west of Kingsclere.

The Kingsclere Stream, (known as the Gaily Brook south of Bear Hill), rises to the south of the village. It flows almost due north to join the River Enborne, 3 miles north, which forms part of the northern boundary of Hampshire with Berkshire.

The National Planning Policy Framework, (NPPF), makes it clear that historic settlements are regarded as having a setting. The setting of a conservation area can also contribute to its significance.

Land north of Kingsclere sits on the London Clay Plain, and is characterised by mixed farmland with many isolated oak woodlands.

To the north east of Kingsclere, around Wolverton, there is a woodland landscape, which is punctuated by grazing land.

South east of the village, on the downland landscape is a clay plateau, with ancient woodlands of oak and hazel coppice and arable farming with some grazing.

South west of Kingsclere (Figure 11) the downland landscape is dominated by a chalk escarpment. This escarpment forms a linear winding belt extending running west of Kingsclere. It marks the northern boundary of the central Hampshire Chalk Downs. The escarpment is often characterised by ancient earthworks on the highest points and by sheep pasture, with some arable farming on the lower slopes.

2.2 Origins and historic development

The development of the settlement is fundamentally related to its position at the intersection of several roads as noted above, which link the larger market towns and villages of Newbury, Whitchurch and Overton; to its proximity of the River Enborne; and to its position in relation to the surrounding agricultural area.

Consequently, a market formed the focus of the village from early times. The medieval market place would have been an open space and has been encroached over time, as

temporary stalls were eventually replaced by permanent buildings. Mills and associated industries flourished along the river course, and farms were established within the village environs.

A Saxon minster formerly stood on the site of St Mary's Church, at the road intersection.

The village was first granted a market charter by Henry II in 1154. Kingsclere was granted further market rights in 1227 by Henry III, along with a fair. Kingsclere was never granted a borough charter. The market took place, by the church, in what is now The Square, Crown Green and Anchor Yard.

The core of the village has retained its historic street pattern, with the principal streets radiating out from the central focus of the church and The Square. Historically, development was concentrated along the north section of Swan Street and the western part of George Street.

- **Anglo-Saxon**

Kingsclere was possibly first recorded in the will of King Alfred, around 880 AD, when he left his middle daughter, Æthelgifu, the 'ham aet clearin'. The first recorded use of the name 'Kyngesclera' was in the reign of Henry I, in a charter confirming the grant by William I to Hyde Abbey.

The origin of the name 'Clere' is uncertain. One possible derivation is from the same root as the Welsh word 'clær' meaning bright. An alternative is that it referred to a tribal grouping which inhabited this part of Hampshire. As the name 'Clere' was used over a very wide area this is a possibility. It probably pre-dates the Saxon era and is of Celtic origin.

The settlement formed part of an ancient property of the Crown. The Domesday Book records separately the manor and the church. The principal manor remained in possession of the crown until 1107 when it was granted by Henry I to the canons of the church of St Mary, Rouen.

- **Norman**

Henry I gave the manor of Clere to the Canons of the Church of St Mary, Rouen, and they remained the owners until 1335. Rouen Cathedral provided the King's administrators, and the income from the manor was in recompense for this service. This income also contributed to the rebuilding of the cathedral.

The earliest parts of the Church of St Mary appear to date from the early 12th-century and were built by the Monks of Hyde Abbey in Winchester. Later alterations took place in the 13th, 14th and 15th centuries.

- **12th- 16th Century**

In 1335 the King granted a licence for the *alienation in mortmain* or transfer of the manor of Clere to the Archbishop of York who passed it to his nephew, Sir William de Melton.



Figure 3. 20 Swan Street, Grade II* listed. Late C14th, C16th, C18th. A timber-framed 2-bay medieval hall, with a 2-bay cross-wing (solar above buttery) at the north side (on right in photo).

In the medieval period, North Street was referred to as a path, which may indicate that it was a less developed area of the village. Certainly the built form of the street today has a distinctive, more dispersed, character than that of the compact frontages of the main roads.

The high quality of the buildings dating from the late medieval period, which are still located at the heart of the village, indicate the prosperity of the period, possibly based on the wool trade or the ability to grow high grade malting barley.

A Grade II * listed building, 20 Swan Street (Figure 3) has a virtually complete late 14th or

early 15th-century timber frame, comprising a two-bay hall and jettied crosswing. The high quality frame includes moulded arch braces. An archaeological excavation of the floor area has revealed two pits (one of which would have been a grain pit) as well as domestic pottery from the 14th-century.

The Merton family sold the manor to Sir William Paulet, Lord St John, in 1544 and it remained with his successors, the Marquises of Winchester and the Dukes of Bolton until the death of Harry, 6th Duke of Bolton, in 1794. (The manor then came into the possession of Thomas Orde, by marriage. He assumed the surname and arms of the Paulet family, becoming elevated to the peerage as Lord Bolton).

The Health Centre and car park on North Street stand on the site of the old primary school and of the plague pit for the village. The Historic Environment Record at HCC states: "Burials uncovered in school playground on several occasions over a period of 36 years. Bodies were uncovered in 1939 whilst digging an air raid shelter and others turned up in 1947 whilst foundations of new classrooms were being laid. It is thought that they may possibly date from either the Interdict or the Black Death. (1951). Original depths of burials cannot be ascertained as area was levelled to form the playground. (1956)."

- **17th Century**

During the 17th-century there appears to have been limited growth in the population of the parish. This may have been influenced by the fact that Kingsclere was one of the worst-hit Hampshire villages during the plague epidemic of 1665-6.

Kingsclere appears to have continued as a local market centre, whilst also functioning as a larger agricultural settlement.

- **18th Century**

The Swan Hotel (Figure 4), Grade II listed, is a key building, of architectural, historic and streetscape significance dating from the early 18th-century.



Figure 4. The Swan Hotel, Grade II listed, early C18th, symmetrical Queen Anne design, with prominent chimneys.

This polite frontage hides the remains of a timber-framed medieval open hall, which still has surviving smoke-blackening to the roof structure. Slim vertical panels of blue header bricks and red brick quoins reinforce the

ordered arrangement of sash windows (Figure 4).

The Aldermaston Wharf, 8 miles to the north east of Kingsclere, was opened on the Kennet Navigation in approximately 1718. Grain was transported there from Kingsclere. The availability of coal from Newcastle via London in the 18th-century fueled the development of the malting industry in Kingsclere.

- **19th Century**

In 1848, St Mary's Church underwent substantial reconstruction and restoration by the architect Thomas Hellyer. At this time the exterior, originally of grey limestone with flint, was completely refaced in knapped flint with stone dressings. The tower was increased in height, and the round stair turret and weathervane were added. Most of the windows and doors were altered, incorporating some early fragments. The only part of the church to survive the Victorian remodelling is the south chapel dating from about 1330.

The 19th-century saw a large increase in the size of Kingsclere, with the development of both Swan Street and George Street beyond the medieval core of the village centre. A number of large houses, of some status and

with associated grounds, were also constructed on what was the periphery of the settlement in this period.

To the east, off the B3051, Elm Grove is Grade II listed. The owner, William Holding, donated Holding Field as an area of recreational land, to the village.



Figure 5. Kingsclere House (with Lake House to rear), Grade II listed: an early C19th 2½ storey large house in extensive grounds.

To the west, Kingsclere House, Grade II listed, (Figure 5) sits in extensive grounds on the site of Foxgrove Farmhouse, next to the Kingsclere Stream, accessible via the public footpath network from St Mary's Church. Kingsclere House was an auxiliary hospital in WWI.

- **Mills**

The Domesday Book records five mills in Kingsclere, although they may not all have been within the main settlement.

Of these only two mill buildings remain within the conservation area boundary: Gaily Mill, Grade II listed (Figure 6) is now disused. It was recorded as 'Galiesmull' in 1296 and known as Upper Mill in the 18th and 19th centuries.

Town Mill on Popes Hill has been converted to a dwelling. The original mill on the site was owned by the Canons of St Mary's, Rouen.

The Victoria Millhouse on North Street is now called Priors Mill. The Victoria Mill was demolished in 1911 and appears to have stood on the site of the medieval 'Hogesmull'.

Island Mill House, Grade II listed, lies north of the village, outside the conservation area.

Associated with the combination of mills and agriculture, malting was an important industry in the 19th-century. Kingsclere supplied the London brewing industry with malt, and a 'sample' market was held weekly in the Swan Hotel.

From the 18th-century, plots and buildings developed on the periphery of the village, within the entrance to the chalk quarry known as The Dell, south east of the village. These squatters' cottages were the homes of some of the poorest inhabitants of Kingsclere. The Dell

lies outside the conservation area boundary and has been subject to much redevelopment, No.20 has been designated as a Building of Local Interest. It is one of the last, original dwellings in the area, which contributes to an understanding of the development of both the village form and its setting.

For more information on the history of the settlement please see the Kingsclere Extensive Urban Survey, 1998, by Hampshire County Council/English Heritage.
<http://archaeologydataservice.ac.uk>



Figure 6. Gaily Mill with Gaily Mill Farmhouse in foreground, both Grade II listed. C19.

2.3 Archaeology

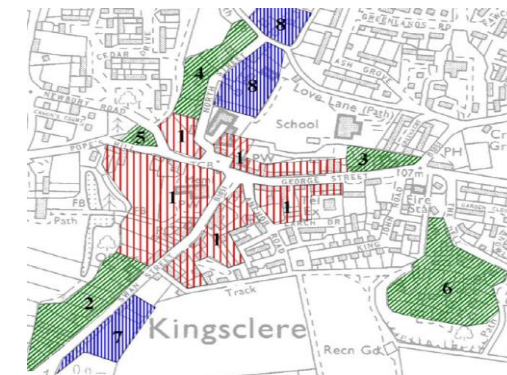
Every settlement contains within it archaeological evidence of its origins and development, of the economy and industry of

the community and of the lives and lifestyles of past inhabitants.

Archaeological records for the settlement are included in the Historic Environment Record (HER) for Hampshire County Council (HCC).

Areas of High Archaeological Potential (AHAP) and Areas of Archaeological Potential (AAP) are shown on the map at Appendix 8.

Where a development is proposed, the impact it might have on archaeology 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.

Figure 7. Areas of High Archaeological Potential (AHAP) in red. Areas of Archaeological Potential (AAP) in green. Areas of Limited Archaeological Potential (ALAP) in blue. See larger scale map at Appendix 8.

2.4 Architectural quality and built form

This section gives an overview of the detailed information contained in the Character Areas sections which follow.

There are over 76 structures in the conservation area included in the statutory List of Buildings of Special Architectural or Historic Interest. The Church of St Mary and 20 Swan Street are listed as Grade II*. The remaining listed structures are Grade II. Examples of listed structures include the church yard War Memorial (Grade II).

Principally of timber-framed construction and/or brick, the majority of the listed buildings date from between the 16th and 19th centuries. (Example at Figure 8). The 15th-century or earlier structures that survive are mainly concentrated along the northern end of Swan Street and the easterly end of Newbury Road. Listed buildings are often located at key visual points within the streetscene and make a significant contribution to the special qualities of the Conservation Area.

Some of these older buildings have been altered over successive periods to accommodate changes in their use or contemporary architectural fashions. The re-fronting in brick of existing timber-framed buildings and the insertion of carefully

arranged sash windows, to produce a polite elevation, was particularly common in the 18th and early 19th centuries. In Kingsclere, the associated addition of an entrance statement in the form of a porch, canopy, portico or doorcase is a recurring feature of special note (see example at Figure 3).



Figure 8. 1 Swan Street, Grade II. C17th and C19th, timber frame partially exposed, painted brick.

A substantial number of listed buildings within the Conservation Area date from the 19th century. In this period better transportation increased the availability of a wider range of materials. The architecture of this period is consequently more eclectic and varied. In general, however, the listed buildings of this period are distinguished by the 'consciousness' of their design, whether it includes parapets and a classical pediment, as at Kingsclere House (Figure 5), or blue brickwork and grand porches at 35-37 George Street (Figure 9).



Figure 9. 35 and 37 George Street, Grade II listed. Built 1832. Ornamental blue bricks in header bond with Tuscan porches. 39 and 41 George Street, (to right), also blue brick.

The conservation area also includes a number of unlisted buildings which have heritage or townscape value.

'Buildings of Local Interest' or BOLIs and also 'landmark buildings' are marked on the appraisal map (see Appendix 2) (see Glossary for definition and list).

'Notable Structures' is a term used for buildings and structures (such as walls) not included in the statutory list or the local list, which have been identified as making a positive contribution to the character and appearance of the conservation area. In Kingsclere, these Notable Structures mainly date from the 19th century. Buildings are predominantly constructed of brick and clay tiles and strongly reinforce the street pattern of the village. Notable Structures are marked on the appraisal map and are described in the sections below relating to each character area, with new

omissions and additions to the category detailed.

Predominantly constructed of the local palette of material, some of these unlisted buildings have features of particular interest and these buildings strongly reinforce the street pattern.

Structures which are not listed, landmarks, BOLIs or notable may yet contribute positively to the character and appearance of the conservation area.

2.5 Views and vistas

Views and vistas to, from and within the conservation area are all important to the character and appearance of the conservation area.

The Appraisal map at Appendix 1 identifies townscape views and vistas of particular importance to the character and appearance of the conservation area from viewpoints within the conservation area. This list is not exhaustive and only includes views and vistas visible from the public realm. Where views and vistas are not highlighted or annotated it does not follow that they are of no importance to the conservation area. Where views and vistas are shown from a particular viewpoint on the appraisal map, (Appendix 2), similar views and vistas from other viewpoints, for example,

further along the same street may be of equal importance.

Landmark structures are important features in views and vistas.

Landmark structures listed below, are defined in the glossary and marked on the Appraisal map.

- St Mary's Church, Grade II* listed, (Adjacent to former market area)
- Methodist Church and 3 George Street (adjoining), Grade II listed (terminate views of Swan Street)
- 18 Swan Street, Grade II listed, (forms a pinch point on Swan Street as the road narrows to the north) (Figure 10)
- Swan Hotel, Swan Street, Grade II listed (prominent on the curve of Swan Street)
- 41 Swan Street (BOLI) three storey, blue brick former smithy
- George and Horn Public House (terminates views looking east along George Street)
- Former Brewery situated where Newbury Road crosses the Kingsclere Stream
- 5 Newbury Road, Old Brewery House at the junction of Newbury Road and Pope's Hill
- 14 Newbury Road (Notable) at the junction where Newbury Road runs east to the church.
- Gaily Mill west of Winchester Road (Figure 6)



Figure 10. 18 George Street, Landmark building, Grade II, timber frame to side elevation.

The village is visible from various points in the surrounding countryside, discernible as a band of mature trees and rooftops, with the church tower occupying a river valley position.

From within the village there are views and glimpses, down lanes and through gaps in the predominately enclosed street frontages to open countryside. Such views include those from Swan Street to the North Wessex Downs AONB (Figure 11), which lies south west of the village, also views east on George Street to farmland on higher ground.

The presence of mature trees, dense verdant boundaries, grass verges and views of fields gives further emphasis to the rural setting and character of the village.



Figure 11. Views to the AONB south west of Kingsclere from Swan Street.

2.6 Open space and trees

There are many public and private open spaces within the conservation area which make a positive contribution to the character and appearance on the conservation area.

The open spaces within the conservation area can be covered by a number of different designations as set out in Table 1 below. Such spaces may be subject to more than one designation. These open spaces are marked on the appraisal map.

In addition, Green Spaces are identified and protected under the Pre-submission Neighbourhood Plan Policy K19 for their environmental and health benefits to the community.

The Pre-submission Neighbourhood Plan Green Spaces designation, is independent of the conservation area review process.

Fields alongside Winchester Road, on the southern entrance to the village are included in the conservation area boundary.

West of Winchester Road, these fields form part of the setting of Gaily Mill, a Grade II listed building, facilitating important views from Winchester Road to the mill.

This semi-rural approach to the village from the AONB in the south, gives a sense of how the built-up area expanded onto rural land.

A field is also included within the conservation area boundary to the east of Winchester Road. The boundary here runs along a former footpath from Fielden Court to Hollowshot Lane. The conservation area boundary is therefore a reminder of the historic framework of tracks, hedging and woodland in and around the village (Figure 35).

Table 1: Kingsclere open space designations

Open space designation	Locations in Kingsclere conservation area
<p>Sites of Importance to Nature Conservation (SINCs) are designated by Hampshire County Council. These areas are protected under Local Plan Policy EM4.</p>	<p>St Mary’s Churchyard</p>
<p>Open Area of Townscape Significance, (OATS) Spaces identified in conservation area appraisals, which are open in character and of value to local people owing to the space’s visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views. Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces.</p>	<p>The former market area which includes the area in front of the Crown Public House, and the land surrounding 1, 1a and 1b Swan Street (front and rear). Buildings here retain the historic setback from the road, allowing room for trading.</p>
<p>Important Open Spaces, (IOS) Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest. IOS are detailed further under each character area.</p>	<p>St Mary’s Church yard (also a SINC) The Malthouse open space west of the church. The Pound, Winchester Road, was common grazing land. Holding Field, B3051, donated to the village as recreational land in the 1800’s. Land to east of 8 Newbury Road, marks part of the former footprint and grounds of Tower Hill House. Land north and west of Priory Mill House on North Street, marks the site and grounds of the Victoria Mill. Land either side of 23 North Street, important private open space, part of setting to listed building. Land west of the Health Centre on North Street bounded by notable flint wall. Fields lining Swan Street and Winchester Road south of the village, marking old footpath routes and part of the setting to Gaily Mill.</p>

- **Trees**

Trees make a vital positive contribution to the character and appearance on the conservation area.

The position of trees shown on the Conservation Area Appraisal is for guidance only and the presence or absence of a tree does not necessarily reflect the Borough Council's view of its value or protection status.

Despite the tight, cohesive nature of the streetscape along Swan Street and George Street, trees and other pockets of vegetation do contribute greatly to the character and appearance of the area. In particular, the mature vegetation which follows the course of Kingsclere Stream north from Bear Hill, extending west as part of the grounds of Kingsclere House, and the area centred around Priors Mill, provide a verdant backdrop to the properties along the west sides of Swan Street and North Street.

The trees within St Mary's churchyard are the most significant in terms of their individual contribution to the special character of the area. In particular, the line of pollarded limes defines the boundary of the churchyard, providing both a discrete setting to the church and a distinction between this space and the wide roads meeting in this location.

Mature trees and hedges contribute to the dominant character of the peripheral parts of

the conservation area, particularly to the west around Fox's Lane, Popes Hill and Ecchinswell Road, allowing only limited glimpses of buildings in secluded and private settings. Their contribution of such trees and hedges is an essential component of the special interest of this part of the conservation area.

There are a number of individual trees of note in the conservation area. These include several old willow pollards at Gaily Mill. Amongst a number of trees in the grounds of Elm Grove there is a notable, mature cut leaf beech.

The private garden of Brooklyn House provides a tranquil and unusual space within Kingsclere which contributes greatly to the character of North Street and to the setting of the eclectic cluster of adjacent listed buildings. It is planted with several more unusual trees (including a tulip tree); such trees will, in time, make a significant contribution to the conservation area.

3.0 CHARACTER AREAS

3.1 Overview

The following character areas are identified on the Appraisal Map:

Character Area 1: Central - George Street and Swan Street, Fielden Court, Anchor Yard, Phoenix Court.

Character Area 2: South - Gaily Mill, Bear Hill, Winchester Road, including The Pound Green space and Hollowshot Lane.

Character Area 3: North and West – Fox’s Lane, Echinswell Road, Fieldgate Drive, Popes Hill, Canons Court, Newbury Road, Garrett Close and North Street.

Character Area 4: East – Basingstoke Road, Ashford Hill Road (B0351), part of Love Lane and Elm Grove.

3.2 Character Area 1 – Central - George St and Swan St, Fielden Court, Anchor Yard, Phoenix Court.

- **Description**

This area centres on St Mary’s Church and the former market area adjacent, and includes the Crown Public House, 1, 1a and 1b Swan Street and the approach to the Anchor Yard car park. The character area extends to the south west along Swan Street, to the Gaily Brook bridge and to the east along George Street to the

Basingstoke Road junction. Included are Anchor Yard, Sunnyside Cottages, Phoenix Court and The Litten.

- **Topography**

The Gaily Brook marks the rear boundary of Swan Street plots. The plots line the gently-rising, southern valley floor. The source of the Gaily Brook watercourse lies south of the village.

Swan Street climbs gently from the Pound Green open space at the junction of Bear hill and Winchester Road, to St Mary’s Church and the former market place, at its northern end.

George Street runs eastwards toward higher land at Ashford Hill, away from the river.

- **Hierarchy of spaces**

There is a distinct hierarchy of spaces within this character area. In order of status based on current and former uses this hierarchy is as follows:

1. The former market area - in front of St Mary’s Church, the Crown Public House and 1 Swan Street;
2. The streets which radiate out from the former market area: Swan Street and George Street;
3. Anchor Yard (which was the site of the Anchor Inn), Phoenix Court and The Litten to the rear of these streets.

- **Urban Grain/Built Layout**

This central character area has a relatively tight urban grain and high building density.

A consistent, largely continuous building line is evident.

Whilst the majority of historic buildings about the pavement, the exceptions are higher status, public buildings with an assembly function identified as follows:

- St Mary’s Church, Grade II* listed, is set back from the road in a large churchyard;
- Albert Hall, (Figure 12), 25 Swan Street is a building of local interest (BOLI) dated 1886, which is elevated and set back from the road. (This was the Roman Catholic Church of St Peter and St Paul’s until 2015).



Figure 12. Albert Hall 25 Swan Street, 1886, BOLI, former Roman Catholic Church. Set back from road.

- The Methodist Church, George Street, (Grade II listed, 1809) (Figure 19) is set back from the road;
- The Library, Village Club and Parish Council offices at 35 and 37 George Street, (Grade II listed, 1832) (Figure 9) are also set back from the highway.

- **Open spaces**

St Mary's Churchyard is a Site of Importance to Nature Conservation (SINC), protected under Local Plan Policy EM4. It is also an Important Open Space (IOS), an open, undeveloped space, which makes a positive contribution to the conservation area.

Land to the rear of 41 and 43 Swan Street is also an IOS, leaving an important open gap in the built-up frontage, on Swan Street and marking an old footpath route.

The former market area is an Open Area of Townscape Significance (OATs), a visual reminder of the historic function of the area.

This character area includes part of the tranquil open space on the banks of the Kingsclere Stream.

- **Enclosure**

There is a strong sense of enclosure to streets, with, subject to the exceptions noted above, buildings generally at the back of pavement and the continuity of built

frontages.

- **Plots**

Swan Street is characterised by deep, historic plots, extending to the Gaily Brook. Plots here measure between 83m deep at the northern end of the street, to 39m at the southern end as the watercourse converges on the road at Bear Hill.

Plots are shorter on the south side of Swan Street, typically, approximately 30m deep.

An historic footpath ran from Feilden Court to the smithy at 41 Swan Street, a BOLI.

Rear yards terminate the historic plots on the south side of George Street, at Anchor Yard and the Old Bakery. On the north side, rear plot boundaries are largely unchanged since the late 1800s when the National School was built on the site of the current Primary School. New development has truncated historic plots at Phoenix Court. The Litten development has subdivided the former Litton School plot.

- **Gaps**

Important gaps are retained between historic buildings in the historic core: such gaps afford views into the large historic plots. These gaps are also important in giving public

views of the Gaily Brook watercourse, at the rear of the historic plots, which is lined by tall mature trees.

- **Uses**

Most of the village's commercial uses are still located in the centre, reflecting its historic function.

- **Building form**

Building height varies in this character area but most buildings present two storeys to the street elevation (Figure 13).



Figure 13. 18, 16 & 14 Swan Street, all Grade II listed. Variation in ridge heights. All two storey facades with 2 ½ storey, attic rooms at the rear.

Only Grade II listed 24 Swan Street, has 2 ½ storeys facing the street. This fine Queen Anne house with gothic dormers was converted to the offices of Kingsclere and Whitchurch Rural

District Council. It is now let as offices (Figure 14).



Figure 14. 24 Swan Street, Grade II listed, Queen Anne house, with gothic dormers. Was the Council offices, now let as dance studio and offices. Mild steel railings to road frontage.

There are a few single-storey principal buildings in this central character area:



Figure 15. 11 Swan Street, Notable Structure (see below). Former smithy. This single-storey, commercial development is a visual reminder of a past use.

11 Swan Street, which is a former smithy, later a fire station, it is a Notable Structure (Figure 15);

17 & 17a George Street, which is a diminutive, 20th-century commercial premises (Figure 16);

39 and 45 George Street, Grade II listed, at the eastern edge of this character area, make a prominent architectural statement, despite their low single-storey height (Figure 17). This building group was a tenement of four almshouses, and is now two houses.

Historic rear outbuildings are subordinate in scale to principal buildings, at single storey or 1 ½ storeys in this character area (Figure 20).



Figure 16. 17 & 17a George Street, single storey, commercial building.



Figure 17. 39&45 George Street, Grade II listed. Single storey in blue brick with prominent chimneys. Adjacent to the blue brick library and village rooms.

• **Materials and finishes**

Timber framing is still evident in this character area, generally with some brick/painted brick and wattle and daub infill, on low flint base walls. The timber framing is generally only visible to the sides and rear of historic buildings, following ‘polite’ re-fronting in brick or render, often with a statement portico, wooden door and the careful insertion of symmetrical, timber sash or casement windows (Figures 3, 8, 10 and 18).



Figure 18. 8 George Street, Grade II listed, rendered with timber frame exposed in part.

Brickwork is often in Flemish bond. Blue brick is used to accent buildings throughout this character area and there are distinctive blue brick buildings at 41 Swan Street (BOLI) and 35-45 George Street, Grade II listed (Figures 9 & 17).

There are some attractive examples of painted brickwork in this character area, including 20 Swan Street, Grade II* listed (Figure 3).

Many historic buildings are lime rendered, generally on the front elevation only, with brick and/or timber framing on side elevations (Figure 8).

Unusually, given the downland location, there are only two examples of flint buildings, both places of worship. St Mary's Church, Grade II* listed, was refaced in flint in 1848 and the Methodist church on George Street, Grade II listed, was built 1809, in square knapped flint with stone dressings (Figure 19).

Stucco decoration is confined to Albert Hall on Swan Street. Built in 1886, this former Roman Catholic church is a BOLI (Figure 12).



Figure 19. Methodist church, Grade II listed, dated 1809, square knapped flint. Attractive lawn, hedging and wall.

- **Windows and doors**

Windows are predominantly timber sash or casements, painted white or off-white. Fenestration patterns are regular. Doors are predominantly timber.

- **Roofs**

The roofscape of this character area is characterised by the extensive use of plain clay tiles, stepped eaves and ridge lines with brick chimneys. The roofscape is of increased importance because of the topography of this character area and its environs and the various vantage points affording views looking down onto this area.

Roof pitches generally are very steep for buildings which were formerly thatched, but now commonly tiled (Figure 21); steep for other buildings with clay tiles (Figure 18); and shallower for buildings with slate roofs (Figure 17).

Many roofs are half-hipped (Figure 20) and some gable ends are tile-hung (Figure 20). There are no parapets in this character area. High, square chimney stacks are prominent from street level. Oversized chimneys on older buildings may indicate former thatched roofs e.g. at 2 George Street (Figure 21), 18 George Street (Figure 10), and the Swan Inn (Figure 4).



Figure 20. 1 ½ storey outbuilding to rear of 12-10 George, Grade II listed.

Prominent chimneys are used as an architectural statement on later buildings, for example at the former almshouses at 39 and 45 George Street (Figure 17).



Figure 21. 2 George Street, Grade II listed. Timber-framed building re-fronted in brick. Tudor chimney. Steep roof pitch may indicate a formerly thatched roof.

The only buildings in this character area with gable ends facing on to the road, are positioned on corner plots, at 1 George Street (Figure 22) and 1 Swan Street (Figure 8).



Figure 22. 1 George Street, Grade II listed, prominent gable end facing the road.

Roofing materials are predominantly red clay, handmade tiles on older buildings. Slate is used on later additions, 19th-century buildings and on outbuildings.

- **Trees and vegetation**

Mature trees line the Gaily Brook. Visible from the public realm in Swan Street, these form an important visual ‘end-stop’ to the long historic building plots.

Trees and vegetation surrounding the former market area make a positive contribution to the character and appearance of the area (Figure 23).

There is low planting in the former market area, in front of 1, 1a and 1b Swan Street which also makes a positive contribution to the

character and appearance of the area (Figures 24 & 25).

- **Boundary treatments**

Where buildings are set back from the pavement, boundaries are generally low walls in brick or brick and flint. St Mary’s Church and Albert Hall, the former catholic church on Swan Street have low brick walls. The Methodist Church on George Street has a brick and flint wall (Figure 19).

Traditional, black, cast iron posts line the road outside the Crown Public House (Figure 23). Concrete bollards to the side of 2 George Street block vehicle access to Anchor Yard (Figure 25).



Figure 23. Traditional, black, cast iron posts mark the boundary outside the Crown Public House, Grade II listed. The mature trees in St Mary’s Churchyard are visible to the right of the photo.

Steel railings mark the front boundaries at 1, 1a, 1b Swan Street (Figure 24). and 24 Swan Street.

Changes in ground surfacing materials divide pedestrian areas from road traffic in a subtle, attractive way. (Figures 23 & 25).



Figure 24. Steel railings in front of 1, 1a and 1b Swan Street, Grade II listed buildings.



Figure 25. A change in paving materials to highway at 1, 1a, 1b Swan Street, (Grade II). Concrete bollards block traffic accessing Anchor Yard from George Street, visible to the left in this picture.

Residential boundaries are marked with attractive brick walls, many of which are protected as curtilage-listed structures.

Vehicle entrances in this character area are generally confined to Swan Street and have low, wooden gates.

Close boarded fences, incongruous elements within this part of the conservation area, are generally set back from the back of pavement. These fences introduce a negative, urban element into the rural character of the conservation area and detract from the visual amenity of the area. The corner at Sunnyside Cottages, off Swan Street, is a prominent example.

- **Public right of way network**

A public right of way runs from St Mary's Church west over the watercourse to Kingsclere House. This is an important tranquil area in this central character area.

The conservation area boundary runs along a former footpath from Fielden Court to Hollowshot Lane.

- **Views and vistas**

Swan Street and George Street are relatively narrow and gently curving, which results in unfolding views on the approach to the former market area.

On Swan Street the Methodist church and 3 Swan Street are landmark buildings, the vertical emphasis of the flint church gable, set back from the building line, contrasts with the horizontal emphasis of No. 3's symmetrical domestic brick façade.

18 Swan Street and the Swan Hotel (both Grade II listed) are also landmark buildings, sitting on a bend in Swan Street where the road narrows.

41 Swan Street (BOLI) is a landmark building and forms a visual gateway into the village from the south, with the adjoining 43 Swan Street (Notable structure) These buildings abut the road at the point where the road rises, forming a pinch point. The three storey, blue brick former smithy at 41 contrasts with the red brick and low eaves at 43.

The drop in levels along George Street allows a prominent, distant view of St Mary's Church from the Old Bakery. There are also important views out of this central character area to the

George and Horne Inn (Grade II) at the eastern end of George Street.

Key short views onto landmark buildings and groups of important historic buildings are marked on the appraisal map, as are views to the Gaily Brook from Swan Street and views from yards and tracks back to the main thoroughfare.

An important view at the conservation area boundary, to the rear of 27 and 29 Swan Street includes the historic boundary of the settlement, delineated by a footpath leading from Feilden Court to the former smithy at 41 Swan Street (BOLI).

- **Notable Structures - Omissions**

1. Sunnyside Cottages. (Figure 26). The cumulative effect of piecemeal changes to these late 19th-century buildings and prominent close-boarded fencing has eroded their former positive contribution to the appearance of the conservation area.



Figure 26. Sunnyside Cottages.

2. 3 & 10 The Litten (Figures 27 & 28) These 20th-century buildings were plotted as notable structures in error.



Figure 30. 11 Swan Street.



Figure 27. 3 The Litten.



Figure 28. 10 The Litten.

- **Notable structures – Additions**

1. 31 Swan Street. (Figure 29). This building dates from the early 20th-century. Partially rendered and partially tile-hung at first floor, it sits in an elevated and prominent position above Swan Street. The gable bargeboards and finial, on the

tile-hung outbuilding, mirror the architectural detailing on the main building. The historic fabric, scale and attractive materials used here result in a positive contribution to the character of the conservation area.



Figure 29. 31 Swan Street, former bank and outbuilding.

2. 11 Swan Street. (Figure 30). This single-storey building is a converted former smithy. This single storey, commercial development is a visual reminder of the past and makes a positive contribution to the character and appearance of the conservation area.
- **Conservation area boundary changes**
 - There are no changes to the conservation area boundary immediate to this character area.

3.3 Character area 2 – South – Gaily Mill, Bear Hill, Winchester Road, including the Pound Green space and Hollowshot Lane.

- **Description**

This character area focuses on Gaily Mill, Winchester Road including The Pound, with Bear Hill and Hollowshot Lane leading off it. The Important Open Space (IOS) to the rear of 45 and 49 Winchester Road is also included in this character area.

- **Topography**

This character area is relatively flat, comprising low lying land on either side of the Kingsclere stream.



Figure 31. View east from Bear Hill. Hedge on the skyline marks the conservation area boundary and the route of the former footpath from what is now Feilden Court.

The Important Open Space (IOS) to the east of Winchester Road gently rises up from the road

(Figure 31). The area including and around Gaily Mill, south of the Gaily Brook, is the only part of the conservation area which lies within the North Wessex Area of Outstanding Natural Beauty (AONB).

- **Spaces**

The southern village entrance is semi-rural in character, with semi-open pastoral land on both sides of the road. Important Open Spaces (IOS) surround Gaily Mill

To the south Gaily Mill is also a landmark building, Grade II listed, the mill house and associated 18th-century structures form a distinctive cluster of buildings visible from many viewpoints within the conservation area. Gaily Mill is surrounded by Important Open Space land and this forms a distinctive southern entrance to the village.

There are Important Open Spaces (IOS) between the loose but coherent groups of mainly traditional domestic and mill buildings in this character area.

The open fields to the west of Winchester Road offer important views of Gaily Mill from the public realm at the village entrance.

On the east of Winchester Road, the Important Open Space to the rear of 45 and 49 Winchester Road extends to the line of a former footpath running from Feilden Court to Hollowshot Lane. The open space here is a

reminder of the historic framework of tracks, hedging and woodland in the village.

The triangular grassy Pound on Winchester Road (designated as a Green Space in the Pre-submission Kingsclere Neighbourhood Plan), lying just south of the historic built-up core of the village, the Pound was traditionally used for communal grazing (Figure 32)



Figure 32. The Pound on Winchester Road is identified in the Pre-submission Neighbourhood Plan as a Green Space.

- **Urban grain/Built Layout**

This character area has a loose urban grain with sporadic clusters of semi-rural buildings in the main, set in extensive plots.

- **Enclosure**

A combination of hard and soft means of enclosure to the roadsides, with hedges and fencing along with the grass verges, makes a

positive contribution to the character of the conservation area.

- **Plots**

Interspersed with fields, plots are generally larger in this character area than those within the historic core.

- **Gaps**

Part of the interest of the character area derives from the clustered nature of development with significant gaps between buildings.

These gaps are sufficient to allow space for mature trees between buildings and to enable views to the countryside beyond.

- **Uses**

This character area is located closest to the source of the Gaily Brook watercourse, which rises south of the village.

A number of buildings relating to the provision of utilities and other non-residential uses both past and present contribute to the character of this area.

The current Gaily Mill, (Grade II listed), dates from the 18th century (Figure 6): the tall chimney is still visible from Winchester Road

and from the public right of way from Bear Hill. There has been a mill on the site since Domesday.

In the mid-1860s the Kingsclere Gas and Coke Company was built with a manager's house which still stands off Hollowshot Lane (No 3 Winchester Road, a Building of Local Interest (BOLI) (Figure 33).

The Water Works on Bear Hill (a BOLI) was built on the Gaily Brook in the 1930s (Figure 34).

Howes Funeral Directors on Bear Hill retains a commercial function here. The original building on the site was erected in the 1890s.

The presence of buildings and uses such as those described above and of low density dwellings give the area a mixed use character.



Figure 33. Manager's house, last remaining building at the Gas Works, a BOLI, at 3 Winchester Road



Figure 34. 1930s Water works, a BOLI, on Bear Hill

- **Building form**

The majority of buildings here are two storeys in height.

The Gaily Mill buildings are taller and set back from the road, reflecting their function. The massive industrial chimney at Gaily Mill makes a striking landmark at the entrance to the village.

Domestic chimneys here are smaller than those of the historic core, reflecting the 19th-century date of most residential development here.

- **Materials**

Red brick is the predominant building material here.

Exceptions are the Gaily Mill weather boarded barn and Horsebrook, a 21st-century dwelling, which is rendered.

- **Windows and doors**

Windows are predominantly timber sash and casements, fenestration patterns are regular.

Doors are predominantly timber.

- **Roofs**

There is an attractive mix of red clay tile roofs and slate roofs in this character area. The water works has brown clay tiles and Howes Funeral Directors has a brown concrete pantile roof.

- **Trees and vegetation**

The trees and vegetation on Winchester Road (Figure 35) and Bear Hill positively contribute to the semi-rural character of this area, giving a sense of enclosure along these routes.



Figure 35. Trees and hedging on entrance to the village on Winchester Road from Hollowshot Lane.

Mature trees line the Kingsclere Stream, marking the route of the watercourse in views

from Winchester Road and in closer views from the Gaily Mill footpath to Bear Hill.

- **Boundary treatments**

Hedging and trees make a positive contribution to the rural character of the area.

Vehicle entrances are generally marked by low, wooden gates.

The houses at Nos 4-6 Winchester Road have low wooden picket fences and metal railings.

The variety of boundary fences and hedging creates a continuity of frontage and affords privacy.

- **Public right of way network**

The tranquil public right of way which historically linked Gaily Mill to the town is still in use and marks the conservation area boundary running from the junction of Bear Hill with Fox's Lane, south to the mill.

The conservation area boundary on the east side of Winchester Road marks the line of a disused public footpath running from Feilden Court to Hollowshot Lane.

- **Views and vistas**

The North Wessex Downs AONB landscape setting to the south of Kingsclere provides a very attractive rural backdrop to the built form.

Within this character area, there are important views from Winchester Road to the Gaily Mill, with its landmark chimney, at the entrance to the conservation area.

The view south, along the tree lined road into the countryside is also important, framing the conservation area entrance.

There is an important vista at the southern entrance to the conservation area.

- **Notable structures**

There are no omissions or additions in terms of notable structures in this character area.

- **Conservation area boundary changes**

No changes to the conservation area boundary are proposed immediate to this character area.

3.4 Character area 3 – North and West – Fox’s Lane, Ecchinswell Road, Fieldgate Drive, Popes Hill, Canons Court, Newbury Road, Garrett Close, the recreation ground and North Street.

- **Description**

This is the largest character area within the Kingsclere conservation area, wrapping round the north and west of the village.

The former Brewery (Figure 36), Malthouse and Old Mill (formerly Town Mill) on Popes Hill, lie at the centre of the character area.



Figure 36. Former Brewery, Grade II listed, dating from C19th. This is a landmark building.

The conservation area extends to include the recreation ground Important Open Space (IOS) north of Priors Mill house, North Street. This

was the site of the Victoria Mill (and earlier ‘Hogesmull’).

The conservation area boundary has been extended as part of the 2016/17 review process to include the BOLLs at 39-49 Newbury Road and Goldfinch Cottage (Grade II listed), to the north of the previous boundary.

Field Gate Farmhouse (a Notable Structure), sitting between Field Gate Drive and Ecchinswell Road, marks the western boundary of the conservation area. This part of the character area is attractively tree-lined and rural in character.



Figure 37. Fox’s Lane to Ecchinswell Road. A rural entrance to this character area.

Part of Fox’s Lane (Figure 37) is also included within the conservation area boundary, up to the junction with St Mary’s Church footpath.

- **Topography**

This character area includes part of the low lying watercourse, with Newbury Road and Ecchinswell Road on rising land to the north.

- **Spaces**

This area is characterised by large historic buildings, some industrial in terms of their original function, others residential, set in large plots which reflect the history of the village. These private open spaces contribute positively to the character and appearance of the conservation area.

An important private open space surrounds Kingsclere House, Grade II listed, which is visible from the public right of way leading from the Church.

Smaller private open spaces give a sense of openness between the buildings.

Of particular note are the large, tree-lined plots of Field Gate Farmhouse and Cleremedes, off Newbury Road, the Important Open Spaces (IOS) either side of 23 North Street (Figure 38) and the Important Open Spaces (IOS) at the Health Centre on North Street (Figure 39).



Figure 38. Important Open Space at 23 North Street is marked by the hedging on the left.



Figure 39. Important Open Space at the Health Centre, North Street. The adjacent brick and flint wall is a Notable Structure

The Important Open Spaces (IOS) off North Street, follows the route of the watercourse. It has an important historical function as the site of Victoria Mill and was common land.

The public open space at the junction of Newbury Road and Cedar Drive has a group of significant trees which contribute positively to

the appearance of the conservation area. This is identified as a protected Green Space in the emerging Neighbourhood Plan.

The former brewery buildings on Newbury Road and Pope's Hill form a courtyard of interlinked structures of varied form and scale visible from Pope's Hill.

- **Urban Grain/Built Layout**

Urban grain is looser here than in the central character area.

North Street has a distinctive, more dispersed character. A late 15th-century title deed refers to North Street as a 'path' at this time, whilst most of the other known roads were called 'street', indicating that this was a less developed part of the village.

Former industrial buildings, the Brewery, Old Mill and Malthouse abut the pavement and sit in large, mainly walled plots, on the watercourse.

Generally, later buildings in this character area, including the early 19th-century Kingsclere House (Figure 5), are set in larger plots and are set back from the road behind an historic wall or hedgerow.

- **Enclosure**

There is a strong sense of enclosure in this character area, provided by the historic

buildings abutting the pavement, boundary walls, hedging and mature trees.



Figure 40. Falcon House, was the Falcon Inn, Grade II listed, C16th. Opposite lies Priory House, Grade II listed medieval Hall House.

This strong sense of enclosure contributes positively to the character and appearance of the conservation area, particularly at the entrance to the former market area from Newbury Road, where the former Falcon Inn (Figure 40) sits opposite the curtilage-listed boundary wall to Priory House.

- **Plots**

Plots here are larger and often wider than those within the historic core. Kingsclere House, Lake House and the former brewery buildings are large listed buildings, set in large plots.

Historic plots on North Street are regular and run back at a 90° angle to the road.

Plots are more irregular in size, depth and width on Newbury Road, Ecchinswell Road and Fox's Lane reflecting the age, function and status of buildings.

- **Gaps**

The looser urban grain here allows for large gaps between buildings, with mature hedging and trees which contribute positively to the character and appearance of the conservation area.

- **Uses**

The predominant use in the area is now residential. Former industrial and agricultural buildings, of different architectural periods and styles, have all been converted to domestic use. There are no longer any commercial uses in this area.

The Old Mill, Brewery and Maltings buildings were built on the watercourse here, at a fording point on the Newbury Road.

Priors Mill on North Street marks the site of the now demolished Victoria Mill and there was a tannery at Nos 15-17 North Street, adjacent to the watercourse.

The Health Centre stands on the site of a former school.

- **Building Form**

Most houses in this character area are two storeys in height.

Larger, higher-status dwellings including Kingsclere House and Lake House (together listed at Grade II) and 9 Newbury Road (Grade II listed) are distinctly larger than those in the historic core and are 2 ½ storeys in height (Figure 41).



Figure 41. 9 Newbury Road, Grade II listed. 2 ½ storey

The former Brewery, Maltings and Granary are taller buildings. The Brewery is an important landmark (Figure 36).

There is a mix of detached, semi-detached and terraced buildings in the character area. The later 19th-century and early 20th-century houses at the northern end of Newbury Road form terraces or are semi-detached. South on

Newbury Road there are detached dwellings in large plots. 8-12 Newbury Road is a Grade II listed terrace next to 14 Newbury Road a notable landmark building.

North Street has a mix of detached, semi-detached and terraced buildings. Newbury Road has

Throughout the rest of the character area, on Popes Hill and Ecchinswell Road there are predominantly detached buildings, including converted industrial and stable buildings. The semi-detached Kingsclere House and Lake House (together listed as Grade II) are the exception.

Massive brick chimneys are prominent in the street scape.

- **Materials and finishes**

The predominant building material is a red brick with occasional variation, including blue brick, render and painted bricks.

There are a group of attractive blue brick buildings with red brick dressings on North Street including Priors Mill which has a blue brick wing.

The Old Vicarage off Canon's Court is a Notable flint building.

There are fewer examples of older buildings displaying the local vernacular of timber

framing than elsewhere in the conservation area. Falcon House (Figure 40) and 13 North Street (Figure 42) are the only examples in the character area.



Figure 42. 13 North Street, Grade II listed.

The use of flint here is confined to some flint and brick boundary walls.



Figure 43. 12, 10 and 8 Newbury Road, Grade II listed. Half-hipped roof.

- **Windows and doors**

Windows are predominantly timber sashes and casements, painted white or off-white. Doors are predominantly timber.

- **Roofs**

Roof forms are generally gabled with some half-hipped examples (Figure 43).

Ridges generally run parallel to the road. Gables face the road on the former industrial and agricultural buildings, also where buildings sit on a corner as at 24 North Street (Figure 44).



Figure 44. 24 North Street, Grade II listed. Corner plot. Decorated gable on North Street.

The roofs of buildings up to the 18th century have been finished with clay tiles while later 19th century buildings have slate roofing.

- **Trees and vegetation**

Mature trees and hedging are particularly important to the rural character of this area. The entrance to the village on Fox's Lane leading to Ecchinswell Road is lined with mature trees.

Trees and hedging in the Important Open Spaces (IOS) in this character area make an important positive contribution to the character and appearance of the conservation area and provide a backdrop to views of buildings.

- **Boundary treatment**

Brick or brick and flint boundary walls positively contribute to the character and appearance of this character area. A continuous boundary wall runs from North Street to the river on Newbury Road. There is an almost continuous boundary wall on Pope's Hill running from the Old Mill to Brewery Cottage.

There is an important flint wall on North Street to the Important Open Space (IOS) at the Health Centre. The Important Open Spaces (IOS) either side of 23 North Street, are marked by a distinctive boundary wall.

The brick wall running from Walnut House north to 9 Newbury Road is an important townscape feature of historic importance.

Vehicle entrances are often marked with low wooden gates to the side of properties.

There is some tall, close-boarded fencing next to the Old Brewery, at Tower Hill Court and Canon Court which is incongruous and detracts from the appearance of the conservation area.

- **Public right of way network**

Public rights of way run from Newbury Road at Cedar Drive, along the tranquil watercourse through the Important Open Space (IOS) off North Street. The tranquil right of way from St Mary's Church to Kingsclere House bounds this character area.

Public rights of way run east to the school and west to the Fieldgate Centre, the cemetery and playing fields from this character area.

- **Views and vistas**

There are no distant views to or from this character area, given the valley floor topography.

St Mary's Church tower is visible from the lower land at the brewery on Newbury Road.

The tall tower and chimney of the former Brewery (Grade II listed) is an important landmark (Figure 45) from Pope's Hill. Brewery House, 5 Newbury Road (Grade II listed) is also a prominent landmark on Newbury Road heading west from the church.

Views are afforded between buildings, to a backdrop of trees which marks the line of the river.



Figure 45. C19th former Brewery and C15th-C19th Brewery House, from Popes Hill (both Grade II and landmarks) trees to river visible.

14 Newbury Road (Notable structure) is also a landmark, sited in a prominent position, abutting the pavement at the road junction. 14 Newbury Road and neighbouring 8-12

Newbury Road (Grade II) combine to reinforce the historic character of this part of the conservation area in contrast to the surrounding modern development.

The collection of 19th-century buildings at the northern end of North Street are of eclectic style and create an area of pastoral character, contrasting with the cohesive character of the central character area.

- **Notable Structures – Additions**

3. Fieldgate Farmhouse. Figure 46. This property dates from the 19th-century. Prominent in views from Field Gate Drive, the farmhouse once stood on the undeveloped rural fringe of the village, on a large tree-lined plot. The building displays historic fabric, form, scale and materials, positively contributing to the character of the conservation area and serving as a visual reminder of the historic land use here.



Figure 46. Field Gate Farmhouse

4. Pope's Hill wall. This imposing two metre high, historic brick wall is elevated above Pope's Hill on a bank, running from the junction with Newbury Road to the junction with Clanna. The wall forms a prominent and positive feature in the conservation area. It was nominated as notable during the Conservation Area Appraisal public consultation. This wall marked the boundary to Kingsclere House (Grade II listed) and now sits in the garden of the 20th-century dwelling Dom Bykow. The wall is a visual reminder of the historic land use here.

- **Conservation area boundary changes**

1. As noted above, the conservation area boundary has been changed to include the

BOLIs at Nos.39-49 Newbury Road and the Grade II listed, Goldfinch Cottage at 53 Newbury Road. The latter marks the entrance to the conservation area from the north. It dates from the mid 19th-century, in blue brick, with scalloped tile hanging and a gothic arch porch (Figure 47). These are all buildings of architectural and historic interest which contribute positively to the special character of the area.



Figure 47. Goldfinch Cottage at 53 Newbury Road. Grade II listed.

2. The small Notable Structure to the rear of 7 Newbury Road is also included within the conservation area boundary. This was once within the curtilage of a listed building but is now separated from the listed building and from the contemporaneous

outbuilding, but is constructed in the same materials with matching architectural detailing. This inclusion within the conservation area boundary rectifies a previous boundary anomaly.



Figure 48. George and Horn Inn, Grade II listed, it has a C17th core. This is a Landmark Building.

3.5 Character Area 4 – East – Basingstoke Road, Ashford Hill Road (B3051), Love Lane, Elm Grove, the Holding Field and the George and Horn Inn.

- **Description**

This character area focuses on the George and Horn Inn (Figure 48) and the Holding Field which stand between the Ashford Hill Road (B3051) and the Basingstoke Road.

Also included within the conservation area boundary is Elm Grove, (Grade II listed) off the B3051, Ashford Hill Road originally a house, now converted into flats. The imposing Elm Grove boundary wall marks the extent of the conservation area boundary on Love Lane.

This area developed in the 1850s when the Misses Holding, of Elm Grove gifted the William Holding Field to the parish. They also donated money for the National School on Love Lane, outside the conservation area.



Figure 49. Elm Grove, Grade II listed, early C19th

- **Topography**

Land here rises to the north east, towards Ashford Hill and the London Clay Plain to the north.

A brick kiln meadow is shown on the 1849 Tithe Map in this area, close to the town with access to the clay from the north.

The George and Horn Inn (Grade II listed) dates from the 17th-century when the Crown Inn stood on this site. The Inn, a landmark building was built where the roads to Ashford Hill

(leading to the Kennet Navigation) and Basingstoke meet.

- **Spaces**

This character area includes the large open areas of the Holding Field and Elm Grove gardens. These tranquil spaces, public and private, are surrounded by mature trees, which are protected by virtue of their location within the conservation area.

The Holding Field is identified as a Green Space in the Kingsclere emerging Neighbourhood Plan. Bounded by significant trees and hedging, it marks the entrance to the conservation area on the Basingstoke Road and Ashford Hill Road (B3051).

- **Urban Grain/Built Layout**

Until the late 20th Century, there were only two principal buildings in this character area, namely The George and Horn Inn and Elm Grove with its lodge and outbuildings.

The positions of buildings in relation to the road reflect their function and age. Elm Grove sits in extensive, historic, garden grounds. The George and Horn Inn, a landmark building, sits at the back of pavement. The housing development at King Alfred Terrace on the

B3051, Ashford Hill Road continues this building frontage (Figure 50).

- **Enclosure**

A sense of enclosure is provided by the historic George and Horn Inn, King Alfred Terrace, boundary walls, hedging and mature trees.

Mature vegetation particularly on Love Lane and around the Holding Field provides enclosure and adds to the character of this area as a green buffer between the dense, tight urban grain of development to the west and modern development to the north and east.

- **Plots**

Plot sizes within this character area are generally larger than those in George Street to the west.

In contrast, recent residential development at King Alfred Terrace (Figure 50), north-east of the George and Horn Inn reflects the tighter plot sizes of the historic housing on George Street in the historic core to the west.



Figure 50. King Alfred Terrace on Ashford Hill Road, B3051.

- **Gaps**

Gaps between buildings are large and tree-lined together with the large public and private open areas of the Holding Field and Elm Grove gardens, the Village Design Statement recognises this area as a 'green lung' for the village.

- **Uses**

The land uses in this character area are recreational, leisure and residential. These uses are unchanged since the early 19th century when Elm Grove was built and the Holding Field was formed.

- **Building Form**

The predominant height of buildings in this character area is two storeys.



Figure 51. Lodge Cottage roof and the Elm Grove boundary wall on Love Lane.

Lodge Cottage (Figure 51) and the Bull Pen at Elm Grove are smaller, at 1 ½ and 1 storeys respectively.

Chimneys are prominent in the streetscape, even on relatively modest scale buildings such as Lodge Cottage.

New dwellings at King Alfred Terrace have mock chimneys.

The George and Horn Inn has an impressive portico added when the timber-framed building was refaced in brick in the 18th century (Figure 48).

- **Materials and finishes**

The buildings in this character area are constructed in brick.

At the George and Horn Inn exposed timber framing is visible to the rear. The front was refaced in red brick.

Blue and speckled brindle bricks are used at Elm Grove.

- **Windows and doors**

Historic buildings here have timber, sliding sash windows, painted white or off-white.

Predominantly doors are timber.

- **Boundary treatment**

Where buildings are set back from the road frontage, brick walls, mature hedging and trees make a positive contribution to the character of the area. Vehicle entrances in this character area lie to the side or rear of the buildings.

The imposing, Elm Grove boundary wall on Love Lane is curtilage-listed (Figure 51).

- **Roofs**

The George and Horn Inn has a red clay tile roof. The 19th-century Elm Grove and 21st-century King Alfred Terrace have shallow roof pitches and slate roofs.

On the B3051, Ashford Hill Road, roofs are gabled and ridges run parallel to the road. Elm Grove roof is hipped.

- **Trees and vegetation**

Trees and vegetation on Basingstoke Road and Ashford Hill Road contribute to the low-density residential and recreational character of this area.

- **Views and vistas**

There are important views from the central character area, along George Street, to the landmark George and Horn Inn (Grade II).

The glimpsed view to Elm Grove, along the tree lined drive adds to the character of the area, with the high status building set well back from the road.

- **Public right of way network**

Love Lane, running west from this character area, is a sunken, historic right of way, running past the Primary School to North Street, tranquil in part.

- **Notable Structures – Additions**

5. Lodge Cottage. (Figures 51 & 52). This building dates from the 19th-century. Built as an entrance lodge to Elm Grove it is now

a separate dwelling. With a prominent chimney, painted bricks and a clay tile roof, it sits in an elevated and prominent position at the entrance to Elm Grove from the main road. The historic fabric, scale and attractive materials used here result in a positive contribution to the character of the conservation area.



Figure 52. Lodge Cottage. C19th

- **Conservation area boundary changes**

No changes to the conservation area boundary are proposed immediate to this character area.

4.0 Kingsclere Conservation Area Appraisal

Conclusion

4.1 Background

Designation as a conservation area imposes a statutory duty on the Borough Council, under the Planning (Listed Buildings and Conservation Area) Act 1990, to 'preserve' and 'enhance' the character or appearance of the conservation area.

The Kingsclere Conservation Area Appraisal analyses the character and appearance of the conservation area, it remains to consider objectives for managing change in the future.

The summary of objectives forms the conclusion of the Conservation Area Appraisal and these objectives inform the principles in the Management Plan, at section 5.0.

4.2 Summary of objectives

- Take a comprehensive and balanced approach to preserving or enhancing Kingsclere now and for future generations.

- Manage change to the setting of the conservation area to ensure that the significance of the conservation area as a heritage asset is not harmed.
- Ensure that change responds sympathetically to the origins and historic pattern of development in the village.
- Continue the use of the common palette of materials in the conservation area, which reflects local history and geology.
- Manage change to the built environment positively.
- Ensure that development responds positively to important views and vistas.
- Manage change to open spaces throughout the conservation area positively.
- Manage change to landscape features positively and endeavour to ensure that necessary tree works consent is gained,

before any works to trees in the conservation area is undertaken.

- Ensure that signage, advertisements and frontages to commercial premises preserve or enhance the special interest of the conservation area.
- Manage change to street furniture, highways works and signage, and other works relating to utilities positively.
- Consider the imposition of an Article 4 Direction if additional planning controls are needed in the conservation area.
- Encourage pre-application advice to be sought for all proposals affecting the conservation area or its setting.

5.0 KINGSCLERE CONSERVATION AREA MANAGEMENT PLAN

5.1 Introduction

To manage change positively in the conservation area, there are a number of guiding objectives and principles which are applicable.

The following principles are in line with the legal definition of a Conservation Area, which is: “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.” (Planning (Listed Buildings and Conservation Areas) Act 1990).

The principles set out in this Supplementary Planning Document (SPD) comply with the National Planning Policy Framework. The SPD accords with the Development Plan, (in particular policy EM11 – The Historic Environment), including the emerging Kingsclere Neighbourhood Plan. The SPD follows Historic England advice and the Manual for Streets. Appendix 6 gives details on planning policy compliance.

This management plan should be read in conjunction with the Kingsclere Conservation Area Appraisal SPD.

5.2 Considering Change

The need to make changes should be considered carefully on a case-by-case basis. Change can enhance character or amend past harm, but standardised solutions, such as corporate branding and advertisements, will not always be appropriate.

All works should be conceived with specific regard to the character and appearance of the conservation area as set out in the Appraisal document. Any intervention should echo and reinforce those characteristics of the buildings, townscape and public realm which make a positive contribution to the conservation area and its local distinctiveness.

Works of alteration, repair or maintenance should be executed to a high standard, with the aim of preserving or enhancing the special characteristics of the conservation area. If the immediate context displays no special characteristics, the works should be devised to enhance the location, or at least have a neutral impact.

Where there are opportunities to achieve positive improvements to a building or townscape, they should be integrated into development proposals.

5.3 Summary of Kingsclere Conservation Area principles

- **Setting**

The setting of the conservation area can be defined as the surroundings in which the conservation area is experienced. Not all settings have the same capacity to accommodate change, without harm to the significance of the heritage asset i.e. the conservation area. Development in an elevated location; a riverbank; or a location within an extensive tract of flat land, may increase the sensitivity of the setting.

Protection of the setting of the conservation area need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places within the setting of a conservation area are subject to some degree of change over time.

PRINCIPLE 1:

THE SETTING OF THE CONSERVATION AREA CONTRIBUTES TO ITS SIGNIFICANCE. THIS CONTRIBUTION SHOULD BE MAINTAINED.

- **Origins and historic pattern of development**

The appraisal describes the origins and historic pattern of development of the conservation area. These are key contributors to and determinants of the special historic and architectural interest of the conservation area.

Section 1.3 of the appraisal, the Statement of Significance, highlights various key aspects of the conservation area, including: the hierarchy of spaces; urban grain/built layout; open spaces; enclosure; plots; gaps; uses; building form and details; materials; boundary treatments and the public right of way network. All of these relate to the origins and historic pattern of development of the settlement.

PRINCIPLE 2:

DEVELOPMENT PROPOSALS SHOULD RESPOND TO THE HISTORIC PATTERN OF DEVELOPMENT. THIS PATTERN CONTRIBUTES POSITIVELY TO THE SPECIAL HISTORIC AND ARCHITECTURAL INTEREST OF THE CONSERVATION AREA AND ITS SIGNIFICANCE.

- **Materials and finishes**

New works, repair and maintenance should utilize the traditional common palette of materials and finishes used in the village, which includes white or off-white painted timber for sash and casement windows, timber doors, clay tiles to roofs and brickwork.

If original materials are now unavailable, materials should be used which are sympathetic in character and appearance. The use of inappropriate materials will be resisted.

Preference should be given to materials sourced locally or regionally over alternatives transported great distances.

PRINCIPLE 3:

NEW WORKS, REPAIR AND MAINTENANCE SHOULD USE THE TRADITIONAL COMMON PALETTE OF MATERIALS AND FINISHES USED IN THE CONSERVATION AREA. THIS COMMON PALETTE OF MATERIALS AND FINISHES IS A KEY POSITIVE CONTRIBUTOR TO THE SPECIAL HISTORIC AND/OR THE ARCHITECTURAL INTEREST OF THE CONSERVATION AREA.

- **Built environment**

Buildings are one of the most significant features contributing to the character of the Kingsclere conservation area.

Buildings which have been identified as of particular architectural and/or historic interest and townscape value include: listed buildings; Buildings of Local Interest (BOLIs); notable structures and landmark structures. These are identified on the appraisal map at Appendix 2.

PRINCIPLE 4:

STRUCTURES WHICH CONTRIBUTE POSITIVELY TO THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA, SHOULD NORMALLY BE RETAINED, AND NEW DEVELOPMENT CAREFULLY DESIGNED, TO PRESERVE OR ENHANCE THE SPECIAL CHARACTER AND APPEARANCE OF THE CONSERVATION AREA. WHERE STRUCTURES OF PARTICULAR INTEREST OR VALUE ARE LOST OR ALTERED, DEVELOPMENT PROPOSALS SHOULD MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA TO MAKE UP FOR THE LOSS.

- **Views and vistas**

Views and vistas into, out of and within the conservation area are important, they contribute positively to the character of the area.

Care needs to be taken to ensure that where views and vistas contribute positively to the conservation area, they are not lost or compromised.

PRINCIPLE 5:

VIEWS, INTO, OUT OF AND WITHIN THE CONSERVATION AREA, WHICH CONTRIBUTE POSITIVELY TO THE CHARACTER, APPEARANCE, OR SIGNIFICANCE OF THE CONSERVATION AREA SHOULD BE PRESERVED OR ENHANCED.

- **Open spaces**

Conservation area open space designations are described at section 2.6 of the appraisal.

Sites of Importance to Nature Conservation (SINCs), Open Areas of Townscape Significance (OATs) and Important Open Spaces (IOS) are identified on the appraisal map at Appendix 2. Some of these are public open spaces, some are private open spaces. All make a positive

contribution to the character, appearance, special interest and significance of the conservation area.

PRINCIPLE 6:

OPEN SPACES WHICH CONTRIBUTE POSITIVELY TO THE CHARACTER, APPEARANCE, HISTORIC AND/OR THE ARCHITECTURAL INTEREST OF THE CONSERVATION AREA SHOULD BE PRESERVED OR ENHANCED.

- **Landscape**

The landscape of the conservation area is made up of a network of watercourses, open spaces, trees, hedgerows, as well as built structures. These features make an important contribution to the character of the conservation area.

This contribution can be adversely affected through:

- Loss of green spaces.
- Loss of trees and hedgerows.
- Loss of traditional boundary treatments including hedges, simple picket fences and low brick walls.
- Erection of close boarded fencing.
- Planting of non-native species.

- Subdivision of open spaces with inappropriate fencing.
- Large out-of-scale buildings.
- Light pollution and use of external lighting.
- New access drives over previously undeveloped land.
- Parking on road verges.

It is recognised that trees and hedgerows will need to be appropriately managed. In some instances this might require the removal of a dead, dying or dangerous mature tree that affects the visual amenity of the conservation area. In such instances, a replacement should be planted.

Normally, tree works consent is needed before pruning or felling any tree within the conservation area. Please refer to <http://www.basingstoke.gov.uk/protectedtrees> for more details.

Replacing traditional boundary treatments with unsympathetic treatments such as high, close-boarded fencing, will normally require planning permission. Close-boarded fencing looks out of place and has introduced a suburbanised appearance to parts of the conservation area. If fencing requires planning permission, the use of close-boarded fencing will normally be resisted.

PRINCIPLE 7:

THE LANDSCAPE FEATURES AND BOUNDARY TREATMENTS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA SHOULD BE PRESERVED AND ENHANCED.

NEW LANDSCAPE FEATURES, BOUNDARY TREATMENTS, INCLUDING CLOSE-BOARDED FENCING AND OTHER ENCLOSURES WHICH ARE CONSIDERED OUT OF KEEPING WITH THE CONSERVATION AREA WILL BE RESISTED.

NB. The following principles 8 & 9 should be read in conjunction with the Traditional Shopfronts and Advertisements SPD (2008), which is under review and with any SPD which replaces it.

- **Signage and advertisements**

Oversized or poorly designed signage and advertisements, using poor quality, non-traditional materials and finishes can have a negative impact on a conservation area's special character.

Advertisement consent is often required for these works in conservation areas. Related works may require planning permission. More information is available at www.planningportal.co.uk

PRINCIPLE 8:

ALL FASCIAS AND SIGNS FOR SHOPS AND OTHER BUSINESSES SHOULD GENERALLY BE OF TIMBER CONSTRUCTION WITH TRADITIONAL PAINTED LETTERING.

ADVERTISING SHOULD GENERALLY BE CONTAINED WITHIN THE FASCIA AND NOT PAINTED ON THE BUILDING.

EXISTING FASCIAS, SIGNAGE AND/OR OTHER FEATURES OF ARCHITECTURAL AND/OR HISTORIC INTEREST SHOULD BE RETAINED.

THE HANGING OF APPROPRIATELY DESIGNED PROJECTING SIGNAGE IS ENCOURAGED, HOWEVER EACH SHOP OR BUILDING SHOULD ONLY INCLUDE ONE HANGING SIGN TO AVOID EXCESSIVE CLUTTER.

IF ILLUMINATED, SIGNS AND FASCIAS SHOULD BE EXTERNALLY-ILLUMINATED, WITH SPOT OR TROUGH LIGHTING (AS OPPOSED TO BEING INTERNALLY ILLUMINATED).

- **Shopfronts**

In the conservation area, shopfronts and frontages to other commercial premises should be of a high quality design which aims to bring vitality and interest to the street.

Timber is generally considered to be the most appropriate material for shopfront construction in conservation areas.

Planning permission is generally required for alterations to shopfronts. See www.planningportal.co.uk

When shopfronts are to be painted the paint colour should be sympathetic to conservation area. Brickwork should not normally be painted. Roller shutters generally require planning permission and will be resisted.

PRINCIPLE 9:

SHOPFRONT MAINTENANCE, IMPROVEMENT OR REPLACEMENT SHOULD PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

- **Street furniture**

Street furniture including bollards, bins and seating make an important contribution to the character of the conservation area.

Where new or replacement street furniture is needed, design and materials should reflect the character and appearance of the conservation area and take into account the surrounding buildings, their functions and features.

Where possible, existing traditional street furniture should be retained and maintained.

PRINCIPLE 10:

NEW AND REPLACEMENT STREET FURNITURE SHOULD BE IN KEEPING WITH THE CHARACTER OF THE CONSERVATION AREA.

- **Highways works and signage**

The conservation area is served by a network of roads and lanes. Responsibility for the maintenance of public highways and the provision of road signs within the conservation area rests with Hampshire County Council as Highway Authority and with Basingstoke and Deane Borough Council.

Road safety is regulated by legislation. However, highway works and the location and number of signs can have a significant impact on the character of the conservation area.

Signage, traffic calming measures, parking issues and highway maintenance can all have an impact on the character of the conservation area.

Duplication of signage leads to visual clutter, harmful to the character and appearance of the conservation area and should be avoided.

The Borough Council will seek improvements in line with context-led best practice guidance, set out in the Government's Manual for Streets, the Hampshire County Council Companion Document to Manual for Streets and Streets for All: South East (English Heritage).

PRINCIPLE 11:

HIGHWAY WORKS, SIGNAGE IMPROVEMENTS AND MAINTENANCE SHOULD BE IN KEEPING WITH THE CHARACTER OF THE CONSERVATION AREA. THE RETENTION OF HISTORIC FABRIC SHOULD BE MAXIMISED AND THE NEGATIVE IMPACTS OF INTERVENTIONS MINIMISED.

- **Other Utilities**

Works carried out by utility suppliers (such as electricity, water, gas, telecommunications, street lighting etc.) can have an impact on the character of the conservation area (e.g. position and type of street lights, the siting of electricity sub-stations, overhead lines and poles, the use of non-traditional fencing, maintenance including tree cutting, digging of trenches near to trees and hedges etc.

Duplication of plant, equipment and street lighting leads to visual clutter, harmful to the character and appearance of the conservation area and should be avoided.

PRINCIPLE 12:

WORKS UNDERTAKEN BY UTILITY SUPPLIERS SHOULD PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

BURYING POWER AND SERVICE LINES AND ASSOCIATED EQUIPMENT, UNDERGROUND WILL GENERALLY BE ENCOURAGED.

- **Planning controls in the conservation area**

Conservation area designation affects planning controls. Appendix 7 contains details of these special planning controls.

If additional planning controls are considered justified in a conservation area, the Borough Council will consider the imposition of an Article 4 Direction.

PRINCIPLE 13:

THE BOROUGH COUNCIL WILL CONSIDER THE IMPOSITION OF AN ARTICLE 4 DIRECTION IF ADDITIONAL PLANNING CONTROLS ARE CONSIDERED JUSTIFIED IN THE CONSERVATION AREA.

- **Pre-application advice in the conservation area**

Since planning considerations are often complex in conservation areas, pre-application advice is important. There are many benefits to seeking advice from the Borough Council at a pre-application stage:

- Specialist input can be sought at an early stage, for example regarding listed buildings, trees, landscape, noise, transport,

contaminated land, ecology or archaeology issues.

- It will assist applicants in preparing proposals for formal submission which - provided advice is taken fully into account - will be handled more quickly, with the likelihood of a more positive outcome.
- It may lead to a reduction in time spent by professional advisors in working up proposals.
- It will indicate how Development Plan policies will be applied to proposals.
- It may indicate that a proposal is completely unacceptable, saving the cost of pursuing a formal application.

PRINCIPLE 14:

PRE-APPLICATION ADVICE SHOULD BE SOUGHT FOR ALL DEVELOPMENT PROPOSALS WHICH AFFECT THE CONSERVATION AREA AND ITS SETTING.

APPENDIX 1: Glossary
(Please refer to the Conservation Area Map Key)

Building of Local Interest (BOLI) – Building(s) or structure(s) that have been included on the Council’s adopted List of Buildings of Local Interest, and which have been assessed against BDBC’s published criteria. These are set out in full in the Buildings of Local Interest Supplementary Planning Guidance was adopted as planning policy in February 2003, see

<http://www.basingstoke.gov.uk/content/page/24290/Buildings%20of%20local%20interest.pdf>

The local planning authority holds a current list of BOLIs:

<https://www.basingstoke.gov.uk/local-list>

These are not listed buildings, but are a type of non-designated heritage assets.

There is a presumption that all Buildings of Local Interest will be retained, and any adaptations or extensions should respect their historic character and appearance, in accordance with national planning policy.

Character areas – Areas within the conservation area, differentiated by, for example, their formative period of development, topographical location, layout, scale of buildings, prevailing uses, etc, which

give each area a character distinct or different from neighbouring areas.

Character Appraisal - The purpose of the appraisal is to define the architectural, historic and townscape qualities present in the area that make it special. The appraisal has been designed so that it can be used as an aid to decision-making relating to planning applications which affect the conservation area.

Conservation Area - “An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Various planning controls apply within conservation areas, see Appendix 7 development in conservation areas.

Curtilage-listed structures – Curtilage can be defined, for the purposes of listed building legislation, as an area of land around a listed building, within which other buildings pre-dating July 1948 can be afforded the same protection as the principal listed building, in certain circumstances, see <https://historicengland.org.uk/advice/hpg/hpr-definitions/c/534830/> Such buildings may be described as curtilage-listed. Note: The curtilage-listed structures identified on the Appraisal Map are those which make

particular, positive contribution to the conservation area. Not all the structures which are curtilage-listed are identified on the map.

Heritage Asset - Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas designated under relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some instances non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

Open Area of Townscape Significance (OATS) - Spaces identified in conservation area appraisals, which are open in character and of value to local people owing to the space’s visual character and positive impact on the appearance of the conservation area, and/or as a visual reminder of the historic function of the area. These may be significant in immediate or longer views. Townscape refers to the character and appearance of groups of buildings, including the shape of streets and spaces.

Important Open Spaces, (IOS) - Spaces identified as part of the conservation area appraisal process which are open, largely undeveloped spaces, which make a positive contribution to the character and appearance of the conservation area, form the setting of designated and non-designated heritage assets and/or are of historic interest.

Listed building - A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the statutory List of Buildings of Special Architectural or Historic Interest.

When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are classified into grades as follows:

Grade I - buildings of exceptional interest (approximately 2% of all listed buildings)

Grade II* - particularly important and more than special interest (approximately 4%)

Grade II - buildings of special interest, warranting every effort being made to preserve them (94%)

More information on listed buildings can be found at the Council's web site; <http://www.basingstoke.gov.uk/rte.aspx?id=270>

Landmark structures - A conspicuous building or structure that, whether due to its scale,

location, specific use or design, is highly distinctive relative to its surroundings. May also be a navigation or focal point, or a key element in views, both locally and in the wider context.

Notable structures – Buildings and structures (including walls and street furniture), that have been identified as making a positive contribution to the overall character and sense of place of the conservation area. Their value can derive from various attributes such as, for example, their historic fabric and form, grouping, and/or their overall consistency of scale and materials. Such structures help to define spaces, and contribute to the identity of the area.

The retention and sensitive adaptation, alteration or extension of notable structures will be sought in order to preserve the positive contribution they make to the character and appearance of the conservation area, in accordance with national planning policy. It is the specific characteristics that contribute to this special sense of place in the conservation area that will be encouraged to be retained or emulated in future development, to ensure a positive contribution to the character and appearance of the conservation area.

Setting of a heritage asset - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset

and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

National Guidance on the Setting of Heritage Assets can be found at;

<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Note the Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991).

Significance - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic and/or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Significant View – Views into and out of the conservation area which contribute to its special significance are identified. These views are a material consideration in determining planning applications.

Supplementary Planning Documents (SPD) – Documents which build upon and set out more detailed advice and guidance in respect of the

policies in the Local Plan. This Appraisal will be adopted as an SPD. They can be used to provide further guidance on particular issues, such as design. SPD are a material consideration when determining planning applications but are not part of the Local Plan. Appendix 6 gives further details on relevant planning policy.

Trees of townscape significance - Trees often contribute positively to the visual amenity of the area, views into, out of and within the conservation areas, contribute to local distinctiveness, ecological value, historical and cultural value.

The position of trees shown on the Conservation Area Appraisal map is for guidance only and is not necessarily an accurate reflection of their exact location. This data is based on assessment of aerial imagery and the presence or absence of a tree on the map does not necessarily reflect the Council's view of its value or protection status.

All trees in a conservation area over a certain size are protected.

Urban grain - The pattern and arrangement of street blocks and plots. The urban grain is usually formed by the historical development of roads and plots of land.

Views - What is visible from a particular point. Views are generally framed or enclosed, often by buildings or landscape features (such as trees) and are typically narrower than vistas. Views are normally terminated by a particular visual feature, such as a building or landscape feature.

Compare to 'Vista'.

Vistas – Wider ranging views, often encompassing areas of townscape of countryside. Vistas can also be framed or enclosed. As with views the framing/enclosure can be provided by buildings or landscape features (such as trees). Vistas are important general views, especially of the wider landscape setting of a conservation area.

APPENDIX 2: APPRAISAL MAP
(Please see separate PDF document)

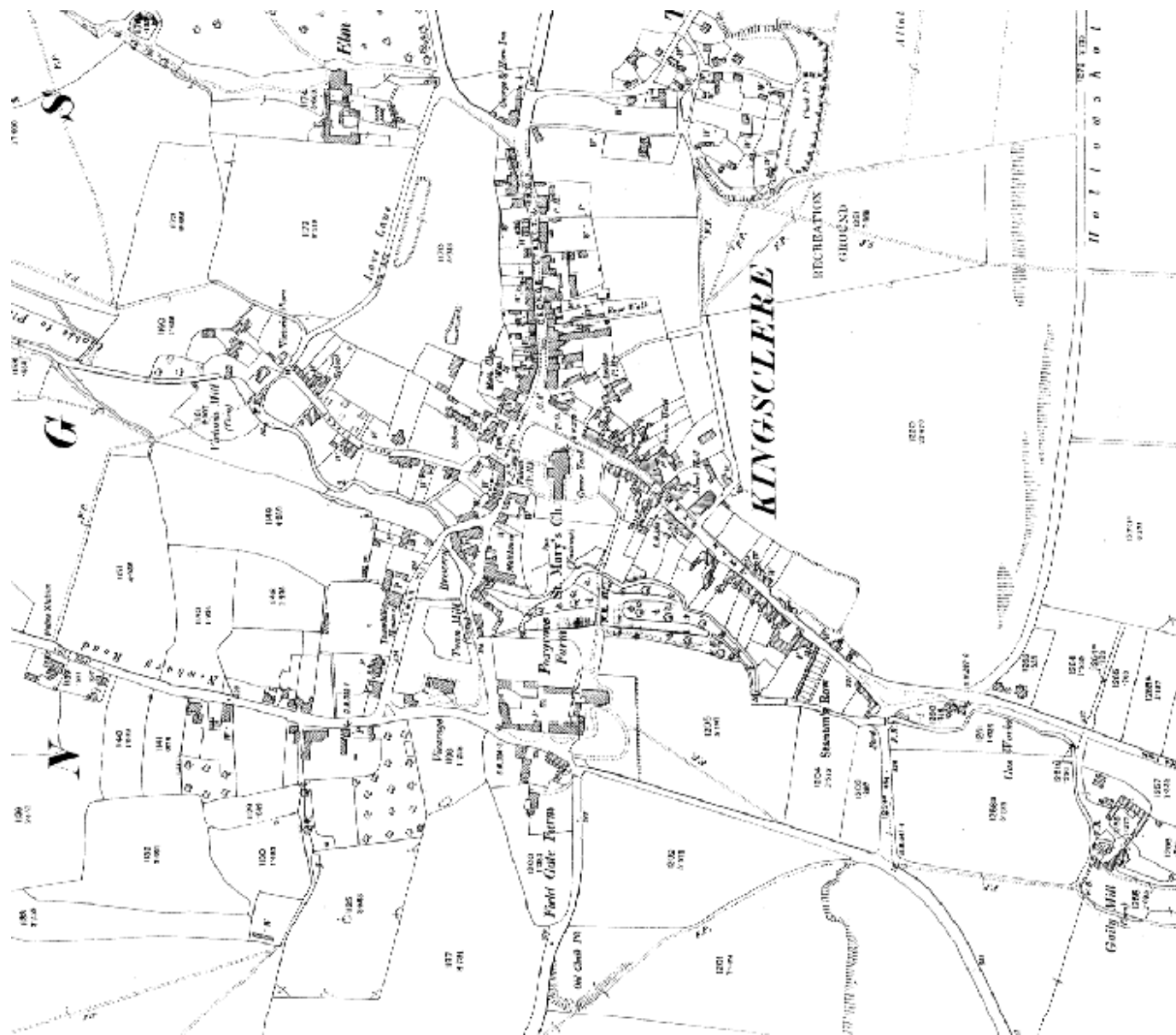
APPENDIX 3: Historic Kingsclere map Ordnance Survey 1870-1880

Crown copyright and database rights 2017
Ordnance Survey. Licence No 100019356



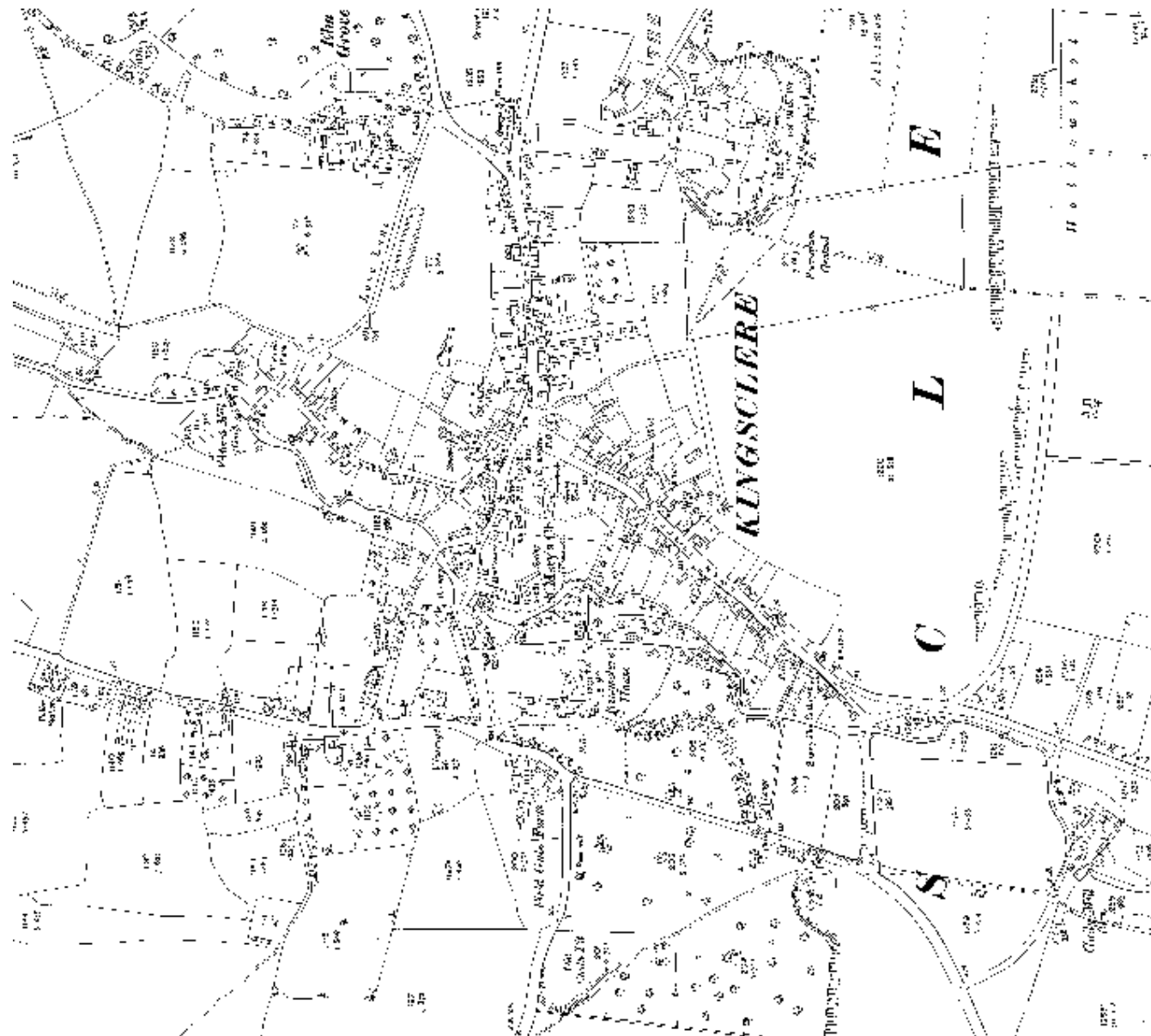
**APPENDIX 4: Historic Kingsclere map
Ordnance Survey 1895-96**

Crown copyright and
database rights 2017
Ordnance Survey. Licence No
100019356



**APPENDIX 5: Historic Kingsclere map
Ordnance Survey 1910-1911**

Crown copyright and database
rights 2017 Ordnance Survey.
Licence No 100019356



APPENDIX 6: Planning Policy Context summary and compliance table.

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines Conservation Area as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Once identified these areas should be designated as Conservation Areas and regularly reviewed.

The duty of Local Planning Authorities to undertake reviews is set out in Section 69 (2) of the Act, as follows: 'it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.'

In order to undertake works of enhancement, the character of the Conservation Area needs to be clearly defined and understood (character appraisal). In addition the statutory test in Section 72 of the 1990 Act states: 'that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area'.

This Appraisal complies with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2012) and the National Planning Policy Guidance (NPPG). Also the Conservation Area Designation, Appraisal and Management, (English Heritage 2011); and Historic Environment, Advice Note: Conservation Area Designation, Appraisal and Management, (Historic England 2015).

The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (Paragraph 17 bullet 10) that underpin the planning system. This is expanded upon principally in Section 12 'Conserving and Enhancing the Historic Environment' Paragraphs 126-141 and expanded upon in the table of compliance below.

The adopted Basingstoke and Deane Local Plan (2011-2029) sets as one of its objectives to 'proactively manage the boroughs rich historic and built environment to protect and enhance its quality and distinctiveness while accommodating change. The highly varied resource ranges from conservation areas, to listed buildings including the large country houses and numerous brick flint and timber framed farm buildings and cottages distinctive of our rural areas'

Policy EM11 sets out the policy approach to the historic environment. It states that all development must conserve and enhance the borough's heritage assets in a manner appropriate to their significance unless a number of criteria can be met. Also of relevance are policy EM1 which refers to local character and historic landscapes in the context of landscape and policy EM10 that concerns high quality development which takes account of the local character and distinctiveness of an area.

The appraisal and management plan also comply with the emerging Kingsclere Neighbourhood Plan.

Table 1: National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Compliance Table			
National Planning Policy Framework (NPPF) compliance			
Paragraph in NPPF	NPPF expectations of Conservation Area Review coverage	Conservation Area Appraisal coverage	Does the Conservation Area Review comply with NPPF Statement?
7.	NPPF identifies three dimensions for sustainable development: social, economic and environmental, the latter specifically including the protection and enhancement of the natural, built and historic environment.	The Conservation Area’s special character is identified in the appraisal.	✓
17 bullet 10.	Appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’ that underpin the planning system.	The Appraisal will be adopted as an SPD, supporting the delivery of the adopted Local Plan 2011-2029 historic environment policies.	✓
56.	Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.	The Appraisal defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	✓
58.	Requires planning policies and decisions to aim to ensure that developments establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to work and visit. Developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation and be visually attractive as a result of good	The local character and history of the area are set out in the Appraisal.	✓

	architecture and appropriate landscaping.		
60.	States that policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.	Local distinctiveness is set out in the Appraisal.	✓
126.	States heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Local planning authorities should take into account: <ul style="list-style-type: none"> ● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ● the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; ● the desirability of new development making a positive contribution to local character and distinctiveness; and ● opportunities to draw on the contribution made by the historic environment to the character of a place. 	The Appraisal identifies heritage assets, considers the benefits of conservation of the historic environment and identifies opportunities for development to make a positive contribution to local character and distinctiveness. The Appraisal also identifies the contribution made by the historic environment to the character of a place.	✓

Kingsclere Conservation Area Appraisal

<p>133 and 134.</p>	<p>Where a proposed development will lead to substantial harm of a designated heritage asset consent should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p>	<p>The Appraisal forms the basis of an assessment into whether harm is substantial.</p>	<p style="text-align: center;">✓</p>
<p>137.</p>	<p>Encourages local planning authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>	<p>The Appraisal is a tool to help establish the setting of heritage assets and their significance.</p>	<p style="text-align: center;">✓</p>
<p>169.</p>	<p>Requires that: 'Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment'.</p>		<p style="text-align: center;">✓</p>

National Planning Practice Guidance (NPPG) compliance			
Paragraph/section in NPPG	NPPG expectations of Conservation Area Review coverage	Conservation Area Appraisal coverage	Does the Conservation Area Review comply with NPPG Statement?
Design – Section 1: The Importance of Good Design Paragraph: 001 Reference ID: 26-001-20140306	As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.	The Appraisal defines the special character of the Conservation Area, as the basis for contextual analysis of the area, for new development.	✓
Section 3 Paragraph: 015 Reference ID: 26-015-20140306	Focuses on the qualities that define well designed places and spaces, stating that: <i>A well designed space has a distinctive character.</i>	The Appraisal defines the character of the Conservation Area.	✓
Paragraph 020. Paragraph: 020 Reference ID: 26-020-20140306	Lists the physical aspects that contribute to distinctiveness, including the local pattern of street blocks and plots, building forms, details, materials, style and vernacular. It further adds that: Distinctiveness is not solely about the built environment – it also reflects an area’s function, history, culture and its potential need for change.	The Appraisal examines the local pattern of street blocks and plots, building forms, details, materials, style and vernacular. The area’s function, history and culture are documented in the Appraisal.	✓
Conserving and Enhancing the Historic Environment – Section 3: Decision-taking. Paragraph 009 Reference ID: 18a-009-20140306	Explains the importance of ‘significance’ in decision-taking, in terms of direct physical change or change to the settings of heritage assets.	The Appraisal forms the basis of an assessment into significance in decision-taking.	✓
Paragraph 013 Reference ID: 18a-013-20140306	Provides detail to assist in assessing the impact on the setting of a heritage asset and how it should be taken into account. [The setting of a	The Appraisal forms the basis of an assessment into the setting of a heritage asset.	✓

Kingsclere Conservation Area Appraisal

	heritage asset is defined in the glossary of the NPPF].		
Paragraph 018 Reference ID: 18a-018-20140306	Deals with harm in relation to conservation areas, in deciding how to assess if a proposal causes substantial harm	The Appraisal forms the basis of an assessment of harm.	✓
Paragraph 019 Reference ID: 18a-019-20140306	Deals with the question: How can proposals avoid or minimise harm to the significance of a heritage asset? Noting: 'If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area.'	The Appraisal forms the basis of an assessment of harm.	✓
Paragraph: 025 Reference ID: 18a-025-20140306	Sets out the requirement to review conservation areas and the role of conservation area appraisals.		✓
Adopted Basingstoke and Deane Local Plan 2012-2029 compliance			
Paragraph/policy	B&D LP expectations of CA Review coverage	Appraisal coverage	Does the CA Review comply with?
EM1 Landscape	Policy EM1 concerns landscape and refers to having regard to visual amenity and scenic quality, setting of settlements, including important views to, across, within and out of settlement, local character and historic landscapes.		✓
EM10 Delivery High Quality Development	Policy EM10 sets out the policy approach to delivery high quality development. It refers to responding		

Kingsclere Conservation Area Appraisal

	to the local context and taking into account the local character and distinctiveness of an area.		✓
EM11The Historic Environment`	Policy EM11 sets out the policy approach to the historic environment. It states that all development must conserve and enhance the borough’s heritage assets in a manner appropriate to their significance unless a number of criteria can be met.		✓

APPENDIX 7: Development controlled by conservation area designation.

Certain works to houses can be carried out without the need for planning permission. These “permitted development” rights are set out in the Town & Country Planning (General Permitted Development) Order 2015, the “permitted development” rights for houses within conservation areas are more restrictive.

Businesses and flats, unlike houses, do not benefit from permitted development rights. If you want to make changes to the exterior of a commercial premises or a flat you will need planning permission.

The impact of conservation area status on permitted development rights are described below.

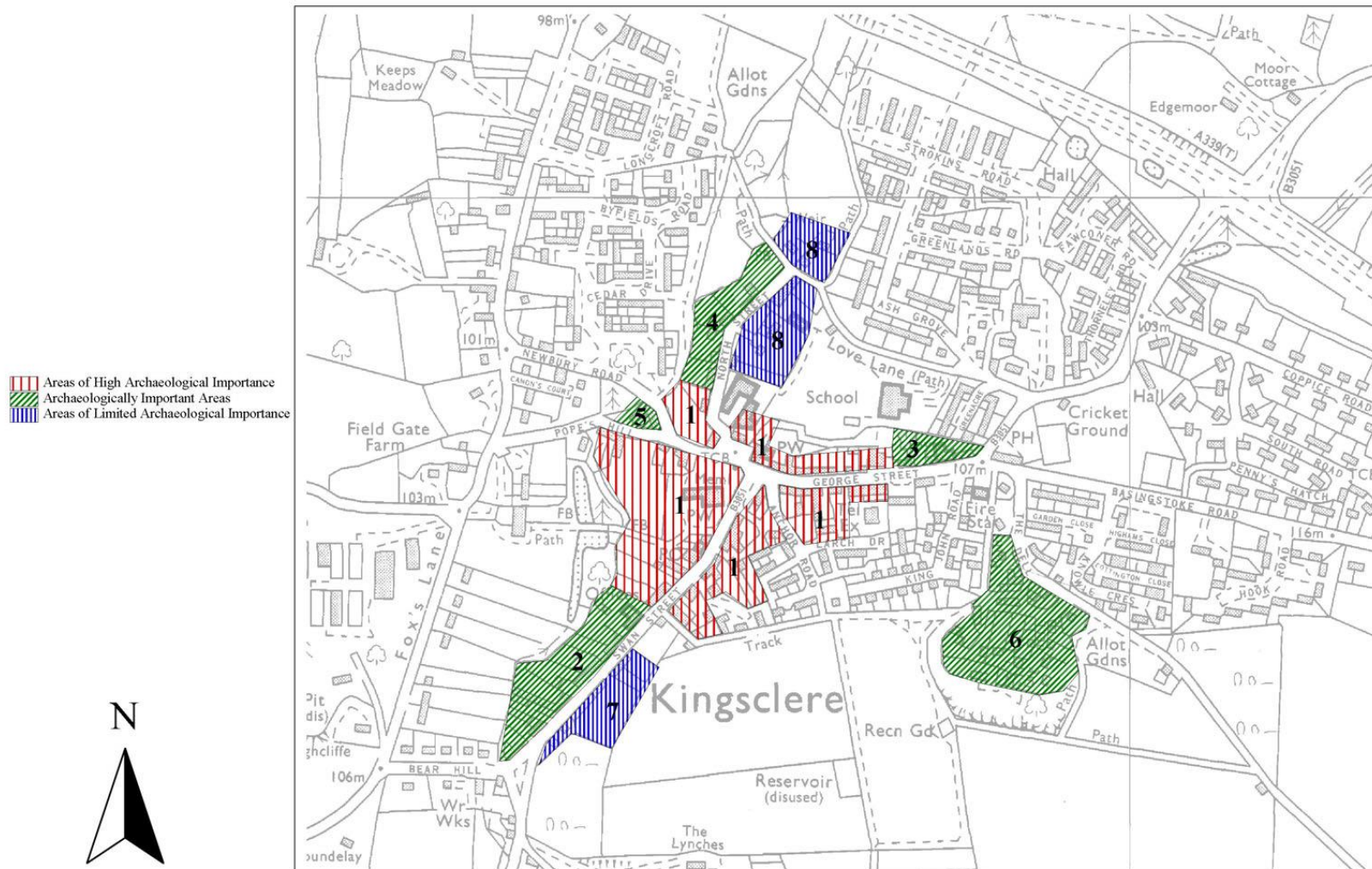
This list is not exhaustive because these rights can change over time. Please refer to <https://www.planningportal.co.uk> for more details.

Please note all works to listed buildings, internal and external will require listed building consent and there are restricted permitted development rights for listed buildings, meaning planning permission will also be required in most instances.

Development controlled by conservation area designation.	
Demolition	<p>In a conservation area, planning permission is needed for the following:</p> <ul style="list-style-type: none"> • Demolish a building with a volume of more than 115 cubic metres. • To demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere. <p>There is a general presumption against demolition and this ensures buildings which make an important contribution to the character of the area are not lost without proper justification.</p>
House extensions and improvements	<p>In a conservation area, planning permission is needed for the following:</p> <ul style="list-style-type: none"> • Any enlargement consisting of an addition or alteration to its roof, such as a dormer window. • Any extension of two or more storeys that extends to the rear and any extension that extends to the side. • Any enlargement consisting of an addition or alteration to its roof, such as a dormer window. • Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile. • The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse. • A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway. • Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
<p>Design Control</p> <p>Under the Management Plan pre-application advice should be sought from the Borough Council for proposals in a conservation area.</p>	<ul style="list-style-type: none"> • All planning applications for new buildings, extensions or alterations to existing buildings within conservation areas or within the setting of such areas will be carefully considered to ensure that they harmonise with and reinforce the architectural and historic character of the particular area. • Historic fabric should be retained. • The Council will insist on a higher standard of design than might be required elsewhere, in line with government guidance.

	<ul style="list-style-type: none"> • Special attention will be paid to scale, height, form, massing, respect for the traditional pattern of frontages and detailed design of development, including the choice of materials. • Outline applications are not acceptable in the Borough’s conservation areas. Full reserved matters will be requested by the Planning Authority. • Additional information, including elevations of adjacent buildings and examples of materials and finishes, will be required. • The services of a qualified architect are strongly recommended.
Trees	<ul style="list-style-type: none"> • Any work planned to a tree in a conservation area must be notified to the local planning authority six weeks in advance so that the local planning authority may determine whether or how the work to the tree should take place. <p>Please refer to http://www.basingstoke.gov.uk/protectedtrees for more details.</p>
Shopfront and Advertisement Control	<ul style="list-style-type: none"> • Works to shopfronts will need planning permission. There are tighter advertisement controls in the conservation area. • Whilst under the Town and Country Planning (Control of Advertisements) Regulations 2007, certain advertisements are ‘permitted’ without the need for express consent, the rules are more restrictive in a conservation area and on listed buildings. • In conservation areas certain advertisements on buildings and on hoardings around building sites and all illuminated advertisements need Advertisement Consent (except for those indicating medical supplies or services). <p>Please refer to https://historicengland.org.uk/advice/hpg/consent/advertisementconsent/ for more details.</p>

APPENDIX 8: Areas of High Archaeological Potential (AHAP) and Areas of Archaeological Potential (AAP). Source: Kingsclere Extensive Urban survey, 1998, Hampshire County Council/English Heritage'



Crown copyright and database rights 2017 Ordnance Survey. Licence No 100019356

www.basingstoke.gov.uk | 01256 844844

customer.service@basingstoke.gov.uk

  @BasingstokeGov

If you need this information in a different format, for example large print, CD or braille, please contact the council.

©Basingstoke and Deane Borough Council December 2017

